

## Annex 1: Changes proposed after the hearing by 15 October 2010

### Policy E1

The following changes are suggested following discussion with the Plan E Inspector during the examination hearing. These changes seek to provide enhanced clarity to the rationale behind the identification of the Plan E Town Centre boundary. The suggested changes also seek to clarify the relationship between the Town Centre boundary and the wider Plan Area boundary – specifically addressing the issue of where else (beyond the Town Centre boundary) some of the Plan E policies may apply.

**“The Town Centre boundary identifies the area to which the Plan E policies and Core Strategy Policy CS14 principally apply. The Plan Area Boundary defines a wider area where some Plan E policies also apply.”**

**In principle, Town Centre uses will be permitted within this area the Town Centre boundary, subject to other relevant policies...”**

The suggested amended wording for paragraphs 4.10, 4.11 and 4.13 are:

- 4.10 For planning purposes, it is **important** to define the extent of the Town Centre area. Defining a boundary will direct town centre uses such as retail, leisure and business to appropriate parts of the town. **The identified Town Centre boundary encloses an area where these town centre uses are concentrated. The boundary excludes the predominantly residential areas that surround Epsom Town Centre. Commercial, healthcare and education uses that are located beyond the boundary and are separated from the Town Centre by residential areas are also excluded.**
- 4.11 ~~The boundary identifies the extent of the Town Centres commercial activity and where possible has excluded areas which are primarily residential.~~ The Council acknowledges that many of the areas outside of the boundary have important links with the Town Centre, for example, **Epsom Hospital**, Rosebery Park and the University for the Creative Arts. Their exclusion by no means devalues their importance **to the continued vitality and viability of the Town Centre.**
- 4.13 ~~The boundary of Epsom Town Centre~~ **and Plan Area boundaries** can be seen on Map 8.

### Policy E2

The subsequent changes to the policy and supporting text are suggested following the discussion with the Plan E Inspector during the examination hearing.

In a the letter from the Council to the Inspector dated 26 July 2010, the Council suggested some minor changes to the wording of the plan to acknowledge the revocation of Regional Spatial Strategies. This included removal of reference to the South East Plan and (where appropriate) its replacement with reference to the borough wide housing target set out under Core Strategy policy CS7.

The Council suggests that a similar change is made to the supporting text of Policy E2 at paragraph 4.15 to ensure the plan is consistent throughout.

As discussed at the hearing, it is suggested that a footnote be added to the supporting text of Policy E2 at paragraph 4.15 to specify that the definition of 'housing' can also include institutional uses such as student accommodation in specific circumstances.

The suggested amended wording for paragraph 4.15 and the additional footnote are:

- 4.15 ~~The South East Plan sets a housing target for the period between 2007-2026. **The Borough wide housing target<sup>10</sup> is set out in the Core Strategy under policy CS7.** The Town Centre will provide an important source of housing land supply to assist in meeting the targets set out within the South East Plan **Core Strategy**. It is an appropriate location for higher density developments although delivering a mix of dwelling sizes will also be important to help meet the needs of the Borough. Town Centre housing sites could help to meet approximately 22% ~~between 16%–20%~~ of the borough-wide housing target for the remaining ~~during the plan period. Evidence from the current Annual Monitoring Report<sup>10</sup> indicates that existing housing developments located within the Town Centre that are either committed<sup>11</sup> or under construction will contribute about 12% towards the projected five year supply.~~~~

## **Policy E6**

Potential changes to the wording of policy E6 were discussed at the hearing. It was initially suggested that the final sentence be removed, although this would not relate well to the first sentence. Officers were asked to identify possible changes to this policy to improve its clarity.

It is therefore suggested the policy be amended in the following way:

### **“Policy E6**

**The overall level of leisure provision within the Town Centre will be maintained and in specific locations enhanced. Suitable locations for enhancement include South Street, Upper High Street and Derby / Oaks Square.**

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<sup>10</sup> A dwelling that contributes towards the borough wide housing target is defined (in line with the 2001 Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

Ancillary dwellings such as 'granny annexes' are included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.

Establishments providing managed residential accommodation are not counted in the housing supply. These cover university and college student accommodation, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) are included. Each self-contained unit should be counted as a dwelling.

**Leisure and cultural facilities, and other family friendly uses that contribute to the evening economy will be supported.**

**Suitable locations for such uses include South Street and Derby / Oaks Square.”**

These suggested changes would remove the ambiguity of the ‘specific locations’ where enhancements will be sought. The addition of Upper High Street makes the policy more inclusive and relates well to the vision for the Upper High Street / Upper Town area.

### **Policy E7**

Following the hearing the Inspector has written to the council requesting further consideration of the clarity of the height policy in relation to the 12m and 16m boundaries.

In response the Council has sought to provide more precise boundaries to the 16m areas, which are shown on Map 9.

The rationale for the boundary changes are as follows:

- Wherever possible, boundaries have been drawn to reflect site boundaries / ownerships
- Account has been taken of the height of surrounding buildings and the proximity to areas of open space, listed buildings and conservation areas (as identified in supporting document G2; supporting statement for policy E7).

These suggested amendments should be accompanied by changes to the wording of policy E7 and the supporting text as set out below. As stated in the Council’s written response to the Main Matters (Main matter 2, response to question 9b), it is considered that there should be scope for the policy to be flexibly applied where proposals fall across the 12 / 16 metre boundary. Proposals in such situations should be considered on site by site basis.

### **Policy E7**

**The areas where there are opportunities for higher buildings, up to a maximum height of 16 metres, are defined *indicated* on the Proposals Map.**

It is suggested that an additional sentence be added to the end of Paragraph 4.41

***‘In relation to building height, proposals which fall across or are immediately adjacent to the maximum height boundaries will be considered on a case by case basis. Discussions with the Council at an early stage are encouraged to ensure appropriate heights are achieved.’***

### **Policy E9 and E10**

The Council was asked to put forward alternative wording for policies E9 and E10. This should provide clarity on the relationship with the Developer Contributions Supplementary Planning Document, Community Infrastructure Levy and the Infrastructure Delivery Plan. Consideration should also be given to the use of the wording ‘where appropriate’.

Suggested changes to policy wording:

#### **“Policy E9**

**The Council will work with partners to ensure a high quality, well designed and well connected public realm, to improve the character, appearance and overall attractiveness of the Town Centre.**

**Proposals for new development will, where appropriate deliver:**

- **The rationalisation of existing street furniture and paving**
- **Biodiversity enhancement, particularly through planting and the creation of green corridors**
- **Public art at prominent locations throughout the Town Centre and through the design of new buildings**
- **Improvements to the visual attractiveness and use of public open space**
- **Improvements to the visual appearance of buildings in the Town Centre, particularly those within the Conservation Area in line with the Conservation Area Appraisal and Management Plan**

**Developers are encouraged to discuss with the Council at the earliest opportunity which public realm enhancements may be the most appropriate, as improvements may be made as part of a scheme, through financial contributions or a combination of both.**

**The Council has produced a schedule of public realm improvements for the Town Centre as part of Plan E’s Infrastructure Delivery Plan. New development proposals within the Town Centre boundary will make a financial contribution to these public realm improvements in accordance with the Developer Contributions Supplementary Planning Document, or whichever future mechanism is adopted.”**

#### **“Policy E10**

**The Council will work with partners to improve:**

- **Cycle access both into and throughout the Town Centre, and**
- **The availability of cycle parking facilities across the Town Centre**
- **Accessibility to public transport, particularly through improvements to Epsom Station and its links with surrounding areas**

**Developers will contribute towards the delivery of the above policy, ~~where appropriate.~~ and are encouraged to discuss with the Council at the earliest opportunity which improvements may be the most appropriate. Improvements may be achieved physically as part of a scheme, through financial contributions or a combination of both.**

**The Infrastructure Delivery Plan identifies a number of improvements. Financial contributions should be made in accordance with the Developer Contributions Supplementary Planning Document, or whichever future mechanism is adopted.”**

## **Policy E12**

The subsequent changes to the policy and supporting text are suggested following the discussion with the Plan E Inspector during the examination hearing. These changes seek to clarify the approach towards charging regimes and the overall objectives of the Parking Strategy itself.

Additions to text are shown in italics and deletions are shown in strike-through.

### **“Policy E12**

**The Council will work with Surrey County Council and other partners to prepare a parking strategy for the Town Centre.**

**New development that generates vehicle trips will take full account of this strategy once produced. New Town Centre parking provision will adhere to the management and charging regimes set out within this strategy.**

4.73 It is important that the approach to parking provision in the Town is clearly informed to help balance competing aims and demands, such as town centre vitality and viability, accessibility, impact on adjoining residential areas, sustainability and revenue. Currently the approach is not comprehensive.

~~4.74 The approach to address this will be:~~

- ~~• Prepare and implement a parking strategy for the Town Centre.~~

4.74 *The approach to address this will be to prepare and implement a parking strategy, which will seek to meet the following objectives:*

- Provide sufficient parking provision to meet the needs of the Town Centre’s uses and their users*
- Encourage sustainable travel patterns that help to reduce traffic congestion and volumes, and contribute to carbon reduction*
- Contribute to the Town Centre’s continued long term economic viability*
- Optimise the use of existing public parking provision*
- Reduce the levels of commuter parking that are currently displaced to the residential areas surrounding the Town Centre, and*
- Provide a clear link between the parking strategy and development related parking standards.”*

## **Policy E15**

Redraw the boundary of Plan E Policy E15 to exclude the curtilage of the former Plough and Harrow Public House.

## **Policy E16**

### **Epsom Station site**

5.34 The redevelopment of the station will deliver an appropriate level of on-site parking provision for rail passengers, residents, and employees. The level of parking provision will be directly linked to the site's travel plan and the Town Centre Parking Strategy. The parking management and charging regime ~~will be in line with the approach applied across the whole of the Town Centre for~~ *the site will provide sufficient parking to meet the needs of the on-site uses and their users, encourage sustainable travel patterns and seek to reduce the levels of commuter parking displaced to neighbouring residential areas.*