

Consultation Statement (Part 2)
Draft Local Plan 2022-2040 (Regulation 19)
March 2025

**Statement Prepared under Regulation 22 (1)(c) of the Town and Country Planning (Local Planning)
(England) Regulations 2012.**



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1. Introduction

- 1.1. The Regulation 19 consultation is the last stage of public engagement before the draft plan is submitted to the Planning Inspectorate for examination. This formal process requires comments on the soundness and legal compliance of the plan.
- 1.2. The Consultation Statement for the Draft Local Plan 2022-2040 (Regulation 19) forms the second part (Part 2) of the Consultation Statement, setting out Epsom and Ewell Borough Council's (EEBC) engagement and consultation in preparation of Epsom and Ewell's Local Plan. This document follows the Consultation Response Summary Statement (Regulation 18) 2024 (Part 1) and should be read in conjunction with that statement.
- 1.3. The Consultation Statement Draft Local Plan 2022-2040 (Regulation 19) and The Consultation Response Summary Statement (Regulation 18) 2024 have been prepared to comply with Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The two parts are set out as follows;

The Consultation Response Summary Statement (Regulation 18) 2024. Part 1	(i) which bodies and persons the local planning authority invited to make representations under regulation 18, (ii) how those bodies and persons were invited to make representations under regulation 18, (iii) a summary of the main issues raised by the representations made pursuant to regulation 18, (iv) how any representations made pursuant to regulation 18 have been taken into account;
The Consultation Statement Draft Local Plan 2022-2024 (Regulation 19) 2025. Part 2	(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and (vi) if no representations were made in regulation 20, that no such representations were made;

2. Engagement

- 2.1. Epsom and Ewell Borough Council has engaged with stakeholders throughout the preparation of the Local Plan. Engagement activity with stakeholders is further detailed with the [Duty to Cooperate Framework](#) and the [Duty to Cooperate Statement of compliance](#).
- 2.2. Consultation was undertaken in line with Epsom and Ewell borough Council's [Statement of Community Involvement \(SCI\)](#). This included consultation with neighbouring Local Planning Authorities, and residents or persons carrying on business in the Local Planning Authority's area and also included those people that had signed up to receive email alerts about the Local Plan on the Council's consultation database. Individuals were invited to make representation on the Proposed Submission Epsom and Ewell Local Plan. Specific and general consultation bodies were also consulted.

3. Previous steps

- 3.1. Following the Regulation 18 consultation, which took place between 1st February and 19th March 2023, The Council amended the Regulation 18 Draft Local Plan to produce the Epsom and Ewell's Regulation 19 Proposed Submission Local Plan (2022-2040).
- 3.2. Epsom and Ewell Borough Council's [Licensing and Planning Committee](#) recommended that public consultation on the Proposed Submission Local Plan (Regulation 19) commenced to Full Council on the [20th of November 2024](#). Full Council subsequently approved public consultation for the Proposed Submission Local Plan (Regulation 19) on the [10 December 2024](#).
- 3.3. Epsom and Ewell Borough Council undertook consultation on the Proposed Submission Epsom and Ewell Local Plan Consultation (Regulation 19) between Friday 20th December 2024 and Wednesday 5th February 2025.

4. Regulation 19 Consultation

- 4.1. During the consultation, the Local Plan and supporting evidence base documents could be accessed on the Council’s website and consultation platform.
- 4.2. Four drop-in sessions attended by planning officers, totalling 18.5 hours, were held during the six-week Regulation 19 consultation. These drop-in appointments were available to support those who requested it. Their purpose was to provide one to one support to individuals to explain the regulation 19 consultation and how to respond. In total, approximately 25 people attended the drop-in sessions. Planning Officers also made themselves available during the consultation period to discuss the Local Plan in person or at the Town Hall or over the phone.
- 4.3. Consultation response forms were available at the drop-in sessions for people to complete. Details of the six drop-in sessions that were held are detailed below:

Venue	Date and Time
Bourne Hall	Thursday 16th January 10:00am-12:30pm Tuesday 21st January 13:00pm-13:30pm
Epsom and Ewell Borough Council Town Hall	Wednesday 22nd January 10:00am -12:00pm, 13:30pm-16:00pm Monday 27th January 10:00am-12:00pm, 13:30pm-16:00pm

- 4.4. For the duration of the consultation at the Epsom, Ewell Court, Ewell, Stoneleigh local libraries and Town Hall, the following documents were available to view as paper copies during library and town hall opening hours:
- Proposed Submission Local Plan
 - Policies Map
 - Sustainability Appraisal - Non-Technical summary
 - Sustainability Appraisal
 - Interim Habitats Regulations Assessment HRA Interim report
 - Consultation response statement – 2024
 - Equalities Impact Assessment
- 4.5. In addition to the documents above, the following documents were available to view as paper copies at the library and Town hall locations.
- Land Availability Assessment 2024

- Land Availability Assessment 2024-Maps
- Land Availability Assessment Methodology 2022
- Housing and Economic Development Needs Assessment 2023
- Gypsy and Traveller Accommodation Assessment 2022
- Final Green Belt Study 2024
- Retail and Commercial Leisure Needs Assessment Update 2021
- Local Plan Viability Assessment 2022
- Infrastructure Delivery Plan, Regulation 19 2024
- Strategic Highways Modelling Assessment Report 2024
- Strategic Highways Modelling Assessment Technical Annex 2024
- Playing Pitch Strategy 2021
- Sports Facilities Assessment 2020
- Climate Change Study 2023
- Strategic Flood Risk Assessment Level 2 2024
- Strategic Flood Risk Assessment Level 2 additional sites 2024
- Strategic Flood Risk Assessment Level 1 2024
- Strategic Flood Risk Assessment Level 1 Appendices 2024
- The Longmead and Kiln Lane Industrial Estates Economic Value Report 2022
- Scoping Report on the Racecourse & Equestrian Sector in Epsom & Ewell Borough 2020
- Equality Impact Assessment Regulation 19 2024
- Duty To Cooperate Statement of Compliance 2024
- Duty to Cooperate Framework 2023
- Flooding sequential test
- Viability Note - Regulation 19

4.6. To support members of the public to make their representations, the following documents were also made available as paper copies at the libraries and Epsom Town Hall:

- Statement of Representations Procedure, Availability of Documents and Statement of fact
- Representation Forms
- Guidance Notes for making comments on the Epsom and Ewell Proposed Submission Local Plan

4.7. As the Proposed Submission Local Plan documents were available electronically and as paper copies at library and the Town Hall locations, individual hard copies of the Local Plan were provided where these were requested subject to printing, postage and packaging costs.

5. Publicising the consultation: Regulation 19

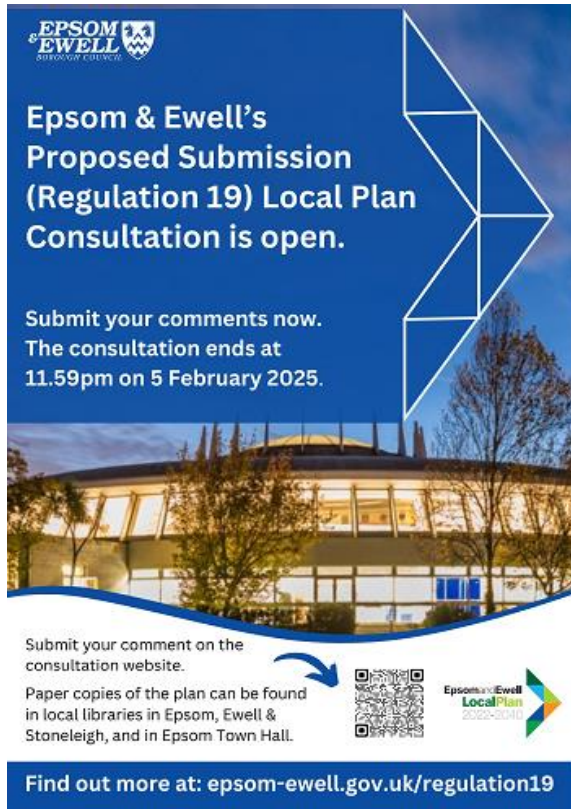
- 5.1. The methods and processes utilised in bringing the Proposed Submission Local Plan (Regulation 19) to the attention of all of those wishing to provide their representation included:
- The Local Plan Consultation platform, including a recorded webinar, which was accessible throughout the Local Plan consultation period on the consultation platform. The 20-minute webinar covered key information about the draft local plan.
 - Council Website pages: the planning policy webpages and the council's front page of the corporate webpages.
 - Social media (including targeted Facebook and Instagram advertising).
 - Traditional media: a formal notice placed in the Surrey Comet on the 2nd of January 2025.
 - Media releases during the consultation period. A media briefing note was published on the Epsom and Ewell Council Website on the 20th December 2024.
 - Leaflets and posters were displayed and provided at locations of interest, such as the town hall, borough notice boards, community centres and libraries.
- 5.2. Formal notification letters and emails were sent to all stakeholders (individuals and organisations) who had registered for updates on EEBC's Local Plan on the planning policy consultation database, including those who had responded to the Regulation 18 consultation (listed in the Consultation Response Summary Statement (Regulation 18) 2024, (Pages 8-9).

6. Consultation Responses

- 6.1. The Council received comments from a total of 180 respondents, which included comments from statutory/government and general consultees, in addition to individuals, businesses and organisations across the Borough. The representations were submitted through the Council's online consultation portal (Inovem) and by email or post. 91 respondents submitted their comments through the Inovem consultation portal and 89 that submitted their comments by either email or post.
- 6.2. In total 859 comments have been recorded through the consultation. Comments such as N/A or 'no comment' have been discounted from this number. All responses can be viewed in full on the Local Plan [consultation page](#).
- 6.3. As part of the consultation, respondents were asked if they wished to participate in the examination hearing sessions. There were 46 respondents who stated that they wished to participate.
- 6.4. In addition to comments on the Local Plan's policies and site allocations, comments were also received on the following evidence base documents. The number of comments on these is shown in brackets though it should be noted that some respondent comments were nuanced in nature and referred to multiple parts of the plan or evidence base within their responses. Therefore, figures are indicative:
 - Policies Map (2)
 - Sustainability Appraisal (9)
 - Interim Habitats Regulations Assessment (2)
 - Evidence Base documents:
 - Green Belt Study (2)

Appendix 1 - Consultation materials

Posters





EPSOM & EWELL BOROUGH COUNCIL

Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation is open.

Submit your comments now.
The consultation ends at 11.59pm on 5 February 2025.

Submit your comment on the consultation website.

Paper copies of the plan can be found in local libraries in Epsom, Ewell & Stoneleigh, and in Epsom Town Hall.



Find out more at: epsom-ewell.gov.uk/regulation19



EPSOM & EWELL BOROUGH COUNCIL

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EPSOM & EWELL BOROUGH COUNCIL

Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation is open.

One to one sessions available to book now

Find out how to submit your response to Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation.

Town Hall, The Parade, Epsom, KT18 5BY

- Wednesday 22 January (morning and afternoon)
- Monday 27 January (morning and afternoon)

Bourne Hall, Spring Street, Ewell, KT17 1UF

- Thursday 16 January (morning)
- Tuesday 21 January (afternoon)

If you wish to book a space at one of the above events, please contact the planning policy team at localplan@epsom-ewell.gov.uk or 01372 732000.



Find out more at: epsom-ewell.gov.uk/regulation19

A5 Flyer



Epsom and Ewell
Local Plan 2022-2040

Epsom & Ewell Borough Council is consulting on the Proposed Submission Local Plan.

This is your final chance to have your say on the plan.

The consultation closes at 23:59 on 5 February.

Scan the QR code to visit our website

Have your say

Following the Regulation 18 consultation on the Draft Local Plan in February 2023, Epsom and Ewell Borough Council has prepared a new Local Plan to cover the period from 2022 to 2040.

Once adopted, the Epsom and Ewell Local Plan will play an important role in shaping Epsom and Ewell's future, including how our town and villages develop, protecting and enhancing our natural environment, developing our local economy, improving leisure and visitor facilities, and supporting more sustainable forms of travel. Our borough Councillors and our planning officers will use the Local Plan to help decide whether to approve or refuse planning applications in our borough.

The Epsom & Ewell Proposed Submission Local Plan Consultation launched on 20 December 2024 and will close at 23.59pm on 5 February 2025.

You can read the Proposed Submission Local Plan on the council's website and on the consultation website.
Visit: epsom-ewell.gov.uk/regulation19

If you do not have access to the internet, you can see hard copies of the Proposed Submission Local Plan at the Town Hall and in Epsom and Ewell's libraries during opening hours.



Regulation 19 drop in table



This Issue

News

- Epsom & Ewell Borough Council Launches Proposed Submission Plan (Regulation 19) Consultation
- Working with local charities to distribute the next tranche of funding to those who need it most
- Full funding secured for Ewell Village improvements
- Making Bosme Hall energy efficient as part of our Climate Change Action Plan
- Planting heritage trees as part of our Biodiversity Action Plan
- Christmas celebrations with attendees of the Community & Wellbeing Centre
- Bosme Hall Museum Takes Part in Kids in Museums "Takeover Day" with Ewell Grove Primary and Nursery School
- Consultation to review polling districts & places in the borough
- Consultation for residents views on proposals to help combat anti-social behaviour

Epsom & Ewell Borough Council Launches Proposed Submission Plan (Regulation 19) Consultation

Comments (0)



Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation is open.

Submit your comments now.

Find out more at: epsom-ewell.gov.uk/regulation19



Featured in this Issue



Bosme Hall Museum takes part in Kids in Museums "Takeover Day" with Ewell Grove Primary and Nursery School

Press advert in the Surrey Comet (2nd January 2025)

PLANNING

PUBLIC NOTICE

Epsom & Ewell Borough Council
PLANNING AND COMPULSORY PURCHASE ACT 2004
TOWN AND COUNTRY PLANNING ACT (LOCAL PLANNING)
(ENGLAND)
REGULATIONS 2012
REGULATION 19 PROPOSED SUBMISSION EPSOM & EWELL
LOCAL PLAN CONSULTATION

Epsom & Ewell Borough Council has published a Proposed Submission Local Plan for public consultation. In accordance Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the public are invited to make representations on the legal compliance and soundness of the Proposed Submission Local Plan. National Planning Policy (the NPPF) sets out the tests of soundness, which the Local Plan must meet.

This is the final stage of public consultation before the Local Plan and all supporting documents, including representations received as part of this consultation are submitted to the Secretary of State for examination by an independent Inspector. When adopted, this will replace the existing Local Plan and will shape development in the Borough up to 2040.

Where to view the documents and guidance on making a representation:

The Proposed Submission Local Plan, supporting documents, representation forms and guidance on how to make a representation are available to view on the Council's website and consultation platform:

- epsom-ewell.gov.uk/local-plan
- <https://epsom-ewell.inconsult.uk/>

Copies of the Proposed Submission Local Plan are also available for inspection at:

- Epsom & Ewell Borough Council, Town Hall, The Parade, Epsom, Surrey, KT18 5BY, between the hours of 9am and 5pm, Monday to Friday
- All main libraries in the borough (please check individual library websites for opening hours)

Consultation period:

The consultation period runs from Friday 20 December 2024 to Wednesday 5 February 2025. Representations are invited during the consultation period and no later than 23:59 hrs of the last day of the consultation period.

Representations:

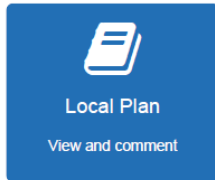
Formal written representations on the Proposed Submission Local Plan are invited to be made via the standard representation form in the following ways:

- Via the consultation portal <https://epsom-ewell.inconsult.uk/>
- By email to localplan@epsom-ewell.gov.uk
- By post to the Planning Policy Team at Epsom & Ewell Borough Council, Town Hall, The Parade, Epsom, Surrey, KT18 5BY



Regulation 19 consultation platform

Epsom and Ewell Local Plan 2022-2040 Regulation 19 Consultation



Following the Regulation 18 consultation on the Draft Local Plan in February 2023, Epsom and Ewell Borough Council has prepared a new Local Plan to cover the period from 2022 to 2040. Once adopted, the Epsom and Ewell Local Plan will play an important role in shaping Epsom and Ewell's future including how our town and villages develop, protecting and enhancing our natural environment, developing our local economy, improving leisure and visitor facilities, and supporting more sustainable forms of travel. Our Borough Councillors and our planning officers will use the Local Plan to help them decide whether to approve or refuse planning applications in our Borough.

On this page you will find all relevant documentation related to this plan including the evidence to inform it and other documents, such as the "consultation statement" which explains how the plan has been altered following comments received as a result on the previous (Regulation 18) consultation.



Publication

The Local Plan and supporting documents were published for comment from 09:00 on Friday 20 December 2024 to 23:59 on 5 February 2025.

The Proposed-Submission Epsom and Ewell Local Plan: (Regulation 19) document, and accompanying Sustainability Appraisal and Non-Technical Summary, Local Plan Policies Map and Mapping Booklet, can be found under 'Consultation Documents' below.

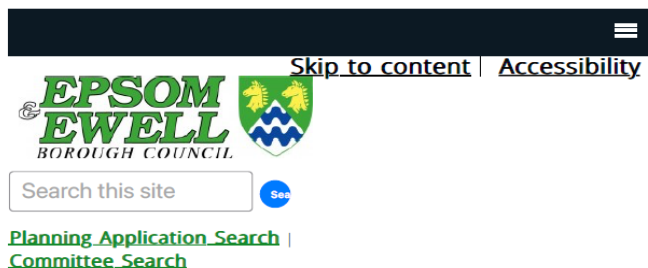
Explanatory webinar



Outlines the background behind the consultation and key elements of the Local Plan

The consultation platform can be accessed from the following link: [Epsom and Ewell Local Plan 2022-2040 Regulation 19 Consultation - Epsom and Ewell Borough Council Consultations](#)

Regulation 19 Epsom and Ewell Borough Council website pages



Draft Local Plan 2022-2040

The Local Plan sets out our approach to accommodating growth across Epsom and Ewell, the sites we are proposing, and the policies that will guide our decisions on development and regeneration in the borough.

Once adopted, the Epsom and Ewell Local Plan (2022-2040) will play an important role in shaping Epsom and Ewell's future including how the borough will develop, protecting and enhancing our natural environment, developing our local economy, improving leisure and visitor facilities, and supporting more sustainable forms of travel.

Proposed Submission Epsom and Ewell Local Plan Consultation (Regulation 19)

Following approval by full council on the 10 December 2024, the council is undertaking public consultation on the Proposed Submission Local Plan (Regulation 19) from 09:00 on Friday 20 December 2024 until 23:59 on Wednesday 5 February 2025.

The Proposed Submission Local Plan (2022-2040) and core supporting documents can be accessed on our [online consultation portal](#) or using the links below:

- [Proposed Submission Epsom and Ewell Local Plan \(2022-2040\)](#)
- [Epsom and Ewell Local Plan Policies Map](#)
- [Sustainability Appraisal](#)
- [Sustainability Appraisal \(Non tech summary\)](#)
- [Consultation Statement](#)
- [Equalities Impact Assessment](#)
- [Interim Habitats Regulation Assessment](#)
- [Statement of Representations Procedure, Availability of Documents and Statement of Fact](#)

In addition to the core supporting documents above and the background [evidence base](#), a number of topic papers have also been produced. A link to these can be found here: [Topic papers | Epsom and Ewell Borough Council](#).

This consultation stage (Regulation 19) is the second stage of the consultation process when forming a Local Plan. In accordance

with this, representations are invited on the proposed submission Local Plan for Epsom and Ewell, specifically focussing on whether the plan is sound and legally compliant.

Paper copies of the Proposed Submission Local Plan (2022-2040) and supporting documents are available for inspection (during normal opening hours) at:

- [Epsom and Ewell Town Hall](#)
- Public libraries in the borough.

Further information on the availability of documents for inspection is contained in the [Statement of Representations Procedure, Availability of Documents and Statement of Fact](#).

How to provide representations on the proposed submission Epsom and Ewell Local plan.

Representations can be made during the consultation period in the following ways:

- Online: on the consultation platform: <https://epsom-ewell.inconsult.uk/Reg19LocalPlanConsultation>
- By email: complete the [response form](#) and submit it via email to: localplan@epsom-ewell.gov.uk
- By post: send your printed form to: Planning Policy, The Old Town Hall, The Parade, Epsom, KT18 5BY

We acknowledge that this consultation stage is more technical than the previous Regulation 18 stage as representations should identify whether the Proposed Submission Local Plan (2022-2040) is legally compliant, sound, and meets the [Duty to Cooperate](#). We have produced a [guidance document](#) to support you in responding. You can also view webinars on the [consultation website](#) (<http://epsom-ewell.inconsult.uk/Reg19LocalPlanConsultation>) aimed at helping you with your response.

To help anyone who would like to respond to the Regulation 19 Consultation but is not sure how, we're holding bookable one-to-one sessions with planning officers. These will take place:

At the Town Hall, The Parade, Epsom, KT18 5BY

- Wednesday 22 January
- Monday 27 January

At Bourne Hall, Spring Street, Ewell, KT17 1UF

- Thursday 16 January (morning only)
- Tuesday 21 January (afternoon only)

If you would like to book a time to discuss how to submit your response, please email: localplan@epsom-ewell.gov.uk or call: [01372 732000](tel:01372732000).

Next steps

After the consultation closes, we will prepare for the submission of the Local Plan documents and representations received for the public examination. View our [Local Development Scheme](#) which includes the timetable for preparing Epsom and Ewell's Local Plan.

All representations will be sent to the Government with the Local Plan upon submission.

Past consultations for the new Epsom and Ewell Local Plan

The Proposed Submission Local Plan has been informed by the responses to our consultation on a Draft Local Plan (Regulation 18) that was undertaken in February and March 2023. In the previous consultations your feedback told us what was important to you and the changes you wanted to see. [Find out more about our previous consultations page.](#)

Accessibility

Please note: some of our PDF documents may not be suitable for users of assistive technology. If you need them in a more accessible format, please email localplan@epsom-ewell.gov.uk.

[Evidence base](#)

[+ Housing & built environment](#)

[+ Green belt](#)

[+ Economic & viability](#)

[+ Infrastructure & social](#)

[Local Plan](#)

[FAQs](#)

[Previous Local](#)

[Plan](#)

[consultations](#)

[Topic papers](#)

[Statement of Community Involvement](#)


[Local development scheme](#)


Local Development Scheme





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 [\(http://www.facebook.com/epsomandewell\)](#)

 [\(http://www.twitter.com/epsomandewell\)](#)

 [\(http://www.linkedin.com/company/epsom-&ewell-borough-council/\)](#)

 [\(http://www.youtube.com/channel/UC0UGt6AEUCYhS3gjs4jEsysg\)](#)

 [\(http://www.instagram.com/EpsomEwellBC\)](#)



Developed in partnership with

| Powered by

Epsom and Ewell Borough Council corporate website pages

The screenshot shows the Epsom & Ewell Borough Council website. At the top left is the council logo. To the right, there is a search bar with the text "Search this site" and a magnifying glass icon. Below the search bar are links for "Planning Application Search" and "Committee Search". A navigation menu contains links for HOME, RESIDENTS, BUSINESS, VISITORS, COUNCIL, and NEWS. Below the menu is a grid of service tiles: "Pay for it" (pound symbol), "Planning" (classical building icon), "Council Tax" (house icon), "Waste and recycling" (trash bin icon), "Parking" (car icon), "Apply for it" (mouse cursor icon), "Report it" (warning triangle icon), "Support Services" (handshake icon), and "Local Plan" (arrow icon). Below the tiles are two main content areas. The left one is titled "Where I live" and contains text about finding out about the area, a postcode input field, and a "Submit" button. The right one is titled "Interested in the Epsom & Ewell Local Plan?" and features a large image of a clock tower, text about the local plan, a "Local Plan FAQs" link, and a "FIND OUT MORE" button. At the bottom, there is a keyboard navigation bar with letters A-Z, a footer with contact links, social media icons, and the text "© Epsom & Ewell Borough Council" and "Developed in partnership with Plan Alpha Systems# | Powered by Drupal#".

This screenshot is similar to the first one but includes a prominent orange banner for a consultation. The banner text reads: "Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation is open. Submit your comments now. The consultation ends at 11.59pm on 5 February 2025." Below the banner is a "Proposed Submission Epsom and Ewell Local Plan Consultation (Regulation 19)" section with a "FIND OUT MORE" button. The rest of the page layout, including the logo, search bar, navigation menu, service tiles, and footer, is identical to the first screenshot.

Social media posts (Facebook)

Epsom & Ewell Borough Council
 Published by Orlo
 - 20 December 2024 · 🌐

Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation is now open – the consultation ends at 11.59pm on 5 February 2025.

You can make your comments on the plan via the consultation website or by completing the response form and returning it by email or post.

Paper copies of the Proposed Submission Local Plan can be found in local libraries and the Town Hall.

For more information on how to comment on the Plan, please visit our website or the consultation website.

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Epsom & Ewell Borough Council
 Published by Orlo
 - 27 December 2024 · 🌐

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Epsom & Ewell Borough Council
 Published by Orlo
 · 23 January at 14:00 · 🌐

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If you need help with your response, please book a one-to-one session with planning officers on the following date:

- Monday 27 January
- 10am – 4.30pm
- Epsom Town Hall, The Parade, Epsom, KT18 5BY.

To book a time to discuss how to submit your response, please email: localplan@epsom-ewell.gov.uk or call: 01372 732000.

You can also find more information about submitting a response on the consultation website within the 'Guidance Note on Regulation 19 representations' document.

Click in the comments below to visit the consultation website.

Epsom & Ewell's Proposed Submission (Regulation 19) Local Plan Consultation is open.

Submit your comments now.

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Epsom & Ewell Borough Council
 Published by Orlo
 · 26 January at 11:00 · 🌐

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Appendix 2 - Summary of responses

Duty to Cooperate organisation responses

The following summarises representations at the Regulation 19 stage from those bodies prescribed for the purposes of [section 33a\(1\)\(c\) of the Act](#) and as set out under Regulation 4 of the [Town and Country Planning England \(Local Planning\)\(England\) Regulations 2012](#).

Environment Agency

Summary of Comment:

- Considers all policies sound.
- Is satisfied that allocated sites are in lowest flood risk areas.
- Suggests aligning definition of Flood Zone 3b in para 7.66 with SFRA definition (1 in 30 extent rather than 1 in 20 extent).
- Welcomes amendments made post Reg. 18 consultation but request further some amendments:
 - Policy S16: Flood Risk and Sustainable Drainage
 - Increase set back from rivers from 8m to 10m.
 - Refer specifically to “guidance from LLFA and EA depending on the source of flood risk” in sub paragraph (f).
 - Policy S14: Biodiversity Net Gain
 - Include requirement for development in proximity to watercourses to maximise opportunities for river enhancement through Water Framework Directive Mitigation Measures.
 - Site Allocations
 - Welcome removal of sites in flood zone 2 and 3.
 - Sustainability Appraisal
 - Satisfied it identifies appropriate issues including flood risk when assessing alternative growth scenarios.
 - Sequential Test
 - Sites have been tested in a sequential manner in line with “Flood Risk and Coastal Change”. All sites are in Flood Zone 1.
 - Monitoring
 - All evidence base should be regularly assessed to ensure right environmental infrastructure in place to support delivery of housing targets.

Response:

- Welcome acceptance that plan is Sound.
- See responses under thematic policies for more detail.
- Will update para 7.66 and define FZ3b as 1 in 30 extent.
- S14/S16 (Biodiversity/Flooding) - 8m was the distance set back from rivers requested by EA in response to Reg 18, for flood mitigation. One reservation the Council has is that a blanket 10m rule (to mirror penalisation in the BNG metric), as well as duplication, is that it may be unnecessarily restrictive given that sites would normally be subject to a site-specific Flood Risk Assessment, which would allow more nuanced discussions on setbacks on a site-by-site basis.
- Willing to inserting specific references to other guidance (e.g. Water Directive Framework) though believe necessity to comply is inferred.
- Will update S14 re: watercourse improvement requirements and add Water Framework Directive to Key Supporting Documents.

Historic England

Summary of Comment:

- Welcomes amendments made since Regulation 18 consultation.
- Plan is Sound with regards to Historic Environment.

Response:

- Welcome acceptance that plan is Sound.

Natural England

Summary of Comment:

Habitats Regulations Assessment

- Cannot confirm the plan is legally compliant or sound until final conclusions of the Air Quality Report in updated HRA have been agreed.

Policy S3: Climate Change adaptation and Mitigation

- Welcomes policy and Local Plan should make clear that compliance with it will also depend on compliance with other related policies e.g. BNG, Flood Management etc.

Policy S11: Design

- Natural environment should be considered in this policy

Policy S14: Biodiversity and Geodiversity

- Welcomes policy and in inclusion of Local Nature Recovery Strategy, reminds Council where sensitive sites are.

Policy S15: Biodiversity Net Gain

- Policy welcomed as worded, but a higher requirement (20% rather than 10%) should be required in greenfield areas.

Policy DM17: Trees, Woodlands and Hedgerows, Policy DM18: Pollution and Contamination, Policy DM19: Open Space, Sport and Recreation & Policy S19: Transport.

- Policies welcome.

Policy S18: Green and Blue Infrastructure

- Could incorporate Natural England Green Infrastructure Framework (NEGIF) Five Headline Standards to strengthen policy

Policy SA34: Hook Road Arena & Policy SA35: Land at Horton Farm

- Applicants should follow principles set out in NEGIF

Response:

- HRA – Statement of Common Ground has since been signed confirming outstanding Air Quality Issues have been resolved.
- Holistic nature of climate change mitigation and adaptation and dependency on multiple policies is clear from Vision, Strategic Objectives and when read as whole.
- 3rd line of S11 is clear that *design* includes the *natural environment*.
- We interpret comments on policy S15 as “sound as written”.
- Can reference Natural England Green Infrastructure Framework in “supporting documents” in S18. As it is referenced here there is no need to repeat in site allocation policies as plan should be read as a whole, kept focused and concise.

Defence Infrastructure Organisation (DIO)

Summary of Comment:

Response:

Site Allocations

- There is a 12.87km birdstrike safeguarding zone around RAF Kenley (Northeast of Epsom and Ewell) which SA2-SA6, SA8-SA16, SA20, SA22 and SA24-SA32 fall under.
- Wording of these policies should include that development should be designed to ensure that it would have no impact on the operation or capability of defence sites or assets.

Policy S15: Biodiversity Net Gain

- Some form of BNG may not be compatible with aviation safety because it can create habitats for birds, which increase the risk of birdstrikes. Where off-site provision is to provide BNG, the locations of both the host development and any other site should both/all be assessed against statutory safeguarding zones and the MOD should be consulted where any element falls within the marked statutory safeguarding zone.

Policy DM22: Aerodrome Safeguarding

- Welcomes policy and would like RAF Kenley to be added

- We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary. Whilst we understand the in-principle concern by DIO that BNG creates more habitats for birds and thus increases the risk of birdstrikes, we are not clear how compliance could be measured and could cause unnecessary ambiguity for applicants and officers. However, the response has prompted us to check whether safeguarding zones are picked up at planning validation stage, and will consider how this is dealt with.
- Willing to add reference to Kenley Aerodrome in DM22 Aerodrome Safeguarding.

NHS Property Services

Summary of Comment:	Response:
<p><u>Policy S6: Affordable Housing</u></p> <ul style="list-style-type: none"> ○ Include requirement specifically for NHS staff or care provider staff. <p><u>Policy DM12: Health Impact Assessments</u></p> <ul style="list-style-type: none"> ○ Support the policy <p><u>Policy S17: Infrastructure Delivery</u></p> <ul style="list-style-type: none"> ○ Clarify that NHS and partners will need to work with Council to formulate mitigation measures re: health provision. <p><u>Policy DM20: Community and Cultural Facilities</u></p> <ul style="list-style-type: none"> ○ Not positively prepared because policy does not state that loss of community facility will be allowed where it is part of a wider public service estate reorganisation. Proposes additional wording. <p><u>Site Allocations SA22 and SA8</u></p> <ul style="list-style-type: none"> ○ Support policy <p><u>Infrastructure Delivery Plan</u></p> <ul style="list-style-type: none"> ○ Supports efforts to work with Surrey Heartlands Integrated Care Board and inclusion of Old College Hospital, Shadbolt Park and Bourne Hall Health Centre to provide additional capacity over plan period. 	<ul style="list-style-type: none"> • No issues raised are considered to be matters of soundness or legal compliance. • Evidence for affordable housing need (HEDNA) is not sector specific, therefore unlikely to be able to differentiate NHS staff from other key workers in apportioning need. • Para 8.6 states “the council will continue to work in partnership with infrastructure providers and delivery agencies to ensure the Infrastructure Plan is regularly updated”. • Do not agree that DM20 is not sound because of omission. It is designed to allow loss of facilities where it is supported by clear and robust evidence (“a”). Suggestion made by respondent would fall into this category. • Welcome support in other areas.

National Highways

Summary of Comment:	Response:
<ul style="list-style-type: none"> • Traffic from the borough impacts M25 J9 and J8. <p><u>Vision, Policy S19: Transport, Policy S1: Spatial Strategy and Policy DM7: Employment Land</u></p> <ul style="list-style-type: none"> ○ Larger allocations should encourage a modal shift away from car travel to limit impact on the highway network. 	<ul style="list-style-type: none"> • No issues raised are considered to be matters of soundness or legal compliance. • Welcome comments • We are working with Surrey County Council and Highways England (HE) to address queries in relation to traffic impacts on the strategic highway network. Most of the queries raised by HE have now been addressed and we are working towards a statement of common ground.

Surrey County Council

Summary of Comment:	Response:
<p><u>Introduction</u></p> <ul style="list-style-type: none"> ○ Reference Minerals and Waste Development Plans correctly <p><u>Policy S3: Climate Change and Mitigation</u></p> <ul style="list-style-type: none"> ○ SuDs should be referenced more in the policy. <p><u>Policy SA35: Horton Farm</u></p> <ul style="list-style-type: none"> ○ Watercourses should be incorporated as part of proposals. ○ Add “in consultation with SCC” with regards to provision of early years education. ○ Require developer to provide appropriate bus priority and other transport facilities and improved bus network and method of funding in perpetuity. <p><u>SA30, SA31, SA32</u></p> <ul style="list-style-type: none"> ○ Sites are near water courses. <p><u>Policy S7: Specialist Housing</u></p> <ul style="list-style-type: none"> ○ Data in preamble is now out of date and should be amended. There is a minimum need for 75 affordable extra care units. SCC predicts an undersupply of 185 residential care homes and undersupply of 149 nursing bed homes. ○ Specify that “specialist housing developments falling within Class C2 and with features of self-contained accommodation will be subject to affordable housing requirements” (Para 5.35) <p><u>Policy DM10: Building Emission standards</u></p> <ul style="list-style-type: none"> ○ Support policy but request “energy” be inserted into title. <p><u>Policy DM12: Health Impact Assessments</u></p> <ul style="list-style-type: none"> ○ Suggest Surrey Health and Wellbeing Strategy, Health Impact Assessment and Joint Strategic Needs Assessment be added to supporting documents. <p><u>Heritage</u></p> <ul style="list-style-type: none"> ○ Policy DM13 not DM15 should be referenced in Site Allocation policies re: archaeological investigations. ○ Repeat archaeological investigation threshold (0.4ha) in site allocation policies, stated in Appendix 6. 	<ul style="list-style-type: none"> ● No issues raised are considered to be matters of soundness or legal compliance. ● Will amend name of Surrey Minerals Development Plan and Surrey Waste Development plan to Surrey Minerals Plan 2011 and Surrey Waste Local Plan 2020. ● Although there are localised areas of surface water flooding, there are no known watercourses at Horton Farm. They are defined by the SFRA 2024 which was informed by EA data and mapping. ● Do not agree that requiring a developer to set up an improved bus service network with funding in perpetuity is reasonable (whether through CIL or S106). ● Sites near watercourses have been considered. Those impacted assessed through L1 and L2 SFRA. ● Willing to amend S7 supporting text to reflect up to date data on specialist housing. However, there is a danger that such information may become outdated over the plan period. ● Do not consider it necessary to change Para 5.35 as it is clear that it applies to extra care units. “C2” is a broader category (residential institutions) to which affordable housing contributions do not apply, and this could cause unnecessary ambiguity. ● Willing to insert “energy” into DM10 title. ● Willing to insert Surrey Health and Wellbeing Strategy, Health Impact Assessment and Joint Strategic Needs Assessment as supporting documents. ● Heritage policies were circulated for comment to SCC prior to publication. ● Historic England believe the plan as written is sound. ● Will replace “DM15” with “DM13” in reference to archaeological investigations in site allocation policies. ● Do not agree that 0.4ha requirement should be repeated in site allocation policies, as Appendix 6 of the Local Plan applies, and would like to avoid duplication where possible. It should be noted that requirements are also in the DM validation checklist. ● Willing to remove word “designated” from S13 as requested.

Policy S13: Preserving identity of place with heritage

- Remove “designated” or replace with “known” before “heritage assets” as some are not designated.

Policy DM13: Development impacting heritage assets

- List supporting documents within policy
- Include reference to LB consent in para 7.32
- Clarify when a field evaluation would be required in para 7.34
- Remove reference to evidence being “at the discretion of the council in para 7.35.
- Correct reference to Appendix 5 (which should be Appendix 6)

Appendix 6

- Welcomes addition of appendices. Minor edits requested.

Policy S15: Biodiversity Net Gain

- Minor edits including details of how sites will achieve BNG (7.55) and latest legal positions on BNG.

Policy S16: Flood Risk and Sustainable Drainage

- Capitalise “L” in “Lead” para 7.65.
- Para 7.70 is poorly worded.
- Amend para c) for when FRA is required in line with Dec 2024 NPPF.
- Not clear if criteria d) applies to ordinary watercourses as well as EA defined main rivers.
- Caveat that exception to h) (culverting) should only be for main rivers.
- Ordinary watercourses should be included in i)
- Update policy to align with updated NPPF on SUDs (non-majors) and to require SuDs to be “whole life maintained”

Policy S19: Transport

- Reference Surrey Healthy Streets design code.

- Do not agree to inserting supporting documents in policy. This will be inconsistent to approach with the rest of the plan.
- Do not agree necessary to specify Listed Building Consent in para 7.32. Its coverage is inferred in the policy.
- Info on field evaluation qualification is in Appendix 6 (A.2.1) so not required to be repeated in Site Allocation Policies or elsewhere.
- Willing remove reference to “at discretion of the council” and direct towards NPPF in para 7.35.
- Willing to agree to minor amendments in Appendix 6.
- Missing “be” will be added to para 7.55.
- Agree error in grammar in para 7.70 and willing to amend.
- Plan published before NPPF changes and does not apply to wording of this plan. Does not mean development management decisions are not being made in accordance.
- With regards to amending para c) where FRA is required, have since recognised that this duplicates requirement in Footnote 63 in NPPF. Therefore, suggest amending to similar wording as b).
- Willing to amend criteria d) S16 to allow exceptions in cases of access, subject to EA approval.
- Willing to include ordinary watercourses in (i).
- RE: Suds amendment, plan published before NPPF changes and does not apply to wording of this plan. Does not mean development management decisions are not being made in accordance Willing to amend to bring up to date with SuDs policy in NPPF.
- Willing to add Surrey Healthy Streets Design Code to supporting Document.

Reigate and Bansted District Council

Summary of Comment:

Response:

Policy S1: Spatial Strategy

- Reigate and Bansted will not be able to meet unmet need from Epsom and Ewell.

Policy S3: Climate Change, S10 Retail Hierarchy and Network and Evidence Base

- Notes and Welcomes Policies

- See Statement of Common Ground

Mole Valley District Council

Summary of Comment:

Response:

Policy S1: Spatial Strategy

- Will not be able to meet unmet need from Epsom and Ewell.

Policy DM8: Racehorse Training Zone

- Race Horse Training Zone will complement MVDC's own policy.

- See Statement of Common Ground

Royal Borough of Kingston Upon Thames

Summary of Comment:

Response:

- No concerns raised

- See Statement of Common Ground

London Borough of Sutton

Summary of Comment:

Response:

- Will not be able to meet unmet need from Epsom and Ewell.

Policy DM7: Employment Land, Policy S17: Infrastructure Delivery & Policy S19: Transport

- Support policies

- See Statement of Common Ground

Summary of Representations and Identification of Key Issues

The following schedules provide an overview to both the number of representations per policy, together with an overall summary of comments made and key issues arising. Representation, names & reference numbers are listed. The schedules also show how many respondents considered the plan legally sound or compliant in relation to that specific section or policy. These figures have been taken from the standard response form or digital form. If a respondent has not specifically indicated whether they believe the plan is sound or legally compliant, whilst their response has been recorded and taken into consideration in the summary, no preference on soundness or legal compliance has been entered on their behalf.

Chapters 1, 2 & 3 of the Local Plan:

Introduction, Vision and Objectives and Policy S1: Spatial Strategy		
Number of representations received: 91		
Number of respondents who considered the document to be;		
Legally compliant	Yes: 17	No: 20
Sound	Yes: 6	No: 41
Amendments made post Reg. 18:		
<p>The introduction has been slightly updated where information has been superseded and edited to be more concise. The Vision and Objectives has been amended minimally including some minor consolidation of information to support more concise wording. Amended relevant objective to refer to green and blue infrastructure.</p> <p>The spatial strategy has been amended insofar as it no longer has an eastern component as there are deliverability issues for the site at Ewell East Station which came to light from responses to the Regulation 18 Consultation. The overall number of allocated sites has increased from 9 to 35. The remaining trajectory now comprises the windfall allowance. The overall number of dwellings being proposed has reduced from 5,889 (57%) of need to 4,916 (48%) of need due to updated evidence (see the LAA).</p> <p>In the supporting text, paragraph 17 has been added highlighting the need for consolidation rather than growth for comparison and convenience retail use in the borough. The hierarchy has been slightly amended to explain how each area should be developed to align better with the spatial</p>		

strategy. It also explains why some land will be inset from the Green Belt. An amended table SA1 shows the amended trajectory. Reference to meeting retail needs at Ewell East has been removed from the policy. Policy remains “S1”.

Summary of comments in response to Regulation 19:

A number of respondents took the opportunity in commenting on these initial sections, to express their dissatisfaction with the use of the ‘standard method’ as a baseline for calculating housing need. Concerns included that the affordability uplift penalises Epsom.

Because of the introductory nature of the first chapter, a number of respondents questioned underlying assumptions about the borough outlined in the beginning chapters. Most of these related to minor details. For example, one suggested that the Council had misrepresented the types of uses at Kiln Lane & Longmead Industrial Estate. Others took the opportunity to express their opinion about the “status quo” of the borough. For example, the perceived infrequency of trains from Epsom into London.

Vision and Strategic Objectives

Most respondents who commented on the Vision and Strategic Objectives offered guarded support for them, suggesting that whilst it is difficult to disagree with what they aim to achieve, the spatial strategy and policies would not necessarily realise help them come to fruition. One suggested the vision was intentionally misleading by referring to a “brownfield first” approach to development when in reality, in their opinion, the plan focused on releasing Green Belt. National Highways raised the importance of not increasing traffic on the Strategic Road Network (SRN) or junctions of the M25 without mitigation measures, if the vision and objectives relating to climate change were to be realised. Some respondents suggested important information had been omitted, including specific mention of affordable housing, evidence of the consideration of changing shopping habits or how to improve the environment.

Spatial Strategy

An opinion expressed by a significant number of respondents (approx. 22), in one way or another, was that the spatial strategy was not justified by including the release Green Belt Land. A number of different reasons were given for this, including that not enough brownfield land had been considered for allocation, or that releasing Green Belt land was contrary to other strategic objectives in the Local Plan, such as those concerning the environment and Health. Some respondents specifically suggested removing SA33 to SA35 from the Local Plan to remedy this perceived problem.

Aside from objecting to the release of Green Belt, another concern among respondents was a perceived lack of evidence regarding what infrastructure would be delivered to support the level of growth proposed.

On the other hand, a lesser but still significant number of respondents suggested that the spatial strategy did not go far enough in its allocation of land for housing, and would be unsound as it stands. Some suggested it was not clear how the figure of 4,700 had been arrived at. Some site promoters suggested specific sites located in the Green Belt were needed to meet housing needs.

A moderate number questioned the approach to identifying Traveller provision.

Neighbouring Authorities, such as Mole Valley District Council (MVDC), Elmbridge Borough Council and Reigate and Banstead and Sutton responded to comments on this section reiterating their inability to take any of the Borough's unmet need for housing, Travellers or Employment.

Representation names and reference numbers:

- Adam Wilson (REP069)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Alex Lewis (REP161)
- Amanda Kindred (REP043)
- Andy Pepler (WSP on Behalf of the Ashley Centre) (REP146)
- Angella Collins (REP086)
- Anthony Kitcat (REP168)
- Barbara Arrowsmith (REP158)
- Ben Pope (Boyer, REP139)
- Ben Tattershall (on behalf of the UCA, REP114)
- Charlotte Parry (REP064)
- Craig Hatton (Network Rail, REP147)
- Darren Marsh (REP045)
- David Churchill (Carter Jonas on behalf of Priest Hill) (REP163)
- David Lloyd (REP137)
- Deborah Lloyd (REP174)
- Deborah O'Flaherty (REP038)
- Dorah May Hancock (Age Concern, REP170)
- Dr. Sarah Mizielska (REP004)
- Epsom Civic Society (REP101)
- Mr Gerard Mulero (REP005)
- Mr. Darren Marsh (REP045)
- Mr. David Crispin (REP032)
- Mr. David Ellis (REP029)
- Mr. Edward Clay (REP036)
- Mr. Gerard Mulero (REP005)
- Mr. Ken Joseph (REP037)
- Mr. Peter Huck (REP012)
- Mr. Robert Cornell (REP033)
- Mr. Stephen Nevard (REP035)
- Mr. Terry Smith (REP013)
- Mr. Werner Schulz (REP008)
- Mr. Will Thompson (REP034)
- Mrs S L Rising (REP096)
- Mrs. Angela Smith (REP028)
- Mrs. Clare Oakley (REP042)
- Mrs. Laura Coyne (REP027)
- Ms. Dorothea Sukiennik (REP025)
- Ms. Jane Hargreaves (REP011)
- Ms. Julia Kinton (REP014)
- Muna Tutton (REP058)
- National Highways (REP136)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Olivia Gorham (Waverley Borough Council) (REP151)

- Epsom Green Belt (REP180)
- Epsom Town Residents' Association (REP118)
- Francis (REP074)
- Gavil Group (REP126)
- Geoff Delamere (REP062)
- Geoff Shaxton (REP123)
- Gerard Muntès (REP106)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- Graham Roberts (REP176)
- Graham Wilson (Savills on behalf of Atkins Properties Ltd) (REP134)
- Green Party (Yvonne Grunwald) (REP108)
- Home Builders Federation (REP124)
- Ian Dunsford (Reigate and Banstead Borough Council) (REP113)
- Jack Hobbs (REP063)
- John Bourne (REP090)
- Joseph Lloyd (REP173)
- Joshua Mellor (on behalf of Dandara SE) (REP098)
- Joy Aldridge (REP117)
- Ka Ka (REP022)
- Karen Griffin (REP099)
- Linda Thorn (REP060)
- London Borough of Sutton (REP162)
- Lucy Atkins (Crest Nicholson & Vistry Group, REP152)
- Mark Gelinski (REP087)
- Megan Douglas (Nexus on behalf of Land south of Oak Glade, REP153)
- Mole Valley District Council (MVDC) (REP071)
- P. Dunphy (Causeway Planning on behalf of Woodcote Stud Ltd) (REP150)
- Peter Byrne (REP053)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Phillip Dunphy (on behalf of Woodcote Stud Ltd) (REP150)
- Robert Poague (REP059)
- Roger Belcher (REP100)
- Ruth Leaver-Lewis (REP160)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- Sarah Mizielinska (REP111)
- Sarah Pharoah (REP094)
- Stefan Cmoch (REP109)
- Stephen Evans (REP050)
- Stoneleigh and Auriol Neighbourhood Forum (SANF) (REP079)
- Surrey County Council (Judith Jenkins, REP135)
- Susan Hodge (REP180)
- Susanna Jean Calvert (REP082)
- Tim Murphy, Campaign to Protect Rural England, (CPRE) (REP 141)
- University for the Creative Arts (REP114)
- Vanessa Saunders (REP078)
- William Farrington (Arsenal@1913) (REP072)
- William Ward (REP121)

Council Response:

The support for the vision and objectives is welcomed. Whilst concern about the ability of the plan to realise them is acknowledged, we are confident that the evidence base supports our policies to deliver the vision and objectives. Concerns over releasing the Green Belt sites for development (or not) are also acknowledged. However, through the Spatial Strategy and Sustainability Appraisal, the Council believes that the plan is sound, (a position endorsed by Full Council) and strikes the right balance between delivering the right number of homes (and other development) in a sustainable manner.

Policy S2: Sustainable and Viable Development

Number of representations received: 13

Number of respondents who considered the document to be;

Legally compliant	Yes: 7	No: 4
Sound	Yes: 6	No: 6

Amendments made Post Regulation 18:

Policy strengthened in relation to steps applicants must follow in cases of policy non-compliance on viability grounds

Summary of main issues within representations:

Responses to this policy generally focus on the existing inadequacy of infrastructure in the borough. There is concern about a lack of transport infrastructure (including parking), health infrastructure and school provision and a suggestion that there should be an increase in health infrastructure. One respondent is of the view that development on greenfield land or the Green Belt is not sustainable or viable, while another believes that 'sustainability' is a 'buzz' word and lacks any real meaning.

There is some support for the policy, including that it helps to support the delivery of housing (including affordable housing) and infrastructure, by limiting developers' ability to negotiate down contributions towards infrastructure at planning application stage. One respondent suggested that, in exceptional circumstances the Council should use compulsory purchase powers to aid delivery. One respondent believed the policy is unnecessary as it is already covered by national policy and/or legislation.

Representation names and reference numbers:

- Mrs. Daniella Flander (REP002)
- Mr. David Ellis (REP029)

- Ms. Jane Hargreaves (REP011)
- Ms. Julia Kinton (REP014)
- Ms. Patricia Shields (REP016)
- Mr. Kevin Gollogy (REP018)
- Ms. Lee Leahy (REP023)
- Hannah Abrahams (REP024)
- Amanda Kindred (REP043)
- Peter Byrne (REP053)
- Jeff Cousins (REP112)
- Tim Murphy (CPRE) (REP141)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)

Council Response:

Concerns over infrastructure are addressed in the Infrastructure Delivery Plan (2024) and responses from infrastructure providers. For example, SCC suggest education provision to accommodate growth over plan period is adequate based on population projections and Thames Water have raised no fundamental concerns. Transport infrastructure issues have been discussed in the Transport Assessment and evidence commissioned for the Town Centre Master Plans (parking study). On duplication of policies, it is inevitable that there will be some overlap between national and local policy; the Council consider that it is important to include a strategic policy on the presumption in favour of sustainable development and development viability, however open to amendments if the Inspector deems it necessary.

Policy S3: Climate Change and Mitigation

Number of representations received: 13

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 2
Sound	Yes: 3	No: 7

Amendments made Post Regulation 18:

Policy changed from S5 to S3 Climate Change and Mitigation.

Summary of main issues within representations:

Most respondents supported this policy and the Council’s approach. Of those that were less supportive, suggestions included the policy be more explicit about the need to take action on groundwater flooding. One respondent suggested the policy did not adequately describe all types of flood risk in the borough or the threat of groundwater flooding in the town centre. One respondent considered the policy vague and ineffective and therefore unsound. One respondent considered that allocating certain Green Belt sites were contrary to the aims of the Climate Change policy.

Representation names and reference numbers:

- Elmbridge Borough Council (REP094)
- Ian Dunsford - Reigate and Banstead Borough Council (REP113)
- Epsom Civic Society (REP101)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Bridget Fox (Woodland Trust) (REP156)
- Tim Murphy (CPRE) (REP141)
- Piotr Behnke (Natural England, REP149)
- Graham Wilson (Savills for Atkins REP134)
- Surrey County Council (Judith Jenkins, REP135)
- Patricia Ladd (REP157)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)

Council Response:

Support noted, the policy includes support for the inclusion of renewable energy and is considered to strike the right balance for development. We are willing to update the flood risk policy to include stronger reference to SUDs as per SCC’s suggestion (see response to Statutory Consultees). Will also amend title of policy to refer to adaptation as well as mitigation.

Policy S4: Epsom Town Centre

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 1
Sound	Yes: 2	No: 3

Amendments made Post Regulation 18:

Policy S4 was introduced post Regulation 18 to reflect the nature and variation of uses within Epsom Town Centre to ensure that the area has a positive strategy for its regeneration.

Summary of main issues within representations:

There was general support for the policy. A respondent questioned why Epsom Town Centre's status as an at risk Conservation Area (on Historic England's At Risk Register) is not mentioned. One questioned the soundness of building in the town centre when sites are subject to surface water flooding. One states that the plan does not enhance environmental quality. Others support reference to the Town Centre Masterplan to increase links with the station. A further comment suggests S4 conflicts with DM4, on the basis S4 encourages a diverse mix of uses, whereas DM4 restricts uses in the primary shopping area.

Representation names and reference numbers:

- Epsom Civic Society (REP101)
- Green Party (REP108)
- Sarah Mizielinska (REP111)
- Andy Pepler (WSP on behalf of Ashley Centre) (REP146)
- Chris Hatton (Network Rail, REP147)

Council Response:

The Council do not see a conflict between S4 and DM4, insofar as both promote vitality and mix of uses in their own context. The Policy supporting text (3.56) references the Town Centre's conservation area status as a key contributor to its success and we do not believe it necessary to state specifically that it is on the at risk register.

Chapter 4 – Planning for Places

Policy SA1 – (Southern Gas Network Site)

Number of representations received: 11

Number of respondents who considered the document to be;

Legally compliant	Yes: 8	No: 2
Sound	Yes: 6	No: 5

Amendments made post Reg. 18

Heritage Impact Assessments have been produced and a Heritage Topic Paper has been prepared to support the Plan. Site allocation wording updated to identify Source Projection Zone (SPZ) a consideration as part of a planning application. The site allocation was originally wider but has now been split into smaller site allocation (SGN and Hook Road Car Park). This is because permission has been granted and construction commenced at 31-37 East Street, so is not allocated in the Reg 19 Local Plan. SA2 (Hook Road Car Park), SA3 (Solis House, 20 Hook Road), SA4 (Bunzl, Hook Road) were part of this Site Allocation in the Reg. 18 version of the plan. The allocation for the SGN site aligns with the planning application that is awaiting determination.

Summary of comments in response to Regulation 19

Of the limited responses to this policy, two related to density. One respondent believed that there should be a limit of 6 stories imposed on the allocation, another believed that the density should be higher, as a town centre location, to negate the need to build on the Green Belt. One suggested the proposed use of the site should be less prescriptive to allow for changes in the market. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Two requested more reassurance that parking and highway safety would be taken into account.

Representation names and reference numbers:

- Mr. Elliot Bishop (REP003)
- Beverley Bishop (REP054)
- Adam Wilson (REP069)
- Patricia Ladd (REP157)
- Mr. Will Thompson (REP034)
- Chris Mathias (REP066)
- SCoRA (REP075)
- Vanessa Saunders (REP078)
- Martin Paul Appleford (REP089)

- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Christian Day (REP115)
- Epsom Green Belt Group (REP164)

Council Response:

Concerns around density are acknowledged. Heights of buildings are not the only measure of its impact on historic character and so an arbitrary limit on height may lead to the false impression that keeping to 6 storeys will alleviate all other design considerations. There is also consideration of development viability given the site’s previous use and need to remediate contamination on the site. Developers will need to comply with policies within the plan as a whole, which includes strategic and detailed policies on specific aspects of development. The site allocations provide detail about the nature and scale of development. The policy requires any development to "provide appropriate vehicle, pedestrian and cycle access to the site". The site allocations are not intended to be prescriptive but provide a realistic assessment of what can be delivered on site but will be subject to a detailed planning application, which will be considered on a case-by-case basis using this policy alongside other policies in the Local Plan (e.g. design and amenity) as framework to assess proposals. Approximate capacities are provided to help to inform the likely quantum to overall inform whether development needs in the Borough can be met. With regards to omitting reference to other sources of flooding to mitigate against in the policy, we are willing to remove the words “surface water” and simply refer to “flooding”. However, it should be noted that the site allocation policy signposts to policy S16, which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Policy SA2 – Hook Road Car Park

Number of representations received: 8

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 1
Sound	Yes: 3	No: 3

Amendments made Post Regulation 18:

Site was previously part of SA1 (Hook Road Car Park and SGN), which has now been split into two site allocations. Heritage Impact Assessments have been produced and a Heritage Topic Paper has since been prepared. The approximate number of dwellings to be delivered on site since 2022 has changed from 50 (in the LAA2022) to 100-200 (in the LAA2024).

Summary of main issues within representations:

There is support for the redevelopment of the car park for residential use though respondents seek reassurances that parking issues will not be exacerbated as a result of loss (for example, by re-provisioning sufficient parking within any development). One respondent recognised the benefit of this site's proximity to Epsom Station and that capacity should be maximised accordingly. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Vanessa Saunders (REP078)
- Mr. John Samuel (EEBC Property Services) (REP030)
- Christian Day (REP115)
- Patricia Ladd (REP157)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Epsom Green Belt Group (REP180)

Council Response:

In terms of impact on traffic congestion development on the site will be required to comply with the Council's parking standards. The site has been assessed through the Strategic Flood Risk Assessment (including for Groundwater Flooding) and Sequential Assessment. The EA are satisfied the site is not in flood zone 2 or 3. The Council is confident the policy is sound as regards flooding from all sources.

The Council believe the yield of the site has been optimised, whilst respecting the surrounding context. In terms of infrastructure the Council has prepared an Infrastructure Delivery Plan to identify the additional infrastructure needed for the growth planned. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance."

Policy SA3 – Solis House, 20 Hook Road

Number of representations received: 8

Number of respondents who considered the document to be;

Legally compliant	Yes: 4	No: 1
Sound	Yes: 1	No: 4

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

The site policy had a very small number of responses which were mixed in nature. Some made specific suggestions, such as that the allocation be integrated with SA1 & SA2. Two respondents felt that there should be sufficient parking provision on the site due to on street parking causing traffic in busy times. Another respondent felt that accommodation should be high quality, for city professionals. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley. One respondent identified a reference error (policy DM15 instead of DM13). One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Christian Day (REP115)
- Vanessa Saunders (REP078)
- Surrey County Council (Judith Jenkins, REP135)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Mr. David Ellis (REP029)
- Epsom Green Belt Group (REP180)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)

Council Response:

An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. The site is considered to strike the right balance without being overly prescriptive where it comes to specific housing types or site particulars. Where a proposal for development is submitted on the site, details should be led by wider considerations of the site as well as the policies of the local plan as a whole. We note referencing error and willing to amend. We are of the

opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above). With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must will be permitted when “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Policy SA4 – Bunzl, Hook Road

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 1
Sound	Yes: 1	No: 3

Amendments made Post Regulation 18:

This is a new policy

Summary of main issues within representations:

The site policy had a very small number of responses, which were mixed in nature. Some made suggestions regarding what should be included on the site, including sufficient parking provision, due to on street parking causing traffic in busy times and that the density should be increased given the location of the site. A respondent requested that given the sites location adjoining the Church Street Conservation Area, that this should be mentioned. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites’ inclusion with a “bird strike zone” surrounding RAF Kenley.

Representation names and reference numbers:

- SANF (REP079)
- Martin Paul Appleford (REP089)
- Epsom Civic Society (REP101)
- Patricia Ladd (REP157)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

In terms of impact on traffic congestion development on the site will be required to comply with the Council's parking standards. The council believes the yield of the site has been optimised, whilst respecting the surrounding context. The SFRA shows that any flood issues can be mitigated satisfactorily. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16, which states that development will be permitted when “demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA5 – Epsom Town Hall

Number of representations received: 12

Number of respondents who considered the document to be;

Legally compliant	Yes: 9	No: 2
Sound	Yes: 7	No: 4

Amendments made post Reg. 18

Allocation used to be larger, but now split into 4 sites (SA5, Epsom Town Hall, SA6 Hope Lodge Car Park, SA7 Former Police and Ambulance Stations Sites and SA8 Epsom Clinic) to reflect different ownerships and sites coming forward at different times. Densities for the site were considered through Epsom Town Centre Masterplan.

Summary of comments in response to Regulation 19

Whilst various issues were raised by individuals, the majority of comments related to this policy concerned impact on the highway; namely, the loss of the existing public car park, the resulting provision and associated impact on highway safety. A high proportion of respondents also expressed concern that the Town Hall building might be demolished as part of proposals, and suggested refurbishment might be a better option. . One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites’ inclusion with a “bird strike zone” surrounding RAF Kenley.

Representation names and reference numbers:

- Mr. Elliot Bishop (REP003)
- Beverley Bishop (REP054)
- Mr. Robert Flanders (REP006)
- Mr. David Ellis (REP029)
- Mr. John Samuel (EEBC Property Services) (REP030)
- Bridget Fox (Woodland Trust) (REP156)
- Martin Paul Appleford (REP089)
- Christian Day (REP115)
- Patricia Ladd (REP157)
- Vanessa Saunders (REP078)
- SANF (REP079)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The Proposed Submission Local Plan is supported by a Transport assessment and Highways Modelling and Infrastructure Delivery Plan. The Town Centre Masterplan also looked at town centre sites in detail. A car park assessment was undertaken on town centre car parks to support the Town Centre Masterplan which included the Town Hall site. The policy does not specify that building has to be demolished. Impact of the site allocation on the Historic Environment has been considered through a Historic Impact Assessment (see Heritage Topic Paper). The SFRA shows that any flooding issues can be mitigated. We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above). With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Policy SA6 – Hope Lodge Car Park**Number of representations received: 8****Number of respondents who considered the document to be;**

Legally compliant	Yes: 7	No: 0
Sound	Yes: 3	No: 4

Amendments made Post Regulation 18:

Policy previously SA2 in Reg18 and included the Town Hall, Hope Lodge, Former Police and Ambulance Stations Sites and Epsom Clinic, which are now 4 different site allocations. This is to reflect different ownerships and sites coming forward at different times, which is an approach aligned with the Epsom Town Centre Masterplan.

Summary of main issues within representations:

Responses to this policy varied. There is support for the site allocation for residential use. One suggested that the density prescribed is too low and that it ought to be maximised, to avoid other development in the Green Belt. There is concern about the loss of the existing car parking provision, with one respondent suggesting additional parking to be provided as part of a development; as well as concerns about the impact residential development will have on the surrounding road network, parking and traffic congestion.

There is a suggestion for references to be added to the policy to include the Town Centre Master Plan, that the Town Centre Conservation Area is on Historic England's Risk Register and the importance of views across Dulshott Green, as detailed in the Church Street Conservation Area Appraisal. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley. One identified a typo in criterion e) of the Policy - incorrectly referencing DM15 rather than DM13. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- Mr. John Samuel (EEBC Property Services) (REP030)
- Mr. David Ellis (REP029)
- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Christian Day (REP115)
- Vanessa Saunders (REP078)
- Epsom Civic Society (REP101)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The Council believes the yield of the site has been optimised, whilst respecting the surrounding context. In terms of impact on traffic congestion development on the site will be required to comply with transport policies in the Local Plan. In addition, the Local Plan is supported by a Transport Assessment and Highways Modelling and Infrastructure Delivery Plan. The Town Centre Masterplan also looked at Town Centre sites in detail and a car park assessment was undertaken on public car parks in the town centre. The Council acknowledge identification of the typo, incorrectly referencing DM15 rather than DM13. The Council have conducted a heritage impact assessment for this site, which addressed conservation area concerns. The Council are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above). With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted when "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance."

Policy SA7 – Former Police and Ambulance Station Sites

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 0
Sound	Yes: 2	No: 2

Amendments made Post Regulation 18:

Allocation used to be larger, but now split into 4 sites (SA5, Epsom Town Hall, SA6 Hope Lodge Car Park, SA7 Former Police and Ambulance Stations Sites and SA8 Epsom Clinic) to reflect different ownerships and sites coming forward at different times. This approach is aligned with the Epsom Town Centre Masterplan.

Summary of main issues within representations:

The site allocation policy had a very small number of responses which were mixed in nature. One supported the site allocation suggesting reassurance on parking provision social housing and nursing facilities, groundwater flooding mitigation and conservation area impact. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- Adam Wilson (REP069)
- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Vanessa Saunders (REP078)
- Patricia Ladd (REP157)

Council Response:

Permission has been granted on this site and applicant will be required to comply with Council transport policies. The site is considered to strike the right balance without being overly prescriptive where it comes to specific housing types or site particulars. A Heritage Impact Assessment has been undertaken addressing Conservation Area concerns. The SFRA demonstrates that any flooding issues can be mitigated. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site

allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA8 – Epsom Clinic

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 1	No: 2

Amendments made Post Regulation 18:

Summary of main issues within representations:

Reassurance sought of sufficient parking reprovision, unsound because of the assumption that surface water flooding is the only flood risk in the Borough, concern at loss of clinic, DM15 (instead of DM13) referenced, site is within birdstrike safeguarding zone (DIO). NHS supports allocation.

Representation names and reference numbers:

- Matin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Mr. Robert Flanders (REP006)
- Judith Jenkins (SCC) (REP135)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Daniel Fleet (NHS Property Services Ltd) (REP166)

Council Response:

Development of the site will be required to comply with the Council's parking standards, SFRA considers all sources of flooding. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted when “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” The Council is of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA9 – Depot Road and Upper High Street Car Park

Number of representations received: 9

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 1
Sound	Yes: 2	No: 6

Amendments made post Reg. 18

Policy reference changed to Policy SA9 (Depot Road and Upper High Street) and updated to contain more detail on issues that will need to be considered at the planning application stage.

Summary of comments in response to Regulation 19

Though a small number of responses were received to this policy, a high proportion of those responses welcomed the allocation, with some suggesting that a higher density of development should be proposed, being a town centre development. Other issues raised included the policy incorrectly references DM15 rather than DM13 in para e) of the Policy. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention was drawn to the fact that the site is within a birdstrike safeguarding zone of RAF Kenley.

Representation names and reference numbers:

- Mr. John Samuel (EEBC Property Services) (REP030)
- Adam Wilson (REP069)
- Mr. David Ellis (REP029)
- Patricia Ladd (REP157)
- Philip and Peter Haynes (REP128)
- Tim Murphy (CPRE) (REP141)
- Vanessa Saunders (REP078)
- SANF (REP079)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

Welcome support for policy and believe that yield for this site has been optimised to deliver additional housing and car parking whilst respecting the context of the surrounding area. The site allocation has been informed by the Epsom Town Centre Masterplan. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted when “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” The Council is of the opinion that

adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA10 – 79-85 East Street

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

This is a new site allocation but was included in the LAA 2022 as a deliverable site (20 units), where this was increased to 34 units in the LAA 2024.

Summary of main issues within representations:

Issues included lack of parking provision, and that density could be maximised to avoid development in the Green Belt. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Vanessa Saunders (REP078)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Patricia Ladd (REP157)

Council Response:

The council believes the yield of the site has been optimised, whilst respecting the surrounding context. The Town Centre masterplan helped to inform this. In terms of impact on traffic congestion development on the site will be required to comply with the Council's parking standards. In addition, the Local Plan is supported by a Transport Assessment and Highways Modelling and Infrastructure Delivery Plan. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted where "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA11 – Finachem House, 2 – 4 Ashley Road

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 1	No: 2

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

The site policy had a very small number of responses which were mixed in nature. Issues raised included that the site density had not been optimised to avoid development in the Green Belt, and lack of parking provision leading to traffic congestion and a reference error in relation to the heritage policy. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- Vanessa Saunders (REP078)
- Gavil Group (REP126)
- Patricia Ladd (REP157)
- Martin Paul Appleford (REP089)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The Council consider that the yield for the site has been optimised, whilst respecting the context of the surrounding area. The site is considered to strike the right balance without being overly prescriptive. Where a proposal for development is submitted on the site, details should be led by wider considerations of the site as well as the policies of the local plan as a whole. An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted where "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and

Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA12 – Global House

Number of representations received: 6

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 2
Sound	Yes: 0	No: 5

Amendments made Post Regulation 18:

Policy amended to only cover Global House and policy reference changed to Policy SA12 and updated to contain more detail on issues that will need to be considered at the planning application stage.

Summary of main issues within representations:

The site policy had a very small number of responses which were mixed in nature. Issues included lack of parking provision and impact on the highway network, and that density should be increased to avoid developments on green spaces and the green belt. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites’ inclusion with a “bird strike zone” surrounding RAF Kenley.

Representation names and reference numbers:

- Vanessa Saunders (REP078)
- SANF (REP079)
- Martin Paul Appleford (REP089)
- Andy Pepler (WSP on Behalf of the Ashley Centre) (REP146)
- Patricia Ladd (REP157)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

In terms of impact on traffic congestion development on the site will be required to comply with the Council's parking standards. The Council believes the yield of the site has been optimised, whilst respecting the surrounding context. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16, which states that development will be permitted where “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA13 - Swail House and Relevant Evidence Base

Number of representations received: 3

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 0
Sound	Yes: 1	No: 1

Amendments made post Reg. 18

N/A

Summary of comments in response to Regulation 19

A respondent raised concern that garden to the rear may be lost to the detriment of residents, another pointing out that sufficient parking should be provided. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a “bird strike zone” surrounding RAF Kenley.

Representation names and reference numbers:

- Patricia Ladd (REP157)
- Martin Paul Appleford (REP089)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

Both of these issues will be dependent on the details of the scheme. We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above). With

regards to omission of groundwater, attention is drawn to policy S16, which requires compliance with the SFRA 2024 and national policy and guidance.

Policy SA14 – 60 East Street

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

This is a new site allocation post Reg. 18.

Summary of main issues within representations:

The policy received few responses. Issues included a lack of parking provision and impact on the highway network, and that density should be increased to avoid developments on green spaces and the Green Belt. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Vanessa Saunders (REP078)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council response:

The council believes the yield of the site has been optimised, whilst respecting the surrounding context. In terms of impact on traffic congestion development on the site will be required to comply with the Council's parking standards. In addition, the Local Plan is supported by a Transport Assessment and Highways Modelling and Infrastructure Delivery Plan and SFRA. With regards to omitting reference to other sources of flooding to mitigate against in the policy, , it should be noted that the site allocation policy signposts to policy S16, which states that development will be

permitted where it “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA15 – Corner of Kiln Lane and East Street (101b East Street)

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

The site policy had few responses. Issues included lack of parking provision and impact on the highway network, and that density should be increased to avoid developments on green spaces and the Green Belt. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the site’s inclusion with a “bird strike zone” surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Vanessa Saunders (REP078)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. Where a proposal for development is submitted on the site, details should be led by wider considerations of the site as well as the policies of the local plan as a whole.

The site is considered to strike the right balance without being overly prescriptive where it comes to specific housing types or site particulars. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted where “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA16 – Land at Kiln Lane

Number of representations received: 7

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 1
Sound	Yes: 0	No: 4

Amendments made Post Regulation 18:
N/A

Summary of main issues within representations:
The policy had few responses. Issues included the need for sufficient parking provision due to on street parking causing traffic in busy times. It was also suggested the site be considered for traveller provision. It was requested that given the size of the site, the requirement for archaeological investigation be prescribed in the policy. Other respondents suggested the site should be incorporated into a wider mixed-use development of Kiln Lane & Longmead Industrial Estates. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites’ inclusion with a “bird strike zone” surrounding RAF Kenley.

- Representation names and reference numbers:**
- Vanessa Saunders (REP078)
 - Martin Paul Appleford (REP089)
 - Surrey County Council (Judith Jenkins, REP135)
 - Patricia Ladd (REP157)
 - Chris Waldron (Defence Infrastructure Organisation) (REP167)
 - Epsom Green Belt Group (REP180)
 - Alex Duval (on behalf of Clarendon Park Residents Association, REP164)

Council Response:

The site is allocated for housing and is not being promoted for traveller provision. Development on the site will be required to accord with the Council’s car parking standards. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted where “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” With regards to archaeology, the plan is meant to be read as a whole so the need for an archaeological assessment is covered in the heritage policies and Appendix 6. We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA17 – Hatch Furlong Nursery

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 4	No: 0
Sound	Yes: 2	No: 2

Amendments made post Reg. 18

N/A

Summary of comments in response to Regulation 19

Respondents wanted reassurance that sufficient parking provision would be provided. Two different opinions on what it should be allocated for (starter homes and retirement downsizing vs. allotments). Concern over omission of groundwater over surface water flooding also raised.

Relevant Respondent Name (& Rep Number)

- Patricia Ladd (REP157)
- Martin Paul Appleford (REP089)
- Fiona McCulloch (REP040)
- Mike Leigh (National Trust) (REP065)
- Yvonne Grunwald (Green Party) (REP108)

Council Response:

The site is suitable, available and achievable for the level and type of development outlined in this policy. Developers will need to comply with policies within the plan as a whole which includes strategic and detailed policies on specific aspects of development. . With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16, which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance. We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA18 – Land to the Rear of Rowe Hall

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 1
Sound	Yes: 1	No: 3

Amendments made Post Regulation 18:

This is a new site allocation post Reg. 18. The indicative yield on the site increased from 30 in the LAA 2022 to 96 in the LAA 2024 to reflect the view at the planning application stage that the extra care units are considered to be C3 equivalent.

Summary of main issues within representations:

The few representations received on the policy were mixed. Issues included concerns about resulting road congestion as a result of new development, proximity of the site to local amenities & infrastructure and the site being in an Area of High Archaeological Potential. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- SANF (REP079)
- Patricia Ladd (REP157)
- Wendy Leveridge (REP129)
- Martin Paul Appleford (REP089)

Council Response:

The council believes the yield of the site has been optimised, whilst respecting the surrounding context. In terms of impact on traffic congestion development on the site will be required to comply with the Council's parking standards. In addition, the Local Plan is supported by a Transport Assessment and Highways Modelling and Infrastructure Delivery Plan. The site also has history; planning application (EP23/00633/CMA), which has been approved. It is not considered necessary to add Ward names or postcodes to the Site Allocation policies. The site is in an Area of High Archaeological Potential, and instances where an archaeological investigation is required is covered in Appendix 6.

With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Policy SA19 - 7 Station Approach

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 1	No: 3

Amendments made Post Regulation 18:

Summary of main issues within representations:

A small number of responses were received, which were mixed in nature, one in support of the site allocation. Suggestions for what the policy could include included reference to sustainable drainage sufficient parking. The agent representing the owner suggested that the site could yield more dwellings and be mixed use, and intending to submit such a scheme in early February. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- SANF (REP079)

- Peggy Hui (REP130)

Council Response:

An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. The site is considered to strike the right balance without being overly prescriptive where it comes to specific housing types or site particulars. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Policy SA20 - Esso Express, 26 Reigate Road

Number of representations received: 6

Number of respondents who considered the document to be;

Legally compliant	Yes: 4	No: 0
Sound	Yes: 2	No: 3

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

The site policy had a small number of responses which were mixed in nature, including support for the provision of smaller properties and retention of existing trees on the sites. Others referred to the need for sufficient parking provision due to on street parking causing traffic in busy times. It was also suggested the site be considered for traveller provision. Incorrect reference to DM15 in para. d) of Policy was highlighted. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites’ inclusion with a “bird strike zone” surrounding RAF Kenley.

Representation names and reference numbers:

- Fiona McCulloch (REP040)
- Vanessa Saunders (REP078)
- Martin Paul Appleford (REP089)
- Surrey County Council (Judith Jenkins, REP135)
- Patricia Ladd (REP157)

- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

Support for the allocation is welcomed and it is noted that the site is allocated for housing and is not being promoted for traveller provision. Development on the site will be required to accord with the Council’s car parking standards. The incorrect reference to DM15 will be corrected. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA21 – Richards Field Car Park

Number of representations received: 8

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 2
Sound	Yes: 2	No: 6

Amendments made post Reg. 18

N/A

Summary of comments in response to Regulation 19

Reassurances sought in relation to flooding and parking. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater.

Representation names and reference numbers:

- Mrs. Sally Wells (REP007)
- Fiona McCulloch (REP040)

- Jeff Cousins (REP112)
- Patricia Ladd (REP157)
- Lauren Easter (REP093)
- Mr. John Samuel (EEBC Property Services) (REP030)
- Martin Paul Appleford (REP089)
- Rob D (REP095)

Council Response:

Developers will need to comply with policies within the plan as a whole, which includes strategic and detailed policies on specific aspects of development. The site allocations provide detail about the nature and scale of development. Sequential test applied and SFRA L2 suggests any risk can be mitigated. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16, which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA22 - Etwelle House, Station Road

Number of representations received: 7

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 1
Sound	Yes: 3	No: 3

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

Mixed views received. One supported the allocation for small starter homes or retirement homes on the site to meet housing needs. Concerns included impact on heritage & conservation, loss/impact on parking (adjacent to train station) and impact this may have on viability of a nearby shopping parade. One suggested that the development should include amenities on the ground floor. One suggested the policy was unsound

because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Fiona McCulloch (REP040)
- Beverley Bishop (REP054)
- Patricia Ladd (REP157)
- Mrs. Daniella Flander (REP002)
- Mr Robert Flanders (REP006)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

In terms of impact on traffic congestion, development on the site will be required to comply with transport policy and the Local Plan is supported by a Transport Assessment and Highways Modelling and Infrastructure Delivery Plan. In terms of heritage and conservation the site is in relative proximity to a Locally Listed Building ("The Glyn Arms", now a Toby Carvery) but the adjacent train station is not statutorily or Locally Listed. In terms of retail provision on the ground floor the Council is of the view that a policy allocation of 20 dwellings is unlikely to be able to viably support ground floor retail. The promoter's intention appears to be for residential only, at this stage, and so the inclusion of retail provision may discourage the site coming forward. With regards to omitting reference to other sources of flooding, it should be noted that the site allocation policy signposts to policy S16 which states that development must "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA23 - 140-142 Ruxley Lane

Number of representations received: 2

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 0
Sound	Yes: 0	No: 2

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

Few responses received. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater, one suggested that there should be sufficient parking provision due to on street parking causing traffic in busy times.

Representation names and reference numbers:

- Patricia Ladd (REP157)
- Martin Paul Appleford (REP089)

Council Response:

An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. The site is considered to strike the right balance without being overly prescriptive where it comes to specific housing types or site particulars. With regards to omitting reference to other sources of flooding to mitigate against in the policy, we are willing to remove the words “surface water” and simply refer to “flooding”. However, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Policy SA24 – Garages at Somerset Close and Westmorland Close**Number of representations received: 4****Number of respondents who considered the document to be;**

Legally compliant	Yes: 3	No: 0
Sound	Yes: 1	No: 2

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

Few responses received. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. One stressed the need for sufficient parking provision. Attention has also been drawn to the site's inclusion with a "bird strike zone" surrounding RAF Kenley. Another supported the policy but questioned the trajectory and delivery within 5 years due to planning history.

Representation names and reference numbers:

- Mr. Ian Scott (REP051)
- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The Council welcomes support for the policy and the comment in relation to the trajectory is noted. Development on the site will be required to accord with the Council's car parking standards. With regards to omitting reference to other sources of flooding, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted if "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA25 – 64 South Street, Epsom

Number of representations received: 6

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 1
Sound	Yes: 0	No: 4

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

Few responses received, mixed in nature. Issues raised included concerns about the need for sufficient parking provision and sites proximity to other dwellings. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley. One

representation suggested the site be allocated for traveller provision and that there should be affordable housing provided. An incorrect reference to DM15 in para. d) of Policy was also pointed out.

Representation names and reference numbers:

- Vanessa Saunders (REP078)
- Martin Paul Appleford (REP089)
- Christian Day (REP115)
- Patricia Ladd (REP157)
- Surrey County Council (Judith Jenkins, REP135)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

Any application will be required to accord with the Council’s transport policy and other policies within the local plan. The site is allocated for 6 dwellings and is not available for traveller accommodation. Being a small site, it is not required to include provision of affordable housing in accordance with Policy S6. The typo (DM15) will be corrected. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted if “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA26 – 35 Alexandra Road

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 0
Sound	Yes: 2	No: 3

Amendments made Post Regulation 18:

This is a new site allocation since Reg. 18. In the LAA2022 to LAA2024 the expected yield was reduced from 9 to 8, as a correction from gross to net units.

Summary of main issues within representations:

Respondents' views were mixed as to whether the policy was sound or not. The main concern related to a perceived inappropriateness of demolishing a house and replacing it with new flats. Another concern related to a perceived loss of on street parking. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Peter Byrne (REP053)
- Vanessa Saunders (REP078)
- Adam Wilson (REP069)
- Patricia Ladd (REP157)
- Martin Paul Appleford (REP089)

Council Response:

In terms of the concern of a flatted development, the intensification of sites is a common form of development. There are benefits to this, including re-use and efficient use of previously developed land. In terms of parking, development will be required to comply with the Council's parking standards and the Local Plan is supported by a Transport Assessment and Highways Modelling and Infrastructure Delivery Plan. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted if "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA27 - 22-24 Dorking Road

Number of representations received: 7

Number of respondents who considered the document to be;

Legally compliant	Yes: 4	No: 1
Sound	Yes: 1	No: 5

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

Of the limited number of respondents, a few believed that the quantum of homes proposed in the allocation were too high, based on previous planning history. Sustainable Drainable and parking provision were issues of concern. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Liam Farrell (REP088)
- Patricia Ladd (REP157)
- Bernard Woolfe (REP177)
- Martin Paul Appleford (REP089)
- Peter Byrne (REP053)
- Sue Stansfield (REP077)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The Council consider that the yield for the site is appropriate and is an approximate figure. It is important that urban sites make efficient use of land whilst also respecting the context of the surrounding area. An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. The site is considered to strike the right balance without being overly prescriptive where it comes to specific site particulars. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA28 – 65 Dorking Road

Number of representations received: 3

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 0
Sound	Yes: 0	No: 2

Summary of main issues within representations:

Sustainable Drainable and parking provision were issues of concern. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

Development on the site will be required to accord with the Council's car parking standards. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted where it "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA29 – 65 London Road

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 1
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

Sustainable Drainable and parking provision were issues of concern. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. One respondent was opposed to the idea that density

and height would exceed the established pattern in the surrounding area. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley

Representation names and reference numbers:

- SANF (REP 079)
- Martin Paul Appleford (REP089)
- Patricia Ladd (REP157)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

Development on the site will be required to accord with the Council's transport policies and other policies as set out in the local plan in particular S11 Design and S12 Amenity Protection. The policy is not intended to be prescriptive. With regards to omitting reference to other sources of flooding, it should be noted that the site allocation policy signposts to policy S16, which states that development will be permitted where "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA30 - Epsom General Hospital

Number of representations received: 9

Number of respondents who considered the document to be;

Legally compliant	Yes: 7	No: 1
Sound	Yes: 2	No: 6

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

A few respondents were of the view that the policy is over reliant or influenced by the extant planning permission on the site (ref: 21/00252/FUL), which is constraining to developers if not implemented in full. It has been suggested that the policy wording should be amended to allow for flexibility to accommodate changing developer preferences or market conditions. An opportunity has been identified by one, for example, of using this policy to conserve or enhance a nearby Conservation Area.

Other concerns relate to the impact of development on infrastructure, where schools, healthcare & emergency services have been mentioned and a plan for infrastructure improvements suggested. Another respondent believes that new development on the site should be accompanied by sufficient parking provision to mitigate traffic congestion issues. While another respondent suggests that affordable & social housing should be included on the site.

One respondent questioned whether Epsom Hospital is in fact redundant. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley. One suggested that watercourses within or near site should be incorporated as part of a proposal.

Representation names and reference numbers:

- Mr. Chris Fairlamb (REP026)
- Martin Paul Appleford (REP089)
- Christian Day (REP115)
- Vanessa Saunders (REP078)
- Patricia Ladd (REP157)
- Woodcote (Epsom) Residents' Society (REP056)
- Annabelle Underdown (CPRE on behalf of SA30 Epsom Hospital, REP142)
- Epsom Civic Society (REP101)
- Surrey County Council (Judith Jenkins, REP135)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The council has considered the impact on the setting of the Chalk Lane Conservation Area, but do not consider that there is sufficient justification to prescribe in the policy requirements for the developers in relation to the Conservation Area.

In terms of infrastructure the Council has prepared an Infrastructure Delivery Plan to identify the additional infrastructure needed for the growth planned. Whether the hospital is in fact 'redundant', a recent planning approval suggests that a needs assessment has been conducted and the change of use from medical to residential is acceptable.

The archaeological assessment requirement, given the site is over 0.4ha in size, is set out in Appendix 6. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted when "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site

allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA31 – Land at West Park Hospital (South)

Number of representations received: 12

Number of respondents who considered the document to be;

Legally compliant	Yes: 4	No: 3
Sound	Yes: 2	No: 7

Amendments made Post Regulation 18:

Policy reference changed to Policy SA31, and updated to contain more detail on issues that will need to be considered at the planning application stage. Previously SA5 however the policy has now been split into 2 sites- SA31 and SA32 for the Regulation 19.

Summary of main issues within representations:

Of the few responses received, a number objected to the allocation site's Green Belt location, whereas others believed the site should be allocated because exceptional circumstances had been met. One respondent suggested the amount of housing on site is increased. Sustainable Drainable and parking provision were issues of concern. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. One respondent considered that the location of the site is not sustainably located and lacked evidence that investment would make sites sustainable in transport terms. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley.

Representation names and reference numbers:

- Martin Paul Appleford (REP089)
- Tim Murphy (CPRE) (REP141)
- Mark Gelinski (REP087)
- Patricia Ladd (REP157)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Charlott Parry (REP064)
- Peter Byrne (REP053)
- SANF (REP079)
- Surrey County Council (Judith Jenkins, REP135)
- Anthony Meehan (REP172)

- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Epsom Green Belt Group (REP180)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)

Council Response:

The Council considers that the allocation accords with the spatial strategy (being previously developed land in the Green Belt) and the Green Belt Exceptional Circumstances Topic Paper. The policy requires various transport matters to be accommodated to ensure its connectivity. An application for development will be required to be in accordance with the Council's parking standards and parking policy S19 which requires consideration to be given to highway safety and congestion. The site is considered to strike the right balance without being overly prescriptive where it comes to specific housing types or site particulars. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA32 – Land at West Park Hospital (North)

Number of representations received: 14

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 2
Sound	Yes: 3	No: 7

Amendments made Post Regulation 18:

Policy reference changed to Policy SA32, and updated to contain more detail on issues that will need to be considered at the planning application stage. Policy split into 2 sites: SA31 and SA32 for the Regulation 19.

Summary of main issues within representations:

A number of representations were received to in relation to this policy, some supporting the allocation, whilst others objected on the basis of release of land from the Green Belt. Some made specific suggestions such as; reference to sustainable urban drainage & groundwater flooding and that there should be sufficient parking provision due to on street parking causing traffic in busy times. One respondent stated the site was too small for 150 dwellings; while others suggested capacity should be increased. Some respondents suggested the site is not sustainably located and

lacked evidence that investment would make the site sustainable in transport terms. Attention has also been drawn to the sites' inclusion with a "bird strike zone" surrounding RAF Kenley. One has requested that watercourses within or near the site should be taken into consideration.

Representation names and reference numbers:

- Peter Byrne (REP053)
- Charlott Parry (REP064)
- SANF (REP079)
- Mark Gelinski (REP087)
- Martin Paul Appleford (REP089)
- Surrey County Council (Judith Jenkins, REP135)
- Tim Murphy (CPRE) (REP141)
- Patricia Ladd (REP157)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Daniel Fleet (NHS Property Services Ltd) (REP166)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Anthony Meehan (REP172)
- Epsom Green Belt Group (REP180)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)

Council Response:

The Council considers that this allocation accords with the spatial strategy (being PDL in the Green Belt) and has set out how the strategy was developed in a Spatial Strategy Topic Paper and Green Belt Exceptional Circumstances Topic Paper. Similarly, the policy expresses a number of matters to be considered at the planning application stage, development will also be required to accord with the Council's car parking standards. In terms of capacity of the site, A yield of 150 has been suggested by the promoters and reflects the context and location of the site. The policy requires various transport matters to be accommodated to ensure its connectivity. It is noted that the water courses referred to by SCC are not within the site boundary, therefore, any consultation required with SCC as Lead Local Flood Authority will be determined as required at the planning application stage. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted when "a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance." We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA33 – Land at Chantilly Way

Number of representations received: 26

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 8
Sound	Yes: 2	No: 20

Amendments made Post Regulation 18:

Now SA33. Site allocation wording updated to provide further detail on expectation of development of the site. A Heritage Impact Assessment has been undertaken and there is an updated SFRA published including a Level 2 assessment of the site. Safe access will need to be provided to the site, this will be considered at the planning application stage

Summary of main issues within representations:

Responses to this policy were varied. A number objected to the policy on the principle that it was development in the Green Belt, contributing to urban sprawl, coalescence of settlements and the loss of open space/countryside, and failing to encourage use of derelict and other urban land.

One suggested there was no evidence to show that the housing proposed for this site that is described as 'affordable housing' will be at a price low enough to meet the needs of those whose needs are not met by the market (NPPF Annex 2).

A number believed that the site provides natural drainage to the area, and so losing it would undermine flood protection. One suggested the policy was unsound because, in its requirement for schemes to mitigate flooding, it referred specifically to surface water and not groundwater. One respondent sought reassurance that there would be sufficient parking provision, another that the allocation would fail to comply with NPPF as it did not promote sustainable transport.

Some respondents believed the site should be retained for wildlife, and questioned the validity of requiring 20% BNG, as consider Policy S15 is sufficient in this regard. One respondent was particularly concerned at the loss of the existing trees and wildlife habitats on the site.

One respondent believed the policy should refer to the archaeological requirement as set out in Appendix 6, and a number were concerned about impact on education and health facilities and general lack of infrastructure to support development of the site.

Representation names and reference numbers:

- Mr. Wayne Walker (REP021)
- Muna Tutton (REP058)
- David Lloyd (REP137)
- Phillip Alin (Boyer on Behalf of Land at Chantilly Way REP140)

- Vanessa Saunders (REP078)
- SANF (REP079)
- Susanna Jean Calvert (REP082)
- Mark Gelinski (REP087)
- Martin Paul Appleford (REP089)
- Karen Griffin (REP099)
- Gerard Munte (REP106)
- Green Party (Yvonne Grunwald REP108)
- Sarah Mizielinska (REP111)
- Kim Ferguson (REP125)
- Surrey County Council (Judith Jenkins, REP135)
- Tim Murphy (CPRE) (REP141)
- Patricia Ladd (REP157)
- Barbara Arrowsmith (REP158)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Ruth Leaver-Lewis (REP160)
- Alex Lewis (REP161)
- Anthony Meehan (REP172)
- Joseph Lloyd (REP173)
- Deborah Lloyd (REP174)
- Epsom Green Belt Group (REP180)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)

Council Response:

The Council considers that this allocation accords with the spatial strategy and has set out how the strategy was developed in a Spatial Strategy Topic Paper and Green Belt Exceptional Circumstances Topic Paper. Similarly, the policy expresses a number of matters to be considered at the planning application stage, development will also be required to accord with the Council’s car parking standards. Provision of affordable housing is in accordance with the NPPF and Policy S6. The Council requires 20% BNG on greenfield sites, this is supported by the findings of the Surrey Nature Partnership https://surreynaturepartnership.org/wp-content/uploads/2020/11/recommendation-for-20-bng-in-surrey_snp-november2020_final.pdf. Infrastructure provision is set out in the Councils Infrastructure Delivery Plan, any specific requirements associated with this site are included in Policy SA33. The policy also requires transport measures to ensure connectivity in terms of meeting the obligation of the NPPF and for development in sustainable locations. Archaeological assessment needs are covered in Appendix 6.

With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA34 – Hook Road Arena

Number of representations received: 50

Number of respondents who considered the document to be;

Legally compliant	Yes: 15	No: 17
Sound	Yes: 8	No: 32

Amendments made Post Regulation 18:

Allocation changed from SA9 to SA34 with the level of housing proposed to be delivered at the site reducing from a minimum of 150 to approximately 100 units. The sports hub proposals remain unchanged.

Summary of main issues within representations:

A large proportion of respondents commented on this policy. Some respondents supported it, and considered that there are exceptional circumstances to remove the site from the Green Belt, despite its high performance score and existing public benefits of the proposed site allocation. The benefits arising from the new sports facilities, and the retention of some green space were also acknowledged.

Other respondents objected to the principle of Green Belt release because it would contribute to urban sprawl, towns merging, encroachment on the countryside and failing to encourage use of derelict and other urban land proposed site allocation.

Some were more nuanced, suggesting housing was not suitable (or that affordable housing would not meet the needs of the market so unnecessary) but the sports hub was. Many respondents commented on infrastructure, and were particularly concerned about the loss of the community facility/space. Others were concerned with inadequate/lack of infrastructure including transport, road capacity (including Ewell Village) parking provision, electricity, water, education provision, health provision. Some respondents questioned the need for a new sports facility. Some highlighted the existing public benefit that the site currently brings. One respondent raised concern about the impact of development on local wildlife (e.g. deer, endangered large birds of prey). Some raised concerns around flood risk which included references to groundwater flood risks, others suggested the sequential test had not been completed properly. The need for an archaeological survey was also raised.

Representation names and reference numbers:

- David Churchill (carter Jonas on behalf of Priest Hill) (Rep163)
- Susanna Jean Calvert (REP082)
- Kim Ferguson (REP125)
- Paul Rolph (REP104)
- Martin Paul Appleford (REP089)

- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Karen Griffin (REP099)
- Rob.D (REP095)
- Muna Tutton (REP058)
- Ruth Leaver-Lewis (REP160)
- Alex Lewis (REP161)
- David Lloyd (REP137)
- Joseph Lloyd (REP173)
- Deborah Lloyd (REP174)
- Mrs. Sally Wells (REP007)
- Tim Murphy (CPRE) (REP141)
- Barbara Arrowsmith (REP158)
- Lauren Easter (REP093)
- Gerard Munteş (REP106)
- Sarah Mizielinska (REP111)
- Mark Gelinski (REP087)
- Susanna Jean Calvert (REP082)
- Green Party (Yvonne Grunwald, REP108)
- John Escott (REP084)
- Linda Thorn (REP060)
- Angella Collins (REP086)
- Carole Davies (REP120)
- Katharine Hayward (REP175)
- Joy Aldridge (REP117)
- Mr. Shaun Mclean (REP017)
- Anthony Meehan (REP172)
- Mr. John Samuel (EEBC Property Services) (REP030)
- John Escott (REP084)
- Sport England (Owen Neal) (REP107)
- Vanessa Saunders (REP078)
- SANF (REP079)
- Mr Stephen Oakley (REP102)
- Piotr Behnke (Natural England, REP149)
- Susanna Jean Calvert (REP082)
- Paul Gardham (REP116)
- Patricia Ladd (REP157)
- Fiona McCulloch (REP040)
- Surrey County Council (Judith Jenkins, REP135)
- Epsom Green Belt Group (REP116)
- Susan Hodge (REP180)
- Mr. Elliot Bishop (REP003)
- Mrs. Ayse Epikman Aksehrli (REP020)
- Debbie Lloyd (REP044)
- Peter Byrne (REP053)
- Beverley Bishop (REP054)
- Gillian Kettle (REP061)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Stephen Evans (REP050)

Council Response:

The Council acknowledges that there is strong interest in the site. It considers that the allocation accords with the spatial strategy (being amongst a cluster of sites in a sustainable location) with justification of exceptional circumstances due to high the scale of unmet need that would exist if a

brownfield only approach was pursued. Consideration of the site providing a sports hub for the borough would deliver considerable community benefits including meeting an identified need for additional facilities in addition to housing on the site in this location weighing in the balance of development of the site. An application for development will be required to be in accordance with the Council's local plan policies. Archaeological investigation requirements will be as per Appendix 6.

With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development will be permitted where it “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.” We are of the opinion that adding wording to site allocation policies or policy on biodiversity requiring applicants to have regard to bird strike safeguarding zones is not necessary (see summary of DIO response above).

Policy SA35 – Horton Farm

Number of representations received: 57

Number of respondents who considered the document to be;

Legally compliant	Yes: 17	No: 23
Sound	Yes: 8	No: 41

Summary of amendments post Regulation 18

Allocation updated to provide further details on considerations for the developing the site including capacity and guidance on the development that will be acceptable. Transport assessment undertaken to assess the cumulative impacts of local plan development. SFRA updated including a Level 2 for the site.

Summary of comments in response to Regulation 19

Many comments were intrinsically linked to the spatial strategy, particularly those disagreeing that there were exceptional circumstances to release Green Belt land, and objecting to the *principle* of Green Belt release. Reasons behind this included that the Council had not sufficiently considered other alternatives (i.e. more brownfield allocations). A number pointed to the fact that the site is a higher performing Green Belt site than others, according to the Council’s own Green Belt Study and Technical Note.

Some respondents raised concerns about the impact that the allocation would have on the *environment*, either due to loss of habitats or increased pollution that would come from development either generally (e.g. air pollution) or more specifically (e.g. chemical runoff into the Hogsmill River). A small proportion suggested that the benefits that would come from Biodiversity Net Gain (BNG) would not outweigh the harm caused by the existing habitat's loss. Others pointed to a perceived community benefit that the site offers in its current use, either as an open space or the equestrian facilities it hosts. Natural England highlighted the importance of incorporating Green Infrastructure into any future development, in line with the Natural England Green Infrastructure Framework.

Infrastructure was another area which received commentary, with a number of respondents expressing concern that either the highway network was not adequate to support the allocation, scepticism at the level of mitigation proposed or that encouraging a modal shift towards sustainable travel (suggested in various transport statements) was not sufficient enough an argument to overcome concerns. Other areas of infrastructure mentioned included concern about the lack of education provision and medical facilities to support the development.

Flood risk was another proportionally high issue among those who commented on this question. From general observations of flooding on the site and areas surrounding to specific concerns that the evidence base was not accurate, either in terms of modelling or that the sequential test to inform the plan had not been completed properly. Surrey County Council stated that watercourses in the site should be incorporated as part of the proposals.

Some respondents took the opportunity to comment on more detailed aspects of the policy. For example, questioning the underlying need for *Traveller* provision within the allocation, or whether affordable housing or housing mix was realistically going to meet the needs of the market. Surrey County Council suggested the policy should repeat requirements for Archaeological assessment outlines in Appendix 6 of the plan. The site promoter suggested the ability to revise BNG and Traveller requirements.

Other comments related to procedural or specific legal or soundness matters, e.g. that insufficient cooperation with neighbours had been sought, language being too technical and that the site should be designated greybelt.

Representation names and reference numbers:

- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Alex Lewis (REP161)
- Andrew Hayward (REP122)
- Angella Collins (REP086)
- Anthony Meehan (REP172)
- Mr. Edward Clay (REP036)
- Mr. Elliot Bishop (REP003)
- Mr. Shaun Mclean (REP017)
- Martin Paul Appleford (REP089)
- Maurice Beacon (REP145)
- Mr Simon McArthur (REP070)

- Barbara Arrowsmith (REP158)
- Bernard Pendry (REP049)
- Beverley Bishop (REP054)
- Bridget Fox (Woodland Trust) (REP156)
- Carole Davies (REP120)
- Christian Day (REP115)
- Cllr. Kim Spickett (REP009)
- David Lloyd (REP137)
- Deborah Lloyd (REP174)
- Deborah O'Flaherty (REP038)
- Dr Pat Goodwin (REP057)
- Epsom Green Belt Group (REP116)
- Fiona McCulloch (REP040)
- Gerard Mentes (REP106)
- Green Party (Yvonne Grunwald REP108)
- Joseph Lloyd (REP173)
- Joy Aldridge (REP117)
- Karen Griffin (REP099)
- Kim Ferguson (REP125)
- Lauren Easter (REP093)
- Linda Thorn (REP060)
- Lionel Blackman (Friends of Horton Cemetery) (REP046)
- Mark Gelinski (REP08)
- Mr. David Ellis (REP029)
- Mr Stephen Oakley (REP102)
- Mr. Anuj Nagpal (REP001)
- Mr. Darren Marsh (REP045)
- Mrs H Gargill (REP110)
- Mrs. Ayse Epikman Aksehrli (REP020)
- Patricia Ladd (REP157)
- Paul Gardham (REP073)
- Paul Rolph (REP104)
- Paul Saunders (REP127)
- Peter Byrne (REP053)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Piotr Behnke (Natural England, REP149)
- Richard (REP092)
- Robert Poague (REP059)
- Ruth Leaver-Lewis (REP160)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- SANF (REP079)
- Sarah Mizielinska (REP111)
- Surrey County Council (Judith Jenkins, REP135)
- Susanna Jean Calvert (REP082)
- Tim Murphy (CPRE) (REP141)
- Vanessa Saunders (REP078)
- Susan Hodge (REP180)

Council Response:

The Council acknowledges strong interest in this site. It considers that exceptional circumstances (acute housing need) exist to release the site from the Green Belt, and its sustainable location weighs heavily in its favour when considered against other issues such as Surface Water Flooding (For which a Level 2 SFRA has been conducted) and environmental impacts. The strategic nature of the site enables it to deliver a range and mix of

housing, including meeting specific needs, for example traveller provision. The policy requires the site to deliver supporting infrastructure, which has been guided by the Infrastructure Delivery Plan. With regards to omitting reference to other sources of flooding to mitigate against in the policy, it should be noted that the site allocation policy signposts to policy S16 which states that development must “a) It demonstrates compliance with guidance set out in the Epsom and Ewell Borough Council Strategic Flood Risk Assessment 2024 (SFRA) and associated central Government policy and Guidance.”

Omission sites

Number of representations received: 13

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 4
Sound	Yes: 0	No: 6

Amendments made Post Regulation 18:
 Priest Hill (NON013 in the LAA2024) was an allocation at Reg18 (SA8) but has been removed as an allocation due to availability issues; namely that there are long leaseholders on site, without an apparent break clause in the contract(s) – although this is challenged by the land promoters below.

Summary of main issues within representations:
 The following omitted sites have been suggested to be included as site allocations (with their LAA 2024 reference and their reason for inclusion in brackets):

- Grafton Stables (CUD001) (unsure why TPO coverage renders it unsuitable)
- Land at West Park Hospital (east) (new parcel to the east of allocations SA31 & SA32)
- Downs Farm (NON016 & NON042) (exclusion of the site unjustified)
- Land off Cuddington Glade (HOR004) (critique of council Green Belt Study; consider that the site is grey belt & is low scoring Green Belt)
- Priest Hill (NON013) (consider that the site is a grey belt site; is ‘deliverable’; low scoring Green Belt; linked to proposed sports use at Hook Road Arena; adjacent to train station)
- Epsom College (propose a new site allocation for the school to enable new/refurbishment of facilities; and a separate additional allocation for the land adjacent to the school described as Land off Burgh Heath Road in their submission)
- Land at Downs Road (housing on one site (COL023) & potential for BNG enhancements & open space on other 3 (COL020, COL023 & WOO019))
- Land at Langley Bottom Farm (WOO020) (challenge Green Belt assessment & consider it grey belt)

- Land west of Burgh Heath Road (COL017) (suitable GB site: between development at southern edge of Epsom and South Hatch Stables)
- Ashley Centre (whole of Ashley Centre as an allocation (see: TOW024), include The Playhouse Theatre; mixed use, meet housing need)
- Land south of Oak Glade (HOR001) (high housing need & unmet need for older persons accommodation; low scoring GB, and 'sequentially next' to allocate; meets sustainability objectives)
- Noble Park Extension (HOR007) (sustainable location, exceptional circumstances exist, logical extension, considered 'grey belt')

While one respondent (SANF) supports the removal of Priest Hill.

Representation names and reference numbers:

- Stephen Evans (REP050)
- Charlotte Parry (REP064)
- Joshua Mellor (REP098)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- SANF (REP079)
- David Churchill (Carter Jonas on behalf of Priest Hill) (Rep163)
- Epsom College (Bidwells REP133)
- Graham Wilson (Savills for Atkins REP134)
- Ben Pope (Boyer REP139)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- Andy Pepler (WSP on Behalf of the Ashley Centre) (REP146)
- Megan Douglas (Nexus on behalf of Land south of Oak Glade, REP153)
- Lucy Atkins (Crest Nicholson & Vistry Group, REP152)

Council Response:

All sites (where known about / actively promoted for development) have been assessed through the LAA and site assessment, which in turn have informed the SA reasonable alternatives.

Options for the Ashley Centre were considered through the Town Centre Masterplan. The Theatre and Car Park are in Council freehold control and not available for development. The Council has recently invested in refurbishing the theatre to make it more energy efficient and accessible to users.

Chapter 5 – Homes for all

Policy S5: Housing Mix and Type

Number of representations received: 11

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 4
Sound	Yes: 2	No: 8

Amendments made Post Regulation 18:

Policy changed from S6 to S5. Policy wording amendments have been made to consolidate wording to be more concise.

Summary of main issues within representations:

Some responses were supportive and welcoming of the flexibility in the policy to respond to the needs as set out in the HEDNA. One response considered the table in the policy unhelpful and potentially misleading. Another respondent felt that the policy should be restricted to up to 3-bedroom homes. One respondent considered that the policy did not adequately respond to the issue of homelessness in the borough. There were further comments made regarding student accommodation not being delivered as part of the plan therefore it is considered the plan is unsound, the housing mix is inconsistent with the HEDNA and that the plan does not indicate that there are sufficient parties which will commit to taking on affordable housing in the future and therefore considered this to make the plan unsound.

Representation names and reference numbers:

- Charlotte Parry (REP064)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Richard (REP092)
- Mr. Edward Clay (REP036)
- Tim Murphy (CPRE) (REP141)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Joy Aldridge (REP117)
- Graham Wilson (Savills for Atkins REP134)
- Epsom Green Belt Group (REP116)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)

Council Response:

Support for the policy is welcomed. The policy strategic and is intended to provide flexibility in acknowledgment that a detailed mix will not be feasible from every development.

Strategic policy S7 deals with specialist housing in more detail. However, student accommodation is considered in the viability assessment; the requirement for specialist housing (of which student accommodation is included) is a policy against which all typologies were tested against.

Strategic policy S6 deals with affordable housing in more detail. The management of affordable housing will be determined at the planning application stage and secured through a legal agreement.

Policy S6: Affordable Housing

Number of representations received: 15

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 3
Sound	Yes: 2	No: 10

Summary of amendments post Regulation 18

The Policy has been amended to remove the requirement for a minimum of 25% of affordable homes to be delivered as first homes and a greater proportion of affordable properties to be delivered should be affordable rented products, which are in the greatest need in the borough. The Policy requirements set out in the Proposed Submission Local Plan have been viability tested, further detail is set out in the Viability Study 2022 and Viability Study update note 2024.

Summary of comments in response to Regulation 19

Aside from a general inclination to question the definition of affordable housing and the underlying principles behind calculating need (suggesting that current definitions do not actually meet the needs of the borough), the majority of respondents welcomed the policy. Though in one case, an argument was made that because of the Council’s history of under delivery, and perceived unlikelihood of delivering its targets in the future, the

plan itself should be considered unsound because a significant justification for the spatial strategy (including Green Belt release) is because of the benefits that affordable housing delivery will bring. Some questioned the “two tier” approach, suggesting brownfield sites should be subject to the same as greenfield sites as proposed. Others raised the point that in some circumstances, the distinction between brownfield and greenfield might not be that straight forward as the policy makes out. A notable proportion stated the importance of implementation, one highlighting that the current application on the SGN site is only proposing a 10% requirement. One respondent made specific suggestions about how the Council should approach “commuted sums” in lieu of affordable housing contributions on site.

Representation names and reference numbers:

- Charlotte Parry (REP064)
- Tim Murphy (CPRE) (REP141)
- Mr. Will Thompson (REP034)
- David Dixon (REP081)
- Mr. Edward Clay (REP036)
- Barbara Arrowsmith (REP158)
- Green Party (Yvonne Grunwald, REP108)
- Karen Griffin (REP099)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- Epsom Green Belt Group (REP116)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Daniel Fleet (NHS Property Services Ltd) (REP166)
- Debbie Lloyd (REP044)
- Gill Kettle (REP061)

Council Response:

The housing need has been assessed in detail in the Council's Housing and Economic Needs Assessment HEDNA. The level of affordable housing required in the policy is supported by a Strategic Viability Assessment 2022 (and Viability Update Note 2024) which considers different types of sites and the level of affordable housing that can be achieved along with other policy requirements without impacting the viability of the site being developed. The policy is written to comply with NPPF requirements on development viability.

Policy DM1: Residential Space Standards

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 1	No: 3

Amendments made Post Regulation 18:

The Policy has been renamed; previously 'Residential Standards'. The policy has also been condensed but remains as 'DM1'. Since Regulation 18 there are two new policies on 'Buildings Emissions Standards' (DM10) and 'Sustainable Water Use' (DM11), which include energy and water efficiency standards. Consideration has also been given to building regulations and space standards concerns. The policies contained within the Local Plan have been viability tested through the Strategic Viability Assessment 2022 (and Viability Update Note 2024). Each has been viability tested.

The minimum balcony size requirement remains but the minimum private garden space figures have been removed from the plan, however a new requirement for a separation distance of 20 metres has been included within 'Policy S12: Amenity Protection'.

Summary of main issues within representations:

There have been few representations on this policy. One respondent is concerned with the removal of the external space standard (minimum private garden space); while they note the new separation distance requirement of 20m, they believe this is not sufficient. One respondent is concerned that the 5sqm balcony provision is overly prescriptive and flexibility should be allowed, e.g. to allow for a garden instead of balcony. In addition, the policy should be reworded to take into account building conversions, where external space standards are not necessarily feasible.

There is concern that para. 5.22 is not explicit in the policy wording which would result in uncertainty for housing developers. There is a suggestion that wheelchair accessible requirements are done on a case-by-case basis, taking into account the HEDNA.

There is suggestion that the policy wording of criteria 1(b)(i) & 3(ii) are removed, to simplify the policy.

Relevant Respondent Name (& Rep Number)

- Charlotte Parry (REP064)
- Epsom Civic Society (REP101)

- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)

Council Response:

There is potential to amend the policy to include conversions. However, due to the nature of conversions it is unlikely in most cases that addition outdoor space could be provided.

Policy DM2: Self-Build and Custom Housebuilding

Number of representations received: 3

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

New policy post Regulation 18.

Summary of main issues within representations:

Whilst there is support for the revised policy wording, one respondent states the policy is unsound on the basis of the Council’s own statement that there is limited demand for such housing in Epsom and Ewell, so questions the requirement for a minimum percentage of self and custom-build housing on larger residential sites in the Borough. A modification is requested that to reflect evidence at the time the application is submitted and to provide flexibility if plots are provided but there is no demand so these revert to standard market housing plots.

Representation names and reference numbers:

- Charlotte Parry (REP064)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
Nick Salt (Turley on Behalf of Taylor Wimpey)

Council Response:

The latest [HEDNA](#) recommends that based on the current self and custom build register that 7 plots should be provided each year. The purpose of Policy DM2 is to ensure that requirement is met through a range of mechanisms, including on sites allocated for housing through the Local Plan.

Part 2 of the policy specifically states that the level of provision required will have regard to whether there is an identified need on the Epsom and Ewell self-build register at the time the application is made. The register is updated annually, it is considered that this is sufficient to enable a judgement to be made at the time of applications to determine the requirement for this form of housing on allocated sites.

Policy S7: Specialist Housing

Number of representations received: 10

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 0
Sound	Yes: 1	No: 6

Amendments made Post Regulation 18:

Previously Policy S8, now S7. The policy has been worded with a broader reference to those included within specialist accommodation provision.

Summary of main issues within representations:

There is a suggested modification that 'care home' bedspaces are added to para. 5.33. In addition, the same respondent commented that the statistics in para. 5.34 are out of date and should be updated, giving specific text. Respondent also suggests adding reference to Use Class C2 in para. 5.31.

There is a suggestion that a requirement for specialist housing be based on an assessment of local need at the time; while another suggests adding 'boarding accommodation' to the policy. One respondent is concerned that the types of care homes built are not suitable for the older generation. Another suggests a specific quantum & form of each type of specialist accommodation should be required; while another considers it in appropriate the development over 200 dwelling are to include specialist accommodation as standard.

A respondent considers that the Council should be allocating specific, self-contained, sites to meet need, and monitor delivery as its own target. There is also a suggestion that the definition for specialist housing in the Glossary revised to encompass student accommodation. While another suggests that the council uses the higher bedspace number detailed in the HEDNA, rather than the mid-point between the two methodologies.

Representation names and reference numbers:

- David Dixon (REP081)

- Epsom College (Bidwells, REP133)
- Surrey County Council (Judith Jenkins, REP135)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Dorah May Hancock (Age Concern, REP170)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- Charlotte Parry (Planning Potential) (REP064)
- Ben Tattershall (on behalf of the University for the Creative Arts, REP114)
- Megan Douglas (Nexus on behalf of Land south of Oak Glade, REP153)

Council Response:

Willing to amend S7 supporting text to address data on specialist housing.

Do not consider it necessary to change Para 5.35 as it is clear that it applies to extra care units. “C2” is a broader category (residential institutions) to which affordable housing contributions do not apply, and this could cause unnecessary ambiguity. Refer to Statutory Consultee summary above for more detail

Policy S8: Gypsy’s, Travellers and Travelling Showpeople & Relevant Evidence Base

Number of representations received: 18

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 3
Sound	Yes: 2	No: 13

Amendments made post Reg. 18

Policy amended to include a requirement for new traveller pitch provision on appropriate large unallocated sites (windfall) to assist in meeting the current unmet need. The Council has also published a topic paper to document how meeting traveller needs has been addressed.

Summary of comments in response to Regulation 19

Those who commented on this policy were not concerned with the wording of it. The majority were concerned with how need had been calculated or how that need had been translated into current allocations in the plan. These opinions varied between those who felt the locations were inappropriate because they were in Green Belt (e.g. Horton Farm) or they would restrict delivery of other homes. There was a query on the justification for traveller provision and a suggested link between the community and anti-social behaviour. The site promoter for SA35 has suggested that reference to “minimum” should be removed from the site allocation policy, and that the policy should be flexible enough so that, should other sites become available during the course of examination, the requirement for 10 pitches should be reduced and redistributed, to allow for other amenities and needs to be met. Epsom Civic Society question why 10 pitches were being proposed when the need was for 18.

The core argument made against the Gypsy and Traveller Accommodation Assessment (GTAA) was that it did not demonstrate consideration of alternative options for Gypsy and Traveller sites (including non Green Belt sites), before determining that sites allocated for provision in the plan were the most appropriate.

Relevant Respondent Name (& Rep Number)

- Karen Griffin (REP099)
- Gerard Munte (REP106)
- Sarah Mizielska (REP111)
- Ruth Leaver-Lewis (REP160)
- Alex Lewis (REP161)
- David Lloyd (REP137)
- Joseph Lloyd (REP173)
- Deborah Lloyd (REP174)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)
- Charlotte Parry (REP064)
- Linda Thorn (REP060)
- SANF (REP079)
- Christian Day (REP115)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- Epsom Civic Society (REP101)
- Epsom Green Belt Group (REP116)
- London Borough of Sutton

Council Response:

The need for Gypsy and Traveller provision has been identified through the Gypsy and Traveller Accommodation Assessment (2022), while the Meeting Gypsy and Traveller Needs topic paper (2024) documents the approach to meeting this need. The Council has undertaken an Equality Impact Assessment of the Proposed Submission Local Plan, this notes that the overall housing needs cannot be met for conventional and specialist accommodation affecting all groups rather than having a particular impact on one group.

Chapter 6 – Economy

Policy S9: Economic Development

Number of representations received: 9

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 2
Sound	Yes: 0	No: 8

Amendments made Post Regulation 18:

Policy S11 has changed to S9. The policy has been updated to provide a broader focus across economic industry areas in the borough. A new policy DM7: Employment land has been created to provide a development management policy for the consideration of planning applications affecting land in employment use.

Summary of main issues within representations:

There were a small number of comments referring to this policy considering that the Local Plan failed to provide any land allocation for employment opportunities to meet the needs of the proposed increase in residents and that there was a shortage of employment opportunities within Epsom. It was considered that specific plans should be developed to increase employment space and economic growth to meet employment needs.

Representation names and reference numbers:

- Barbara Arrowsmith (REP158)
- Karen Griffin (REP099)
- David Lloyd (REP137)
- Ruth Leaver-Lewis (REP160)
- Alex Lewis (REP161)
- Joseph Lloyd (REP173)
- Deborah Lloyd (REP174)
- Epsom Green Belt Group (REP116)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)

Council Response:

This is a strategic overarching policy for the delivery of sustainable economic development. The Council is supportive of economic development in the borough and anticipates continued economic growth during the Plan period. The HEDNA 2023 sets out employment land requirements, employment forecasts and market review for the borough. The Local Plan makes provision to support economic growth in the borough by

encouraging the intensification of the identified strategic employment sites over the plan period to deliver additional floorspace, making efficient use of existing quality office stock by increasing occupancy levels and requiring provision of business incubation space as part of site allocation SA35. More information is contained in the Economy Topic Paper.

Policy DM4: Primary Shopping Areas and Retail Frontages

Number of representations received: 3

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 2
Sound	Yes: 2	No: 1

Amendments made Post Regulation 18:

Policy renumbered from DM3 to DM4. Wording to the policy has been altered; and a clearer distinction made between Epsom Town Centre and the Stoneleigh and Ewell Local Centres.

Summary of main issues within representations:

Few comments were received on this Policy. One suggests all new development should be in keeping with the local character of the area and limited to 3 stories. Another objected to a current proposal for a retail outlet on the Dairy Crest site on the basis it was not in a primary shopping area, and that the site should be used for housing. A more detail comment states that Policy DM4 limits the range of uses that could assist in reducing unit vacancy, such as including a range of leisure uses falling outside of Use Class E. The Plan should allow greater flexibility for The Ashley Centre, for such uses as cinemas, nightclubs, public houses, or wine bars, that can make a significant contribution to the viability and vitality of The Ashley Centre and the town centre as a whole.

Representation names and reference numbers:

- Joy Aldridge (REP117)
- Malcolm Watts (REP143)
- Andy Pepler (WSP on Behalf of the Ashley Centre) (REP146)

Council Response:

The policy is in accordance with national policy and the current use classes order. Being too prescriptive could result in the policy becoming prematurely out of date. The policy focuses on uses in the defined areas and matters such as height and character will be covered by other policies in the local plan. Reference to the Dairy Crest site is not a matter for the local plan as it refers to a current application that is the subject to a live planning appeal.

Policy DM5: Edge of Centre or Out of Centre Proposals

Number of representations received: 2

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 1
Sound	Yes: 0	No: 2

Amendments made Post Regulation 18:

Policy renumbered from DM4 to DM5. No changes to policy.

Summary of main issues within representations:

There were a very small number of responses to the policy. One respondent was supportive of the policy and considered that the policy should go further to restrict the uses on the edge of centre and out of centre locations. The other comment appeared to be outside the context of the policy, referring to there being a lack of space for school children to socialise and suggested setting up hubs for young people.

Representation names and reference numbers:

- Green Party (Yvonne Grunwald, REP108)
- Andy Pepler (WSP on Behalf of the Ashley Centre) (REP146)

Council Response:

Comment is noted. The policy is considered to provide the right balance in protecting the town centre uses by requiring sequential tests and impact assessments to be undertaken in locations outside identified centres. Referring to the comment on lack of space for school children to socialise, the purpose of the policy would not be to identify or deliver initiatives for youth hubs as this is outside the context of the policy.

Policy DM6: Neighbourhood Parades and Isolated Shops

Number of representations received: 1

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 0
Sound	Yes: 0	No: 1

Amendments made Post Regulation 18:

Previously DM5, boundaries reviewed and supporting text clarified as the extent of Class F2(a) uses.

Summary of main issues within representations:

Small outlets need to be revived and turned into local community amenities, given the ageing local population.

Representation names and reference numbers:

- Green Party (Yvonne Grunwald, REP108)

Council Response:

The purpose of Policy DM6 is to ensure the smaller shopping parades remain viable and continue to serve the needs of local communities including the older generation as referred to in the representation.

Policy DM7: Employment Land**Number of representations received: 6****Number of respondents who considered the document to be;**

Legally compliant	Yes: 1	No: 1
Sound	Yes: 1	No: 2

Amendments made Post Regulation 18:

New policy DM7: Employment land created to support future employment land development providing protection, safeguarding and intensification focus for employment generating uses within Epsom and Ewell's strategic employment sites to support its economy.

Summary of main issues within representations:

There were few comments on this policy. One commented that the employment sites were far enough away from the strategic highway network to not have an impact. Other comments suggest that Kiln Lane and Longmead Industrial Estates should be developed to mixed use with affordable housing above and employment use on ground floor. A few representations refer to there being insufficient employment land to meet the increase in new residents.

Representation names and reference numbers:

- Joy Aldridge (REP117)
- National Highways (REP136)
- Tim Murphy (CPRE) (REP141)
- London Borough of Sutton (REP162)
- Epsom Green Belt Group (REP116)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)

Council Response:

Policy DM7 identifies both strategic employment sites for protection from alternative uses and other sites where a more flexible approach might be appropriate. It is the intention for the strategic employment sites to be redeveloped and intensified for employment uses, any proposals for such would need to be considered in the context of both S9 and DM7 and other local plan policies as appropriate. The comments from both National Highways and London Borough of Sutton are noted.

Policy DM8 – Racehorse Training Zone

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 1
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

Policy DM6 (Equestrian and Horse Racing Facilities) has been changed to DM8 (Racehorse Training Zone). The policy has been focussed & condensed. While the extent of the Racehorse Training Zone has also been amended on the Policies Map, based on the representation received from the Jockey Club.

Summary of main issues within representations:

The majority view of the few representations received on this policy is that it is unsound, although Mole Valley District Council welcome the policy, as it complements a similar policy contained in the adopted Local Plan.

There is a concern about the policy's effectiveness. The zone covers areas being promoted for biodiversity improvements (COL020 & WOO019) & new public footpaths (linked to omitted housing site: COL023); the zone is in conflict with the developer's interest for the land. There is another objection to the inclusion of Woodcote Stud Farm in the Racehorse Training Zone; as it is unsuited to horse training, its closure for horse breeding in 2021 and a recent planning permission for C2/C3 on the site in January 2025.

One respondent suggested that the zone is extended to include South Hatch Stables (south-west of Burgh Heath Road).

The Jockey Club suggests specific amendments to the policy to allow for investment into non-racing development & suitable accommodation to support the long-term viability of the racecourse & local training industry. They do however support the marketing requirement of 18 months.

Representation names and reference numbers:

- Mole Valley District Council (MVDC) (REP071)
- Graham Wilson (Savills for REP134)
- Tim Murphy (CPRE, REP141)
- CBRE (on behalf of the Jockey Club, REP154)
- Phillip Dunphy (on behalf of Woodcote Stud Ltd) (REP150)

Council Response:

The Racehorse Training Zone (RTZ) Policy has been developed to align with that in neighbouring Mole Valley District which is an identified duty to cooperate matter. The boundaries of the RTZ have been informed by the council's evidence base and responses made to the Regulation 18 Local Plan consultation.

We note the Jockey Clubs aspiration to support the long-term viability of the racecourse and the council is supportive of this, however, due to the racecourse being located within the Metropolitan Green Belt rather, any future developments would need to demonstrate very special circumstances. The Council has previously supported schemes in the green belt that have supported the race horse training industry.

South Hatch Stables is defined on the policies map as being within the racehorse training zone.

Chapter 7 – Built and Natural Environment

Policy S11: Design

Number of representations received: 19

Number of respondents who considered the document to be;

Legally compliant	Yes: 13	No: 2
Sound	Yes: 5	No: 11

Amendments made Post Regulation 18:

Previous Policy S12 has been split into two policies:

- S11: Design
- S12: Amenity Protection

Design policy S11 integrates previous policy S3 (Making efficient use of land), therefore major development densities have been included to support development in line with the Town and Country Planning Act. Specific reference to the National Model Design Guide has been included with additional flexibility to include further prescriptive elements within design codes that may be produced by the council in the future.

Summary of main issues within representations:

There were a reasonable number of responses to the policy. One respondent positively supported the design policy and its conciseness. There was support for the density multipliers, though felt such densities would still not be enough to meet the borough's housing need. Mention of Active design was welcomed.

Most responses however, identified that the policy did not go far enough to provide design expectations and vision. They suggested that the policy needed more detail to be meaningful for applications to be judged locally. It was considered by some respondents that this left the policy weak in withstanding unacceptable design such as tall towers which have been built elsewhere in Surrey. Respondents identified that the policy should be strengthened by way of including various aspects including: that the design policy should have maximum building heights (some considered this should be no taller than the existing buildings), density, style, street trees, protection of heritage assets and conservation areas, design with environmental sustainability in mind. There were further comments identifying the absence of/commitment to locally produced design codes; while others suggest the inclusion of target minimum densities, with the minimum density for the town to be increased.

Representation names and reference numbers:

- SCoRA (Standing Committee of Residents Association) (REP075)
- Woodcote (Epsom) Residents' Society (REP056)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)

- Epsom Town Residents' Association (REP118)
- Mr. David Ellis (REP029)
- Linda Thorn (REP060)
- Michael Arthur (REP076)
- Patricia Ladd (REP157)
- SANF (REP079)
- Bridget Fox (Woodland Trust) (REP156)
- Epsom Civic Society (REP101)
- Colin Atkins (REP105)
- Sport England (Owen Neal, REP107)
- Ban Hikmat (REP119)
- Colin Atkins (REP105)
- Piotr Behnke (Natural England, REP149)
- Epsom Green Belt Group (REP116)
- Tim Murphy (CPRE) (REP141)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)

Council Response:

Support for policy is noted. The policy is intended to provide a strategic approach to design without restricting specific aspects of design by being too prescriptive. Whilst there are no existing design codes in the borough, paragraph 7.4 of the policy states that the Council may provide further prescriptive guidance by producing its own design codes in the future to complement the National Model Design Guide.

The Local Plan has set a housing requirement which is appropriate for the borough whilst acknowledging the importance of making efficient use of land. The Council considers it is important that the design process involves development proposals taking account of the importance of making efficient use of land as well as context and surroundings. By considering the existing appearance of the surrounding area, if addressed properly, the proposed development should support appropriate density/height within the new development. This, together with the other material considerations of the site provide a basis for achieving high standards of design for all new developments.

Policy S12: Amenity Protection

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 0
Sound	Yes: 0	No: 4

Amendments made Post Regulation 18:

Previous Policy S12 has been split into two policies: S11 (Design) and S12 (Amenity Protection). Policy S12 (Amenity Protection) has been added to emphasise the consideration of health and well-being within future development proposals.

Summary of main issues within representations:

Comments refer to the standards on daylight being unenforceable and the policy being overly restrictive. Whereas another representation states that the policy fails to ensure the provision of well-designed and functional external amenity space for future occupants of developments in accordance with the provisions and advice in paragraphs 130-132 of the National Design Guide and paragraph 135(f) of the NPPF 2024.

Representation names and reference numbers:

- Mr. David Ellis (REP029)
- Woodcote (Epsom) Residents' Society (REP056)
- SCORA (Standing Committee of Residents Association) (REP075)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)

Council Response:

The policy is expressed in the form that development 'should have regard to', it does not therefore apply prescriptive requirements to be adhered to and therefore applies flexibility. We do not agree that the policy fails to reflect national policy and guidance. To enable a better understanding of the requirement to apply the policy and that it has intrinsic links to Policy S11 Design, it is suggested that the supporting text includes reference to the design matters reflected in Policy S11.

Policy DM10: Building Emissions Standards

Number of representations received: 7

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 2
Sound	Yes: 1	No: 5

Amendments made Post Regulation 18:

New policy since Regulation 18 to reflect more recent evidence from the Surrey Climate Change Toolkit. Building Emission standards were previously detailed in Policy DM1: Residential Standards which covered numerous matters such as internal space standards and amenity space standards.

Summary of main issues within representations:

One respondent supported the policy but raised it would be difficult to assess & monitor. They also pointed to the contrary nature of allowing buildings to be demolished when seen in the context of this policy.

One respondent is concerned that the policy does not give specific energy standards to be met for residential house building (e.g. Passivhaus); houses shouldn't be built with gas heating; and criticism of part 8.32 of the Viability Assessment in terms of its choice of data for estimating an energy efficient house (& impact on sale price). One suggested that all new residential development on Council owned land should include heat pumps (ground source for flats & air source for houses), solar panels, induction hobs, high standards of insulation, and provision for electric car charging. While another respondent suggests the policy is changed to allow flexibility to account for regulatory and industry shifts (e.g. from the Future Homes Standard) and adding the text that residential development "will be required to be Net Zero ready"

There are concerns that the policy does not align with national guidance/legislation – the Future Homes Standard, as well as a 13 December 2023 written ministerial statement and the Planning and Energy Act (2008). While one respondent suggests the name of the policy is changed to 'Building Emissions and Energy Standards' and reference is made to the Net Zero Carbon Building Standard and Passivhaus principles.

Representation names and reference numbers:

- Mr. David Ellis (REP029)
- Green Party (Yvonne Grunwald, REP108)
- Home Builders Federation (REP124)
- Surrey County Council (Judith Jenkins, REP135)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)

- Lucy Atkins (Crest Nicholson & Vistry Group, REP152)

Council Response:

The policy seeks to achieve higher standards than building regulations provide. The council agrees to the suggested changes from on the title of the policy and adding additional reference to the Net Zero Carbon Building Standard. In terms of the suggestion that the policy be amended to require compliance with building regulations the council consider that the policy is justified by the Surrey Climate Change Toolkit and our viability update note.

Policy DM11: Sustainable Water Use

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 3	No: 1
Sound	Yes: 0	No: 4

Amendments made Post Regulation 18:

Policy requirements previously contained in Policy DM1: Residential Standards of the Draft Local Plan (Regulation 18). The requirements are now set out in a standalone policy

Summary of main issues within representations:

Few comments were received to this policy some in support others making specific points. Both Natural England and Thames Water support the policy particularly with regard to requiring a maximum of 110l/day, however Thames Water comment that this could become out of date if the Building Regulations change in the future, whereas Natural England consider this should be expressed as a minimum to encourage tighter provision. Thames Water request modifications to both the supporting text and policy. Further comments consider that the water companies should fix leaks and that the policy is weak, given the area is water stressed, commenting that water at Hogsmill river is syphoned off by Thames Water which has a negative impact on the water quality of the river. Specific reference is made to part 3 of the policy which requires greywater recycling it is suggested that this element should be optional, to allow developers to achieve the water efficiency standard and reduce requirements for mains water supply.

Representation names and reference numbers:

- Linda Thorn (REP060)
- Chris Colloff (Thames Water) (REP091)

- Richard (REP092)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Piotr Behnke (Natural England, REP149)

Council Response:

The Council’s Climate change study provides the evidence to support the approach in this policy as it acknowledges the area is water stressed. The [Building Regulations Part 7 on Water Efficiency](#) state that “*a new dwelling must not exceed*”, this is therefore a maximum requirement. Natural England suggest this should be expressed as a minimum, however, by being a maximum this does not preclude options to using less. It is acknowledged that if the Building Regulations are updated, the specific requirements could change and a modification is proposed to address this, in addition to changing ‘homes’ to ‘dwellings’ to accord with the terminology used in the Building Regulations, changes to supporting text para 7.17 are also proposed. Comments in relation to water quality and companies fixing leaks are noted but these are not a matter for this policy. Part 3 of the policy requires new developments to be expected to include grey water recycling and also refers to unless this is not feasible. It is therefore considered that there is sufficient flexibility to this element of the policy. We are willing to amend the policy in line with some of Thames Water’s recommendations, to allow flexibility of standards in case they change during the life of the plan.

Policy DM12: Health Impact Assessments

Number of representations received: 2

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 0
Sound	Yes: 0	No: 0

Amendments made Post Regulation 18:

New policy

Summary of main issues within representations:

There were a very small number of responses to this policy, which were supportive.

Representation names and reference numbers:

- Surrey County Council (Judith Jenkins, REP135)
- Daniel Fleet (NHS Property Services Ltd) (REP166)

Council Response:

Support welcomed. Will add The Surrey Health and Well-Being Strategy, Surrey Health Impact Assessment Guidance Statement and Joint Strategic Needs Assessment (JSNA) contains a wealth of health data to supporting text of policy.

Policy S13: Preserving identify of place with heritage

Number of representations received: 3

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 0
Sound	Yes: 2	No: 0

Amendments made Post Regulation 18:

Now S13. Policy reworded to be more “holistic” and has been informed by discussions with Historic England, Surrey County Council and the Council’s Conservation Officer.

Summary of main issues within representations:

One questioned the use of 'designated' in the policy, as this does not include locally listed heritage assets and archaeologically important areas which have heritage value. One questioned why there is no reference to the fact that the two conservation areas are on Historic England’s Risk Register.

Representation names and reference numbers:

- Alan Bryne (Historic England, REP083)
- Epsom Civic Society (REP101)
- Surrey County Council (Judith Jenkins, REP135)

Council Response:

Supporting comments are welcomed. It is not necessary to say that Conservation Areas are on the at risk registraer. Refer to DtC summary above for what we are willing to change in the policy from SCC’s comments.

Policy DM13: Development Impacting Heritage Assets

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 0
Sound	Yes: 2	No: 1

Amendments made Post Regulation 18:

See process for redrafting of S12, as this policy was considered with it. The policy is now more concisely worded. In recognition of a call for more guidance within policy as to what “is” and “isn’t” acceptable in proposals, an appendix to the local plan has been drafted.

Summary of main issues within representations:

Statutory consultees / government organisations are mostly satisfied that comments at Regulation 18 have been taken into account. One respondent was concerned that there is no reference to the fact that the two conservation areas are on Historic England’s Risk Register. A further representation refers to the future of Horton Cemetery. One made a request for specific changes.

Representation names and reference numbers:

- Linda Thorn (REP060)
- Alan Bryne (Historic England, REP083)
- Epsom Civic Society (REP101)
- Surrey County Council (Judith Jenkins, REP135)

Council Response:

Supporting comments are welcomed. See DtC summary above for proposed changes as a result of SCC’s comments.

Policy DM15: Green Belt

Number of representations received: 15

Number of respondents who considered the document to be;

Legally compliant	Yes: 8	No: 5
Sound	Yes: 4	No: 11

Amendments made Post Regulation 18:

Policy S4 (Development in the Green Belt) has changed to DM15 (Green Belt). Wording has been consolidated to align with national planning policy.

Summary of main issues within representations:

The majority of the responses received believed the policy to be unsound. A few of these responses relate more to Policy S1 (Spatial Strategy) and are concerned with the release of Green Belt, objecting to site allocations in the Green Belt (notably green field sites) and a belief in the failure of the council to demonstrate exceptional circumstances, or that all alternative options have not been explored (e.g. brownfield first). While there are others who suggest other parcels of land should be reclassified, such as Epsom College (which should be grey belt) and all of NESOCOT should be taken out of the Green Belt, while part of Woodcote Stud Farm be removed from Green Belt. It is also suggested that there should be a Major Developed Sites policy.

There is criticism that the policy repeats national government policy, is unnecessary and should be deleted; or is too flexible to allow 'non-compliance' on viability grounds. There is another suggestion that the policy should refer to 'grey belt', to align with the new NPPF (2024).

Representation names and reference numbers:

- Mrs. Angela Smith (REP028)
- Mr David Ellis (REP029)
- Peter Byrne (REP053)
- Lauren Easter (REP093)
- Ban Hikmat (REP119)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- P. Dunphy (Causeway Planning on behalf of Woodcote Stud Ltd) (REP150)
- Green Party (Yvonne Grunwald, REP108)
- Home Builders Federation (REP124)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- Charlotte Parry (REP064)

- Suzanne Holloway on behalf of NESOCOT (REP103)
- Tim Murphy (CPRE) (REP141)
- Epsom College (Bidwells, REP133)

Council Response:

The Green Belt Topic paper sets out the exceptional circumstances for Green Belt release. The spatial strategy is considered to be an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence. Further detail is contained in the Spatial Strategy Topic Paper and Sustainability Appraisal. In terms of the necessity of the policy, it is important that the Local Plan provides guidance on how planning applications should be determined in the Green Belt. The Local Plan will be examined against the 2023 NPPF, which did not include 'grey belt' terminology. The Green Belt study 2024 considers inseting of major development sites in the Green Belt, which includes some of the sites mentioned in the responses.

Policy DM16: Landscape Character

Number of representations received: 2

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 1
Sound	Yes: 0	No: 2

Amendments made Post Regulation 18:

Policy DM10 changed to DM16. The policy has been condensed removing duplication within the policy and with other policies in the local plan. Landscape Visual Assessments are now in the policy wording.

Summary of main issues within representations:

There were a very small number of responses to this policy. Both respondents were supportive of the policy approach though one felt that the policy conflicted with the Horton Farm (SA35) and Hook Road arena (SA34) site allocations.

Representation names and reference numbers:

- Tim Murphy (CPRE) (REP141)
- SANF (REP079)

Council Response

Support for the policy is noted.

Policy S14: Biodiversity and Geodiversity

Number of representations received: 16

Number of respondents who considered the document to be;

Legally compliant	Yes: 8	No: 3
Sound	Yes: 2	No: 9

Amendments made Post Regulation 18:

The original policy was split to deal with biodiversity net gain within a separate policy.

Summary of main issues within representations:

Some respondents referred to the need to enable developers to explore options to deliver river re-naturalisation or enhancements to watercourses, on the basis that this will assist developers being able to satisfy the terrestrial and aquatic arms of the BNG metric. Another welcomed the inclusion of reference to the Local Nature Recovery Strategy (LNRS) within the Policy, but also comment that two designated sites within the plan area, Epsom and Ashted Commons SSSI and Stones Road Pond SSSI host large populations of Great Crested Newts which are protected under their own specific legislation and the site should be protected and enhanced where possible.

A further comment refers to the Great Crested Newt District Licencing Scheme, for which Epsom and Ewell Brough Council hold the licence that has been granted by Natural England and suggest this is referred to in the supporting text. There is also concern that there is little reference to the Hogsmill River, which is one of 220 Chalk Streams in England and covered by the Nitrates Directive and that this matter has been overlooked.

Other comments suggest the policy should be strengthened and include reference to swift bricks and the Biodiversity Action Plan; while another suggests insufficient consideration has been given to the recreational pressures on Epsom & Ashted Commons SSSI. Others suggest more should be done to enhance the local natural environment.

Representation names and reference numbers:

- Cllr. Kim Spickett (REP009)
- Peter Byrne (REP053)
- SANF (REP079)

- Swift Protection Association Banstead (REP080)
- Claire Northrop (Nature Space Partnership) (REP085)
- Epsom Civic Society (REP101)
- Mr Stephen Oakley (REP102)
- Green Party (Yvonne Grunwald REP108)
- Epsom Town Residents Association (REP118)
- Environment Agency (REP131)
- Tim Murphy (CPRE) (REP141)
- Piotr Behnke (Natural England, REP149)
- Michael Priaulx (REP178)
- Andrew Thwaites (City of London Corporation) (REP052)
- Epsom Green Belt Group (REP116)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)

Council Response:

The council welcomes the comments from the Environment Agency and Natural England, who have been engaged during the local plan process. With regard to the suggestion that there is reference to options for enhancement of watercourses, the council has no objection to including reference to this in the supporting text (see below). Likewise, it is suggested there is reference to swift bricks in the supporting text when referring to construction methods to enhance wildlife.

With regard to the Great Crested Newt District Licencing Scheme, it is agreed that the supporting text could reference this to ensure developers are aware of it and its implications and their responsibilities (see below). In addition, that reference is made in the Glossary to District Licencing.

In response to the comment in relation to the Sustainability Appraisal, water quality and discharge into the Hogsmill River, no Government Agencies who would normally be concerned with contamination issues (E.g. Environment Agency and Thames Water) have raised concern about the impact of run off into the Hogsmill or its status as a designated chalk stream. Whilst we acknowledge the concern, we do not think it is enough to amend the spatial strategy, as such issues can be investigated further at application stage through environmental assessments and mitigation measures as appropriate.

The policy is not intended to be prescriptive, improvements to biodiversity are required on qualifying sites through Biodiversity Net Gain (BNG) and more specifically through the application of Policy S15, although it is acknowledged that part 2 of the policy could also refer to mitigation measures and not just appropriate compensation to ensure flexibility.

The Biodiversity Action Plan (BAP) is referenced as a key supporting document. We are willing to include a new paragraph drawing attention to the Great Crested Newt District Licencing scheme and include a definition of district licencing scheme in the glossary.

Policy S15: Biodiversity Net Gain

Number of representations received: 19

Number of respondents who considered the document to be;

Legally compliant	Yes: 8	No: 5
Sound	Yes: 1	No: 11

Amendments made Post Regulation 18:

The original policy was split to deal with biodiversity net gain within a separate policy.

Summary of main issues within representations:

A number of representations consider that the policy is unsound as it is inconsistent with national policy, particularly with regard to the higher requirements for specific sites in that requiring BNG above 10% does not meet the tests set out in paragraph 58 of the Framework and in particular that is not necessary to make the development acceptable in planning terms. It is considered that there is a lack of evidence to support the introduction of 20% BNG on the large greenfield allocations. The promoter of site SA35 also comments that the 20% requirement is in excess of national requirements and that this should be framed as an ‘aim’ allowing for flexibility. Surrey County Council request a number of changes to the policy, to clarify its intentions.

However, Natural England welcome the policy as worded, on the basis that the higher 20% target for BNG on greenfield sites will result in a much-needed uplift within the borough from development proposals. Another suggest that more is done to enhance the local natural environment.

Others comment that the 10% Biodiversity Net Gain is a legislative requirement so does not need to be repeated in local Policy S15.

Specific comments refer to that the policy is considered to flexible to allow non-compliance on viability grounds; wording of part 1 lacks clarity and that there is a typographical error missing ‘be’ in the policy. The MOD comment that some forms of environmental improvement/enhancement may not be compatible with aviation safety. Where off-site provision is to provide BNG, the locations of both the host development and any other site should both/all be assessed against statutory safeguarding zones and the MOD should be consulted

where any element falls within the statutory safeguarding zone. There is another concern over the effectiveness of the policy and inconsistency with national policy; conflict between delivering open space as well as BNG.

Representation names and reference numbers:

- Mr. David Ellis (REP029)
- Mr. Edward Clay (REP036)
- Peter Byrne (REP053)
- SANF (REP079)
- Home Builders Federation (REP124)
- Surrey County Council (Judith Jenkins) (REP135)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Phillip Alin (Boyer on Behalf of Land at Chantilly Way REP140)
- Tim Murphy (CPRE) (REP141)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- Piotr Behnke (Natural England, REP149)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- Bridget Fox (Woodland Trust) (REP156)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- David Churchill (Carter Jonas on behalf of Priest Hill) (Rep163)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)
- Graham Wilson (Savills on behalf of Atkins Properties Ltd) (REP134)
- Epsom Green Belt Group (REP116)

Council Response:

The Council consider that achieving 20% BNG from select greenfield site allocations in an appropriate strategy that has been viability tested. In addition, the intention of the policy is to ensure that any loss of biodiversity is addressed by requiring at least 10% BNG, this therefore allows flexibility to provide greater BNG on sites that can deliver this and strikes the right balance overall. The policy approach also has the support of Natural England.

Policy DM17: Trees, Woodlands and Hedgerows

Number of representations received: 12

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 3
Sound	Yes: 3	No: 7

Amendments made Post Regulation 18:

DM11 is now DM17. Policy wording strengthened to focus policy wording to align with national policy

Summary of main issues within representations:

There was one response welcoming the policy overall. There were two responses which identified that there should be wording to include buffer zones for ancient woodland. Whilst there were a small number of responses overall, many of the responses were concerned with protecting trees from being cut down as well as proposing that there should be more tree planting across the borough. Other respondents suggest that more is done to enhance the natural environment.

Representation names and reference numbers:

- Green Party (Yvonne Grunwald REP108)
- Bridget Fox (Woodland Trust) (REP156)
- Richard (REP092)
- Epsom Town Residents Association (REP118)
- Ban Hikmat (REP119)
- Tim Murphy (CPRE) (REP141)
- Mr. Robert Cornell (REP033)
- SANF (REP079)
- Piotr Behnke (Natural England, REP149)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)
- Epsom Green Belt Group (REP116)
- Peter Byrne (REP053)

Council Response:

The Council is supportive of the contribution that Trees, Woodland and Hedgerows make in the borough and recognises that both protected and unprotected trees provide value in development. Whilst it is not intended that the policy should identify particular proposals for the Council

and/or other agencies to implement tree planting in Epsom and Ewell, the policy as set out should protect those that have the most value as set out within the criteria whilst allowing the introduction of trees in the right places in the borough. The Council acknowledge comments on trees within developments and buffer zones to enhance provisions within the policy. We are willing to include reference to the Standing Advice in the supporting text.

Policy S16: Flooding, Strategic Flood Risk Assessment and Sequential Test

Number of representations received: 12

Number of respondents who considered the document to be;

Legally compliant	Yes: 5	No: 4
Sound	Yes: 1	No: 7

Amendments made post Reg. 18

The SFRA has been Updated to support the Local Plan. All Environment Agency requirements now in policy including: 8m setbacks; 300mm floor level; culverting; and a Flood Zone 3b definition (See SFRA).

Summary of comments in response to Regulation 19

One respondent suggested a number of amendments and suggested the policy was too vague in relation to SUDS requirements, and suggested that the policy should echo paragraph 184 of the NPPF. Another suggests that additional supporting text on basement flooding should be included. Another has pointed out that paragraph 7.66 of the Plan defines flood zone 3b as areas with a 1 in 20 year fluvial flood risk or 5% Annual Exceedance Probability whereas the definition in the SFRA defines flood zone 3b as an area with a 1 in 30 year Annual Exceedance Probability, and suggested the policy be amended to reflect the SFRA. It also suggests that criteria “f” in the policy should be updated to refer to LLFA or EA guidance. A site promoter suggested the policy align with the updated NPPF with regards to defining when a sequential test is and is not required.

Of the respondents who commented on the *evidence base* for the policy, the main arguments put forward were that the data underpinning the Strategic Flood Risk Assessment is inaccurate, particularly in and around Horton Farm; the Sequential Test had not been conducted properly;

that sites that were lower risk of flooding than others had not been taken forward as site allocations and that Traveller pitches were “highly vulnerable” and should therefore not be included in allocations at Horton Farm.

Relevant Respondent Name (& Rep Number)

- Lauren Easter (REP093)
- Epsom Civic Society (REP101)
- Patricia Ladd (REP157)
- Linda Thorn (REP060)
- Chris Colloff (Thames Water) (REP091)
- Alex Duval (on behalf of Clarendon Park Residents Association) (REP164)
- Environment Agency (REP131)
- Surrey County Council (Judith Jenkins, REP135)
- Mr. Edward Clay (REP036)
- Deborah O'Flaherty (REP038)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- Epsom Green Belt Group (REP116)

Council Response:

The Council amended the original flood and SuDs policy in line with all recommendations by SCC and the EA in response to the Regulation 18 consultation. With regards to SCC comments on SUDs, the policy does include reference to that, but we are willing to expand it, though we are conscious of other legislation and policy that would need to be adhered to. We are also minded of the need for plans to be focused and concise, and so are less inclined to include the wording in the NPPF on SUDs verbatim, duplicate other parts of the NPPF, or refer to other guidance in the main body of the policy, as suggested. We understand Thames Water’s concerns about basement flooding, but that it may be more relevant to inner London Boroughs than Epsom, and question the need for such a prescriptive requirement in a strategic policy, particularly as it is meant to mitigate flooding within buildings as opposed to spaces around them and neighbouring properties. It would be in homeowners’ interests to ensure appropriate measures are in place, and so the necessity to include this requirement within planning policy is, in our view, questionable. We acknowledge the discrepancy with regards to FZ3b definitions in para 7.66 and the SFRA, given the definition we have applied in the SFRA and the EA’s recommendation, it will not have any significant implications for the Site Allocations, we are happy to amend the definition of FZ3b in para 7.66 to a 1 in 30 AEP. With regards to criticism of the evidence base, the SFRA L1 2024 provides background information on the Sequential Test, but it is not itself the Sequential Test, and should not be used to judge with it has been applied correctly or not. Whilst respondents have not been specific about which lower risk sites they think should have been taken forward over others, sites not taken forward could have been for reasons other than flood risk designation. The site allocation (SA35) with proposed traveller pitches are not in FZ2, 3a or 3b – so, are still allowed to be permitted according to Guidance on Flood Risk and Coastal Change. The SWMP is a different document from the

SFRA. Surface Water flood risk was built into our overall assessment of “risk” when conducting the Sequential Assessment, using the most up to date data.

Policy DM18: Pollution and Contamination

Number of representations received: 4

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 0
Sound	Yes: 0	No: 3

Amendments made Post Regulation 18:

The policy was amended with a view to balancing prescription with the need for the policy to be focused and concise.

Summary of main issues within representations:

The Policy received positive comments, with specific reference to light pollution and water quality, with a request to reference the issue of sewerage discharge into the Hogsmill River.

Representation names and reference numbers:

- Mr. Edward Clay (REP036)
- Mr Stephen Oakley (REP102)
- Tim Murphy (CPRE) (REP141)
- Piotr Behnke (Natural England, REP149)

Council Response:

Support for the policy is noted. As outlined in the Infrastructure Delivery Plan, Thames Water has plans to upgrade and increase the capacity of the Hogsmill storm tanks by 2031. This will reduce discharges from the sewage treatment works and would also reduce the effect on new development on discharges from the works.

Chapter 8 – Infrastructure

Policy S17: Infrastructure Delivery

Number of representations received: 21

Number of respondents who considered the document to be;

Legally compliant	Yes: 11	No: 4
Sound	Yes: 9	No: 8

Amendments made Post Regulation 18:

Policy changed from S16 to S17. Engaged with infrastructure providers and updated the Infrastructure Delivery Plan. Amended policy as necessary.

Summary of main issues within representations:

There is generally support for this policy though concern over a lack of detail on how new development will be supported by improvements in infrastructure.

One respondent suggested that para. 8.4 of policy is amended to include phasing conditions to align occupation of development with the delivery of off-site infrastructure upgrades. A site promoter suggests the policy should include reference to larger sites requiring infrastructure to be phased. There is a suggested change to para. 8.2 to include cross-referencing. One suggested that sport & recreation provision should be implemented in the early phases of development.

There are general concerns that existing infrastructure is inadequate/insufficient; that there are not enough school places, medical facilities and that the road network needs to be improved. There is concern about the existing discharge of sewerage into open watercourses (e.g. the Hogsmill). There is a query on whether the grid is robust enough for large scale EV charging.

Representation names and reference numbers:

- Chris Colloff (Thames Water) (REP091)
- Epsom Civic Society (REP101)
- Niqi Dawn (REP015)
- Tim Murphy (CPRE) (REP141)
- Joy Aldridge (REP117)
- Mr. Robert Cornell (REP033)
- Christian Day (REP115)
- John Bourne (REP090)
- Mrs. Angela Smith (REP028)
- NHS Surrey Heartlands (REP132)
- Sport England (Owen Neal) (REP107)
- Daniel Fleet (NHS Property Services Ltd) (REP166)

- Mrs. Joanna Wright (REP041)
- Angella Collins (REP086)
- Jeff Cousins (REP112)
- Linda Thorn (REP060)
- Colin Atkins (REP105)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)
- London Borough of Sutton (REP162)
- Afzal Ahmed (REP179)
- SANF (REP079)

Council Response:

The Councils accepts suggested changes made by Thames Water. The Strategy for Infrastructure is outlined in Infrastructure Delivery Plan, which has been developed in liaison with infrastructure providers. CIL and S106 will require developers to make contributions. Whilst not mentioned or explicitly required in policy, EV will contribute to sustainable development aspirations of Local Plan. Wider discussions around capacity of grid to accommodate charging points is acknowledged. However, such considerations can be considered on a site-by-site basis, with a presumption in favour of provision. In terms of the impact on the road infrastructure the Strategic Highways Modelling Assessment has assessed the impact of the growth within the Local Plan on the highways network. While in terms of waste sewerage, Thames Water have not objected to the Plan on waste water capacity grounds. The Infrastructure Delivery Plan identifies that improvements are due to be made to the storm tanks in the future to improve capacity. Willing to amend policy to include reference to phasing.

Policy S18: Green and Blue Infrastructure

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 2	No: 1
Sound	Yes: 1	No: 3

Amendments made Post Regulation 18:

Changed to Policy S18. Policy amended to include Blue Infrastructure. Preamble amended to reflect more specific examples and benefits of G&B infrastructure. Policy wording amended slightly e.g. by removing reference to Green Infrastructure Strategy. SCC Supporting Doc. added.

Summary of main issues within representations:

There were a small number of responses overall. There were a couple of responses supportive of the policy though one of these responses felt that this part of the plan conflicted with proposed site allocations for Horton Farm and Hook Road Arena. Another respondent considered that the policy would result in the loss of green infrastructure over the plan period as the policy did not mention the sustainability of any replacement

proposed. One proposed that there should be a green corridor into Horton Country Park and that the policy failed to deal with the changes from having more new housing and that building on green fields disrupted the connectivity of places.

Representation names and reference numbers:

- Epsom Town Residents Association (REP118)
- Tim Murphy (CPRE) (REP141)
- Richard (REP092)
- Piotr Behnke (Natural England, REP149)
- Colin Atkins (REP105)

Council Response:

Support for the policy is noted - the policy is considered to strike the right balance and supports development that protects, enhances, mitigates, replaces and seeks suitable arrangements for funding and maintenance management of infrastructure.
We will add Natural England Guidance into the supporting text of policy as a supporting document.

Policy DM19: Open Space, Sport and Recreation

Number of representations received: 15

Number of respondents who considered the document to be;

Legally compliant	Yes: 6	No: 3
Sound	Yes: 2	No: 12

Amendments made Post Regulation 18:

Policy number changed from DM15 to DM19

Policy has included clarity on the open space expectation against the Fields in Trust benchmark to support the level of provision when development is proposed.

Summary of main issues within representations:

There were a small number of responses overall. A couple of respondents were supportive of the policy owing to the importance of open space for its wider benefits for the local population. Other responses referred to certain sites that the considered should be included as designated

green spaces. There was another concern that a site should not be included as a Local Green Space. There were responses suggesting that local green spaces should be mapped on the proposals map.

Representation names and reference numbers:

- Woodcote (Epsom) Residents' Society (W(E)RS) (REP075)
- SCoRA (REP056)
- Karen Griffin (REP099)
- Gerard Muntès (REP106)
- Sarah Mizielinska (REP111)
- Barbara Arrowsmith (REP158)
- Epsom Town Residents Association (REP118)
- Epsom Civic Society (REP101)
- SANF (REP079)
- Jeff Cousins (REP112)
- Piotr Behnke (Natural England, REP149)
- Megan Douglas (Nexus on behalf of Land south of Oak Glade, REP153)
- Ruth Leaver-Lewis (REP160)
- Alex Lewis (REP161)
- Katherine Hayward (REP175)

Council Response

The Council is supportive of enhancing, improvement and provision of open space, sport and recreation spaces. The Local Plan has allocated sites as Local Green Spaces, however one site was put forward for consideration as a Local Green Space designation during the Draft Local Plan 2022-2040 consultation (Regulation 18). The site was Clarendon Park though the site is already designated as Green Belt and it is considered that there is no additional local benefit being gained through LGS designation. The Open Space Audit 2024, Open Space Audit Interactive Map, Local Green Space Study 2024, Playing Pitch Strategy 2021, Sports Facilities Assessment 2020 underpin the policy approach.

Policy DM20: Community and Cultural Facilities

Number of representations received: 3

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 0
Sound	Yes: 1	No: 0

Amendments made Post Regulation 18:

Additional paragraphs added to the preamble to emphasise how the Council will deliver community and cultural facilities as well as signposting to “marketing requirements” in new Appendix 3.

Summary of main issues within representations:

One representation considers that the policy is too flexible in allowing economic reasoning to justify alternative uses, and requests reference is made to clear and robust evidence to demonstrate that the facility is no longer needed. Another request that there is reference to create, alter or expand an existing facility also on the basis of the need for flexibility. These also reflect the views of NHS Property Services, who request a change to the policy to enable more flexibility to public service providers and their estates.

Representation names and reference numbers:

- Theatres Trust (REP031)
- Epsom College (Bidwells REP133)
- Daniel Fleet (NHS Property Services Ltd) (REP166)

Council Response:

Para 8.23 of the supporting text specifically refers to any loss being fully justified. Part 2a) of the policy requires clear and robust evidence to demonstrate that the facility is no longer needed, therefore the Council considers this is sufficient enough to ensure facilities have sufficient protection from unjustified loss.

Policy DM21: Education Infrastructure**Number of representations received: 4****Number of respondents who considered the document to be;**

Legally compliant	Yes: 2	No: 1
Sound	Yes: 1	No: 2

Amendments made Post Regulation 18:

Various edits to the supporting text including use of facilities for wider community use. Wording of policy remains unchanged.
Minor corrective amendment to the establishment name to: University for the Creative Arts

Summary of main issues within representations:

Policy receives support with specific reference to 'intensification and enhancement'. One respondent would like clarification as to how policy will apply to establishments in the Green Belt, such as Epsom College. One respondent suggests that the need for student accommodation be met on existing education campuses first.

Representation names and reference numbers:

- SANF (REP079)
- Suzanne Holloway on behalf of NESCOL (REP103)
- Epsom College (Bidwells REP133)
- Ben Tattershall on behalf of the University for the Creative Arts (REP114)

Council Response:

Support is noted and welcomed, this policy has been framed alongside the other infrastructure needs in the Borough as set out in the [Infrastructure Delivery Plan](#).

We consider that the supporting text to paragraph 8.26 captures all 6th form facilities in the borough and there is no need to identify individual schools.

Policy DM22: Aerodrome Safeguarding

Number of representations received: 2

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 0
Sound	Yes: 0	No: 0

Amendments made Post Regulation 18:

New Policy

Summary of main issues within representations:

Policy supported, London Gatwick refer to the fact that Gatwick Safeguarding Zone has been extended to 55km from ARP, as has Heathrow's. The MOD requests that there is reference to the inclusion of the aerodrome at RAF Kenley to section 8.38 of the policy.

Representation names and reference numbers:

- Ms. Amanda Purdye (London Gatwick) (REP010)
- Chris Waldron (Defence Infrastructure Organisation) (REP167)

Council Response:

The Council does not object to inclusion or reference to RAF Kenley or to reference in the supporting text to the Gatwick safeguarding zone, noting that it also applies to Heathrow, which has been confirmed.

Policy DM23: Digital Infrastructure and Communications

Number of representations received: 1

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 1
Sound	Yes: 0	No: 1

Amendments made Post Regulation 18:

Policy number changed from DM16 to DM23. Policy wording which duplicates part R of the building regulations has been removed.

Summary of main issues within representations:

Agrees that any visible infrastructure within the scope of the policy definition can have a detrimental impact on the character of an area and should be placed in appropriately to minimise visual impact. Considers the policy needs to be strengthened.

Representation names and reference numbers:

- SANF (REP079)

Council Response:

Part c of the policy specifically refers to visual and amenity impact and d refers to the need to consider longer term requirements to minimise further works in the future, it is therefore considered that the matters raised by this representation are already covered in the policy.

Chapter 9 - Implementation and monitoring

Number of representations received: 5

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 2
Sound	Yes: 1	No: 2

Amendments made Post Regulation 18:

N/A

Summary of main issues within representations:

There were a small number of responses which referred to the following sections;

Para 9.8

- There were two responses referring to the requirement for a local plan review. One suggested that the plan should be prepared immediately on adoption of the plan whilst the other felt that the council should not wait for a review of the plan to address the housing shortfall but rather address the housing need now.

S13

- Other responses were regarding some wording changes to clarify the 'buildings at risk' register be defined to avoid confusion i.e. suggested use of 'Heritage at risk register' instead. Also, that the way the policy is monitored should be adjusted from net gain/loss to the monitoring of enforcement cases involving listed buildings and conservation areas or to monitor the implementation and satisfactory discharge of planning conditions. Another suggestion was to add an indicator for the number of conservation areas at risk.

S15

- Suggested changes were made to include more specific indicators.

Representation names and reference numbers:

- Home Builders Federation (REP124)
- David Churchill (Carter Jonas on behalf of Priest Hill) (Rep163)
- Epsom Civic Society (REP101)
- Surrey County Council (Judith Jenkins, REP135)
- Environment Agency (REP131)

Council Response

The Council notes suggested mechanisms for review regarding the housing shortfall described. The Council will follow the timeframes identified as per the review mechanisms according to the PPG and NPPF.

Reference to the Buildings at risk register is acknowledged and may provide greater clarity should the title be amended to 'Heritage at Risk Register'

Appendix 5: Guidance on Marketing Requirements for Change of Use Applications

Number of representations received: 1

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 0
Sound	Yes: 0	No: 0

Amendments made Post Regulation 18:

None

Summary of main issues within representations:

There was one response concerned that change of use and especially potential change of use applications can and are being used to circumvent many of the policies in the local plan.

Representation names and reference numbers:

- SANF (REP079)

Council response

The Guidance on Marketing Requirements for Change of Use Applications is detailed and provides clarity on the expected criteria to ensure a robust level of information is made available to determine changes of use.

Proposed Modifications

No modifications

Sustainability Appraisal

Number of representations received: 16

Number of respondents who considered the document to be;

Legally compliant	Yes: 1	No: 7
Sound	Yes: 0	No: 11

Amendments made Post Regulation 18:

The Sustainability Appraisal (SA) has been updated following consultation.

Environmental

There is concern that the significance of the Hogsmill as Chalk Stream is underplayed and that the impact of site allocations on Epsom & Ashted Commons SSSI has not been sufficiently considered.

Omitted sites

There are a number of sites put forward for inclusion in the Plan which are presently omitted (e.g. Land off Cuddington Glade, Downs Farm, Land at Priest Hill). There is the suggestion that Land off Cuddington Glade should have been considered as part of 'South of Manor Park'; concerns that smaller 'piecemeal' sites are discounted for large sites, and Noble Park extension should be allocated. Another suggests that Downs Farm should be included as a site allocation. While another suggests that Land at Priest Hill should be included as a site allocation (on the basis that work has been done to enable delivery of the site; there are inaccuracies with descriptions of ownership of site; the site is more sustainable than given credit for; and the existing use and state of the site has been misrepresented). There is a suggestion that more town centre located sites should have been considered (e.g. the Ashley Centre).

Green Belt release:

Some respondents share the view consider that it is unsound to release Green Belt, there is a lack of exceptional circumstances or exceptional circumstances have not been justified. There is a question as to why sites aren't assessed individually in the Sustainability Appraisal (SA). Scenarios of meeting full housing need have not been tested; insufficient weight applied to housing need relative to other Green Belt considerations. There is a suggestion that officers shouldn't take decision to release Green Belt, should be made by Licensing and Planning Policy Committee.

Flood risk:

The Environment Agency comment on how the report is appropriate and takes into account flood risk.

SA 35: Horton Farm:

In terms of Horton Farm (SA35) the land promoter makes the following suggested edits to the SA:

- Remove reference to 20% BNG being “likely” from para. 6.4.2;
- Make clear that surface water flooding can be mitigated in para. 5.4.19;
- Not considered that there is a ‘slight tension’ focussing development in the south of site (para. 6.52)

Process/other comment:

There is concern that the SA is flawed, based on opinion, and the public have not been given sufficient opportunity to comment on it. That it does not provide land for employment growth; and it should aim for ‘low growth’ which is equated to sustainable development. There is a suggestion that Land at Priest Hill (Ewell East station) be removed from scenario 7; and that not all available brownfield land included.

Housing requirement:

There is a suggestion that the housing requirement should not be above the 2007 Core Strategy figure; and that the standard method put forward by central government is flawed.

Representation names and reference numbers:

- Cllr. Kim Spickett (REP009)
- Peter Canavan (Carter Jonas on behalf of Epsom Projects) (REP159)
- Robert Poague (REP059)
- Joshua Mellor (on behalf of Dandara SE) (REP098)
- Epsom Green Belt Group (REP116)
- Alex Duval (on behalf of Clarendon Park Residents Association, REP164)
- Mr. Andrew Thwaites (Head Ranger, City of London Corporation) (REP052)
- Graham Wilson (Savills for Atkins, REP134)
- Ben Pope (Boyer REP139)
- Environment Agency (REP131)
- Nick Salt (Turley on Behalf of Taylor Wimpey, REP138)
- Giuseppe Zanre (Land west of Burgh Heath Road, Epsom, REP148)
- David Churchill (Carter Jonas on behalf of Priest Hill) (REP163)
- Andy Pepler (WSP on Behalf of the Ashley Centre) (REP146)
- Sally Furminger (Litchfields on behalf of SA35 Land at Horton Farm) (REP155)

- Lucy Atkins (Crest Nicholson & Vistry Group)

Council response:

A focus of SA representations is on consideration of reasonable alternatives (RAs), namely: defining Reasonable Alternatives (which is set out in Section 5 of the SA Report); appraising Reasonable Alternatives (set out in Section 6 of the SA Report); and selecting the preferred option (Section 7 of the SA Report). In response we would wish to make the following points:

- Defining Reasonable Alternatives - Section 4 of the SA Report explains the decision to focus on RAs in the form of "growth scenarios" and then Section 5 explains an involved process over time (including work at the Regulation 18 stage) to define growth scenarios. We consider the process to be proportionate and robust.
- Appraising Reasonable Alternatives - Section 6 of the SA Report presents a detailed appraisal of the RA growth scenarios. The conclusions reached - both in respect of the relative performance of the growth scenarios and the performance of each of the scenarios in absolute terms ("significant effects") - reflect an element of subjectivity (evidence-based professional judgement) and we are satisfied that none of the representations fundamentally call into question the robustness of the appraisal.
- Selecting the Preferred Option - Section 7 presents the Council's response to the appraisal and, in turn, the Council's reasons for supporting the Preferred Option (Scenario 4) as the scenario that is best performing and so judged to represent sustainable development on balance. We acknowledge that numerous parties take a different view on the weight that should be attributed to specific elements of the SA framework (e.g. 'homes' versus 'landscape') and, in turn, have a different view on which of the scenarios is best performing overall. We consider that the SA justifies Scenario 4 as "an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence".

The Sustainability Appraisals at Regulation 18 and 19 Stages were subject to consultation.

Interim HRA

Number of representations received: 2

Number of respondents who considered the document to be;

Legally compliant	Yes: 0	No: 1
Sound	Yes: 0	No: 1

Amendments made Post Regulation 18:

The HRA has been updated following the consultation.

Summary of main issues within representations:

There were a very small number of comments. One comment referred to the significance of the Hogsmill as a Chalk Stream under S450 Nitrates Directive and considered that the quantum of housing proposed at Horton Farm was not reasonable. Providing less homes could help protect the Hogsmill. It was also considered that the addition of another reserve at Horton Farm could take the pressure away from Epsom Common SSSI. The other comment referred to the HRA air quality conclusions being awaited as part of the HRA.

Representation names and reference numbers:

- Cllr. Kim Spickett (REP009)
- Piotr Behnke (Natural England, REP149)

Council response

Reference made to the Hogsmill under the Nitrates Directive is noted. Whilst it is the case that additional information could be included, the HRA is undertaken in accordance with the Habitats Regulations and informed by the PPG and the Habitats Regulation Handbook. The Council has worked with Natural England during the local plan process and has resolved matters in meeting requirements of The Conservation of Habitats and Species Regulations (2017) in its HRA.