

Epsom and Ewell Local Plan 2022-2040

Draft Local Plan
Regulation 18 Consultation
February 2023



SCAN ME



Easy Guide//



Contents



1	Introduction	Page 3
2	Make your comment count	Page 4
3	Why are we producing a new Plan?	Page 5
4	Why consult?	Page 6
5	Stages in production of the new Local Plan	Page 7
6	What is the plan for the borough?	Page 8
7	Proposed Allocations	Page 10
8	Homes and Communities	Page 12
9	Economy	Page 14
10	Built and Natural Environment	Page 16
11	Infrastructure	Page 18
12	Myth Busters	Page 20

Introduction



Every planning authority has a local plan that provides all the planning rules and policies for that area.

Epsom & Ewell Borough Council is producing a new Local Plan. This guide will help explain and summarise the draft Local Plan in simple terms.

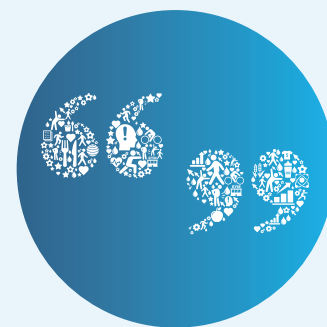
For the full details and technical information, please refer to the draft Local Plan itself, which can be found on our website or copies are available in the Town Hall and borough's libraries.

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

A Local Plan sets out a vision for how we want the borough to develop in the future. It will guide and shape what can be built and where, to make sure we have the right new homes, workplaces, green spaces, transport and facilities for current and future generations. The plan can also help us address important issues, like climate change and improving biodiversity, by encouraging sustainable development.

The strategy, policies and land allocations contained within a Local Plan are used to help decide planning applications and guide investment.

Make your comment count:



The Local Plan could affect where you live, work, study and shop and how you get around. If you are interested in the future of your own area, then the Local Plan should matter to you, and you should take the opportunity to influence what it says.

The more people who let us know what they think, the more likely it is that the final plan will be a true reflection of local views.

For many, the first time they come across planning is when commenting on a development in their area. Often, they find their objections are futile as key decisions have already been taken in the Local Plan and agreed a number of years ago – this is the opportunity to influence those big decisions!

We want to know if you support the policies set out, if you feel there is anything which needs to be changed, or if you feel anything is missing.

Make it relevant

When you submit your comment, it is important to make sure it can be used by the planning team. This can be difficult as planning law is complex, and it may require you looking at the full Local Plan and even other local planning documents.

Here are some simple ways to maximise your message:

Clearly identify the policy or proposal you are talking about – try to reference the policy or paragraph number

If you want to see something changed, be specific about why and put forward your own alternative if you can.

Keep your comments simple and present them in a logical order.

Concentrate on the planning issues (known as material considerations). Your local knowledge is invaluable but all non-planning issues such as disruption during construction or local property prices, cannot be considered.

Support your comments with statements from other planning documents, such as national policy, other local planning policies or relevant technical papers.

Where to comment

You can give us your comments in several ways:

- Online complete the consultation response form on our website <https://epsom-ewell.inconsult.uk/>
- By email at localplan@epsom-ewell.gov.uk
- By post by writing to
Planning Policy,
Epsom & Ewell Borough Council,
The Old Town Hall,
The Parade, Epsom,
KT18 5BY

Why are we producing a new Plan?



Over the past few years national planning policy and guidance has changed significantly. As a result, our existing Local Plan is now out of date. We need to produce a new one to make sure it is in line with current national policy and guidance. This new Local Plan will replace our existing one.

The policies within a new Local Plan will help us ensure that the borough remains a vibrant and inclusive place to live, work, play and study. It will help to meet the borough's future needs, making sure development is planned in a co-ordinated way, while respecting our area's character, environment and heritage.

Producing a Local Plan is a difficult balancing act and will require some compromises to be made.



Why consult?



A lot of work has gone into the draft Local Plan so far and there is more to come before it is finished.

If you live, work, visit or study in the borough, the Local Plan will impact on you. We want everyone with an interest in the borough's future to give us feedback on the draft Local Plan. Your comments and information will help us to further develop the strategy, site allocations and policies.

We are also reopening the call for sites. If you own a site or know someone who owns a site and are interested in suggesting it to us for any land use, please complete the relevant submission form which can be found on our website at:

<https://www.epsom-ewell.gov.uk/call-for-sites>



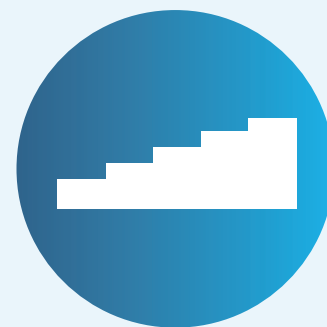
We need your help to shape the vision of our borough.

The public consultation period starts on the 1st of February and runs for six weeks.

Please join us and have your say to help deliver a growing sustainable borough.



Stages in production of the new Local Plan



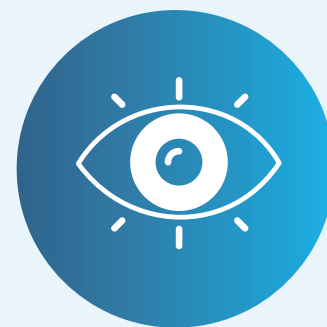
A Local Plan is a longer-term plan, covering a time frame of at least 15 years.

Our Local Plan will cover a plan period from 2022 until 2040.

2022 is when our evidence gathering commenced and the end (2040) is 15 years from the estimated date of adoption of the Local Plan.



What is the plan for the borough?



5,400



A minimum of 5400 new homes by 2040 - 300dpa (52% of need)
Development will first be directed to the most sustainable locations, making the best use of previously developed land in the urban area.
In sequential order these locations are:

- Epsom Town Centre
- Other centres and train stations within the urban area
- Principal Movement corridors within the urban area
- The wider urban area

3.6%



3.6% of the borough's total Green Belt released for development

18



A minimum of 18 Gypsy and Traveller pitches through allocations and permitting planning permission on suitable sites



Safeguarding strategic employment sites - Employment needs (office, light industrial, industrial and warehousing) will be met through the intensification of existing strategic employment sites and the delivery of additional employment floorspace that is compatible with residential use in Epsom Town Centre.



New playing pitches

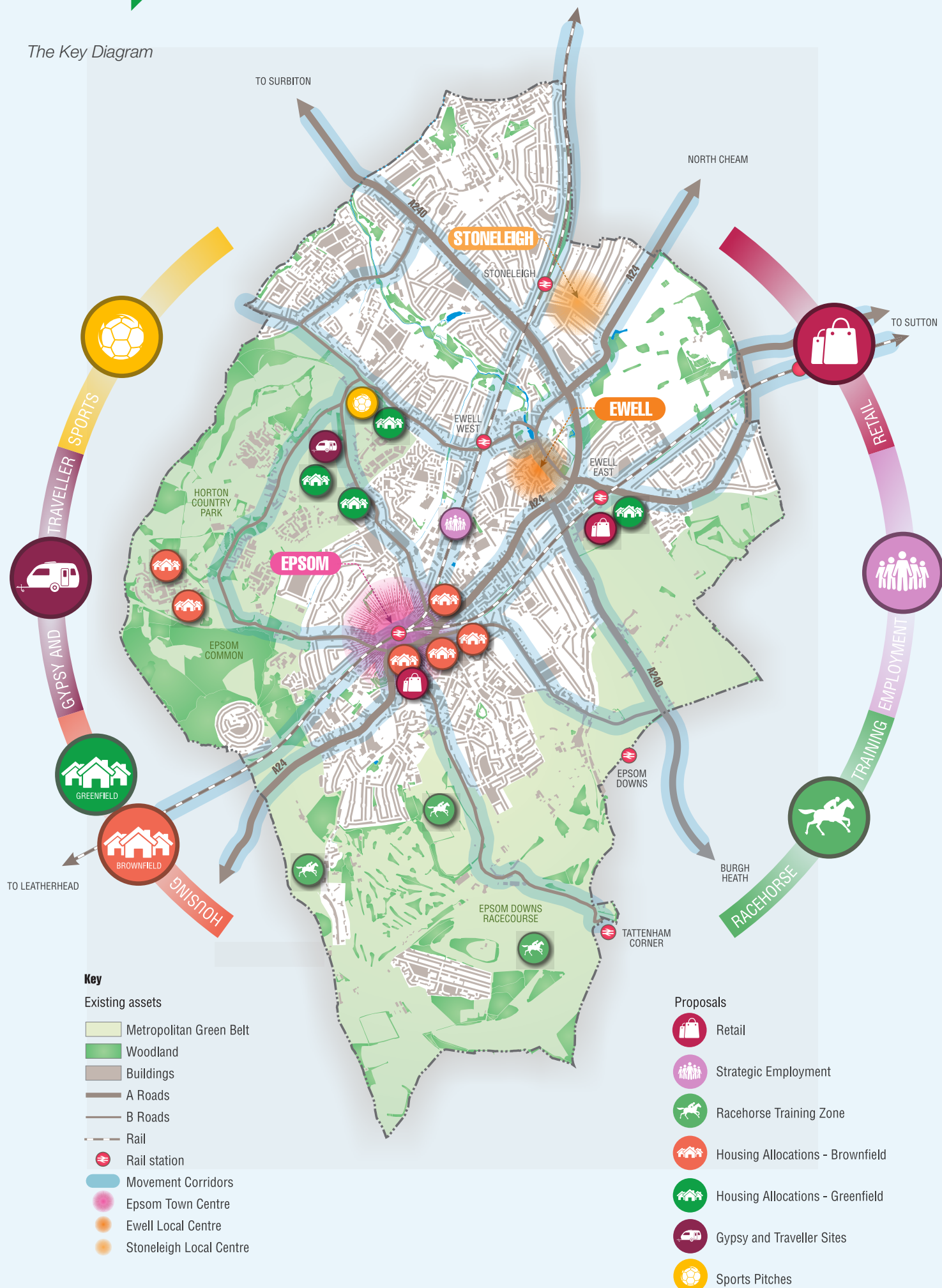


Retail needs will be met within existing centres and through the provision of retail facilities within the Ewell East Station strategic allocation.



Protection of a Racehorse Training Zone

The Key Diagram



Proposed Allocations



SA1

Hook Road Car Park and SGN site

Mixed use, including at least 640 new homes, student accommodation, office, retail, performing arts centre, parking, new public square, neighbourhood park.

Timescale 2029 onwards

SA2

Town Hall, Hope Lodge and Epsom Clinic

At least 90 new homes, re-provision of some public parking.

Timescale 2028 onwards

SA3

Depot Road and Upper High Street

At least 100 new homes, re-provision of public parking.

Timescale 2027 onwards

SA4

Ashley Centre and Global House

The retention and refurbishment of the Ashley Centre

The redevelopment of Global House to provide at least 70 homes

The retention of car park, playhouse and Ashley Centre.

Timescale 2027 onwards

SA5

Land at West Park Hospital (distinguish this is brownfield)

Approximately 150 new homes, around 5% to be self or custom build plots, floorspace to support NHS services (if required).

Timescale 2027 onwards

SA6

Horton Farm

At least 1,500 new net zero carbon homes, around 5% to be self or custom build plots, a minimum of 10 Gypsy and Traveller pitches, public open space

Timescale 2028 onwards

SA7

Land at Chantilly Way

25 new net zero carbon homes

Timescale 2028 onwards

SA8

Land adjoining Ewell East Station

At least 350 new net zero carbon homes, new local retail provision, re-provision of pitches at Hook Road Arena

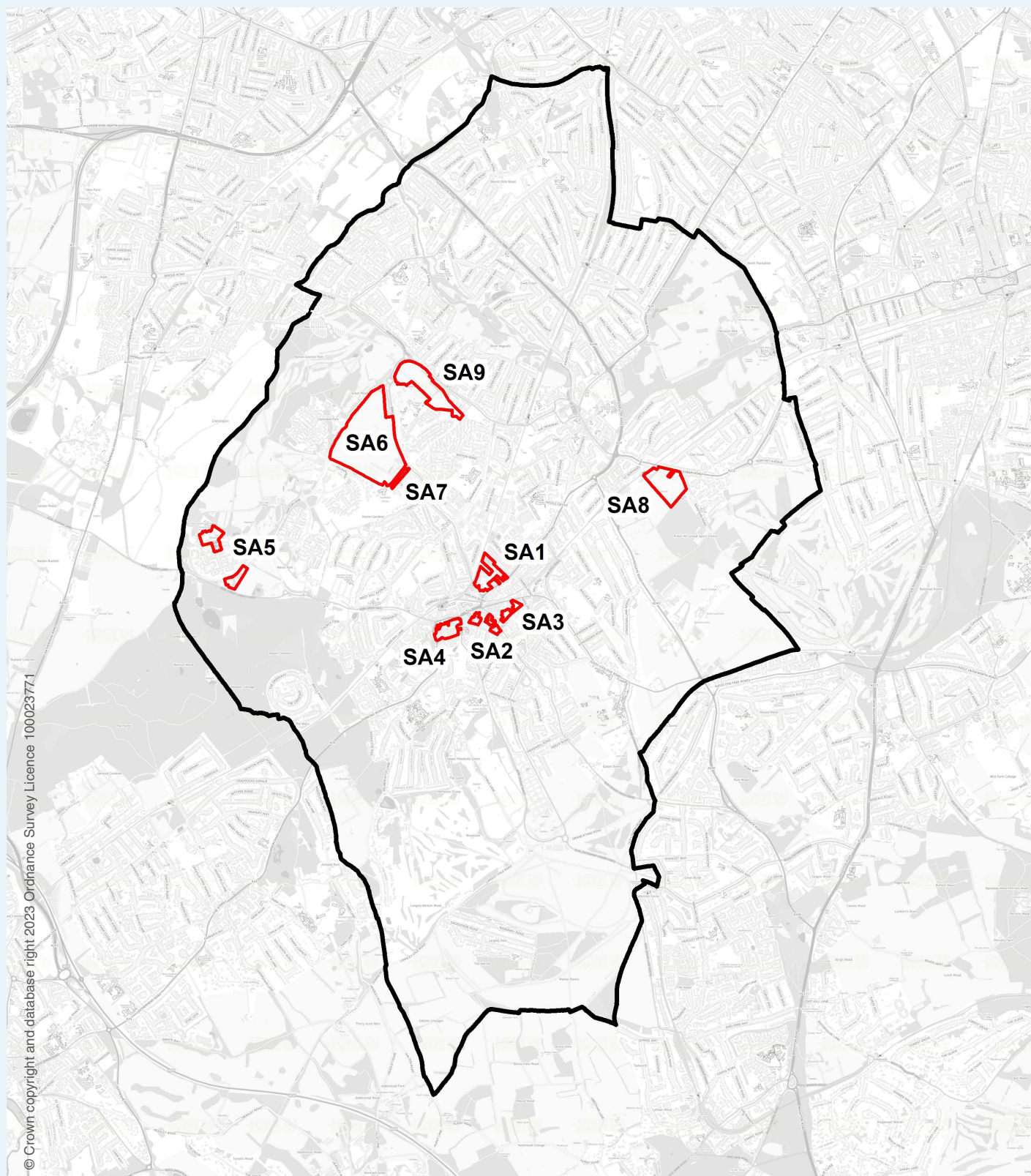
Timescale 2031 onwards

SA9

Hook Road Arena

At least 150 new net zero carbon homes, new sports hub, playing pitches (grass and artificial), pavilion and changing facilities.

Timescale 2027 onwards



Site Allocations

Site SA1: Hook Road Car Park and SGN Site
Site SA2: Town Hall, Hope Lodge & Epsom Clinic
Site SA3: Depot Road and Upper High Street
Site SA4: Ashley Centre & Global House
Site SA5: Land at West Park Hospital

Site SA6: Horton Farm (Greenfield)
Site SA7: Land at Chantilly Way (Greenfield)
Site SA8: Land adjoining Ewell East Station (Greenfield)
Site SA9: Hook Road Arena (Greenfield)

Homes and Communities



The government has calculated that the number of homes needed within the borough of Epsom & Ewell is 576 new homes per year, which is far greater than has been provided previously.



Over the 18-year plan period, this is a need for 10,368 new homes. The Local Plan must allocate land of the right type and location to meet this need as far as possible. The plan must also meet the needs of groups with specific housing requirements (for example housing for older people).

Our evidence has also identified there is a significant need for more affordable housing in the borough and a need for additional sites for our Gypsy and Traveller communities.

What we have been considering

It is important that new housing development provides a mix of affordable and market homes. Our evidence helps to identify the level of affordable housing different types of development sites (e.g. brownfield or greenfield sites) can deliver, without making them unviable.

There will be an increase in the number of elderly people in the borough who may need specialist housing/care homes. Other types of specialist housing are required for people with specific needs such as those with disabilities, mental health problems and long-term conditions.

Our Gypsy and Traveller communities have specific needs which need to be addressed.

New homes should be built to a high standard, be comfortable, functional and adaptable. To help address climate change they should have minimal impact on the environment.



What we are proposing

To provide a level of housing growth, which helps to meet future housing needs, whilst respecting the borough's constraints.

Delivery of a range of housing types/sizes, including affordable housing that provides a choice of housing for people at all stages of life.

The plan will provide:



30% affordable housing on brownfield sites



40% affordable housing on greenfield sites



A mix of house sizes and tenures



Specialist housing



Gypsy and Traveller accommodation



Higher water efficiency standards



Private outdoor space



Wheelchair adaptable homes



Internal space standards



Protection from loss of housing

Economy



Epsom town centre and the other smaller retail centres within the borough provide a range of facilities and services for our communities, along with employment opportunities.



The way we use our centres has changed over the years and the covid pandemic has impacted on businesses and town/local centres in many different ways. The borough is home to many businesses offering a variety of job opportunities. There are numerous offices within Epsom Town Centre as well as the Kiln Lane and Longmead industrial estates which are mostly used for light industry and warehousing. The needs of businesses will change over time, and it is important that there is enough employment space for both existing and new businesses to grow, to continue to support our economy.

The borough is well known for its horse racing (the Epsom Derby) and this sporting activity along with more recreational horse riding is important to the local economy. The creative industries are also growing locally, with the University for the Creative Arts and Laine Theatre Arts being within the borough.

What we have been considering

We have considered whether our existing employment sites could be redeveloped to provide new homes. Our evidence shows that many of our employment sites are performing well (for example they have a low vacancy rate) and are important to the local economy. However, we need to make sure that employment sites which are no longer needed can be used for other purposes. Some existing employment sites may also be used more intensively and can be updated to better meet the needs of the economy. For example, start-up businesses often require smaller, more flexible premises.

Our town centre and smaller centres will continue to evolve. Policies must ensure that the need for shops, offices and other town centre uses is met, and that development elsewhere does not undermine their role, but helps them continue to be successful.

Losses of local horse racing training facilities in the borough can be harmful to the success of Epsom Downs as a racehorse training centre, which is important to the local economy. Providing more protection and support to such uses can help to support this industry.



What we are proposing

To enhance the vitality and viability of Epsom Town Centre and the Local centres by supporting their diversification, and enhancement of the cultural offer and public realm.

To provide a sustainable level of economic growth to ensure that local people of all ages can find employment and remain in the borough by:

- a. ensuring that existing and new businesses can thrive
- b. supporting growth sectors and the continued success of the borough's education establishments and equestrian sector; and
- c. supporting the creative industries, including start-ups, through the provision of appropriate business accommodation.

The plan will provide:



For local jobs through existing employment sites



Employment floorspace in town centre



For the retention of existing employment uses



Town centre focused retail and leisure



A protected Racehorse Training Zone



Built and Natural Environment



The borough is a mix of urban areas and natural landscapes, from town centres, residential neighbourhoods, industrial areas to natural open spaces and more formal parks and gardens.



Approximately half of the borough is built up, while the remainder is open space. There are plenty of heritage assets, with a number of conservation areas to protect the historic character, and buildings listed for their architectural importance. Many of our open spaces are designated at the national and local levels for their valuable habitats and biodiversity. The borough generally has a high environmental quality.

Climate change is a priority nationally and locally and the planning system can make a real difference to combatting climate change and reducing its effect on our lives.

What we have been considering

We need to ensure that new development complements and respects the character of our existing environment, and that the historic environment of Epsom & Ewell is protected. New development should be well designed to provide attractive, accessible places where people feel safe and can lead healthy, active lifestyles.

New development should reduce its environmental impact and enhance the natural environment, making a positive impact on biodiversity. It should make the best use of land and natural resources, minimising waste, pollution and flood risks.



What we are proposing

To ensure that development does not have a detrimental impact on the borough's environmental assets including designated national sites, landscape character, water quality and biodiversity and that new development provides opportunities to improve biodiversity.

To support action on climate change and reduction of the borough's carbon emissions.

Development will be:



Of a high standard of design.



Protective of the historic environment.



Complementary to the surrounding landscape.



Sensitive to biodiversity.



Sensitive to the loss of trees, woodlands and hedgerows.



Located away from areas of flood risk.



Less polluting.

Infrastructure



For growing communities to remain strong and sustainable, they must be supported by appropriate infrastructure.



Infrastructure means schools, health services, leisure centres, community centres, open spaces, roads, railways, footpaths, utilities, and other services.



What we have been considering

We need to help safeguard existing infrastructure and make sure that new developments bring with them the extra infrastructure needed to meet growing demand.

Many developments will be within the existing urban area where existing infrastructure can be improved. Any new settlements must have the infrastructure required to support them delivered before residents move in.

Our transport infrastructure should make it easy to travel using more climate friendly methods, like walking or cycling.

What we are proposing

To ensure that development is supported by the necessary physical, social and green infrastructure to meet people's current and future needs.

To maximise opportunities for those living, visiting, working and studying in the borough to access the diverse green infrastructure network.

To support measures that prioritise active and sustainable travel modes including improved facilities for pedestrians and cyclists and improvements to public transport.

The plan will provide:



A requirement for development contributions



Green infrastructure



Community facility protection and provision



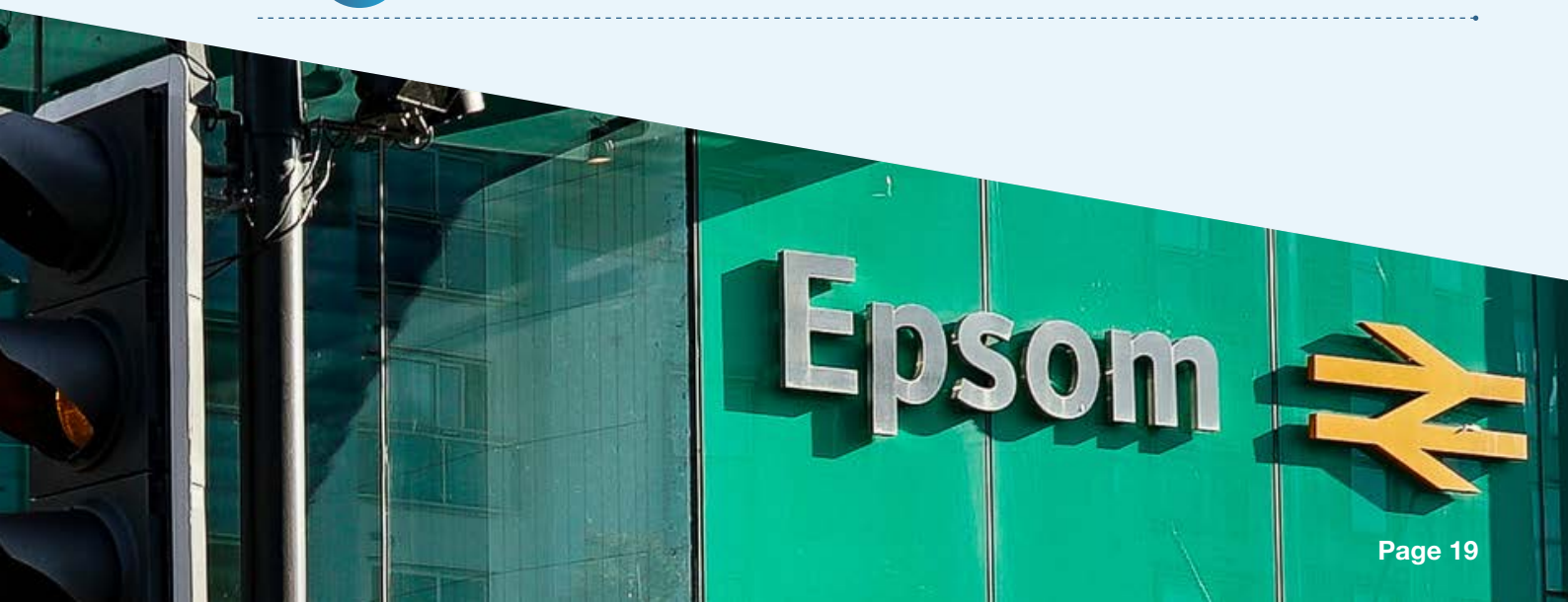
Education facilities



Sport and recreation space



A sustainable transport network



Myth busters

Myth

We don't need a new plan

Fact

The Local Plan is a statutory requirement, and the Government has made it clear that all local authorities must have an up-to-date plan. Failure to do so could lead to intervention whereby the Government writes our Local Plan and policies. Without a new plan we could find ourselves unable to resist unacceptable development or refused applications being allowed on appeal. This could result in unplanned development in unsustainable locations.

Myth

The option which residents are most in favour will be taken forward

Fact

The consultation is not a vote or referendum. In the next stage of the plan preparation, the council will need to marry up as best it can our residents' visions for their area and views on how the borough should grow over the next 15 years to meet the Government's requirements for the Local Plan.

Myth

Our views won't be listened to

Fact

We take all peoples views into account. Responding to your comments and feedback has enabled us to look at our options again and add to them.

Myth

There is plenty of brownfield land in our urban areas

Fact

A detailed search for potential land (Land Availability Assessment) in the borough clearly demonstrates insufficient amount of brownfield land to meet need.

Myth

The Green Belt is sacrosanct

Fact

The Green Belt is not sacrosanct. However, it is heavily protected from development, except in very special circumstances, by national and local planning policies.

Myth

The Green Belt can't be amended

Fact

National policy states that Green Belt boundaries should only be altered in exceptional circumstances, as part of a Local Plan.

Myth

The Government said we don't have to build on the Green Belt

Fact

National policy as it stands sets out the exceptional circumstances to justify amending Green Belt boundaries through the Local Plan. The Council considers there to likely be exceptional circumstances, as set out by national planning policy to amend the boundaries in Epsom and Ewell and has decided to propose releasing a small amount of Green Belt land to help meet housing needs as we don't have enough land in our urban area to be able to provide enough homes including affordable housing.

How can I get involved and provide comments on the draft Local Plan?

If you want to be informed or take part in this and future consultations, you can complete our online form <https://epsom-ewell.inconsult.uk/>

Alternatively, please email us at: localplan@epsom-ewell.gov.uk

As part of this consultation, we are running a series of in-person drop in events. The times and locations of these events are detailed below:

Date	Location	Time
Monday 13 February	Bourne Hall, Azalea Room	14.30–19.30
Thursday 16 February	Ashley Centre, Central Square	12.00–17:00
Tuesday 21 February	Bourne Hall, Azalea Room	14.30–19.30
Wednesday 22 February	Community & Wellbeing Centre, Sefton Road	10.30–15:30
Saturday 25 February	Ashley Centre, Central Square	11.00–16.00
Tuesday 28 February	Community & Wellbeing Centre, Sefton Road	10.30–15.30

Epsom and Ewell Local Plan 2022 2040

Draft Local Plan, Regulation 18 Consultation
February 2023.

The Old Town Hall, The Parade, Epsom KT18 5BY

Email: localplan@epsom-ewell.gov.uk

Telephone: 01372 732000

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