



Local Development Framework

Saving Local Plan Policies

January 2007



SAVING LOCAL PLAN POLICIES

Following the commencement of the Planning and Compulsory Purchase Act 2004, all of the Epsom and Ewell Local Plan policies were saved for 3 years. To extend relevant policies *beyond* 27 September 2007, the Council will seek the Secretary of State's agreement to issue a direction to save them. The criteria for saving policies are set out below:

1. where appropriate, there is a clear central strategy;
2. policies have regard to the Community Strategy for the area;
3. policies are in general conformity with the submitted regional spatial strategy or spatial development strategy;
4. policies are in conformity with the core strategy DPD (where the core strategy has been adopted – in the case of EEBC, submitted);
5. there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged; and
6. policies are necessary and do not merely repeat national or regional policy.

Government has indicated that it will also have particular regard to:

- policies that support the delivery of housing, including unimplemented site allocations, up to date affordable housing policies, policies relating to the infrastructure necessary to support housing;
- policies on Green Belt general extent in structure plans and detailed boundaries in local plans/UDPs;
- policies that support economic development and regeneration, including policies for retailing and town centres;
- policies for waste management, including unimplemented site allocations; and
- policies that promote renewable energy, reduce impact on climate change and safeguard water resources.

The Council has undertaken a comprehensive review exercise. The following pages set out the rationale behind the recommendations for each local plan policy. Policies are grouped under their Local Plan chapter headings.

Those policies that it is proposed **not** to save are listed first, together with a brief explanation. The remaining policies are proposed to be **saved** beyond 27 September 2007, and a direction from the Secretary of State will be sought to achieve this. Reasons for extending these policies are given, based on the criteria above.

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CHAPTER 3 – GREEN BELT		
GB2	General policy on development in the Green Belt	Covered by PPG2 paras 3.1, 3.4
GB4	Agricultural Dwellings	Covered by PPS7 Annex A para 3
GB8	Redevelopment in major developed sites within the Green Belt	Covered by PPG2 Annex C – C4, C7 & C13
GB9	Buildings outside major developed sites	Covered by PPG2 para 3.8

GB1 The Green Belt	
1	Overall objective to maintain existing MGB boundaries pending review of future development requirements in LDF
2	In line with the aim to enhance open space and areas of nature conservation; ‘Green Arc’ initiative supported by Council to improve management and public access
3	
4	In line with Policy CS2
5	
6	Supported by para 2.8 of PPG2.
Other	Policy on Green Belt detailed boundaries in the adopted Local Plan and Proposals Map

GB3 Agricultural Land	
1	Overall objective to maintain and enhance the open/green space within the Borough and access to it
2	In line with the aim to enhance open space and areas of nature conservation value; Green Arc initiative supported by Council
3	
4	
5	
6	Adds further guidance to para 28 of PPS7.
Other	

GB5 Rebuilding and extension of dwellings in the Green Belt	
1	Overall objective to maintain and enhance the open/green space within the Borough and access to it
2	In line with the aim to enhance open space and areas of nature conservation
3	
4	
5	
6	Adds further guidance to para 3.6 of PPG2.

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Other	
GB6 Conversion of Dwellings within the Green Belt	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	
4	
5	
6	Policy adds local requirements to national planning guidance contained in paras 3.7-3.10 of PPG2.
Other	

GB7 Infilling in major developed sites within the Green Belt	
1	Overall objective to maintain and enhance the open/green space within the Borough and access to it
2	In line with the aim to enhance open space and areas of nature conservation value
3	
4	
5	
6	Adds further guidance to para C3 in Annex C of PPG2.
Other	

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OSR1 Strategically important open space	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policies CC12 and S3
4	
5	
6	Policy does not repeat national or regional planning guidance; refers to specific allocation on Proposals Map
Other	

OSR2 Other open space	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	
4	
5	
6	Adds further local guidance to para 11, and 15-17 of PPG17.
Other	

OSR3 Open space serving new development	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	
4	
5	
6	Adds further local guidance to para 12-13, 18 & 33 of PPG17.
Other	

OSR4 All weather pitches	
1	Overall objective to maintain and enhance all community facilities (including recreational facilities)
2	
3	In line with South East Plan policies S3 (i) and S7
4	In line with Policy CS15
5	

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6	Adds further local guidance to para 17 & 20 of PPG17 and reflects local priority
Other	

OSR5 Indoor sports facilities and related buildings	
1	Overall objective to maintain and enhance all community facilities (including recreational facilities)
2	
3	In line with South East Plan policies S3 (i) and S7
4	In line with Policy CS15
5	
6	Adds further local guidance to para 20 of PPG17.
Other	

OSR6 Children's Play Areas	
1	Overall objective to maintain and enhance all community facilities (including recreational facilities)
2	
3	
4	
5	
6	Adds further local guidance to para 12-13, 18 & 33 of PPG17.
Other	

OSR7 Loss of stables	
1	
2	
3	
4	In line with Policy CS15
5	
6	Locally specific policy
Other	A specific local issue that seeks to protect uses associated with Epsom Downs Racecourse and its ongoing viability

OSR8 Golf development	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	

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4	In line with Policy CS15
5	
6	Provides local guidance and thereby adds to PPG2, PPS7, PPS9, PPG17 and PPS25.
Other	

OSR9 Cultural and entertainment facilities	
1	Overall objective to maintain and enhance all community facilities (including cultural and entertainment facilities)
2	Supporting a local priority in the Community Strategy
3	In line with South East Plan policy S3
4	In line with Policy CS16
5	
6	Policy is necessary to reflect a local priority
Other	Policy relates to the (community) infrastructure necessary to support a sustainable community

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CHAPTER 5 – NATURAL ENVIRONMENT		
NE3	Ancient woodlands	Adequately covered by PPS9 para 10 and South East Plan NRM5
NE4	Felling of trees	Covered under the Town & Country Planning (Trees) Regulations 1999

NE1 Sites of nature conservation importance	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation value
3	In line with South East Plan policy NRM4
4	In line with Policy CS3 and CS5
5	
6	Policy expresses key local priorities
Other	

NE2 Landscape	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation value
3	In line with South East Plan policy CC12
4	In line with Policy CS7
5	
6	Policy emphasises importance of landscape character of Borough
Other	

NE5 New development (trees & hedgerows)	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation value
3	In line with South East Plan policy CC12
4	In line with Policy CS5
5	
6	Policy contains local requirements
Other	

NE6 Conditions protecting trees	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them

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2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policy CC12
4	In line with Policy CS5
5	
6	Policy contains local requirements
Other	

NE7 Landscaping schemes required for new development	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policy CC12
4	In line with Policy CS7
5	
6	Policy contains local requirements
Other	

NE8 Development to have regard to impact nature conservation & landscape	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policy CC12
4	In line with Policy CS7
5	
6	Policy contains local requirements
Other	

NE9 Article 4 directions	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policy CC12
4	In line with Policy CS6
5	
6	Policy contains local requirements
Other	

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CHAPTER 6 – BUILT ENVIRONMENT		
BE6	Statutory list	Covered by PPG15 paras 6.7-6.16
BE22	Advertisements	Covered by PPG19 para 11-16

BE1 General policy on the built environment	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds to paras 33-39 of PPS1 and establishes important basic design requirement.
Other	

BE2 Conservation Areas (demolition)	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds to para 4.25-4.29 of PPG15 and introduces local requirements.
Other	

BE3 Conservation Areas (extensions and alterations)	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local requirements to paras 4.17-4.19 of PPG15.
Other	

BE4 Conservation areas (setting)	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough

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2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local guidance to para 4.18 of PPG15.
Other	

BE5 Conservation areas (traffic)	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local guidance to para 4.18 of PPG15.
Other	

BE7 Historic Buildings – Demolition	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local statement and requirements to para 3.16-3.19 and Annex B – B5 of PPG15.
Other	

BE8 Historic Buildings – Recording	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local statements to paras 3.22-3.24, 4.17-4.19, 4.25, Annex B – B10 of PPG15.
Other	

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BE9 Historic Buildings – Neglect	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local statement to paras 3.8-3.11 of PPG15.
Other	

BE10 Historic Buildings – Change of Use	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local statement to paras 3.8-3.11 of PPG15.
Other	

BE11 Historic Buildings – Alterations	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local guidance to paras 3.9 & 3.12 of PPG15.
Other	

BE12 Historic Buildings – Advertisements	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local guidance to para 24 of PPG19.

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Other	
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BE13 Historic Buildings – Relax buildings regulations	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local statement to paras 3.26-3.27 of PPG15.
Other	

BE14 Historic Buildings – setting	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local statement to paras 3.16-2.17 of PPG15.
Other	

BE15 Locally listed	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local guidance related to locally listed buildings.
Other	

BE16 Ancient Monuments	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6

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5	
6	Adds local statement reflecting PPG16.
Other	

BE17 Archaeology	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds local requirements to develop guidance in PPG16.
Other	

BE18 Historic parks and gardens	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	
6	Adds specific local policy related to designated sites, supplementing para 2.24 of PPG15.
Other	

BE19 Design of new buildings	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE1 (v)
4	In line with Policy CS7
5	
6	Policy contains local guidance and does not repeat national or regional planning guidance
Other	

BE20 Street furniture	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	In line with the aim to enhance the public environment in the town centre

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3	In line with South East Plan policies CC12, BE1 (v) and TC4 (ii)
4	In line with Policy CS7
5	
6	Policy contains local requirements and does not repeat national or regional planning guidance
Other	

BE21 Shop fronts	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	In line with the aim to enhance the public environment in the town centre
3	In line with South East Plan policies CC12, BE1 (v) and TC4 (ii)
4	In line with Policy CS7
5	
6	Policy contains local guidance and does not repeat national or regional planning guidance
Other	

BE23 Hoardings	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	
4	In line with Policy CS7
5	
6	By providing locally specific requirements, the policy supplements paras 4.31-4.36 of PPG15 and para 11-16 of PPG19.
Other	

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CHAPTER 7 – HOUSING		
HSG2	New housing provision 1991-2006	The figures contained in this policy are out of date – Core Strategy/ Site Allocations DPD will replace shortly
HSG4	Household demand and dwelling type supply	Guidance and policy now provided by PPS3 and South East Plan H6, CC11
HSG5	Affordable Housing	Does not comply with national policy set out in PPS3, and is now out of date; will be replaced shortly with Core Strategy policy
HSG6	Housing for elderly people and other special needs groups	Generally permissive policy which is adequately covered by South East Plan H6 and CC11, and saved policy HSG11
HSG7	Housing for young people	Generally permissive policy which is adequately covered by South East Plan H6 and saved policy HSG11
HSG8	Change of use to hostels and group homes for young or elderly people	Generally permissive policy which is adequately covered by saved policy HSG11 and normal development control criteria.
HSG12	Conversions to residential use	Blanket policy no longer considered appropriate in view of recent results of Employment Land Review and the need to protect employment floorspace in sustainable locations
HSG15	Sub-divisions	Permissive policy, adequately covered by saved policy HSG11 and adopted parking standards

HSG1 General policy	
1	Overall objective to provide suitable range and quantity of housing to achieve sustainable communities within the Borough
2	
3	In line with South East Plan policies H1 and H2
4	In line with Policy CS9
5	
6	Policy should very shortly be replaced by CS9; as currently worded it does not repeat national or regional planning guidance, and reflects the requirements of the Surrey Structure Plan which remain current at least until the end of 2007
Other	

HSG3 Housing capacity	
1	Overall objective to provide suitable range and quantity of housing to achieve sustainable communities within the Borough
2	
3	In line with South East Plan policy H1, 2 & 3

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4	In line with Policy CS9
5	
6	Policy allocates specific sites. These are shown on the Proposals Map and will be reviewed as part of the Site Allocations DPD
Other	

HSG9 Housing for people with a mobility disability	
1	Overall objective to provide suitable range and quantity of housing to achieve sustainable communities within the Borough
2	
3	In line with South East Plan policies CC11 and H6
4	
5	
6	Provides specific local statement of policy intent.
Other	

HSG10 Temporary dwellings and gypsy sites	
1	Overall objective to provide suitable range and quantity of housing to achieve sustainable communities within the Borough
2	
3	
4	Save this policy until Core Strategy has been adopted
5	
6	Policy specifically relating to two named gypsy sites. Should shortly be replaced by CS12 but in the meantime also provides guidance in line with Circular 01/2006.
Other	

HSG11 Design and layout of new development	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policy CC12
4	In line with Policies CS7 & 10
5	
6	Policy provides local guidance on factors that will be taken into account in determining applications for housing. Will eventually be replaced with policies in generic DC policies DPD and SPD on Design.
Other	

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HSG13 Retention of existing housing land and buildings	
1	Overall objective to provide suitable range and quantity of housing to achieve sustainable communities within the Borough
2	
3	
4	Helps to achieve CS9
5	
6	Locally specific policy
Other	Policy that supports the delivery of housing

HSG14 Change of Use	
1	Overall objective to provide suitable range and quantity of housing to achieve sustainable communities within the Borough
2	
3	
4	Helps to achieve CS9
5	
6	Locally specific policy
Other	Policy that supports the delivery of housing

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CHAPTER 8 - THE EPSOM HOSPITALS CLUSTER		
HC8	New primary school	Implemented
HC14	Site details: Long Grove Hospital	Implemented
HC17	Central Boiler House	Implemented

HC1 General policy	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	
4	In line with Policy CS2
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Adds local guidance to that set out in PPG2, with specific reference to Hospital Cluster development concept and approved development briefs
Other	Regard to national policies on Green Belts

HC2 The development concept	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	In line with South East Plan policies H2, T5 (v), CC6, S3 and 4
4	In line with Policies CS2, 10, 15, 16 & 19
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy which refers to allocation on Proposals Map.
Other	Policy that supports the delivery of housing and relates to the infrastructure necessary to support housing

HC3 Retention and enhancement of open space, landscaping and buffer zones	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policy CC12
4	In line with Policy CS7
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy
Other	

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HC4 Retention of existing buildings	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	In line with South East Plan policies CC12 and BE7
4	In line with Policy CS6
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally relevant policy which refers to Proposals Map Inset.
Other	

HC5 Housing	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough and overall objective to provide suitable housing for the whole of the community within the Borough
2	In line with the aim of providing additional affordable housing
3	In line with South East Plan Policies CC6 and H2
4	In line with Policy CS10
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally relevant policy which refers to Proposals Map Inset and does not repeat national or regional planning guidance
Other	Policy that supports the delivery of housing

HC6 Shopping, employment and community facilities	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	In line with South East Plan policies T1 (iv), CC5 and S8
4	In line with Policies CS16 & 18
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Policy refers to specific proposals for site allocated on Proposals Map.
Other	Policy relating to the (social) infrastructure necessary to support housing

HC7 Additional employment, shops, social and community provision	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	In line with South East Plan policies T1 (iv), CC5 and S8
4	In line with Policy CS16
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure

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6	Policy covers development within the allocated area on the Proposals Map.
Other	Policy relating to the (social) infrastructure necessary to support housing

HC9 Indoor recreation and leisure	
1	Overall objective to maintain and enhance all community facilities (including recreational facilities)
2	
3	In line with South East Plan policies S3 (i) and S7
4	In line with Policy CS15
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Policy covers development within the allocated area on the Proposals Map.
Other	Policy relates to the social infrastructure to support housing

HC10 Existing outdoor recreation facilities	
1	Overall objective to maintain and enhance all community facilities (including recreational facilities)
2	
3	In line with South East Plan policies S3 (i) and S7
4	In line with Policy CS15
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy which refers to development within the hospital cluster and included in the approved development brief
Other	

HC11 Horton Country Park	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	In line with the aim to enhance open space and areas of nature conservation
3	In line with South East Plan policy NRM4
4	In line with Policies CS4 and CS5
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Local policy referring to the proposed extension to Horton Country Park.
Other	

HC12 Footpaths, cycleways and bridleways	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	In line with aim to promote public transport, walking and cycling
3	In line with South East Plan policies T5 (v), CC5 and S3 (iii)

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4	In line with Policy CS19
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy.
Other	Policy relating to the infrastructure necessary to support housing

HC13 Site details: Horton Hospital	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	In line with South East Plan policies CC5, CC6, H2 and S3 and 8
4	In line with Policies CS2, 7, 10, 15, 16 & 19
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy.
Other	Policy that supports the delivery of housing and relates to the infrastructure necessary to support housing

HC15 Site details: The Manor Hospital and Hollywood Lodge sites	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	
4	
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy.
Other	Policy that supports the delivery of housing and relates to the infrastructure necessary to support housing

HC16 Site details: St Ebba's Hospital	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough
2	
3	In line with South East Plan policies CC5, CC6, H2 and S3 and 8
4	In line with Policies CS2, 7, 10, 15, 16 & 19
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy
Other	Policy that supports the delivery of housing and relates to the infrastructure necessary to support housing

HC18 Phasing	
1	Strategic redevelopment of hospital cluster sites on the western side of the Borough

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2	
3	In line with South East Plan Policy CC5, BE1 (ii) and S8
4	In line with Policy CS14
5	Policy promoting conversion of old hospital buildings to a large, predominantly residential development and associated infrastructure
6	Locally specific policy
Other	Policy relating to the infrastructure necessary to support housing

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CHAPTER 9 - EMPLOYMENT	
EMP9 Working from home	Covered by PPG4 para 32-33

EMP1 General policy on employment	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan Policy RE2
4	In line with Policy CS13
5	
6	Locally specific policy
Other	Policy that supports economic development

EMP2 Location of employment development	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan Policy CC8a, T1 (iv) and RE2
4	In line with Policy CS13
5	
6	Locally specific policy which refers to allocations on Proposals Map
Other	

EMP3 Epsom town centre business areas	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	In line with the aim to retain the balance between employment and other town centre uses
3	In line with South East Plan policies T1 (iv), TC1, 2 and 3
4	In line with Policy CS13
5	
6	Locally specific policy which refers to allocations on the Proposals Map
Other	Policy that supports economic development and town centres

EMP4 Shopping centres

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1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	In line with the aim to retain the balance between employment and other town centre uses
3	In line with South East Plan Policy T1 (iv), RE2, TC1, 2 and 3
4	In line with Policies CS13, 17 & 18
5	
6	Locally specific policy which refers to allocations on Proposals Map
Other	Policy that supports economic development and town centres

EMP5 Longmead and Nonsuch employment areas	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan policy CC8a and RE2
4	In line with Policies CS13 & 19
5	
6	Locally specific policy which refers to allocations on Proposals Map
Other	Policy that supports economic development

EMP6 The rest of the Borough	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan policy RE2
4	In line with Policies CS13 & 19
5	
6	Locally specific policy which refers to allocations on Proposals Map
Other	

EMP7 Large scale warehouses for storage or distribution	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan policy RE2
4	In line with Policies CS13 & 19
5	
6	Locally specific policy which does not repeat national guidance
Other	

SAVING LOCAL PLAN POLICIES

EMP8 Small businesses	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan policy RE2
4	In line with Policy CS13
5	
6	Locally specific policy which supplements para 15 & 17 of PPG4.
Other	Policy supports economic development and regeneration

EMP10 Retention and improvement of existing land and buildings	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	
3	In line with South East Plan policies CC8a and RE2
4	In line with Policy CS13
5	
6	Locally specific policy
Other	Policy that supports economic development

EMP11 Upper floors in the shopping centres	
1	Overall objective to provide suitable employment premises to meet residents' needs within the Borough
2	In line with the aim to retain the balance between employment and other town centre uses
3	In line with South East Plan policies CC8a, T1 (iv) and RE2
4	In line with Policies CS13, 17 & 18
5	
6	Locally specific policy
Other	Policy that supports economic development and town centres

SAVING LOCAL PLAN POLICIES

CHAPTER 10 – SHOPPING		
SH5	Convenience stores at petrol filling stations	Adequately covered by PPS6 para 3.30
SH1 New development in or adjacent to existing centres		
1	Overall objective to promote Epsom Town Centre and preserve the provision and accessibility of the local centres	
2	In line with the aim to improve the retail attractions in the town centre	
3	In line with South East Plan policies TC1, 2, 3 and 4	
4	In line with Policies CS17 & 18	
5		
6	Locally specific policy which sets out key strategy and adds to guidance in PPS6.	
Other	Supports retailing and town centres	
SH2 Major new retail developments		
1	Overall objective to promote Epsom Town Centre and preserve the provision and accessibility of the local centres	
2	In line with the aim to improve the retail attractions in the town centre	
3	In line with South East Plan policies TC1, 2, 3 and 4	
4	In line with Policies CS17	
5		
6	Locally specific policy which refers to Proposals Map and adds to para 2.28-2.51 of PPS6.	
Other	Supports retail by the application of sequential test	
SH3 Changes of Use		
1	Overall objective to promote Epsom Town Centre and preserve the provision and accessibility of the local centres	
2	In line with the aim to improve the retail attractions in the town centre	
3	In line with South East Plan policies TC1, 2 and 3	
4	In line with Policies CS17 & 18	
5		
6	Locally specific policy which supports appropriate changes of use. Adds to para 3.1 of PPS6.	
Other	Policy that supports retailing and town centres	
SH4 Redevelopment of shopping centres outside Epsom town centre		
1	Overall objective to promote Epsom Town Centre and preserve the provision and accessibility of the local centres	
2		

SAVING LOCAL PLAN POLICIES

3	In line with South East Plan policies T1 (iv), TC1, 2 and 3
4	In line with Policies CS17 & 18
5	
6	Locally specific policy which adds to para 2.55-2.58 of PPS6.
Other	Policy that supports retailing and town centres

SH6 Parking and servicing in shopping centres	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling, and to promote Epsom Town Centre and preserve the provision and accessibility of the local centres
2	In line with the aim to reduce traffic congestion, and enhance safety
3	In line with South East Plan policy TC4 (ii)
4	In line with Policy CS19
5	
6	Locally specific policy
Other	Policy supports retailing and town centres

SAVING LOCAL PLAN POLICIES

CHAPTER 11 - COMMUNITY FACILITIES		
CF5	Vale School	Implemented

CF1 New or improved community facilities	
1	Overall objective to maintain and enhance all community facilities (including health and education facilities)
2	
3	In line with South East Plan policies CC11 (iii)
4	In line with Policy CS16
5	
6	Locally specific policy
Other	

CF2 Retention of community facilities	
1	Overall objective to maintain and enhance all community facilities (including health and education facilities)
2	
3	In line with South East Plan policy CC11 (iii)
4	In line with Policy CS16
5	
6	Locally specific policy
Other	Supporting local housing infrastructure

CF3 Change of use to community facilities	
1	Overall objective to maintain and enhance all community facilities
2	
3	In line with South East Plan policy CC11 (iii)
4	In line with Policy CS16
5	
6	Locally specific policy
Other	Supporting local housing infrastructure

CF4 Educational Facilities	
1	Overall objective to maintain and enhance all community facilities (including health and education facilities)
2	

SAVING LOCAL PLAN POLICIES

3	In line with South East Plan policies S5 and 6
4	In line with Policy CS16
5	
6	Locally specific policy
Other	Supporting local housing infrastructure

CF6 NEScot	
1	Overall objective to maintain and enhance all community facilities (including health and education facilities)
2	
3	In line with South East Plan policy S6
4	In line with Policy CS16
5	
6	Locally specific policy that refers to an allocation on the Proposals Map
Other	Supports local housing infrastructure

CF7 Health facilities	
1	Overall objective to maintain and enhance all community facilities (including health and education facilities)
2	
3	In line with South East Plan policies CC11 (iii) and S4
4	In line with Policy CS16
5	
6	Locally specific policy
Other	Supports local housing infrastructure

SAVING LOCAL PLAN POLICIES

	1	2	3	4	5	6	Other
CHAPTER 12 – TOURISM							

TOR1 Non-residential facilities	
1	
2	
3	In line with South East Plan policy TSR4
4	
5	
6	Locally specific policy
Other	

TOR2 New hotels or extensions to hotels	
1	
2	
3	In line with South East Plan policy TSR5
4	
5	
6	Locally specific policy
Other	

TOR3 Camping and Caravanning	
1	Overall objective to maintain and enhance the open/green spaces within the Borough and access to them
2	
3	In line with South East Plan policy TSR5
4	In line with Policies CS5, 7 & 19
5	
6	Adds to PPS7 and Good Practice on Planning for Tourism.
Other	

SAVING LOCAL PLAN POLICIES

CHAPTER 13 - MOVEMENT		
MV4	Traffic management and minor highway proposals	Such proposals included as part of Local Transport Plan
MV5	Traffic Calming	Proposals included as part of Local Transport Plan
MV6	On-street parking restrictions	Proposals included as part of Local Transport Plan
MV16	Park & ride	Sites investigated and ruled out
MV20	Traffic Orders	Concerned with procedure rather than a specific proposal
MV28	Epsom radial routes safeguarded land	Proposals implemented or require revision. Future and revised proposals to be included in Site Allocations DPD if required.
MV29	Ruxley Lane safeguarded land	
MV30	Epsom Hospitals Cluster safeguarded land	

MV1 General policy	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T1(ii)
4	In line with Policy CS19
5	
6	Adds to para 4 & 6 of PPG13.
Other	

MV2 Accessibility of development	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy CC5
4	In line with Policy CS19
5	
6	Adds to para 83-86 of PPG13.
Other	

MV3 Alternative paths / cycleways	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T5(v)
4	In line with Policy CS19

SAVING LOCAL PLAN POLICIES

5	
6	Policy requirement for development in the Borough
Other	

MV7 Off-street residential parking	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan Policy T1 (vii)
4	In line with Policies CS6 and CS19
5	
6	Expresses local priorities and adds to references in PPS3.
Other	

MV8 Parking Standards	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T7
4	In line with Policy CS19
5	
6	Locally specific policy which refers to parking standards and adds to paras 54-55 of PPG13.
Other	

MV9 Public car parks	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	
6	Locally specific policy which adds to para 56 of PPG13.
Other	

MV10 Private non-residential parking for public use	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	

SAVING LOCAL PLAN POLICIES

3	
4	In line with Policy CS19
5	
6	Locally specific policy which adds to para 51(3) of PPG13.
Other	

MV11 Sites for enhanced parking	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	
6	Locally specific policy referring to sites
Other	

MV12 New public parking	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	
4	In line with Policy CS7
5	
6	Locally specific policy
Other	

MV13 Lorries and coaches	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	
6	Locally specific policy
Other	

MV14 Traffic management and public transport	
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SAVING LOCAL PLAN POLICIES

1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	
6	Locally specific and adds to para 83-86 of PPG13.
Other	

MV15 Railway stations	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T1
4	In line with Policy CS19
5	
6	Locally specific and adds to para 48 & 72-74 of PPG13.
Other	

MV17 Network of footpaths and cycle routes	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T5(v)
4	In line with Policy CS19
5	
6	Adds to para 79(2) of PPG13. Statement of local policy
Other	

MV18 Shared routes	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T5(v)
4	In line with Policy CS19
5	
6	Adds to para 80(8) of PPG13. Statement of local policy
Other	

SAVING LOCAL PLAN POLICIES

MV19 Traffic management and pedestrians and cyclists	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policies T1(vi) and T5(v)
4	In line with Policy CS19
5	
6	Adds to para 28-29 of PPG13. Statement of local policy
Other	

MV21 New development to improve conditions for pedestrians and cyclists	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	
6	Locally specific policy which refers to proposals map and adds to paras 28-29 & 78-80 of PPG13.
Other	

MV22 Cycle parking required	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	In line with South East Plan policy T7(vii)
4	In line with Policy CS19
5	
6	Adds to paras 49, 51(7) & 79(3-4) of PPG13. Statement of local policy
Other	

MV23 Horse riders	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	

SAVING LOCAL PLAN POLICIES

6	Locally specific policy.
Other	A specific local issue that seeks to protect uses and users associated with Epsom Downs Racecourse

MV24 Highways and design of development	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	
3	
4	In line with Policy CS19
5	
6	Local policy which adds to para 28-29 of PPG13 and para 38 of PPS1.
Other	

MV25 New development and access	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	In line with aim to tackle traffic congestion
3	
4	In line with Policy CS19
5	
6	Locally specific policy.
Other	

MV26 New development and servicing	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	In line with aim to tackle traffic congestion
3	
4	In line with Policy CS19
5	
6	Locally specific policy
Other	In line with PPG13 in terms of off-street parking and pedestrian safety

MV27 Kiln Lane link safeguarded land	
1	Overall objective to improve road safety and minimise traffic congestion, whilst promoting public transport, walking and cycling
2	In line with aim to tackle traffic congestion
3	

SAVING LOCAL PLAN POLICIES

4	In line with Policy CS19
5	
6	Locally specific policy referring to Proposals Map allocation.
Other	In LTP2 for highway improvements for the period 2011-16

SAVING LOCAL PLAN POLICIES

These are all locally specific policies which should be retained until replaced by appropriate policies in forthcoming DPDs. They embrace fundamental principles to protect the public interest from unsuitable or inappropriate development

DC1 General development control policy	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policy CC12 and BE1 (v)
4	In line with Policy CS7
5	
6	Local Policy
Other	

DC2 Planning benefits and percent for art	
1	Overall objective to deliver adequate infrastructure requirements in advance of new development
2	
3	In line with South East Plan policy CC5
4	In line with Policy CS14
5	
6	Local Policy
Other	

DC3 Surface water run-off and the floodplain	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment
2	
3	In line with South East Plan policy NRM3
4	In line with Policy CS8
5	
6	Local Policy
Other	

DC4 Pollution	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment
2	
3	In line with South East Plan policies NRM7 & 8

SAVING LOCAL PLAN POLICIES

4	In line with Policy CS8
5	
6	Local policy which adds to para 8-12 of PPS23.
Other	

DC5 Collection of litter and recyclable waste	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment
2	
3	In line with South East Plan policies W1, 2 & 8
4	In line with Policy CS8
5	
6	Local Policy
Other	

DC6 Water resources and quality	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment
2	
3	In line with South East Plan policies NRM1 & 3
4	In line with Policy CS8
5	
6	Local Policy
Other	

DC7 Contaminated land	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment
2	
3	
4	In line with Policy CS8
5	
6	Local policy which adds to para 20-25 and Annex 2 of PPS23.
Other	

DC8 Renewable energy	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment

SAVING LOCAL PLAN POLICIES

2	
3	In line with South East Plan policies EN1, 2, 5 & 6
4	In line with Policy CS8
5	
6	Local Policy
Other	

DC9 Energy conservation	
1	Overall objective for development to positively and significantly contribute towards a sustainable environment
2	
3	In line with South East Plan policies CC3, CC4 and EN1
4	In line with Policy CS8
5	
6	Local Policy
Other	

DC10 Access for people with physical and sensory disabilities	
1	Overall objective for all buildings to be accessible for all members of the local community
2	
3	
4	
5	
6	Local policy which adds to para 39 of PPS1.
Other	

DC11 Design against crime	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	
4	In line with Policy CS7
5	
6	Local policy which adds to para 36-37 of PPS1.
Other	

SAVING LOCAL PLAN POLICIES

DC12 Comprehensive treatment of large areas	
1	Overall objective to bring forward strategic development opportunities within the Borough
2	In line with the aim to make the best use of opportunities provided by large development sites
3	In line with South East Plan policy BE1 (vii)
4	In line with Policy CS7
5	
6	Local Policy
Other	

DC13 Garden settings	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	
4	In line with Policy CS7
5	
6	Local policy which adds to para 38 of PPS1.
Other	

DC14 Residential infilling and backland development	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC8a, CC12 and BE (v)
4	In line with Policies CS5 & 7
5	
6	Local Policy
Other	

DC15 Semi-independent accommodation and granny flats	
1	Overall objective to provide suitable housing for the whole of the community within the Borough
2	
3	In line with South East Plan policies CC11 and S3 (ii)
4	
5	
6	Local Policy

SAVING LOCAL PLAN POLICIES

Other	
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DC16 Permitted development rights	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policies CC12 and BE1 (v)
4	In line with Policy CS7
5	
6	Local Policy
Other	

DC17 Design of householder development	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policy CC12 and BE1 (v)
4	In line with Policy CS7
5	
6	Local Policy
Other	

DC18 Extensions	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	In line with South East Plan policy CC12 and BE1 (v)
4	In line with Policy CS7
5	
6	Local Policy
Other	

DC19 Fences and boundary walls on domestic frontages	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	
3	
4	In line with Policy CS7

SAVING LOCAL PLAN POLICIES

5	
6	Local policy which adds to para 38 of PPS1.
Other	

DC20 Private stables within residential curtilages	
1	
2	
3	
4	
5	
6	Local Policy
Other	A specific local issue that seeks to protect uses associated with Epsom Downs Racecourse

DC21 Working from home	
1	
2	
3	In line with South East Plan policies T5(x) and
4	
5	
6	Local policy which adds to para 32-33 of PPG4.
Other	

DC22 Telecommunications development	
1	
2	
3	
4	
5	
6	Local policy which adds to para 21 & 24-28 of PPG8.
Other	

DC23 Satellite TV receiving dishes	
1	Overall objective to maintain high design standards and preserve the historic environment across the Borough
2	

SAVING LOCAL PLAN POLICIES

3	
4	In line with Policy CS7
5	
6	Local Policy
Other	

SAVING LOCAL PLAN POLICIES

CHAPTER 15 - IMPLEMENTATION, RESOURCES, MONITORING AND REVIEW		
IMP4	Monitoring	Adequately covered by PPS12 and Town and Country Planning (Local Development) (England) Regulations 2004 for AMRs
IMP5	Review	Adequately covered by PPS12 and Town and Country Planning (Local Development) (England) Regulations 2004 for AMRs

IMP1 Epsom Railway Station		
1	Overall objective to bring forward strategic development opportunities within the Borough	
2	In line with the aim to make the best use of opportunities provided by large development sites	
3	In line with South East Plan policies T5 (xiii) and BE1 (vii)	
4	In line with Policies CS1, 10, 13, 17 & 19	
5	Policy sets out the key requirements for any development proposal on this key, town centre development site. It should be saved until Site Allocations DPD is adopted.	
6	Locally specific policy which refers to allocated site on Proposals Map	
Other		

IMP2 Rainbow Centre and adjacent land		
1	Overall objective to bring forward strategic development opportunities within the Borough	
2	In line with the aim to make the best use of opportunities provided by large development sites	
3	In line with South East Plan policy BE1 (vii)	
4	In line with Policies CS1, 10, 13, 15, 16 & 17	
5	Policy sets out the key requirements for any development proposal on this key, town centre development site. It should be saved until Site Allocations DPD is adopted.	
6	Locally specific policy which refers to allocated site on Proposals Map	
Other		

IMP3 Linton's Lane		
1	Overall objective to bring forward strategic development opportunities within the Borough	
2	In line with the aim to make the best use of opportunities provided by large development sites	
3	In line with South East Plan policy BE1 (vii)	
4	In line with Policies CS1, 4, 10, 15 & 16	
5	Policy sets out the key requirements for any development proposal on this development site. It should be saved until Site Allocations DPD is adopted.	

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6	Locally specific policy which refers to allocated site on Proposals Map
Other	