

Mr Nigel Eveleigh
Planning Policy Manager
Epsom & Ewell Borough Council
Town Hall, The Parade
Epsom Surrey
KT18 5BY

Housing & Planning Directorate
Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882 255
Tel: 01483 882 266
Fax: 01483 882 489

e-mail: John.Cheston@gose.gsi.gov.uk
www.gose.gov.uk

24 September 2007

Our Ref:
Your Ref:

Dear Mr Eveleigh

PLANNING AND COMPULSORY PURCHASE ACT 2004 EPSOM & EWELL DISTRICT-WIDE LOCAL PLAN SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Epsom & Ewell Borough Council of 28 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Epsom & Ewell District-Wide Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should

adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE EPSOM & EWELL DISTRICT-WIDE LOCAL PLAN
ADOPTED MAY 2000**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

24 September 2007

SCHEDULE

POLICIES CONTAINED IN THE EPSOM & EWELL DISTRICT-WIDE LOCAL PLAN MAY 2000

Policy Number	Policy Title/Purpose
GB1	The Green Belt
GB3	Agricultural Land
GB5	Rebuilding and extension of dwellings in the Green Belt
GB6	Conversion of Dwellings within the Green Belt
GB7	Infilling in major developed sites within the Green Belt
OSR1	Strategically Important open space
OSR2	Other Open Space
OSR4	All weather pitches
OSR5	Indoor Sports facilities and related buildings
OSR7	Loss of Stables
OSR8	Golf development
NE2	Landscape
NE5	New development (trees and hedgerows)
NE6	Conditions protecting trees
NE7	Landscaping schemes required for new development
NE8	Development to have regard to impact nature conservation and landscapes
NE9	Article 4 directions
BE1	General Policy on the built environment
BE2	Conservation Areas (demolition)
BE3	Conservation Areas (extensions and alterations)
BE4	Conservation areas (setting)
BE5	Conservation areas (traffic)

Policy Number	Policy Title/Purpose
BE7	Historic Buildings – Demolition
BE8	Historic Buildings – Recording
BE9	Historic Buildings - Neglect
BE10	Historic Buildings – Change of Use
BE11	Historic Buildings – Alterations
BE12	Historic Buildings - Advertisements
BE13	Historic Buildings – Relax building regulations
BE15	Locally listed
BE17	Archaeology
BE18	Historic Parks and Gardens
BE19	Design of new buildings
BE20	Street furniture
BE21	Shop fronts
BE23	Hoardings
HSG3	Housing Capacity
HSG11	Design and layout of new development
HSG13	Retention of existing housing land and buildings
HSG14	Change of Use
HC1	General policy
HC2	The development concept
HC3	Retention and enhancement of open space, landscaping and buffer zones
HC4	Retention of existing buildings
HC5	Housing
HC6	Shopping, employment and community facilities
HC7	Additional employment, shops, social and community provision
HC9	Indoor recreation and leisure

Policy Number	Policy Title/Purpose
HC10	Existing outdoor recreation facilities
HC11	Horton Country Park
HC12	Footpaths, cycleways and bridleways
HC13	Site details, Horton Hospital
HC15	Site details, The Manor Hospital and Hollywood Lodge sites
HC16	Site details, St. Ebba's Hospital
HC18	Phasing
EMP1	General policy on employment
EMP2	Location of employment development
EMP3	Epsom town centre business areas
EMP4	Shopping centres
EMP5	Longmead and Nonsuch employment areas
EMP6	The rest of the Borough
EMP7	Large scale warehouses for storage or distribution
EMP8	Small businesses
EMP11	Upper floors in the shopping centres
SH1	New development in or adjacent to existing centres
SH2	Major new retail developments
SH3	Changes of Use
SH6	Parking and servicing in shopping centres
CF1	New or improved community facilities
CF3	Change of use to community facilities
CF4	Educational Facilities
CF6	NESCOT
CF7	Health Facilities
TOR1	Non-residential facilities

Policy Number	Policy Title/Purpose
TOR2	New hotels or extensions to hotels
TOR3	Camping and Caravanning
MV2	Accessibility of development
MV3	Alternative paths/cycleways
MV7	Off-street residential parking
MV8	Parking Standards
MV9	Public car parks
MV10	Private non-residential parking for public use
MV11	Sites for enhanced parking
MV12	New public parking
MV13	Lorries and coaches
MV15	Railway Stations
MV22	Cycle parking required
MV23	Horse riders
MV26	New development and servicing
DC1	General development control policy
DC7	Contaminated land
DC8	Renewable energy
DC11	Design against crime
DC12	Comprehensive treatment of large areas
DC13	Garden settings
DC14	Residential infilling and backland development
DC15	Semi-independent accommodation and granny flats
DC16	Permitted development rights
DC17	Design of householder development
DC18	Extensions

Policy Number	Policy Title/Purpose
DC19	Fences and boundary walls on domestic frontages
DC20	Private stables within residential curtilages
DC21	Working from home
DC22	Telecommunications development
DC23	Satellite TV receiving dishes
IMP1	Epsom railway station
IMP2	Rainbow Centre and adjacent land
IMP3	Linton's Lane