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Frances Rutter
Chief Executive
Epsom & Ewell Borough Council
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Our Ref: PINS/P3610/429/6

Date: 3rd February 2011

Dear Frances Rutter,

PLAN E EPSOM TOWN CENTRE AREA ACTION PLAN DEVELOPMENT PLAN DOCUMENT

1. As you know, I was appointed by the Secretary of State to carry out an independent examination of the above development plan document, which was submitted to the Secretary of State on 30th April 2010 pursuant to section 20 of the Planning and Compulsory Purchase Act 2004.
2. I held a pre-examination meeting on 5 August 2010 and conducted the examination by way of written exchanges and by hearings. The hearing sessions were held at the Town Hall, Epsom, on 21 and 22 September 2010. Subsequently written representations were made.
3. The purpose of the examination is set out in section 20(5) of the 2004 Act. In making the assessment of soundness I have assessed the submitted document against the legal requirements and soundness issues as set out in paragraphs 4.50-4.52 of PPS12. In reaching my conclusions on the soundness of the DPD I have had regard to the representations that were made on it in the 6 weeks following publication in accordance with regulation 27 of the 2008 regulations, along with subsequent written submissions and oral contributions made during the hearings. I have also taken into account the Council's suggested changes and views expressed on them.
5. After considering all the representations made as well as all the matters and issues, I have written the accompanying report, which contains my recommendations and the reasons for them as required by section 20(7) of the 2004 Act. My overall conclusion is that, with the amendments recommended in my report, Plan E - Epsom Town Centre Area Action Plan satisfies the legal requirements and is sound.



6. Mr John Leslie acted as programme officer for much of the examination, and was replaced by Mr Ian Thompson just after the Hearing sessions. I am grateful to both for their assistance in ensuring that the examination process, ran smoothly. All the core documents which constituted the evidence base for the plan are available in the examination library together with representations made and statements prepared during the examination

7 I wish to express my thanks to the Councils' officers and all those attending the hearing sessions for the helpful, positive and professional manner they adopted throughout the examination. I hope that my conclusions and recommendations will facilitate development in Epsom Town Centre in a manner which is effective, efficient and above all beneficial to the local community.

Yours sincerely

Julia Gregory

INSPECTOR