

Local Plan Annual Monitoring Report 2016/17

Introduction and Background

Every Local Authority is required under Regulation 34 of The Town and Country Planning (Local Planning) Regulations 2012 to produce and publish an Annual Monitoring Report at least yearly. This is important to enable communities and interested parties to be aware of progress. Regulation 34 prescribes minimum information to be included in monitoring reports, including progress with Local Plan preparation and how the implementation of policies in the Local Plan are progressing, net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, and action taken under the duty to co-operate. It also requires monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually. In essence it is a matter for each Local Planning Authority to decide what to include in their monitoring report over and above the prescribed minimum information.

Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities, monitoring is important in the planning system in providing a check on whether those aims are being achieved. This AMR in the spirit of transparency and the need to focus on key information that matters most to local communities, covers the **Core Strategy 2007, Plan E (Epsom Town Centre Area Action Plan) 2012** and the **Development Management Policies 2015** targets and indicators for the period April 2016 – March 2017.

Progress and Implementation of the Local Plan

The Epsom and Ewell Local Plan Programme (July 2016) sets out the rolling project plan for the production of documents comprising the Epsom & Ewell Local Plan. It provides a timetable for their production so as to monitor progress and milestones, as well as identifying the resources required and any potential constraints. The Programme focuses on the preparation and production of the Local Plan Core Strategy Partial Review.

The July 2016 Local Plan Programme sets out the timetabled dates for progressing the partial review of the Local Plan. The actual/ revised proposed dates are set out alongside these below. In light of the delays, the Programme was updated in June 2017.

This reporting year the Issues and Options paper was scheduled for February- April 2017. This was delayed till September 2017 whilst staff vacancies were successfully filled and the essential evidence base work was updated.

Key Stages	Timetabled dates	Actual/ Proposed Dates
Issues & Options Consultation	February- April 2017	September- November 2017
Publication	September 2017	December 2017
Pre-Submission Consultation	September-October 2017	March 2018
Date of Submission to Secretary of State	October- November 2017	May 2018
Pre-Examination Meeting	December 2017	September 2018
Public Hearing	January/ February 2018	Late 2018
Estimated Date for Adoption	July 2018	December 2019

It also contains the production of the following evidence base documents which are on schedule:

Strategic Housing Market Assessments October 2016
Green Belt Study Stage 1 February 2017
Strategic Housing Land Availability Assessment July 2017
Traveller Accommodation Assessment July 2017
Constraints Study July 2017
Green Belt Study Stage 2 November 2017

The Context

It is important to possess a good understanding of the social, economic and environmental issues that affect the Borough when taking a 'spatial' planning approach. The Sustainability Appraisal Scoping Report was prepared and updated in July 2017 as part of the Local plan Review. This report contains a large amount of up to date data on wide ranging indicators that can be read alongside this AMR. This can be viewed on the [Councils website](#).

Indicators

This AMR reports on Indicators deriving from:
The Core Strategy 2007
Plan E (An Area Action plan for Epsom Town Centre) 2012
Development Management Policies DPD 2015

This is the first AMR to report on the performance of the policies contained in the Development Management DPD. As there are 38 new policies to report upon, the main section of the AMR will be set out in table format to attempt to limit the size of the document. Where possible hyperlinks will be used to refer to further information, rather than reproducing the information. Annexes are attached where appropriate. The indicators used are taken from the Monitoring Framework submitted alongside the document for examination. As it is the first time we have considered these Indicators it may be that some of them are found to be impractical or unnecessary and if this is the case it will be recommended that they are omitted/ streamlined in subsequent years.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
DM1	<p>Extent of the Green Belt</p> <p>The Green Belt will be maintained along the boundaries of the existing built-up area and extending to the outer Borough boundary as defined in the Epsom and Ewell Borough-wide Local Plan 2000 and as defined in the successor Site Allocations Development Plan Document.</p>	Number and type of planning permissions granted in the Green Belt.	Core Strategy: All development allowed in Green Belt meets criteria in national policy	<p>In 2016/17 there has been 93 permissions granted in the Green Belt.</p> <p>These applications are broken down as follows:</p> <p>17 for work on TPO trees. 2 for Listed Building works. 39 householder applications including small extensions and conversions of loft spaces and garages. 14 full planning permissions including The Old Moat Garden Centre redevelopment, RAC Club, Epsom Common Working Mens Club, Epsom College and the Grandstand. 17 minor amendments and condition discharges 3 Certificates of Lawful Development 1 Advertisement consent at the Derby Arms</p>	<p>All permissions granted in the Green Belt comprised extensions or alterations to buildings or development within the existing footprint, that were considered to have limited impact on the openness of the Green Belt and deemed to be appropriate development under Green Belt policy.</p> <p>The Council will continue to oppose inappropriate development within the Green Belt and will consider whether the precise Green Belt boundary needs to be amended in the Local Plan review. The Development Management Policies document seeks to manage the size of new extensions in the Green Belt by ensuring that no increase in size over 30% of the original footprint would be permitted. The replacement of existing buildings in the Green Belt will be managed by retaining existing uses and ensuring that replacement buildings are not materially larger than those they replace.</p>
CS2	To ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy.				
DM2	<p>Infilling within the boundaries of Major Developed Sites</p> <p>Proposals for infilling within the boundaries of Major Developed Sites as originally defined in the old Epsom and Ewell Borough-wide Local Plan 2000 and as defined in the successor Site Allocations Development Plan Document will be permitted provided that the development would not:</p> <p>i) Have a greater impact on the purposes of including land in the Green Belt than the existing development</p> <p>ii) Exceed the height of the existing buildings; and</p> <p>iii) Lead to a major increase in the developed proportion of the site.</p>	Number and type of planning permissions granted within the boundaries of the Major Developed Sites	No target identified	<p>In 2016/17 there were 2 FUL applications permitted at Epsom College, including the refurbishment of Robinson House and various external works including a formal pathway, pergolas, canopy and replacement windows.</p> <p>There was also TPO tree works.</p> <p>Sustainable drainage details were discharged at the NEScot development site (for the care home application which is no longer being implemented)</p>	For all applications, DM2 was fully considered and used to help determine the application (quoted in the Officer's report).
		Percentage of planning appeals allowed overturning Councils' policy compliant decision	None (0%)	No appeals have been allowed where DM2 was quoted in the refusal	
DM3	<p>Replacement and extensions of buildings in the Green Belt</p> <p>Replacement of buildings in the Green Belt will be supported where:</p> <p>(i) The replacement building is not materially larger than the</p>	Number and type of planning permissions granted for replacement of buildings in the Green Belt	All permissions granted to be not materially larger than original building and	<p>There has been 2 permissions granted for replacement buildings in the Green Belt.</p> <p>This includes:</p> <ul style="list-style-type: none"> demolition of garages and out houses and replacement with side extensions (80 Longdown Lane South) and; redevelopment of derelict stores and garage at Old Moat Garden Centre. 	<p>This proposal results in a 29% increase in floorspace. This is addressed in the planning report.</p> <p>This proposal results in a slight reduction in developed floorspace</p>

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	<p>existing building (excluding temporary buildings) it replaces, taking into account floorspace, bulk and height; and</p> <p>(ii) The replacement building remains in the same use.</p> <p>The extension of buildings in the Green Belt will only be supported where:</p> <p>(i) The proposal would not constitute inappropriate development in the Green Belt (e.g. the increase would be no greater than 30% above the volume of the original building. Increasing the extent of an existing building to maximum footprint will not be appropriate in every circumstance); and</p> <p>(ii) The proposal would not have a detrimental impact on rural character through its siting and design.</p>		remain in the same use		
		Number and type of planning permissions granted for the extension of buildings in the Green Belt	All permission granted to be not more than 30% above the volume of the original building	There has been 22 permissions granted for extensions in the Green Belt. This does not include Certificates of Lawful Development.	Policy DM3 appears to be being used on a regular basis to determine whether an extension is materially larger than is acceptable. Proposals that are over 30% are not being approved.
		Percentage of planning appeals allowed overturning Council's policy compliant decision	None (0%)	<p>DM3 was used as a reason for refusal in two planning appeals that were overturned in 2016/17. These were:</p> <p>-A single storey side extension at 116a Reigate Road (16/00895). (This was the only reason for refusal): <i>The cumulative effect of the proposed extension combined with the previous extensions would cause significant harm to the openness and setting of the Green Belt contrary to Policy CS2 and CS5 of the Epsom and Ewell Core Strategy (2007) and Policy DM3 of the Development Management Policies document (2015).</i></p> <p>-Extensions and loft conversion at Sands House, Hook Road (16/00588). <i>The proposed extensions would lead to a disproportionate increase in volume over and above the original dwelling and as such would have a harmful impact on the openness of the Metropolitan Green Belt.</i></p>	<p>The appeal decision makes reference to the 30% maximum increase and acknowledges that this proposal exceeds that. However he states that the extension would not cause any harm to the openness and states that the minor material difference constitutes very special circumstances</p> <p>The Inspector disagreed and stated that the proposed development would <u>not</u> result in disproportionate additions to the building- and not harm the openness.</p>
CS3	<p>Biodiversity and Designated Nature Conservation Areas</p> <p>The biodiversity of Epsom and Ewell will be conserved and enhanced through the support for measures which meet the objectives of national and local biodiversity action plans in terms of species and habitat.</p> <p>Sites that are designated for their nature conservation attributes will be afforded protection appropriate to their designation.</p> <p>Sites of Special Scientific Interest and Ancient Woodland will be afforded the</p>	(Core Strategy Indicator- Number of new developments providing mitigation for loss of biodiversity or/ and incorporating features to improve existing biodiversity)	No target identified	Tree/hedgerow protection measures are common place conditions on new developments. More specific conditions are placed on planning applications where there are particular areas of biodiversity that may be at risk. The Council adopted guidance on Biodiversity in Planning in February 2012 which sets out advice and requirements for planners and developers.	This indicator is not easy to monitor formally. The only information available is anecdotal evidence to show that biodiversity is being considered in planning applications. This can include the requirement for bat boxes or additional tree planting and in some cases a protected species or badger survey to be carried out.

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	<p>highest level of protection. Development which harms the scientific interest of these areas will not be permitted. Development that would harm Grade 2, Grade 3 SNCIs or Local Nature Reserves will not be permitted unless:</p> <ul style="list-style-type: none"> • suitable mitigation measures are put in place, and • it has been demonstrated that the benefits of a development would outweigh the harm caused. <p>Elsewhere, development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity.</p>				
DM4	<p>Biodiversity and New development</p> <p>Development affecting existing or proposed nature conservation sites and habitats of international, national or local importance will only be permitted if:</p> <ol style="list-style-type: none"> (i) The development would enhance the nature conservation potential of the site or is proven to be necessary for the conservation management of the site; or (ii) there is no alternative location for the development and there would be no harm to the nature conservation potential of the site; or (iii) there are imperative reasons of overriding public interest for the development <p>Elsewhere in the Borough: Development affecting any site or building that supports species protected by Law, including their habitats, will only be permitted if appropriate mitigation and compensatory measures are agreed to facilitate the survival of the identified species, keep disturbance to a minimum</p>	Number of planning permissions granted for development considered to affect an existing or proposed nature conservation site/ habitat of international, national or local importance.	None (0%)	None	n/a

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	<p>and provide adequate alternative habitats to ensure no net loss of biodiversity.</p> <p>Mitigation and compensatory measures will be secured through planning obligations or conditions, with priority for such measures to be provided within the development.</p> <p>Whether or not there are any species or habitats that enjoy statutory protection, every opportunity should be taken to secure net benefit to the Borough's biodiversity. To this end, an assessment of the existing nature conservation assets on a development site should be undertaken at the application stage and suitable biodiversity enhancements proposed.</p>				
DM5	<p>Policy DM5 Trees and Landscape</p> <p>The Borough's trees, hedgerows and other landscape features will be protected and enhanced by:</p> <ul style="list-style-type: none"> • Planting and encouraging others to plant trees and shrubs to create woodland, thickets and hedgerows; • continuing to maintain trees in streets and public open spaces and selectively removing, where absolutely necessary, and replacing and replanting trees; • requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include the planting of new semi-mature trees and other planting. <p>Where trees, hedgerows or other landscape features are removed, appropriate replacement planting will normally be required. Consideration should be given to the use of native</p>	Percentage of planning appeals allowed overturning Council's decision	None (0%)	NONE	N/A

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	<p>species as well as the adaptability to the likely effects of climate change.</p> <p>Every opportunity should be taken to ensure that new development does not result in a significant loss of trees, hedgerows or other landscape features unless suitable replacements are proposed Where removal is required, sound justification will be sought, supported by appropriate evidence such as health, public amenity, street scene or restoration of an historic garden. In the case of arboriculture evidence, this will be provided by a suitably qualified individual.</p>				
CS4	<p>Emphasis will continue to be placed on protecting and enhancing the two Strategic Open Spaces of Nonsuch Park and the Hogsmill River, shown on the Key Diagram. These areas provide a particularly important recreational, amenity and wildlife resource.</p> <p>Provision of the amount and type of open space within the Borough will have regard to the standards identified in the most recent Audit of Open Space, Sport and Recreational Facilities and Assessment of Local Needs. The required quantity and range of open spaces will be rigorously maintained, and focus will be given to the creation and maintenance of an accessible network of green spaces within the built up area of the Borough.</p> <p>The Council will endeavour to address any shortfalls in provision of defined open space types and will seek opportunities to enhance the quality of existing open spaces where necessary, and improve access to them.</p> <p>Development which results in a deficit of open space provision will not be permitted.</p> <p>On all new residential developments there will be a requirement for open</p>	<p>Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit</p>	<p>Provision should meet defined audit standards. Appropriate targets will be developed in future local development documents</p>	<p>Planning permission was granted 7/6/2016 at Salesian College Sports Ground, Old School Lane for the following:</p> <p><i>Demolition of existing buildings. Erection of a part 2 /part 3 storey building to be used as a 60 unit Extra Care facility (Use Class C2) with associated communal and ancillary facilities, including car and cycle parking and landscaping. Re-laying of sports pitches including an all weather surface, the erection of a two storey pavilion and provision of associated car and cycle parking. Provision of altered access onto Old Schools Lane.</i></p> <p>To compensate for the loss of playing fields at this location, the development is to construct a new sports pavilion and upgrade the remaining playing fields. This includes surface level uniformity and improved drainage which is intended to increase the quality and usage of the playing fields</p>	<p>Despite the loss of some open space provision resulting from this planning permission, the enhanced quality of the provision on offer here is in line with the aim of the policy</p>

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	<p>space and recreational provision in accordance with the details set out in the Developer Contributions Supplementary Planning Document. This policy will apply to all new residential developments within the Borough where a quantitative or qualitative deficiency of open space or recreational provision exists, or where the development would lead to such a deficiency.</p> <p>Where it is impractical or inappropriate to provide the open space within the housing scheme, the Council will expect a financial contribution from the developer to allow an alternative means of provision or enhancement. The nature and extent of that contribution will be governed by the formulae set out in the SPD, the identification of needs in the Audit of Open Space, and other evidence as appropriate.</p>				
DM6	<p>Open Space Provision</p> <p>Development proposals should not result in the whole or partial loss of open space, outdoor recreation facilities or allotments unless:</p> <ul style="list-style-type: none"> Accompanied by assessment that clearly demonstrates that the provision is surplus; or The proposal delivers replacement provision of equal or better quality within the locality; or The proposal is for new sports and or recreation provision, the needs for which clearly outweigh the loss. <p>We will ensure all new provision for sports and play meets qualitative standards and optimises accessibility to all users.</p>	Net loss/ gain of public open space, outdoor recreation or allotment provision that is not 'surplus' to requirements.	No net annual loss	See above	
DM7	<p>Footpath, Cycle and Bridleway Network</p> <p>New development affecting existing or proposed footpath, cycle and bridleway networks will not be permitted if it results</p>	Number of planning permissions granted for development resulting in the loss	Zero applications approved	None	N/a

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	<p>in the loss of, or has a harmful impact on, these networks.</p> <p>Where new development provides an opportunity to improve existing and proposed networks and such improvements are practical and viable we will seek their delivery as part of the development. Alternatively we will seek financial contributions towards implementation of improvements through the appropriate mechanism.</p>	of or harmful impact to footpath, cycle or bridleway networks.			
CS5	<p>The Built Environment</p> <p>The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character.</p> <p>The settings of these assets will be protected and enhanced</p> <p>High quality and inclusive design will be required for all developments.</p> <p>Development should:</p> <ul style="list-style-type: none"> _ create attractive, functional and safe public and private environments; _ reinforce local distinctiveness and complement the attractive characteristics of the Borough; _ make efficient use of land and have regard to the need to develop land in a comprehensive way. 	<p>Number of listed buildings within the Borough on the national 'Buildings at Risk Register'</p> <p>_ Number of "locally listed" buildings on the Council's local 'Buildings at Risk' register</p> <p>_ Regular review of the quality of design in completed new development, in collaboration with other partners</p>		There are no buildings on the 'At Risk' Register within the Borough.	A Design Quality SPD is scheduled to be commenced as soon as possible in 2018/19. This will provide supplementary guidance to the design policies in the Development Management DPD.
DM8	<p>Heritage Assets</p> <p>We will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.</p> <p>Development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process the significance of the Asset will be taken into account (namely whether it is a designated Heritage Asset* or a non-designated Heritage Asset) when determining</p>	<p>Number of development proposals that involve or have an effect upon Heritage Assets.</p> <p>Number of planning applications for sites within Areas of High Archaeological importance where</p>	<p>No target identified</p> <p>No target identified</p>	<p>There has been 46 Listed Building Applications received this reporting year.</p> <p>Of these, 35 were permitted and 4 were refused.</p> <p>Reasons for refusal include:</p> <p><i>The proposed replacement windows and front door due to their inappropriate design and detailing would have a materially harmful impact on the character and appearance of the listed dwelling contrary to Policy DM8 of the Development Management Policies Document 2015.</i></p> <p><i>Inadequate justification for the works and insensitive alteration to the Grade II* listed building, including the projecting south-eastern range, alteration of existing fenestration and staircase and removal of interior partitions would harm the significance of the designated heritage asset. The proposal is contrary to Chapter 12 of the National Planning Policy Framework, Policy</i></p>	This policy appears to be performing well, being used to assess applications for Listed Building works and in Conservation Areas. Where a refusal is made, policy DM8 is being quoted alongside the NPPF and is helping to create a strong policy grounds for refusal.

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	<p>whether the impact of any proposed development is acceptable.</p> <p>Within Areas of High Archaeological Potential, as identified on the Proposals Map, or outside of these areas on any major development site of 0.4ha or greater, applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application.</p> <p>We will from time to time review our Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.</p> <p>* Designated Heritage Assets comprise the following: Scheduled Ancient Monuments; Listed Buildings; Registered Parks and Gardens and Conservation Areas. Non-designated Heritage Assets identified by the Council are those buildings and structures identified as being of local importance and veteran trees.</p>	archaeological evaluation is required.		<p>CS5 of the Core Strategy (2007) and Policy DM8 of the Development Management Policies (2015).</p> <p><i>The utilitarian and generic design of the proposed security barriers would have a materially harmful impact on the setting of the nearby group of listed buildings contrary to Policy DM8 of the Development Management Document 2015 and Paragraphs 132 and 137 of the NPPF.</i></p> <p><i>The proposed fascia boards to the exposed open eaves would fundamentally alter the appearance of a key architectural feature of this Listed Building and thereby have a materially harmful impact on the character of the building and the Stamford Green Conservation Area. The proposal is thus contrary to Paragraph 132 of the National Planning Policy Framework which requires great weight to be given to the conservation of designated heritage assets, Policy CS5 of the Core Strategy (2007) and Policy DM8 of the Development Management Policies (2015).</i></p> <p>There has been 70 full or householder planning applications permitted within areas of high archaeological potential.</p>	
DM9	<p>Townscape Character and Local Distinctiveness</p> <p>We will use the Conservation Area Appraisals and Environmental Character Study to guide the assessment of development proposals.</p> <p>We will seek enhancement of the townscape through new development, particularly those areas with poorer environmental quality and where the character has been eroded or needs improving.</p>	Percentage of planning appeals allowed overturning Council's decision	None (0%)	<p>There were 4 planning applications where DM9 was used in the refusal, where the decision was overturned. This equates to 44% of all overturned planning appeals for the year.</p> <p>Of all planning appeals that were upheld by the Planning Inspectorate, approximately 58% of those quoted DM9.</p>	<p>This policy is concerned with the approach to assessing applications rather than the delivery of specific development outcomes. However it is useful to monitor where it is being quoted in a refusal and the result of a subsequent appeal. This will help to determine the success, efficiency and appropriateness of the policy.</p> <p>The Planning Inspectorate included the following reasons for not upholding the Council's decisions(in relation to DM9): -found the development to have a 'neutral effect' on the character and appearance</p>

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	<p>Planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance. In assessing this we will consider all of the following:</p> <ul style="list-style-type: none"> • compatibility with local character and the relationship to the existing townscape and wider landscape; • the surrounding historic and natural environment; • the setting of the proposal site and its connection to its surroundings; and • the inclusion of locally distinctive features and use of appropriate materials 				<p>-no harm to character and appearance of area</p> <p>These decisions are based on opinion rather than a policy deficiency, and although it is interesting to consider when these policies are being used, an overturned appeal including this policy does not necessarily indicate that the policy is not functioning correctly.</p>
DM10	<p>Design Requirements for New Developments (including House Extensions)</p> <p>Development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced include, but are not limited, to the following:</p> <ul style="list-style-type: none"> (i) prevailing development typology, including housing types and sizes; (ii) prevailing density of the surrounding area; (iii) scale, layout, height, form (including roof forms), massing; (iv) plot width and format which includes spaces between buildings; (v) building line; and (vi) typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc. 	Percentage of planning appeals allowed overturning Council's decision	None (0%)	<p>There were 5 planning applications where DM10 was used in the refusal, where the decision was overturned. This equates to 56% of all overturned planning appeals for the year. The Planning Inspectorate stated the following reasons for not upholding them (in relation to DM10):</p> <ul style="list-style-type: none"> - some architectural merit and not detract from the appearance of the building - no conflict with DM10 in relation to privacy outlook, sunlight, daylight, noise and disturbance 	<p>The Council expects a high quality of design in planning applications. Policies DM9 and 10 are frequently used policies. Design policies are generally the most subjective of the policies. Decisions often come down to a finely balanced opinion and these appeals are examples of those.</p> <p>This policy is concerned with the approach to assessing applications rather than the delivery of specific development outcomes. However it is useful to monitor where it is being quoted in a refusal and the result of a subsequent appeal.</p>

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	<p>Development proposals should also:</p> <ul style="list-style-type: none"> (vii) be adaptable and sustainability designed, subject to aesthetic considerations; (viii) incorporate the principles of safe design to reduce the risk and fear of crime, e.g. natural surveillance, appropriate levels of lighting; (ix) have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance; (x) ensure that the development incorporates an appropriate layout and access arrangements for servicing the completed development from adjoining highway and pedestrian networks; (xi) where appropriate their design and layout must not prejudice the development potential for similar proposals on neighbouring plots; (xii) have regard to the public realm and to ways in which it can be enhanced as an integral part of the design of the development; and (xiii) avoid locating structures, including, e.g. telecommunications equipment and building plant where they will be visually intrusive and likely to result in an adverse effect on the character and visual amenities of the local and wider area. <p>Further detailed guidance relating to residential developments, including householder developments, is included in our Design Quality Supplementary Planning Document¹.</p>				

¹ It is anticipated that the Design Quality Supplementary Planning Document will be published for initial consultation in 2018/19.

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DM11	<p>Housing Density</p> <p>We will, in principle, support proposals for new housing that make the most efficient use of development sites located within the Borough's existing urban area.</p> <p>Proposals for new housing must demonstrate how the density of development would contribute towards maintaining and enhancing the visual character and appearance of the wider townscape and lead to no net loss of biodiversity.</p> <p>The density of new housing developments will in most cases not exceed 40 dwellings per hectare. We will consider exceptions to this approach where:</p> <ul style="list-style-type: none"> • The development site has been identified in the Site Allocations Policies Document as being appropriate for a higher density; or • It can be demonstrated that the site enjoys good access to services, facilities and amenities via existing public transport, walking and cycling networks; and • The surrounding townscape has sufficient capacity to accommodate developments of higher density. 	Average density of completed housing development	Density of new housing developments will not exceed 40 dwellings per hectare unless an exception has been agreed.	<p>Of all sites containing housing completions this year, 51% of them were developed at above 40 dph. This includes mixed use schemes. The overall average density of development is 30 dph. This is based on the total site sizes and the total number of units on site. It is therefore a gross figure and is slightly skewed by mixed use developments.</p> <p>In an appeal that was dismissed at Court Lodge, Court Lane, the Inspector exercised the flexibility built in to the policy to disagree with the Council on the higher density proposed on the site. Although this was contrary to our opinion, it shows that there is flexibility to allow higher density proposals but still be policy compliant.</p>	<p>Whilst carrying out the Local Plan Review, the relevance of this policy should be considered carefully. If we are seeking to make the best use of brownfield sites by encouraging higher densities in sustainable locations, this policy does not fully support that.</p> <p>Recommendation: Consider whether this policy complies with the Councils' upcoming approach to meeting our housing need. Some higher density figures should be calculated on proposed sites to demonstrate the types of development that would come out of higher density development. A minimum target may be appropriate if the adopted approach to housing delivery involves increased densities in urban areas.</p>
DM12	<p>Housing Standards</p> <p>All new housing developments, including conversions, are required to comply with external and internal space standards*.</p> <p>The Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/or communal amenity space to meet the needs generated by the development. Development must comply with the</p>	% of new housing developments, including conversions complying with external and internal space standards.	All new housing (including conversions) to comply with external and internal space standards (set out in the forthcoming Design Quality SPD)	<p>From our records/ audit of Development Management reports there are no new housing developments that do not meet our space standards</p> <p>No Appeals were granted where DM12 was used as a reason to refuse. 2 appeals refused 2016/2017 up holding DM12 8% of all refused appeals in 2016/17</p>	The Design Quality SPD is currently in production.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>space standards set out in the Council's Design Quality SPD.</p> <p>Amenity space for all new dwellings should be:</p> <ul style="list-style-type: none"> (i) private, usable, functional, safe and bio-diverse; (ii) easily accessible from living areas; (iii) orientated to take account of the need for sunlight and shading; (iv) of a sufficient size to meet the needs of the likely number of occupiers; and (v) provide for the needs of families with young children where the accommodation is likely to be occupied by such. <p>* New housing development must comply with 1) Nationally Described Space Standard technical requirements; 2) Document G: Requirement G2 Water Efficiency; 3) Document: Requirement H6 Solid Waste Storage; 4) Document M: Part M Access to and Use of Buildings; and 5) Document Q: Security. The Council's Design Quality SPD will also contain external/ amenity space standards.</p>				
DM13	<p>Building Heights</p> <p>Buildings higher than 12m will be inappropriate in all areas of the Borough except the identified areas within the Epsom Town Centre Boundary (Refer to Proposals Map Plan E) where buildings up to a maximum height of 16m will be allowed in certain locations.</p> <p>Maximum heights are defined as the distance between ground level and the building's eaves/ gutter. Above the maximum heights, the roof of the building shall be no higher than 4 m and the slope of the roof shall be no greater than a 45° pitch.</p>	Number of planning permissions granted for higher buildings (above 12 metres) outside of the identified areas in the Town Centre	Zero applications approved above the maximum height policy	The Premier Inn at the redundant Comrades Club was approved at 15.2 metres at its highest point. This is site H allocated in Plan E as a development site, but not within a higher building zone.	The justification for a higher building in this location is based on an appeal that was previously allowed on the same site.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>Proposals that incorporate roof mounted building plant rooms that exceed the maximum heights will not be permitted. Subject to viability and practical considerations we will seek the siting of plant rooms within the building itself.</p> <p>Building up to the maximum heights stated will not be appropriate in every location. In addition it may not be appropriate for the roofspace to be utilised as an additional storey. Proposals must respect:</p> <ul style="list-style-type: none"> • The character and context of the surrounding locality, particularly in relation to existing building heights and roofscapes • The impact on the streetscene and views • The Conservation Area (where applicable) • Listed buildings and the setting of listed buildings • Topography 				
DM14	<p>Shopfront Design</p> <p>Applications for new or replacement shopfronts will be determined having regard to:</p> <ol style="list-style-type: none"> (i) the architectural merit of the existing shopfront; (ii) the character of the area; (iii) the suitability of the overall form, scale and architectural detail in relation to the overall appearance of the building; (iv) the suitability of the materials in relation to the overall appearance of the building; (v) the suitability of the elements to which the display of advertisements are to be fixed in relation to their impact on the overall appearance of the building; (vi) the suitability of any advertisements with regard to lettering, colour, form of 			<p>There have been 7 shop front applications in 2016/2017. None of these applications were refused and all of the decisions were decided with reference to this policy.</p> <p>Examples of this policy being referenced in officer's reports include:</p> <p>“ The proposed remodelling of the shopfront would considerably enhance its present appearance and would achieve a more complementary visual relationship with the building frontage above. The proposal would therefore make a positive contribution to the character of the conservation area as a whole and there is therefore no objection in terms of Policies DM8 and DM14.”</p> <p>Another case where this policy was quoted and used to support the officers comments : “Although obscuring the window is a reversible intervention which causes no permanent harm, it nevertheless noticeably alters the appearance of the principle elevation. Fenestration is a defining feature and the windows of the building were intended to be visually permeable. The intention to obscure the window is historically inappropriate and it diminishes the aesthetic quality of the principal elevation, which is a key component of the designated</p>	<p>This policy is being fully considered and used regularly.</p>

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>illumination and materials in relation to the overall appearance of the building.</p> <p>Proposals will take account of the Council's Shopfront Design Guide, particularly in relation to Listed Buildings and shopfronts within Conservation Areas.</p>			heritage asset. <i>(the application has subsequently been amended to omit this element)</i> "	
DM15	<p>Policy DM 15 Advertisements and Hoardings</p> <p>Proposals for advertising hoardings and other advertisements must demonstrate that their design and siting:</p> <ul style="list-style-type: none"> • does no demonstrable harm to the character of the surrounding townscape; and • has regard to the interests of amenity and public safety (including for disabled people) and highway safety. <p>When determining proposals for new advertising displays we will consider whether they would have an adverse effect upon:</p> <ul style="list-style-type: none"> • a Conservation Area and its wider setting; • Listed Buildings or Buildings of Townscape Merit; • predominantly residential areas. <p>Where necessary we will use our powers to remove any advertisement or hoarding erected without permission and where appropriate and practical, to challenge existing hoardings and advertisements that cause substantial injury to visual amenity and public safety, including for disabled people.</p>	Percentage of planning appeals allowed overturning Council's decision	0	No relevant appeals allowed/made	n/a
CS8	New housing development will be located within the defined built up area of Epsom and Ewell and within the three hospital cluster sites of West Park, St Ebba's and the remaining part of Horton B. The built up area will be defined on	% of housing completed on previously developed land	To be identified in the Site Allocations document	Of the 308 completions this year, 252 of these units were completed on Previously Developed Land (PDL). This equates to 82%. The 56 units on greenfield land include Land at Reigate Road, the NESCOL agricultural land and eight small garden land sites.	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>the Proposals Map. The three hospital sites will be identified as Major Developed Sites in the Green Belt. Within these areas the emphasis will be on the re-use of suitable previously developed land (including the re-use or conversion of existing buildings) for housing. Subject to other policies in this plan, planning consent will be given for development within the built up areas, including infilling, redevelopment and conversion.</p> <p>In principle the strategy will be to direct higher density development to central locations, such as Epsom town centre and other local centres, close to existing services and facilities and accessible by public transport, walking and cycling. This will enable relatively lower densities to be applied to other parts of the built up area to help retain their character and local distinctiveness. The Council will also encourage mixed use developments within the more accessible town or local centre locations. Further policies on densities will be set out in subsequent DPDs.</p>				
DM16	<p>Policy DM 16 Backland Development</p> <p>There will be a presumption against the loss of rear domestic gardens due to the need to maintain local character, amenity space, green infrastructure and biodiversity.</p> <p>In exceptional cases, modest redevelopment on backland sites may be considered acceptable, subject to proposals demonstrating that there will be no significant adverse impact upon the following:</p> <ol style="list-style-type: none"> 1. Garden land – Rear garden land which contributes either individually or as part of a larger swathe of green infrastructure to the amenity of residents or provides wildlife habitats must be retained; 2. Impact on neighbours – The privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided; 	Number of backland sites approved for development.	Zero applications approved resulting in the loss of garden land	<p>Our records show that there were three applications granted that have resulted in the loss of garden land. There have been others that have resulted in gardens being subdivided.</p> <p>15/01870/FUL 16 Kirby Close, Ewell 16/00885/FUL 15A Hyperion Place, Epsom 15/01860/FUL 44 Dorking Road, Epsom</p>	<p>These three applications have all resulted in one additional property and included adequate parking and amenity space for the existing and proposed properties. They are considered to be policy compliant under the second part of the policy which sets out the 'exceptional cases';</p> <p>The emerging Local Plan may decide that the backland policy is no longer relevant in light of the overwhelming housing need. It may be appropriate to amend this policy to allow more flexibility for higher density backland development or remove the policy entirely.</p>

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>3. Vehicular access or car parking – These must not have an adverse impact on neighbours in terms of visual impact, noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;</p> <p>4. Mass and scale of development – Development on backland sites must be more intimate in scale and lower than frontage properties to avoid any overbearing impact on existing dwellings and associated gardens;</p> <p>5. Trees, shrubs and wildlife habitats – features important to character, appearance or wildlife must be retained or re-provided.</p>				
DM17	<p>Policy DM 17 Contaminated Land</p> <p>Where it is considered that land may be affected by contamination, planning permission will only be granted for development provided that the following criteria are satisfied:</p> <p>(i) all works, including investigation of the nature of any contamination, can be undertaken without escape of contaminants which could cause unacceptable risk to health or to the environment;</p> <p>(ii) it is demonstrated that the developed site will be suitable for the proposed use without risk from contaminants to people, buildings, services or the environment including the apparatus of statutory undertakers.</p>	Number of planning permissions granted on contaminated land where policy criteria is not met.	Zero applications approved where policy criteria is not met .	None.	N/A
DM18	<p>Policy DM 18 Communications Infrastructure</p> <p>Planning permission will be granted for the erection of telecommunications apparatus which satisfies the following criteria:</p> <p>(i) the apparatus uses an existing mast or building</p>	Percentage of planning appeals allowed overturning Council's decision	None (0%)	None.	N/A

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>where practicable, without causing serious harm to the appearance of the site or building to which it relates;</p> <p>(ii) where an existing mast or building is not available, the apparatus would be screened as far as practicable by the existing landform and trees, or by landscaping and planting incorporated in the proposal;</p> <p>(iii) the apparatus would not cause harm to the visual amenity of listed buildings, conservation areas or other sensitive areas;</p> <p>(iv) the proposal incorporates appropriate materials or treatments for any associated buildings or supporting structures;</p> <p>(v) the potential for physical interference has been minimised in the siting and design of the apparatus.</p> <p>The use of planning conditions or legal agreements may be considered as appropriate to ensure that new masts will be removed at the operators' cost if they become redundant in the future.</p>				
DM19	<p>Policy DM19 Development & Flood Risk</p> <p>In order to manage flood risk, we will take a sequential approach to the allocation of sites in a Site Allocations Policy Document and when determining planning applications.</p> <p>Development within Flood Risk Zones 2 & 3 or on sites of 1ha or greater in Zone 1 and sites at medium or high risk from other sources of flooding as identified by the Borough Council's SFRA, will not be supported unless:</p> <p>(i) In fluvial flood risk areas, the sequential and exception tests have been applied and</p>	<p>The Core Strategy contains an indicator 'Number of planning permissions granted contrary to EA advice of flood risk'</p>	<p>The Core Strategy target is for '100% of decisions to be made in accordance with EA advice.'</p>	<p>No applications permitted contrary to Environment Agency advice.</p>	
		<p>% of development incorporating Sustainable Drainage Systems.</p>	<p>100% of development to reduce volume and rate of</p>	<p>This is a very difficult indicator to monitor.</p> <p>Policy DM19 has been used in refusals in the following ways:</p> <p>"Insufficient information has been submitted with the application to demonstrate that, in principle, an acceptable foul</p>	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
<p>CS6</p>	<p>passed and it is a form of development compatible with the level of risk; and</p> <p>(ii) For all sources of risk, it can be demonstrated through a site FRA that the proposal would, where practicable, reduce risk both to and from the development or at least be risk neutral; and</p> <p>(iii) Where risks are identified through an FRA, flood resilient and resistant design and appropriate mitigation and adaptation can be implemented so that the level of risk is reduced to acceptable levels.</p> <p>We will expect development to reduce the volume and rate of surface water run-off through the incorporation of appropriately designed Sustainable Drainage Systems (SUDS) at a level appropriate to the scale and type of development.</p> <p>Development which seeks to restore areas of functional floodplain will be encouraged, especially where this would provide opportunities for recreation, habitat restoration/ biodiversity enhancement and green infrastructure opportunities.</p>		<p>surface water run-off</p>	<p>and surface water drainage strategy can be achieved as part of the development, including the accommodation of existing public foul sewers crossing the site. The application is therefore contrary to the requirements of Policy CS6 of the Core Strategy (2007), and Policy DM19 of the Development Management Policies (2015).”</p> <p>“The building falls within Flood Zone 3 and the application is not supported by a Flood Risk Assessment. The application is therefore contrary to Policy DM19 of the Development Management Policies Document 2015, and policy CS6 of the Core Strategy 2007”</p> <p>Some larger sites such as NESCOLT, Comrades Club and West Park incorporate SUDS within their design/ layout and these are monitored by discharging that condition.</p>	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>Proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development - both new build and conversion.</p> <p>In order to conserve natural resources, minimise waste and encourage recycling, the Council will ensure that new development:</p> <ul style="list-style-type: none"> _ minimises the use of energy in the scheme by using an appropriate layout, building design and orientation; _ minimises the emission of pollutants, including noise, water and light pollution, into the wider environment; _ has no adverse effects on water quality, and helps reduce potential water consumption, for example by the use of water conservation and recycling measures and by minimising off-site water discharge by using methods such as sustainable urban drainage; _ avoids increasing the risk of, or from, flooding; _ minimises the energy requirements of construction, for example by using 				
CS7	<p>The Borough Council will seek to ensure sufficient housing is provided to meet the Borough's housing requirements in accordance with the submitted South East Plan. In applying Policy H1 of the South East Plan, provision will therefore be made for at least 2,715 homes within the period 2007-2022 (based on the annual average of 181 new dwellings per annum).</p> <p>Annual monitoring will be carried out to ensure that there is not a projected shortfall in housing provision against the strategic requirement for the period to 2026. This will allow the managed</p>	Number of net housing completions per annum	Set out in Policy CS7	<p>This year there has been 308 (net) housing completions</p> <p>A list of housing completions is included in Annex 1. An up- to- date Housing Trajectory and 5 year housing land supply statement are included in Annex 2 and 3 This was prepared in line with the production of the 2017 Strategic Housing Land Availability Assessment.</p>	<p>During the reporting period we published our Strategic Housing market Assessment (SHMA), which identifies an objectively assessed housing needs figure (OAHN) for the Borough (418 units per annum). National planning policy states that in the absence of an up-to-date local plan, local planning authorities must monitor housing delivery against their OAHN figure. This is why we have substituted the housing target identified in our Core Strategy (Policy CS7) with the OAHN identified in our SHMA.</p> <p>The Core Strategy housing target has been met, but the OAHN figure has not.</p>

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	release of housebuilding land to provide the amount and type of homes required.				<p>The Core Strategy target is now out of date and we are currently working on reviewing our Local Plan, with a focus on housing delivery.</p> <p>The Objectively Assessed Housing Needs figure is 418 per annum and for the purposes of the AMR is the most recent housing needs figure available.</p> <p>We do not currently have a five year housing land supply. As of April 2017 we only have a 1.3 year identified housing land supply (see Appendix 3).</p> <p>This figure could increase further in light of the government consultation on a standard method of calculating an authorities housing need. This calculates Epsom & Ewell's housing need as 579 new dwellings per annum. A revision is due to be made to the NPPF Autumn 2018 to reflect this.</p> <p>The Council is working on a review of the Local Plan that will encompass all of the housing policies and allocate new housing sites. The Strategic Housing Land Availability Assessment (June 2017) is an important evidence base document to feed into that process.</p>
DM21	<p>Policy DM 21 Meeting Local Housing Needs</p> <p>We will grant planning permission for specialised forms of residential accommodation subject to the following requirements being met:</p> <ul style="list-style-type: none"> • That the application documentation includes clear and robust evidence that demonstrates that there is a need for the new accommodation; and • The delivery of the new accommodation does not result in an over-provision of that particular type of accommodation; and • The design of the proposal is demonstrated as being sufficiently flexible to readily accommodate conversion to other 	<p>Number and type of units permitted for specialised forms of residential accommodation</p>	No target identified.	15/00845/FUL Salesian College Sports Ground. 60 unit Extra Care facility (use /class C2)	
		Percentage of planning appeals allowed overturning Council's decision	None (0%)	<p>One refusal cited DM21: 16/01637/FUL: Internal and external alterations to dwelling and change of use from C3 residential to a Sui Generis use as a House in Multiple Occupation Reason for refusal:</p> <p>The design and layout of the accommodation is not demonstrated as being sufficiently flexible to readily accommodate conversion to other appropriate uses, either residential or non-residential, in the event that the need for the permitted use declines and while clear and robust evidence has not been provided that there is a need for the new accommodation, the application would therefore be contrary to Policy DM21 of the Development Management Policies Document - 2015.</p> <p>No appeal has been lodged against this decision.</p>	<p>This refusal shows successful use of this policy. It shows that although an applicant can demonstrate a need for the form of housing, the design of the proposal is an important consideration, and the future flexibility of the layout of accommodation.</p>

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	appropriate uses, either residential or non-residential, in the event that the need for the permitted use declines.				
CS9	<p>The Council has a target that overall, 35% of new dwellings should be affordable. This equates to the provision of 950 new affordable homes over the period 2007 to 2022.</p> <p>New housing developments should include a mix of dwelling types, sizes and tenures which help meet identified local housing needs and contribute to the development of mixed and sustainable communities.</p> <p>Taking into account the viability of the development proposed and other planning objectives, the Council will negotiate to achieve the provision of affordable housing as set out below:</p> <p>Residential developments of between five and fourteen dwellings gross (or on sites between 0.15ha and 0.49ha - irrespective of the number of dwellings proposed) should include at least 20% of dwellings as affordable.</p> <p>Residential development of 15 or more dwellings gross (or on sites of 0.5ha or above) should include at least 40% of dwellings as affordable.</p> <p>The Council will seek to ensure that the affordable housing remains affordable to successive as well as initial occupiers through the use of planning conditions or a planning obligation.</p> <p>Advice on the detailed operation of this policy, the definition and nature of the local housing needs to be met, the tariff system to be used, and the mechanisms</p>	<p>Number of affordable housing units completed per annum (and as a % of total net completions)</p> <p>_ Number of social rented and intermediate affordable housing units per annum (and as a % of total affordable housing completions)</p>		A table detailing the affordable housing completions for this year can be found in Annex 4	<p>There were 57 'affordable' units completed this year. This equates to just 18.5% of all completions being affordable.</p> <p>The Borough Council continues to monitor affordable housing delivery on an annual basis through the Local Plan Annual Monitoring Report. During the five year period from April 2012 to March 2017, 33% of all new homes completed were classified as 'affordable homes'. This is marginally below the target of 35% but exceeds the Core Strategy notional annual target by 186 units (63 units per year).</p> <p>The OAHN target of 418 equates to an affordable housing target of 181 units per year.</p>

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	for delivery of the affordable housing, will be set out in the Developer Contributions SPD.				
DM22	<p>Policy DM 22 Housing Mix</p> <p>We will grant planning permission for new residential development proposals that incorporate a mix of dwelling sizes and tenures that meet identified local needs.</p> <p>In order to meet this objective we will require all residential development proposals for four or more units be comprised of a minimum of 25% three bedroom, or more, units. We will consider exceptions to this approach where it can be demonstrated that such a mix would be inappropriate to the location or endanger the viability of the proposal.</p> <p>On sites particularly suited to larger-sized family houses, we will encourage the proportion of units having 3 or more bedrooms, as specified above, to be exceeded.</p>	% of planning permissions granted for four units or more, for development comprising 25% three bedroom or larger units	Development proposals for four units or more to be comprised of a minimum of 25% three bedroom or larger units.	There were 10 permissions granted for 4 or more units this reporting year. Of these, 4 were PDCOU so out of the control of this policy. Of the 6 planning permissions, only 1 comprised of 25% three+ bedroom units. Another comprised 20%.	There are two main reasons why this policy is not delivering the larger units that the Borough needs. The first is the overall capacity of the site, smaller sites coming forward with genuinely less space and the viability of delivering these sites. The second is that market signals are clearly wanting to deliver smaller units and the Council has to make a judgement on this. The NPPF does state that market signals should be considered in determining planning applications.
DM23	<p>Policy DM23 Gypsy and Traveller Sites</p> <p>The Council will protect the existing authorised gypsy and traveller plots at the Cox Lane and Kiln Lane sites, and will identify provision to accommodate additional plots.</p> <p>It is anticipated that the forthcoming Site Allocations Development Plan Document will meet the needs of gypsies and travellers by identifying and allocating suitable provision.</p> <p>Proposals for new sites will:</p> <ul style="list-style-type: none"> (i) have good access to local services including shops, schools, GPs and other health services; (ii) have good access to and from the public highway, bus 	Core Strategy Indicator: Number of pitches provided for permanent gypsy and traveller accommodation and pitches for travelling showpeople against the requirements identified in the Traveller Accommodation Assessment	Will be set out in the Site Allocations Document based on the Traveller Accommodation Assessment	No new pitches have been provided for Gypsy and Traveller accommodation in the Borough.	In June 2017 the Council published a Traveller Accommodation Assessment. This is within the next reporting year and will be used to inform the housing policies and site allocations in the Local Plan review.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<ul style="list-style-type: none"> (iii) routes and other transport modes; demonstrate that they are compatible with any existing neighbouring residential uses; (iv) not involve the erection of unsightly, significant permanent structures; (v) not be located in areas of high flood risk; (vi) not be located on contaminated land; and result in no net loss of biodiversity. 				
<p>CS11</p> <p>DM24</p>	<p>Losses of employment land will be resisted in the strategic employment areas of the Nonsuch and Longmead Industrial Estates and within Epsom town centre and Ewell village centre. Regeneration of employment premises and intensification of employment uses will be encouraged in these locations.</p> <p>A cautious approach will be adopted to losses of employment land elsewhere. The Site Allocations/ Development Control DPDs will set out detailed policies for the redevelopment of employment sites within strategic employment areas and elsewhere and will define sites where particular policies apply. The Council will support and facilitate new working methods that seek to increase productivity without significant increases in workforce and which limit the need to travel, such as home working.</p> <p>Policy DM 24 Employment Uses Outside of Existing Employment Policy Areas</p> <p>Outside of the existing identified employment locations and Epsom Town Centre, proposals resulting in the loss of employment floorspace will not be granted planning permission unless it can be demonstrated that:</p>	<p>Core Strategy Indicator: Amount of employment floorspace gained and lost per use class (outside of the existing employment policy areas)</p>	<p>No target identified</p>	<p>8 applications were determined in the AMR reporting year which involved the loss of employment floorspace. Of these, 5 were permitted development change of use applications (PDCOU), which fall outside the scope of local policy. Collectively these resulted in the loss of 2792sqm of office floorspace (B1) and, if implemented, will deliver 42 residential units (C3). The three other applications which were determined against local policies and permitted would result in a potential loss of 1467sqm of office floorspace (B1) and if implemented will deliver 17 residential units (C3). Apart from Ryebrook Studios (Woodcote Ward) all the applications were within Epsom Town Centre and Ewell Village Centre.</p> <p>There were no applications submitted / determined to deliver new B class employment floorspace</p>	<p>Employment floorspace is still being lost as a result of PDCOU applications, although the Council has taken action to protect key employment sites through issuing Article 4 directions. The non PDCOU applications were all considered against the local Plan employment policies and were justified.</p>

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	<p>i. The existing use has a significant adverse effect on residential amenity and there is no reasonable prospect that this effect can be alleviated while retaining the use; or</p> <p>ii. There is genuine evidence, including that the site has been marketed without success*, that the site, as it stands, is no longer suitable for its existing or other employment uses.</p> <p>Where the loss of existing employment floorspace can be demonstrated, new mixed-use redevelopment will be allowed provided that the development provides for a mix of uses including a significant element of employment generating uses.</p> <p>*The Council will require that the site has been marketed for a minimum period of 18 months at an appropriate rate for its location and condition.</p>				
DM25	<p>Policy DM 25 Development of Employment Premises</p> <p>Planning permission for employment developments will be approved providing the following factors are met:</p> <p>a) the accommodation should be flexible & suitable to meet future needs especially to provide for the requirements of local businesses and small employers;</p> <p>b) the scale, bulk and appearance of the proposal should be compatible with the character of its surroundings;</p> <p>c) the development must not significantly harm the amenities of nearby occupiers nor cause adverse environmental impact on the surrounding area;</p> <p>d) the scale of development should be compatible with the level of existing or potential public transport accessibility,</p>	AS ABOVE		There were no applications for the development of new employment premises during the AMR reporting period.	

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	<p>and the on-street parking situation. Where additional infrastructure is required due to the scale of the development, such a development will be required to fund the necessary infrastructure to support it; and</p> <p>e) the development should comply with the Council's transport, access, servicing, car and cycle parking standards and policies.</p> <p>Epsom Town Centre is the most sustainable location for new office facilities and other higher density employment uses. However, other locations will be considered on their merits and having regard to the policies contained within the local plan.</p>				
DM26	<p>Policy DM26 Equestrian-Related Development in the Green Belt Where equestrian-related development constitutes inappropriate development in the Green Belt, applicants will be expected to justify any proposal with reference to very special circumstances which clearly outweigh harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Where proposals do not constitute inappropriate development in the Green Belt, applicants will be expected to demonstrate that:</p> <p>(i) the development is requisite to the maintenance of a successful race-horse industry in the Borough; and</p> <p>(ii) in the first instance priority is given to the re-use of existing buildings for stabling, tack rooms, feed stores or any other ancillary use which requires a non-residential building; and</p> <p>(iii) where replacement buildings are justified, the replacement(s) are well</p>	Applications for equestrian related development in the Green Belt Percentage of planning appeals allowed overturning Council's decision	No target None (0%)	16/00476/FUL Equus Equestrian Centre, Horton Country Park. Erection of a detached building to accommodate a horse walker and provide storage for agricultural related equipment. PERMITTED. One application has been refused using DM26 as one of the reasons cited for refusal. To date this decision has not been appealed. (16/00404/FUL Demolition of the existing stables and the erection of a detached 2 bedroom bungalow, revised access and landscaping. REFUSED)	No planning appeals overturned.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	related to existing buildings and are not materially larger than the building(s) to be replaced; and (iv) where new buildings or ancillary development are justified these are well related to existing buildings and are small in scale.				
DM27	<p>Policy DM 27 Working from Home</p> <p>Where planning permission is required it will be granted for a business to operate from a residential property which remains in residential use provided that:</p> <ul style="list-style-type: none"> (i) the proposal would not cause serious harm to the living conditions of adjoining properties by reason of the nature of the activity, and incorporates appropriate noise attenuation measures where late working or the operation of machinery is involved; (ii) the proposal would not involve alterations to the property (such as extensions and fire escapes) which would substantially alter its residential character, cause serious harm to the living conditions of adjacent occupiers, or cause serious harm to the character and appearance of the surrounding area; (iii) the proposal would not be prejudicial to highway safety and efficiency by reason of deliveries or of car parking by staff, suppliers or customers; (iv) adequate access and parking can be provided without introduction of new vehicular movement into the rear curtilage. 	Percentage of planning appeals allowed overturning Council's decision	None (0%)	No applications have been refused citing this policy.	
CS14	Measures to improve Epsom town centre, including new development, will be encouraged especially where they	Amount of retail floorspace gained/lost within	Amount and percentage of all completed	Within Epsom town centre there have been 4 applications for a change of use within the primary shopping area as defined in	Each of the retail change of use applications were considered against relevant policies and the decisions justified. The amount of retail

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>help it to adapt and reinforce its role in meeting the needs of the local community and acting as a focus for a range of activities (including retail, cultural, business, leisure and residential) and where they recognise and build on the distinctive character of the place.</p> <p>Development should contribute to the following key objectives for the town centre:</p> <ul style="list-style-type: none"> _ Creating a diversity, richness and balance of uses which will contribute to a flourishing day-time and night-time economy, help satisfy community needs and enhance environmental quality and sustainability; _ Ensuring that physical and land use changes recognise and build on the distinctive character different parts of Epsom town centre already have, and contribute to conserving and developing a “sense of place”; _ Improving the pedestrian and cyclist environments by creating new links and developing a street network which is designed with their needs in mind, and which reduces the adverse impact roads and traffic have on the town; _ Ensuring the town has a clear spatial structure for future growth and change and that development can be used to protect and enhance that pattern; _ Developing a greater sense of safety and security for users, both during the day and at night, and improving the perception of the town as active, inclusive and safe. 	town centre, and percentage within defined primary or secondary shopping areas	residential, business and cultural/leisure development within the town centre	<p>Plan E. Of these, three were permitted and one refused. The applications were:</p> <p>16/00648/FUL: 1-3 South Street COU from A1 to D1 secondary retail frontage (permit)</p> <p>16/00263/FUL: 68 High Street COU A1 to A2 primary retail frontage (refused)</p> <p>16/00215/FUL: 93-95 High Street A1 to A1/A3 primary retail frontage (permit). An additional 27sqm of retail floorspace.</p> <p>16/01156/COU: 5 Waterloo Road COU from A1/taxi office to taxi office only (permit)</p> <p>Of the 308 residential units which were completed in the AMR reporting year, 121 (39%) were located within the Epsom Town Centre boundary.</p>	<p>floorspace has not significantly changed, (an additional 27sqm of A1/A3). At the time of determination the % of A1 uses along primary retail frontages remained above 66%. However, it is recommended that more regular shop front surveys be conducted to ensure decisions are based on up to date information.</p> <p>The high proportion of residential units delivered within the town centre is positive, reflecting greater densities and use of town centre sites.</p>
DM28	<p>Policy DM 28 Existing Retail Centres (Outside of Epsom Town Centre)</p> <p>We will protect existing retail centres by:</p> <ul style="list-style-type: none"> a) retaining existing shopping frontages in the Shopping Centres (as identified in the Site Allocations Policies Document and on the Proposals Map) predominantly for retail use, so that they continue to provide locally accessible 	Amount of A1 floorspace gained/ lost in shopping centres and primary retail centres as a result of planning permission granted	The overall percentage of A1 retail uses to remain above 50% of the total shopping units within a designated shopping centre. % of A1 units in identified	<p>There have been 4 applications relating to retail uses in local centres. Two of these were for the same retail unit in the Kingston Road / Ruxley Lane centre and related to a change of use away from an A use class. Both were refused referencing policies CS15 and DM28. The two other applications were for units in Ewell Village and were permitted.</p> <p>Ewell Village 16/00408/FUL 64 High Street, Ewell, COU A2 to A1/A3. Permit 183sqm</p> <p>16/00164/COU 38 High Street, Ewell, COU A1 to Sui Generis (beauty Salon). Permit Loss of 130sqm, outside of primary retail frontage.</p>	A review of the ‘Local Centre Study’ is recommended for 2018/19 to update the % A1 uses at each centre. This should include the Town Centre, Ewell Village and Stoneleigh.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
CS14	<p>goods and services and employment opportunities of a suitable scale for the size of the centre and or catchment area. Proposals for changes of use that threaten the predominance of A1 uses will be resisted; and</p> <p>b) supporting local shops and resisting their loss (particularly convenience shops) in Local Centres.</p> <p>Unless exceptional circumstances can be demonstrated, development at ground floor level should not lead to an over proliferation of non-retail use, namely those comprising Class A2, A3, A4 or A5 uses. The overall percentage of A1 retail uses should not fall below 50% of the total shopping units within the shopping centre.</p> <p>Along identified Primary Retail Frontages, the percentage of A1 units will not fall below 66%. The Council will actively encourage a higher proportion of A1 uses along these frontages. Uses other than the A1, A2 and A3 uses, as identified by the Use Classes Order, will not be permitted in Primary Retail Frontages.</p> <p>In shopping centres non A use classes will not normally be permitted at ground floor level, although development for community uses and sui generis uses with a strong retail element will be permitted provided that such uses meet objectives a) and b) above.</p> <p>Where it is practical and viable we will encourage the introduction of pop-up shops and other appropriate temporary uses within retail centres in order to support their long-term vitality and viability.</p> <p>Where it has been demonstrated that environmental or amenity impacts prevent residential use, A2, B1 (a) and</p>		Primary Retail Frontages to not fall below 66%	<p>Kingston Road / Ruxley Lane Centre 16/00841/FUL 350 Kingston Road, COU from A1 (retail) to D1 (nursery). Refused under policies CS15 and DM28</p> <p>16/00216/FUL 350 Kingston Road, COU from A1 (retail) to D1 (educational tuition centre). Refused under DM28 and CS15</p>	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>other non-commercial uses may be acceptable at first floor level or above.</p> <p>Measures to improve Epsom town centre, including new development, will be encouraged especially where they help it to adapt and reinforce its role in meeting the needs of the local community and acting as a focus for a range of activities (including retail, cultural, business, leisure and residential) and where they recognise and build on the distinctive character of the place.</p> <p>Development should contribute to the following key objectives for the town centre:</p> <ul style="list-style-type: none"> Creating a diversity, richness and balance of uses which will contribute to a flourishing day-time and night-time economy, help satisfy community needs and enhance environmental quality and sustainability; Ensuring that physical and land use changes recognise and build on the distinctive character different parts of Epsom town centre already have, and contribute to conserving and developing a “sense of place”; Improving the pedestrian and cyclist environments by creating new links and developing a street network which is designed with their needs in mind, and which reduces the adverse impact roads and traffic have on the town; Ensuring the town has a clear spatial structure for future growth and change and that development can be used to protect and enhance that pattern; Developing a greater sense of safety and security for users, both during the day and at night, and improving the perception of the town as active, inclusive and safe. 				
DM29	<p>Policy DM 29 Major New Retail Developments</p> <p>Further major retail developments and retail warehousing will only be permitted within Epsom Town Centre shopping area. Where it has been demonstrated</p>	<p>Planning applications for new retail floorspace- granted and refused</p>	<p>No target identified</p>	<p>There were no applications for major retail developments during the AMR reporting year.</p>	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>that there are no suitable sites, preference will be given to a site on the edge of Epsom Town Centre Primary Shopping Area or within the Borough's other retail centres, and only then to local centres that are in locations accessible by a choice of means of transport.</p> <p>In sites outside the Epsom Town Centre shopping area, permission will only be granted provided that:</p> <ul style="list-style-type: none"> (i) either in isolation or in combination with similar developments in the vicinity, the proposed development would not have a significant adverse impact on the vitality or viability of other shopping centres; (ii) a demonstrable need exists in terms of estimated growth in expenditure within the catchment area; and (iii) the impact on overall travel patterns and car use is to reduce the need to travel, to reduce reliance on the car and to facilitate multi-purpose trips. 				
DM30	<p>Policy DM 30 Existing Out of Centre Retail Facilities</p> <p>We will maintain and enhance the vitality and viability of Epsom's identified town and local centres. Proposals seeking to extend or improve the attractiveness of the retail offer at existing out of centre retail facilities will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) The proposal satisfies the policy approach set out in national planning policy* including proposed changes to the type of goods sold or type of activity. b) Viability and vitality of Epsom's existing centres are not harmed. Where appropriate we will introduce planning conditions on 	Percentage of planning appeals allowed overturning Council's decision	None (0%)	No relevant planning applications.	n/a

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>applications, to ensure that proposals do not have a significant impact on the vitality and viability of existing town and local centres. Such conditions may:</p> <ul style="list-style-type: none"> i. Prevent the amalgamation of small units to create large out-of-centre units; ii. Limit internal development to specify the maximum amount of floorspace permitted; iii. Control the type of goods sold or type of activity. iv. Require the introduction of on-site car park management and charging regimes. 				
DM31	<p>Policy DM 31 Safeguarding Small-Scale Retail Provision</p> <p>We will support isolated shops and small groups of shops which serve local needs, and will seek to ensure that there is provision of essential daily goods within reasonable walking distance around the Borough.</p> <p>Changes of use away from retail will not be permitted unless:</p> <ul style="list-style-type: none"> (a) The unit is within 400 metres of a designated frontage or (b) The retail use is inappropriate in terms of access or neighbourliness or (c) The proposed use would provide a community service or function. <p>Before accepting the loss of any local shop unit, the Council will require satisfactory evidence of full and proper marketing normally for at least 2 years, and will need to be satisfied that reasonable endeavour has been made to find new occupants for a full range of appropriate uses. If the retention of the shop use is proven to not be possible then other compatible uses that are demonstrated as making a positive contribution to the local economy will be considered.</p>	No of planning permissions granted resulting in the loss of small- scale retail provision	No loss of small-scale retail provision	There were no applications involving isolated small scale retail provision during the AMR reporting year.	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
DM32	<p>Policy DM 32 Parking and Servicing at Existing Retail Centres</p> <p>In order to maintain lively, vibrant and viable shopping centres we will continue to work with Surrey County Council and other partners to implement the Borough Parking Strategy.</p> <p>Proposals for new development within the identified shopping centres that generates vehicle trips will take full account of the Strategy.</p> <p>Parking associated with new retail proposals will adhere to the management and charging regimes set out within the Strategy.</p> <p>In order to ensure an appropriate level of provision and access, planning permission will not be granted for proposals which involve the loss of existing public car parking facilities and rear servicing roads in the Borough's shopping centres.</p>	Percentage of planning appeals allowed overturning Council's decision	None (0%)	No relevant applications	
DM33	<p>Policy DM 33 Visitor Accommodation</p> <p>Proposals for new hotels should be located within identified town or local centres.</p> <p>Where a town centre location is not achievable, a proposal may be acceptable either within the built-up areas of the Borough or upon sites identified for mixed use development, where it can be demonstrated that no sequentially preferable site is available and suitable. Such sites will be within 300 metres of defined town centres and/ or locations with good access to railway network.</p> <p>Proposals for other smaller-scale tourist accommodation will be acceptable where the proposal:</p> <p>a. is on a site within the existing built-up area of the Borough or</p>	Number of applications approved for new hotels or visitor accommodation and their location	No target identified	<p>15/01839/FUL The Comrades Club The Parade Epsom Surrey KT18 5BT</p> <p>Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities.(Amended drawings received 26.05.2016) Permitted 22/6/16</p>	This proposal is ideally located within the Town centre boundary

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>within a specific site allocation or sites identified in the Local Plan for mixed-use development; or</p> <p>b. provides accommodation of an appropriate nature and scale to meet the needs of an existing tourist facility or attraction; or</p> <p>c. is for the conversion or replacement of suitable existing buildings in the countryside and the proposal complies with other relevant policies</p> <p>Proposals for touring caravan or camp sites will be acceptable where:</p> <p>d. the site is adjacent to an existing settlement; or</p> <p>e. well-related and with good links to an existing settlement; and</p> <p>f. no adverse visual impact is caused on the surrounding landscape; and</p> <p>g. the site is, or can be served by adequate water and sewerage services; and</p> <p>safe physical access can be achieved.</p> <p>The occupation of new tourist accommodation will be restricted through the use of conditions or legal agreements to ensure tourist use and not permanent residential use.</p>				
DM34	<p>Policy DM 34 New Social Infrastructure</p> <p>Planning permission will be given for new or extensions to existing social infrastructure on the basis that:</p> <p>a) it meets an identified need;</p> <p>b) it is delivered, where practicable, in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which encourage dual use and increase public access;</p> <p>c) it is in a location that is accessible by public</p>	<p>Core Strategy Indicator: Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough.</p>	<p>No net loss of community facilities</p>	<p>Planning permission was granted 7/6/2016 at Salesian College Sports Ground, Old School Lane for the following:</p> <p><i>Demolition of existing buildings. Erection of a part 2 /part 3 storey building to be used as a 60 unit Extra Care facility (Use Class C2) with associated communal and ancillary facilities, including car and cycle parking and landscaping. Re-laying of sports pitches including an all weather surface, the erection of a two storey pavilion and provision of associated car and cycle parking. Provision of altered access onto Old Schools Lane.</i></p> <p>To compensate for the loss of playing fields at this location, the development is to construct a new sports pavilion and upgrade the remaining playing fields. This includes surface level uniformity and improved drainage which is intended to increase the quality and usage of the playing fields</p>	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>transport, walking and cycling;</p> <p>d) it is of high quality design providing inclusive access for all;</p> <p>e) it does not have a significant adverse impact on residential character and amenity; and</p> <p>f) it makes an appropriate provision for on-site car parking, access to public transport, cycling and walking, and the effect on traffic movement and highway safety is in accordance with Policy CS16.</p> <p>We will resist the net loss of community facilities unless:</p> <p>h. the proposal is supported by clear and robust evidence that demonstrates that the facility is no longer needed;</p> <p>ii. where appropriate, it has been vacant and marketed for a community use without success for at least 18 months ; or</p> <p>it can be re-provided elsewhere or in a different way.</p>			<p>Other Social Infrastructure Applications: There were two other applications relating to social infrastructure:</p> <p>16/01338/COU 46 Salisbury Road COU from D1 (doctors surgery) to C3 (residential). Permit. Loss was justified on the basis that the doctors surgery serves only a small number of patients whom could easily be accommodated at other local practices.</p> <p>16/01041/FUL Sutton & Epsom Rugby Club, Rugby Lane, Cheam. Part of sports pavilion to D1 (children's nursery). Permit. Gain of 144sqm</p>	
DM35	<p>Policy DM 35 Transport and New Development</p> <p>The impact of new development on the transport network will be assessed against other plan policies and transport standards.</p> <p>All planning applications for major developments should be accompanied by a Transport Assessment. Smaller developments should be accompanied by a Transport Statement where appropriate.</p>				As this policy is concerned with the approach to assessing applications rather than the delivery of specific development outcomes, no monitoring is proposed.
DM36	DM 36 Sustainable Transport for New Development	Percentage of planning appeals allowed overturning Council's decision	None (0%)	No appeals received. There are two refusals quoting this policy (at the same address):	This policy is concerned with the approach to assessing applications rather than the delivery of specific development outcomes.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>In order to secure sustainable transport patterns and usage across the Borough we will:</p> <ul style="list-style-type: none"> a. require all major new development, including new homes, commercial and community uses to develop and implement a proportionate, robust and effective Travel Plan in accordance with Surrey County Council's adopted Travel Plan Good Practice Guide; b. prioritise the access needs of pedestrians and cyclists in the design of new developments, protect and enhance pedestrian and cycle access routes to, and where possible, through development sites, including the protection or enhancement of the strategic cycling and walking networks; and c. require new development to provide on-site facilities for cyclists as appropriate, including showers, lockers and secure, convenient cycle parking, in accordance with standards. 			<p>16/01724/FUL 16/01056/FUL</p> <p>4 Chase Road Epsom Conversion of property into 4 bedsits Refused. <i>The proposed development would have insufficient on-site car parking which would result in additional on-street parking pressures within the adjacent residential streets to the detriment of highway safety and convenience of other car drivers.</i> <i>There is also no provision made for cycle parking. The proposal would thus be contrary to Policy CS16 of Core Strategy 2007 and Policies DM36C and DM37 of the Development Management Policies 2015.</i></p>	
DM37	<p>Policy DM 37 Parking Standards</p> <p>Developments, redevelopments, conversions and extensions will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. Applicants will be required to demonstrate how their proposals will meet the objectives of the Epsom & Ewell Borough Parking Strategy.</p> <p>Car parking standards and cycle parking standards are set out in Annexe 2 - Parking Standards for new development. These take into account bus and rail accessibility as well as local highway and traffic conditions including demand for on-street parking.</p>	% of residential and commercial developments (complete) that meet car parking and cycle standards	All new developments to meet car parking and cycle parking standards	There have been 15 refusals quoting this policy. These are generally based around inadequate/ insufficient parking.	The monitoring procedures to determine whether every complete development has met parking standards is not in place. It is reasonable to assume that as we are refusing applications on the grounds of inadequate parking, the applications that are being approved are most likely to meet at least minimum standards.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	New development proposals will meet these standards. We will consider exceptions to this approach if an applicant can robustly demonstrate that the level of on-site parking associated with their proposal would have no harmful impact on the surrounding area in terms of street scene or the availability of on-street parking.				
DM38	<p>Policy DM 38 Rear Servicing</p> <p>The Council will work with its partners to reduce traffic congestion caused by obstructions on the highway, specifically by illegally parked cars and delivery vehicles.</p> <p>Rear servicing of premises in shopping and office areas will be sought. Where rear servicing is demonstrated as not being possible, practical or viable we will secure alternative solutions that ensure that delivery and servicing vehicles do not cause an obstruction to the surrounding highway network.</p>	Percentage of planning appeals allowed overturning Council's decision	None (0%)	No applications refused on these grounds	This policy is concerned with the approach to assessing applications rather than the delivery of specific development outcomes.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
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Plan E Implementation Table

Policy number	Policy	Indicators	Targets or specific actions (where applicable)	2016/17 Performance	Recommendations/ Analysis
E1 Town Centre boundary	<p>The Town Centre boundary identifies the area to which the Plan E policies and Core Strategy policy CS14 principally apply.</p> <p>In principle, Town Centre uses will be permitted within this area, subject to other relevant policies. These uses will include retail, employment, higher density housing and community facilities. Mixed use proposals are encouraged, although single use schemes will be permitted where it can be demonstrated they will make a positive contribution and will not harm the vitality and viability of the town centre.</p>	Town Centre Health Check (This will provide a comprehensive overview as to how the town centre is performing, drawing on many sources of information)	Health check to be carried out every 5 years. Base date 2009	<p>A Retail Study Update was prepared by GCA Grimley on behalf on the Borough Council and published in August 2015. This can be viewed on our Website:</p> <p>Retail Study Update</p> <p>The study concludes that overall, Epsom continues to perform well and that the approach to the Town Centre outlined in Plan E should continue.</p>	The Retail Study should be updated on a regular basis as stated in Plan E.
E2 Housing capacity	<p>New development will deliver between 635 and 775 new residential units within the Town Centre during the period between 2010 and 2026.</p> <p>The key opportunity sites, as defined on the Proposals Map, will deliver a significant proportion of this as follows:</p> <p>Upper High Street and Depot Road site: Approx 130 units Gas Holders site, East Street: Approx 250 units Epsom Station site: Approx 100 units</p> <p>The remainder of the target will be delivered by the other opportunity sites identified by Plan E and existing housing commitments.</p>	<p>Net additional housing units delivered within the town centre and number of affordable (<i>Core Output Indicators H2(b) and H5</i>)</p> <p>The Density of dwellings delivered (to monitor the most efficient use of PDL).</p> <p>Number of housing units delivered on key opportunity sites</p> <p>Sources of supply - EG upper floors/ conversion/ new development</p>	<p>To be on track to meet target by 2026 and inline with Core strategy affordable housing policy CS9</p> <p>Figures to be in line with those identified E14, E15 and E16</p>	In 2016/17 there were 175 completions with Town Ward. This includes completions at The Lintons Centre redevelopment.	Many of the Town Centre opportunity sites are yet to come forward for redevelopment, however part of the Depot Road and Upper High Street site has recently received permission for a mix of retail and housing. The station opportunity site was redeveloped a few years ago.
E3 Retail capacity	Epsom will maintain its position in the shopping hierarchy as a secondary	Rank in the retail hierarchy (Experian)	Maintain Epsom's relative position	There have been no significant retail floorspace additions for the 2016/17 reporting year.	The Depot Road and Upper High Street site has been allocated to deliver 2,000 sqm of retail floor space.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>regional centre. Its retail offer will reflect that of a quality market town. The amount of retail growth in the town centre will be guided by the following:</p> <p>Convenience goods: there is capacity for an additional 2,466 sq m by 2026. This is broken down into:</p> <ul style="list-style-type: none"> • 1,448 sq m by 2013 • 1,767 sq m by 2018 and • 2,466 sq m by 2026. <p>Comparison goods: there is capacity for an additional 7,730 sq m by 2026. This is broken down into:</p> <ul style="list-style-type: none"> • 1,676 sq m by 2018 and • 7,730 sq m by 2026. <p>Prior to 2013 there is no capacity identified for additional comparison floorspace. It should be noted that projections beyond 2018 should be treated with caution.</p>	<p>data, national rankings)</p> <p>Amount of completed retail floorspace (<i>Core Output Indicator BD4</i>)</p> <p>Other indicators within the Town Centre Health Check, for example turn over and vacancy rates of retail units</p>	<p>in the retail hierarchy in relation to other London Fringe Centres</p> <p>To be inline with quantities set out in policy E3</p>	<p>A recent (2018) publication by Experian has ranked Epsom 4th in a list of the UK's multi-channel shopping hotspots (following Guildford, Tunbridge Wells and Horsham). http://www.experian.co.uk/marketing-services/news-retailscape-uk-retail-centres-best-placed-to-thrive.html</p> <p>This means that shoppers within Epsom's catchment are embracing retailers' multi-channel shopping offers.</p> <p>The Town Centre Retail Health check (2015) identified that the vacancy rate in Epsom has remained consistently low and that there "is currently no significant clustering of vacant units within Epsom Town Centre".</p>	<p>The Experian retail hierarchy data needs to be purchased. However, data which is freely available from Experian seems to indicate that Epsom town centre is performing well.</p> <p>A low vacancy rate for retail units in the town centre is also positive.</p>
E4 Town Centre retail area / primary & secondary frontage	<p>Town Centre Retail Area</p> <p>This area, as defined on the Proposals Map, will serve as the Town Centre's core shopping area. The area incorporates the Primary and Secondary Retail Frontages. Retail uses will form the dominant use within this area. The Council will actively encourage new retail to locate within this area.</p> <p>Primary Retail Frontages</p> <p>Within these frontages, as defined on the Proposals Map, the percentage of A1 uses will not fall below 66%². The Council will actively encourage a higher proportion of A1 uses within these frontages. Uses other than the A1, A2 or A3 uses, as identified by Use Classes Order, will not be permitted.</p> <p>Secondary Retail Frontages</p>	<p>Location of completed retail floorspace</p> <p>Changes of Use in Primary and Secondary retail frontages</p> <p>Applications within the town centre retail area that seek to change the use of A1 to A2, A3, A4, A5 use classes and their impact on retail frontage designation</p> <p>Other indicators within the Town Centre Health Check</p>	<p>Provision to be located in accordance with a sequential approach</p> <p>Primary retail frontages – number of A1 units to remain above 66%</p> <p>No additional A5 uses within primary or secondary frontages</p>	<p>There have been 4 applications for a change of use within the primary shopping area as defined in Plan E. Of these, three were permitted and one refused, with all making reference to policy E4. These applications were:</p> <p>16/00648/FUL: 1-3 South Street COU from A1 to D1 secondary retail frontage (permit)</p> <p>16/00263/FUL: 68 High Street COU A1 to A2 primary retail frontage (refused)</p> <p>16/00215/FUL: 93-95 High Street A1 to A1/A3 primary retail frontage (permit)</p> <p>16/01156/COU: 5 Waterloo Road COU from A1/taxi office to taxi office only (permit)</p>	<p>The most recent Retail Frontage survey was carried out in 2015. It is recommended that, resources allowing, such surveys be conducted on an annual basis to ensure accurate information is available to inform decision making by the DM team. This would contribute to the continued success of the implementation of policy E4.</p>

² This is a common approach for maintaining concentrations of A1 retail uses within defined primary retail frontages, on the basis that 66% is the minimum threshold required to maintain the viability of these frontages.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>Within these frontages, as defined on the Proposals Map, new A1 A2 and A3 uses will be permitted. A5 uses will not be permitted.</p> <p>Other uses will be permitted provided they demonstrate that they:</p> <ul style="list-style-type: none"> • Will not harm the predominantly retail character and appearance of the frontage • Contribute to the vitality and viability of that part of the Town Centre • Will not result in an over concentration of such uses, so as to create a significant break in the retail frontage • Will not result in an increase in anti-social behaviour • Are compatible with the neighbouring uses. <p>This policy does not affect the continued operation of existing non-retail uses already present within the town centre retail area.</p>				
E5 Employment floorspace provision	<p>Policy E5 New development will deliver between 6,000 – 7,000 sq m of new employment floorspace within the Town Centre during the period until 2026.</p> <p>Within the Town Centre boundary, as defined on the Proposal Map, the loss of existing employment floorspace will be resisted.</p> <p>Proposals that seek to redevelop aging upper floor office floorspace for retail, other commercial A class uses or non-commercial uses will be considered providing the following are demonstrated:</p> <ul style="list-style-type: none"> • That there is a sufficient supply of high density employment floorspace within the Town Centre to meet the needs generated by future population growth • That the proposal site is no longer fit for purpose as Town Centre office stock 	<p>Amount of employment floorspace (B1, B2, B8 uses) lost and gained (<i>Core Output Indicator BD1</i>)</p> <p>Location of losses and gains of employment floorspace</p> <p>Other indicators within the Town Centre Health Check</p>	<p>No net loss in employment floorspace</p> <p>An overall increase in the town centre of up to 6,000-7,000 sq m</p>	<p>There have been 5 applications involving employment floorspace within the town centre boundary. All but one of these involve the loss of B1 (office) floorspace to C3 use (residential), with 3 being permitted development prior approval applications. (i.e. beyond the influence of most local policies). Application details are below: 15/01913/PDCOU: 10 West Street COU B1 on ground and 1st floor to C3 (4 units) 16/00501/PDCOU: Rosebery Lodge 61 South Street COU B1 to C3 (9 units) 16/00504/PDCOU: 85 East Street COU B1 to C3 (16 units) 16/00688/FUL: 84-90 East Street COU D1 to B1 16/00215/FUL: 93-95 High Street COU of part 1st and 2nd from B1 to C3 2 units) There have been no applications for additions of employment floorspace.</p>	<p>The general trend is for employment floorspace to be redeveloped for higher density residential use. The PDCOU applications (permitted development) are beyond the influence of most local policies. However for non PD applications, policy E5 will help to ensure losses are appropriately managed.</p>

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<ul style="list-style-type: none"> That the existing office use has been subject to an active marketing exercise lasting at least twelve months, prior to alternative uses being considered. 				
E6 Leisure, cultural & community facilities provision	<p>The overall level of leisure provision within the Town Centre will be maintained and in specific locations enhanced.</p> <p>Leisure and cultural facilities, and other family friendly uses that contribute to the evening economy will be supported.</p> <p>Suitable locations for such uses include South Street and Derby / Oaks Square.</p>	<p>Losses, gains and co-location of private and public leisure, cultural and community facilities provision</p> <p>Other indicators within the Town Centre Health Check</p>	<p>No net loss in provision. Increase in provision desirable particularly in South Street and Derby / Oaks Square</p>	<p>An application (15/01851/FUL) was approved in July 2016 for a number of public realm improvements to Derby Square, which has been rebranded 'Epsom Square'. Now implemented, these improvements have had a positive impact on the square, adding interest and helping to increase its usage.</p>	
E7 Building heights	<p>The areas where there are opportunities for higher buildings, up to a maximum height of 16 metres³, are defined on the Proposals Map.</p> <p>Elsewhere within the Town Centre Boundary, buildings will be a maximum of 12 metres⁴.</p> <p>The above maximum heights are defined as the distance between ground level and the buildings eaves/ gutter.</p> <p>Above the maximum heights, the roof of the building will be no higher than 4 m and the slope of the roof will be no greater than a 45° pitch.</p> <p>Building up to the maximum heights stated may not be appropriate in every location. In addition it may not be appropriate for the roofspace to be utilised as an additional storey. Proposals must respect:</p> <ul style="list-style-type: none"> The character and context of the surrounding locality, particularly in relation to 	<p>Height and location of new buildings in the Town Centre</p>	<p>To be within the maximum height standards set out in Policy E7</p>	<p>The approved redevelopment of the Comrades Club (15/01839/FUL) for a 57 bed hotel (C1) ancillary restaurant/bar and new Comrades Club facilities is to be 15.2 metres at its highest point. This is site H allocated in Plan E as a development site, but not within a higher building zone.</p>	<p>The justification for a higher building in this location is based on an appeal that was previously allowed on the same site.</p>

³ The broad equivalent of a commercial scale four storey building

⁴ The broad equivalent of a commercial scale three storey building

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>existing building heights and roofscapes</p> <ul style="list-style-type: none"> • The impact on the streetscene and views • The Conservation Area (where appropriate) • Listed buildings and the setting of listed buildings • Topography 				
E8 Energy generation	<p>Future development proposals within the Town Centre will fully assess the potential to incorporate decentralised or renewable energy generating sources and where feasible, these sources will be provided as part of new developments.</p> <p>New decentralised and renewable energy sources will be designed to have the capability to contribute to a wider local energy network and/ or the National grid.</p> <p>Where community Combined Heat and Power (CHP) schemes are demonstrated as not being viable, new developments will be designed and built with the capability to connect into such a network at a future date.</p>	<p>Production of a Climate Change Plan</p> <p>Town Centre developments built incorporating CHP or low carbon energy generation, or with the capability to connect to such a network at a future date</p>	<p>Production of Climate Change Plan by 2012</p> <p>No current target for individual sites (to be identified through Delivery DPD). Requirements for CHP on the three strategic opportunity sites</p>	<p>The approved redevelopment of the Comrades Club (15/01839/FUL) for a 57 bed hotel (C1) ancillary restaurant/bar and new Comrades Club facilities will include air source heat pumps to provide at least 10% of the energy requirements from renewable sources on site.</p>	
E9 Public realm	<p>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.</p> <p>Proposals for new development will, where appropriate deliver:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Rationalisation of signage and street furniture</p> <p>The introduction of:</p> <ol style="list-style-type: none"> An agreed uniform palette of street furniture/ materials A shop front / signage strategy <p>Biodiversity enhancements and increases in greenery in the Town Centre (for example,</p>	<p>Audit and rationalisation of signage and street furniture by 2012</p> <p>Identification of palette of material and production of strategy by 2012</p> <p>Service level agreement between Surrey County Council and EEBC to adhere to</p>	<p>Working in partnership with Surrey County Council funding of £2.7m has been awarded from the Coast to Capital Local Enterprise Partnership (LEP) to implement a package of 'Plan E' improvements. Funding has also been provided from EEBC via the Community Infrastructure Levy. The improvements scheme will involve changing the road layout in South Street to help reduce congestion and implementing a number of improvements to the town centre's appearance. The improvements aim to reduce congestion and promote economic growth by making it easier for shoppers to negotiate the town centre and provide an attractive business environment, encouraging investment and supporting the creation of jobs. Works commenced in early 2017 and are due to be completed in late 2018.</p> <p>Further funding will be required to extend the programme of works further along the High Street (north) to the quadrant junction.</p> <p>An application (15/01851/FUL) was approved in July 2016 for a number of public realm improvements to Derby Square, which has been rebranded 'Epsom Square'. Now implemented, these improvements have had a positive impact on the square, adding interest and helping to increase its usage.</p>	<p>The commencement of the Plan E improvements scheme has demonstrated the benefits of partnership working and having a comprehensive plan to direct and manage future change in the Town Centre. Plan E has been the catalyst for helping to identify and successfully attract funding to deliver such improvements</p>

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<ul style="list-style-type: none"> ▪ 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 & Management Plan. <p>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.</p>	<p>additional tree planting, shrubbery, green roofs, green corridors, green walls, open space)</p> <p>Number of new public art initiatives (in particular those involving and engaging partners IE UCA, youth groups and local artists)</p> <p>Developer contributions towards public art</p> <p>Other indicators within the Town Centre Health Check for example shopper/retailer satisfaction levels, potentially linking in with commercial satisfaction surveys</p>	<p>comply with the strategy</p> <p>Create green links through the town centre</p> <p>Increased public art in the town centre.</p> <p>Each town centre development to make a contribution towards public art</p>		
E10 Cycle & public transport improvements	<p>The Council will work with partners to improve:</p> <ul style="list-style-type: none"> • 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 the surrounding areas <ul style="list-style-type: none"> • Developers will contribute towards the delivery of the above policy, where appropriate. 	<p>Additional improvements to current dedicated cycle routes across the Town Centre</p> <p>Level of cycle parking provision in the town centre</p> <p>Regeneration of Epsom Station</p>	<p>Provide a contra-flow lane through Station Approach and shared cycle path and footway along East Street</p> <p>An increase in provision overall in the town centre by 20%⁵</p> <p>Redevelopment of Epsom Station by 2016</p>	Epsom Station has been redeveloped.	

⁵ E10: In the Surrey LTP 2 a target is to increase the average number of cycle trips by 20% between 2004 and 2010. It is reasonable to assume that this increase could translate into an increase in cycle parking provision.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
E11 Deliveries to premises	<p>The Council will work with its partners to reduce Town Centre traffic congestion due to obstructions on the highways, such as illegally parked cars and delivery vehicles.</p> <p>New developments will provide new rear servicing access arrangements to ensure that delivery vehicles visiting the site do not cause an obstruction to the Town Centre highway network.</p>	<p>Traffic flows in key locations across the town centre (effectiveness of the SCOOT system)</p> <p>Traffic parking enforcement (frequency of patrols and / or use of cameras). This indicator should be considered alongside the levels of illegal parking</p> <p>Levels of illegal parking (amount of parking fines). This indicator should be considered alongside traffic parking enforcement</p> <p>Traffic orders in relation to servicing</p>	<p>Reduction in average journey times</p> <p>Increase levels of traffic parking enforcement by 2016</p> <p>Reduced levels of illegal parking in the Town Centre</p> <p>Review traffic orders in relation to servicing arrangements</p>	The Plan E improvements scheme will facilitate the servicing of the shop units along South Street through the introduction of servicing bays.	
E12 Parking strategy	<p>The Council will work with Surrey County Council and other partners to prepare a parking strategy for the Town Centre.</p> <p>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.</p>	Development and implementation of parking strategy (management and charging regimes)	Commence work on a parking strategy by 2010	A Borough wide Parking Strategy was produced in June 2012. The Parking Standards for Residential Development SPD was adopted in the December 2015, the previous AMR reporting year.	Target complete.
E13 Changes to the road network	<p>The Borough Council will work closely with Surrey County Council and other partners to investigate alterations to the highways network to help reduce the impact of traffic passing through the Town Centre. This will involve detailed testing of returning two-way traffic to South Street.</p> <p>In the interim, development proposals that would prejudice the return of</p>	<p>Modelling of traffic schemes</p> <p>If identified as feasible, implementation of traffic scheme (South Street two-way)</p>	<p>Detailed modelling of returning South Street to two-way</p> <p>Implementation of traffic scheme</p>	Following detailed testing of returning two way traffic to South Street and package of highways and environmental improvements have been identified known as the Plan E Improvements Scheme. Working in partnership with Surrey County Council funding of £2.7m has been awarded from the Coast to Capital Local Enterprise Partnership (LEP) to implement the scheme. Funding has also been provided from EEBC via the Community Infrastructure Levy. The improvements scheme will involve changing the road layout in South Street to help reduce congestion and implementing a number of improvements to the town centre's appearance. The improvements aim to reduce congestion and promote economic growth by making it easier for shoppers to negotiate the town centre and provide an attractive business	The commencement of the Plan E improvements scheme has demonstrated the benefits of partnership working and having a comprehensive plan to direct and manage future change in the Town Centre. Plan E has been the catalyst for helping to identify and successfully attract funding to deliver such improvements

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	South Street to two way traffic will not be permitted.			environment, encouraging investment and supporting the creation of jobs. Works commenced in early 2017 and are due to be completed in late 2018. Further funding will be required to extend the programme of works further along the High Street (north) to the quadrant junction.	
E14 Depot Road / Upper High Street	<p>Proposals for the redevelopment of the Depot Road and Upper High Street strategic site, as defined on the Town Centre Proposals Map, will require delivery of the following:</p> <ol style="list-style-type: none"> 1. A total of 2,000 sqm of retail floorspace that will allow for a mix of small retail units and a small-medium sized foodstore; 2. A minimum of 130 new dwellings, including at least 52 new affordable homes to meet local needs (see Core Strategy Policy CS 9); 3. Replacement of the existing 28 homelessness prevention flats; 4. A new medical centre that serves the wider Town Centre; 5. A new place of worship; 6. Relocation of the following existing on-site uses, CMB Motors, HSP holistic health centre and Work Action; 7. At least 425 spaces of public long stay car parking provision that will serve the wider Town Centre and adhere to a unified Town Centre wide parking management strategy and charging regime; 8. Rear service access arrangements for all new developments; 9. Improvements to the pedestrian crossing arrangements at the Quadrant junction as approved by the Highway Authority; 10. Traffic calming and management measures within the development site and locality as approved by the Highway Authority; 	<p>Preparation of a development brief (once produced, the Development Brief will be subject to an additional monitoring regime)</p> <p>Redevelopment of site: assessed against policy requirements</p>	<p>Development brief to be prepared for Depot Road / Upper High Street site</p> <p>Development to meet the criteria set out in policy E14</p>	No applications have been received for this site in the AMR 2016/17 reporting year.	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>11. Integrated footpath and cycleway networks that provide connections to existing networks on Upper High Street and Church Street;</p> <p>12. The retention of important existing trees, provision of additional tree planting and landscaping, involving the planting of native species;</p> <p>13. Surface water flood risk mitigation measures that meet the requirements Council's Surface Water Management Plan and the Environment Agency;</p> <p>14. An on-site decentralised heat and power generation source that has the capacity to serve the wider area and contribute to the National Grid.</p>				
E15 Utilities Site, East Street	<p>Proposals for the redevelopment of the Utilities site, to the north of East Street, as defined on the Town Centre Proposals Map, will require delivery of the following:</p> <ol style="list-style-type: none"> 1. A minimum of 5,000 sq m of employment floorspace 2. A minimum of 250 dwellings, including at least 100 affordable homes to meet local needs (See Core Strategy Policy CS9); 3. Approximately 0.24 ha of public open space within the development with the potential to be used as formal outdoor provision for the Rainbow Leisure Centre; 4. The retention of community facilities and existing on-site formal open space provision for youth groups to be incorporated within the redevelopment of the Linton's Lane Centre site; 5. New access arrangements onto the site from East Street and Hook Road as approved by the Highway Authority; 	<p>Preparation of a development brief (once produced, the Development Brief will be subject to an additional monitoring regime)</p> <p>Redevelopment of site</p>	<p>Development brief to be prepared for the Utilities site, East Street</p> <p>Development to meet the criteria set out in policy E15</p>	No applications have been received for this site in the AMR 2016/17 reporting year.	The Lintons Centre part of the site was granted permission for redevelopment in previous years, however there appears to have been limited interest from landowners in bringing forward the remainder of the site. The Council may need to be more proactive in facilitating the redevelopment of this centrally located opportunity site.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>6. Traffic calming and management measures within the development site and locality as approved by the Highway Authority;</p> <p>7. Integrated footpath and cycleway networks that provide connections to existing networks on East Street and Hook Road, with a shared route providing a link between Hook Road and Stones Road;</p> <p>8. The retention of important existing trees, provision of additional tree planting and landscaping, involving the planting of native species;</p> <p>9. Appropriate mitigation measures to counter any adverse on-site impacts caused by contamination from previous uses;</p> <p>10. Adequate mitigation measures to create noise and visual barrier between the residential components of the site and the adjoining railway line;</p> <p>11. Surface water flood risk mitigation measures that meet the requirements of the Council's Surface Water Management Plan and the Environment Agency;</p> <p>12. An on-site decentralised heat and power generation source that has the capacity to serve the wider area and contribute to the National Grid.</p>				
E16 Epsom station site	<p>Policy E16</p> <p>Proposals for the redevelopment of Epsom Station, as defined on the Town Centre Proposals Map, will require delivery of the following:</p> <p>1. An improved railway station principally comprised of a new entrance, ticketing office and concourse;</p>	Redevelopment of site	Development to meet the criteria set out in policy E16	Site has been fully redeveloped.	

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>2. A public transport interchange, facing the Station with access onto Station Approach. This will comprise a new bus stop and shelter, a taxi rank and a passenger dropping-off point;</p> <p>3. A minimum of 100 dwellings, including at least 40 affordable homes to meet local needs (see Core Strategy Policy CS9);</p> <p>4. A minimum of 1,500 sq m of commercial floorspace, with the potential to be developed for the following uses – office space, hotel accommodation or commercial healthcare uses;</p> <p>5. A maximum of 1,000 sq m of ground floor retail provision, which could include a café or restaurant;</p> <p>6. The retention of 27 off-street parking spaces for use by Station customers, that will adhere to a unified Town Centre wide parking management strategy and charging regime;</p> <p>7. The establishment of a residents car club, which will form a component of the wider on-site travel plan;</p> <p>8. A minimum of 250 secure cycle parking spaces located within the Station building and along the external concourse for use by customers;</p> <p>9. Traffic calming and management measures within the development site and locality as approved by the Highway Authority;</p> <p>10. Integrated footpath and cycleway networks that provide connections to existing networks on Station Approach and Waterloo Road;</p> <p>11. Improvements to existing pedestrian footpaths linking the Station and the Old Town,</p>				

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	<p>Market Place and Hook Road car park. These improvements will include enhanced signage, use of unified paving materials and lighting;</p> <p>12. Adequate mitigation measures to create a noise and vibration barrier between the residential components of the site and the adjoining railway line;</p> <p>13. The retention of important existing trees, provision of additional tree planting and landscaping, involving the planting of native species;</p> <p>14. An on-site decentralised combined heat and power generation source that will serve the mix of on-site uses and have the capacity to serve the wider area and contribute to the National Grid.</p>				
E17 Other opportunity sites	<p>Proposals for the redevelopment of the following areas, as defined on the Town Centre Proposals Map, to a mix of uses specified under each site as set out in the following sections, will be permitted.</p> <p>Provided that future development proposals demonstrate that their scale, massing, layout and design will positively enhance Epsom Town Centre's distinctive character and appearance, with particular regard to heritage conservation, the townscape and roofscape and biodiversity enhancement. Proposals will deliver enhancements to accessibility, including servicing arrangements, and to the public realm.</p> <p>a. Market Place, High Street b. Former Woolworth's Store, High Street c. Pickard House, Upper High Street d. Former Magistrates and County Court site, The Parade/ Ashley Road</p>	Development and / or enhancement of the opportunity sites	Development and / or enhancement of site inline with the criteria set out in policy E17	<p>a) Market Place Changes will be made to the market place as part of the Plan E improvement scheme. These are scheduled to take place in 2018.</p> <p>b) Former Woolworths Store, High Street No applications have been brought forward for this site. The unit is now occupied by Poundland.</p> <p>c) Pickard House, Upper High Street Site has been fully developed.</p> <p>d) Former Magistrates and County Court site, The Parade / Ashley Road Site has been fully developed</p> <p>e) Global House No applications have been brought forward for this site.</p> <p>f) TK Maxx Store, High Street No applications have been brought forward for this site.</p> <p>g) Emergency Service Uses, Church Street Pre-application advice has been sought in respect of the former police station. No other applications have been brought forward for the other parts of the site.</p> <p>h) Comrades Club, The Parade</p>	Progress has been made in bringing some of the allocated opportunity sites forward for redevelopment.

Policy Reference	Policy	Indicator	Target	2016/2017 Performance	Recommendations/ Analysis
	e. Global House, Ashley Avenue f. TK Maxx Store, High Street g. Emergency Service Uses, Church Street h. Comrades Club, The Parade i. Land to rear of The Albion Public House, South Street j. Town Hall Square and car park, rear of Town Hall Developers will resolve any issues related to contaminated land, surface water flood risk and service utilities.			Site has received planning permission (15/01839/FUL) for a 57 bed hotel (C1) ancillary restaurant/bar and new Comrades Club facilities i) Land to the rear of The Albion Public House, South Street No applications have been brought forward for this site. j) Town Hall Square and car park, rear of Town Hall No applications have been brought forward for this site.	
Pedestrian movement		Implementation of specific improvement schemes (particularly ease of access and highways safety)	Improvements to the accessibility of key junctions	The Plan E improvements scheme will improve pedestrian movement within the Town Centre.	
Management and promotion of Epsom town centre		Appointment of town centre manager Investigation into the establishment of a Town Centre BID		Work is underway to establish a Town Centre BID	