

Epsom & Ewell Local Plan Examination

Matter 12

Monitoring and Delivery

12 September 2025

Issue 14: Whether the Plan identifies a suitable framework for the monitoring and implementation of the policies contained within the Plan?

Q13.22 Chapter 9 identifies the implementation and monitoring for the plan. From page 139 onwards, various policies within the Plan are identified. Does this cover all of the policies within the Plan? If not why not?

14.1 There are two policies that should be included though these were missed in error, therefore a modification is proposed to the monitoring framework of document ref: [SD02](#) as follows:

DM14 Shopfronts

Indicators	Annual Target/Plan Period Target	Data Source
Planning appeals where the council refused permission for shopfronts for being contrary to the council's shopfront policy	No appeal decisions allowed relating to shopfront design.	Planning decisions and appeals

DM16 Landscape Character

Indicators	Annual Target/Plan Period Target	Data Source
Planning applications and appeals within Area of great landscape value	No appeal decisions allowed for major development relating to the landscape character policy.	Planning decisions and appeals

Q13.23 Are the indicators specific enough? Many of the indicators refer to 'assess trends' what does this mean on practice? How will this be effective?

- 14.2 Yes, the majority of indicators are specific. However, the question has prompted a review of some indicators, and some suggested amendments are contained in Appendix M12a, which the Council would be content forming part of a package of modifications.
- 14.3 The suggested modifications are more specific about employment (Office, retail, industrial and warehousing) targets, (i.e. not falling below the years' supply outlined in the HEDNA).
- 14.4 In other cases, rather than "assess trends" we consider that the words "no specific target, monitoring only" is more appropriate. This is because the success or otherwise of some policies depend on circumstances and are prone to more uncertainties than others. For example, whilst the ideal target for DM5 (Edge of Centre Proposals) would be "all new retail within the town centre," there is not enough evidence to suggest that a target such as this can be met over the plan period. The policy recognises there are circumstances where a need for proposals on the edge of the town centre may come to light during the plan period, and decision makers must respond accordingly. An arbitrary target may hinder effective decision making and so in cases such as this, monitoring rather than target setting is considered more appropriate.

Q13.24 Overall, is the Plans approach to monitoring effective?

- 14.5 Yes, the Council believes the approach to monitoring is effective. For policies that can be monitored, chapter 9 sets out how this will be done and the relevant data source from which they can be measured.