

Re-shaping Epsom's Future

Epsom Civic Society Open Meeting

Margaret Hollins

Ishbel Kenward

Angela Clifford

Mark Bristow

Carol Reed

Michael Arthur

Bob Hollis

Sheila Wadsworth

Nick Lock

United Reformed Church, Epsom 28 January 2020

Agenda



- Objectives of the meeting
- Transformational change for Epsom and Ewell
- Big Issues
- Active citizens in the planning process
- Questions and discussion, next steps

Communicate *your* views and make *your voice* heard in
shaping Epsom's future

Objectives

Why have we arranged this meeting?

- To raise local awareness of the **massive transformational change** facing the Borough
- To highlight some **big issues about Epsom's future**
- To ask you to **get involved – your views can help shape local plan policies for the next 15 years and influence the outcomes on key planning applications.**

We want you to add *your* voice to provide a strong community input to shaping Epsom's future

Transformational Change: the headlines

- Epsom unrecognisable in next 20 years
- 11,500 new homes required by 2034
- 20,000 more people
- Conservation Areas under threat
- Green Belt development
- 'The clock is ticking'



Extent of environmental designations and constraints

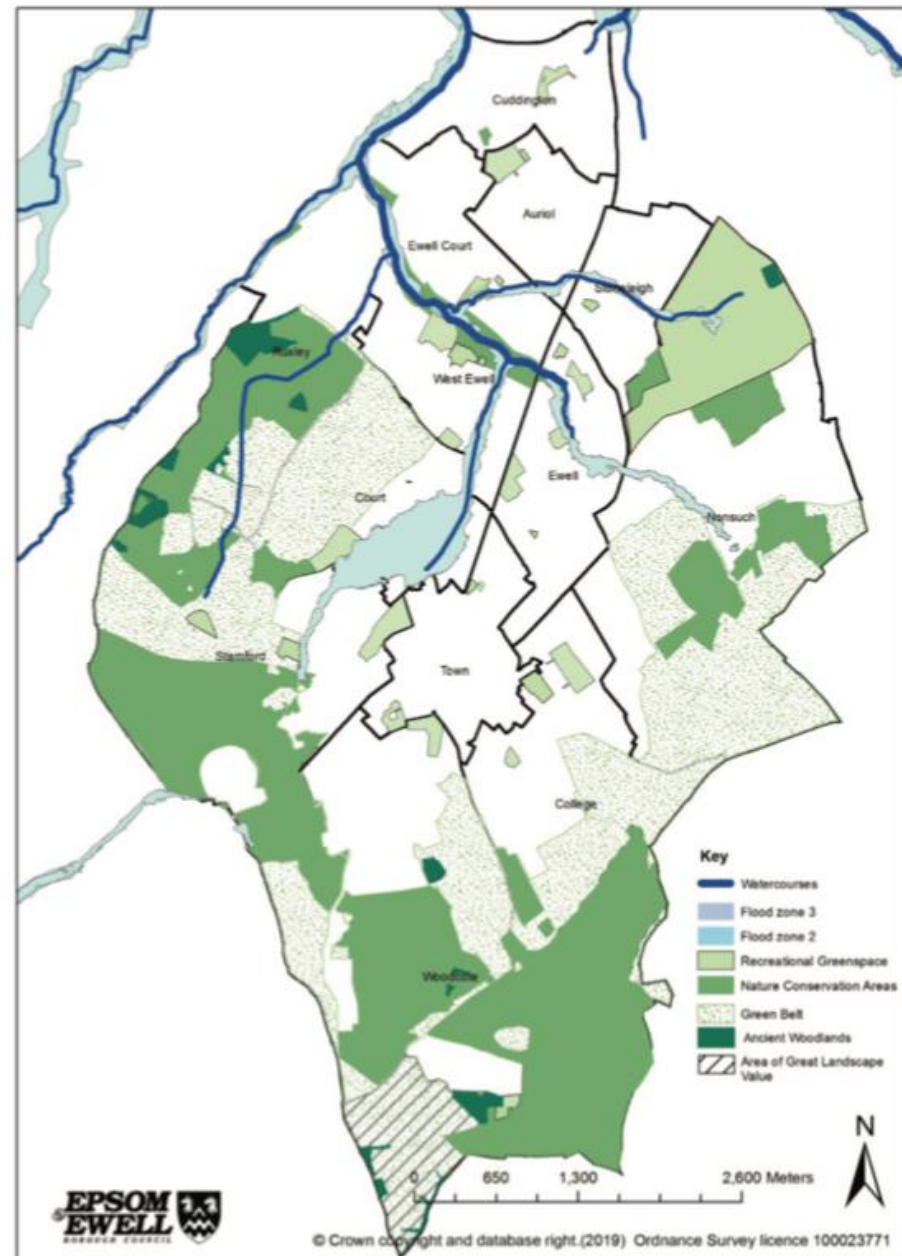
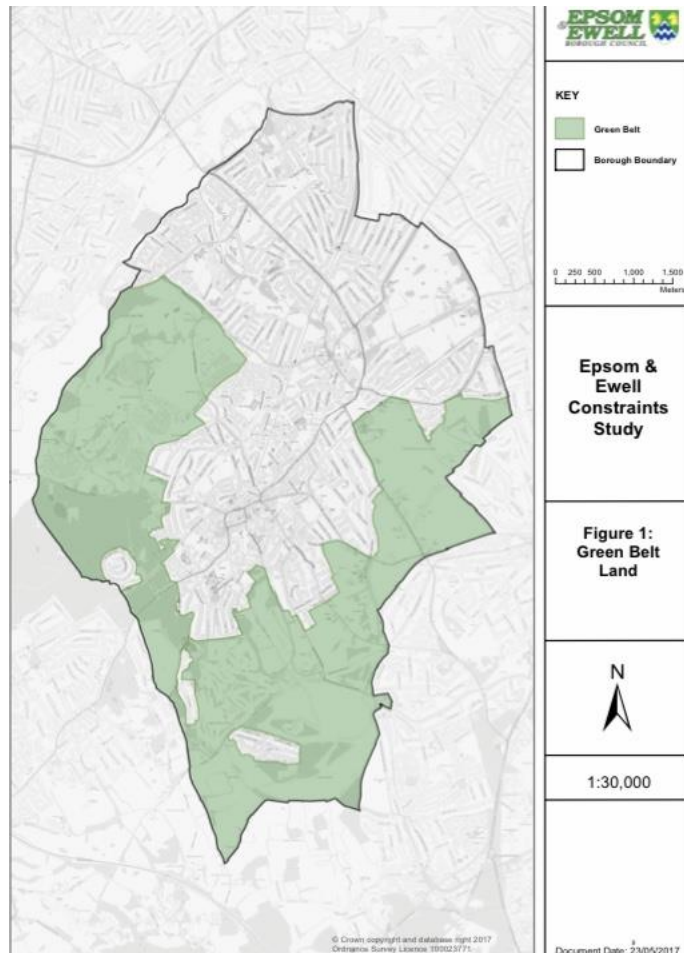
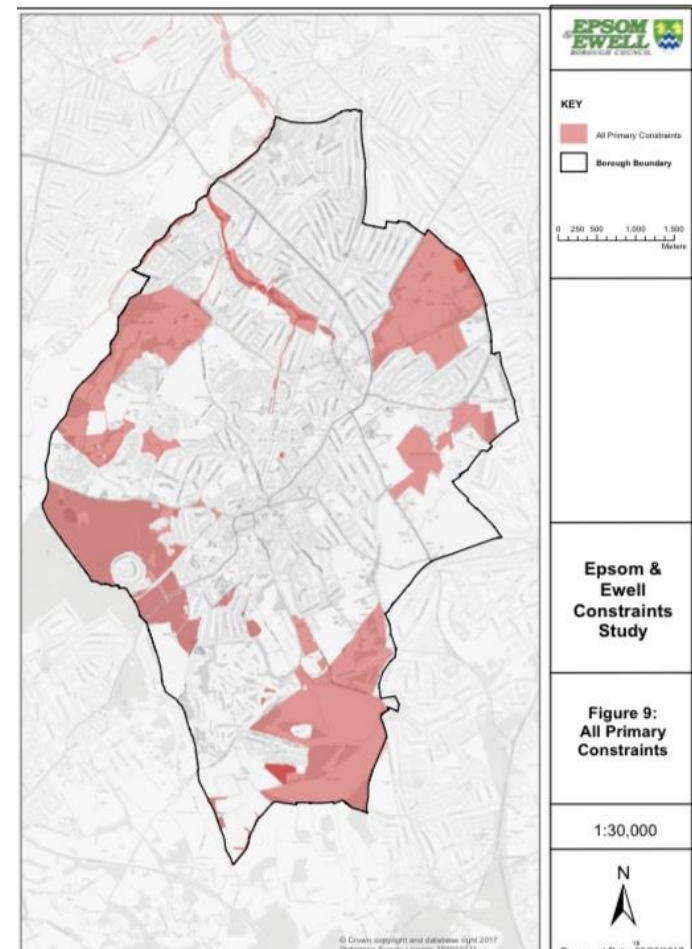


Figure 8 Map of the Borough showing the extent of environmental designations and constraints the Borough.

Green Belt



Primary Constraints



Heritage designations — Conservation Areas

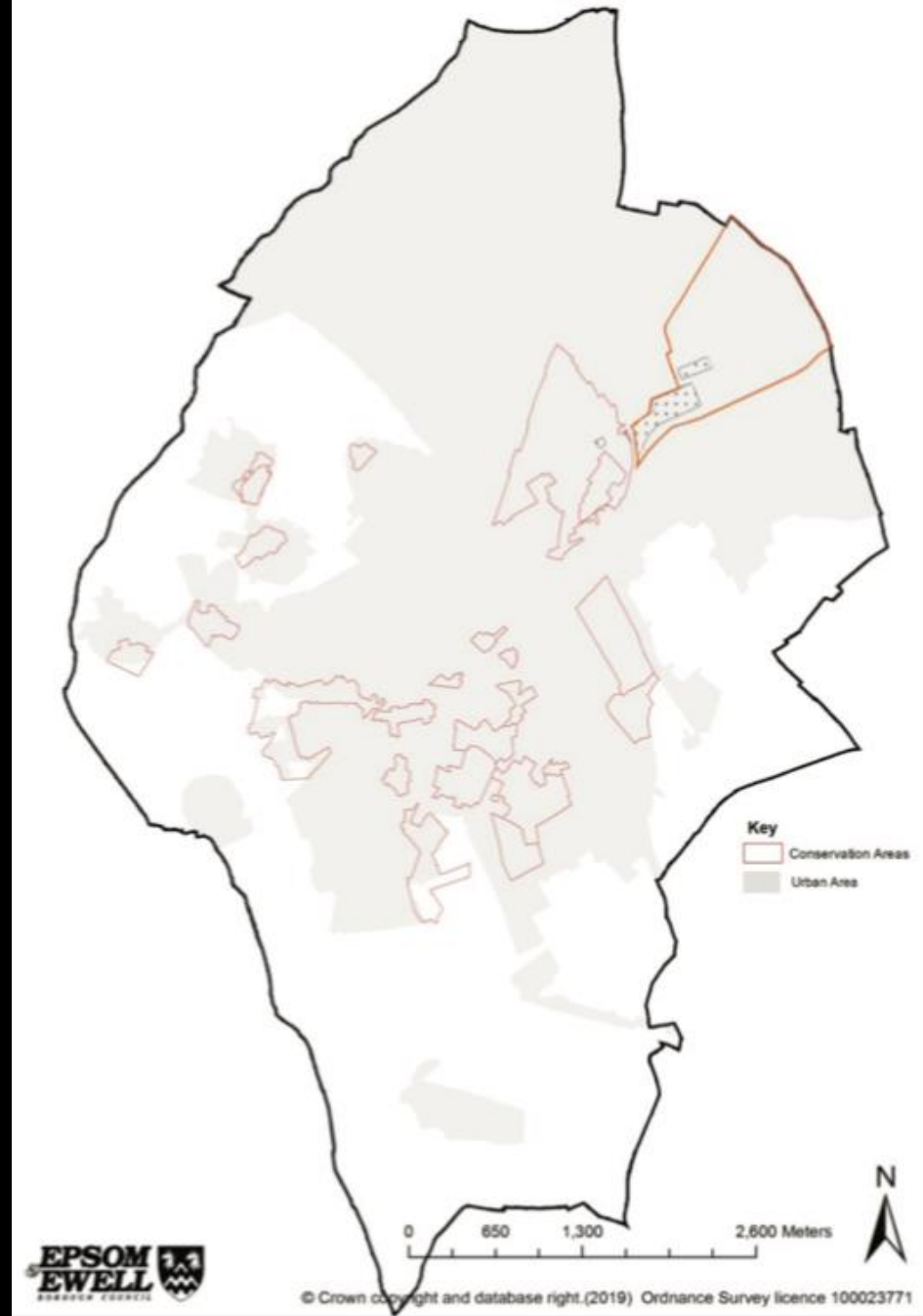


Figure 9 Map of the Borough showing the heritage designations

Transformational Change: already here?

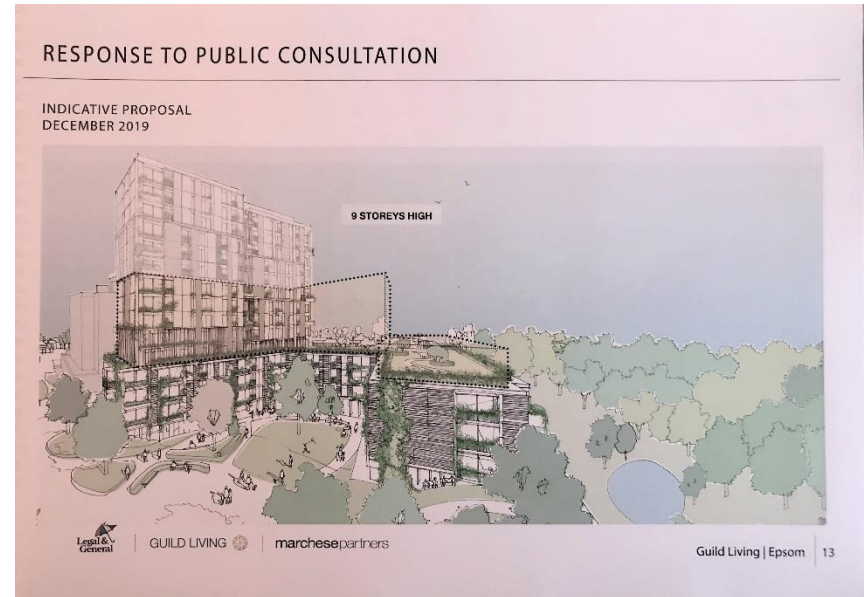
- Current and anticipated planning applications for *much taller* buildings
- 16 storeys in Woodcote Green Road →
- How high is too high?



Communicate *your* views and make *your voice* heard in shaping Epsom's future

Response to Local Consultation

- 16 storeys reducing to 9 in Woodcote Green Road →
- Still too high or about right?



Communicate *your* views and make *your voice* heard in shaping Epsom's future

Tall Buildings: how high is too high?

- Stoneleigh Station Approach
- 7 storeys →
- Piecemeal development?

Not Secure — eplanning.epsom-ewell.gov.uk

Design Principles*

discussions with Epsom and Ewell Borough Council

- Initial discussions were held with Epsom and Ewell Borough Council by way of a pre-application approach. The scheme has evolved through detailed discussions with Planning Officers who see the site as a key flagship site for development.
- Further conversations as part of the pre-app process took place between the Local Authority, Client, Planning Consultant and Design Team which offered the opportunity to develop the site to the density illustrated opposite with the support and encouragement of the planning professionals at Epsom and Ewell.
- Discussions with the Planning Department, suggested that Stoneleigh Station and the surrounding area has been identified as an area where dense development should be considered. One of the generators being the proposed development of the Crossrail 2 link to Epsom reducing journey times and increasing the frequency of trains to central London and beyond.



23no unit scheme issued for full planning approval following discussion during pre-app procedure

mba

[Page 9]

Design Principles*

discussions with Epsom and Ewell Borough Council

- A further reason to increase the density of development at Stoneleigh and environs are the problems Epsom and Ewell Borough Council face in meeting housing targets across the borough, and a requirement to protect Green Belt land. Consequently national and local planning policy requires the optimisation and densification of brownfield sites with good transport links.
- The design response reflects the size and scale of the proposed building in its context. For example, the use of different brick patterns and decorative panels, balconies and voids in the external fabric serve to separate areas of the elevation and manage the separate elements in an ordered way. At the same time, limiting the number of different materials and colours, the proposed scheme appears cohesive.



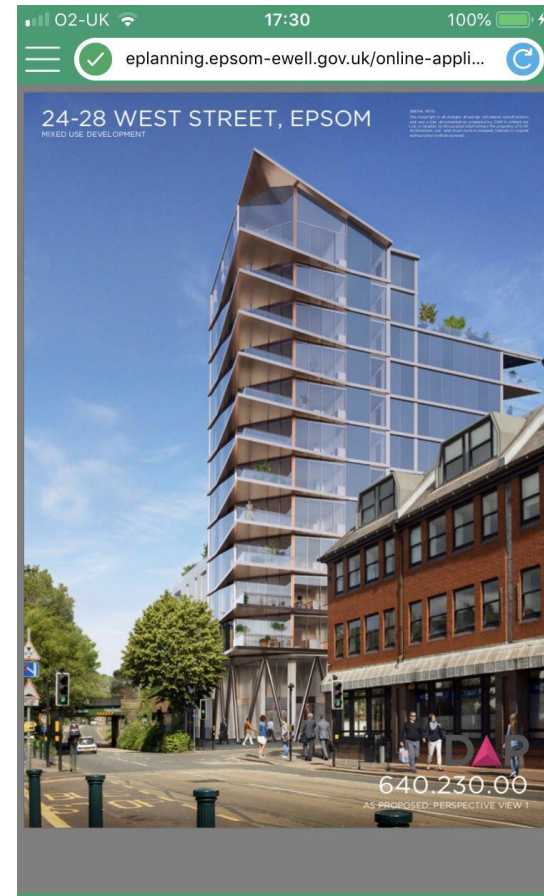
View of proposal from South side of Station Approach

mba

[Page 10]

Communicate *your* views and make *your voice* heard in shaping Epsom's future

Tall Buildings: how high is too high?



Communicate *your* views and make *your* voice heard in
shaping Epsom's future

Tall Buildings: how high is too high?

- 13 storeys in West Street →
- In Town Centre Conservation Area
- Adjacent to Stamford Green Conservation Area

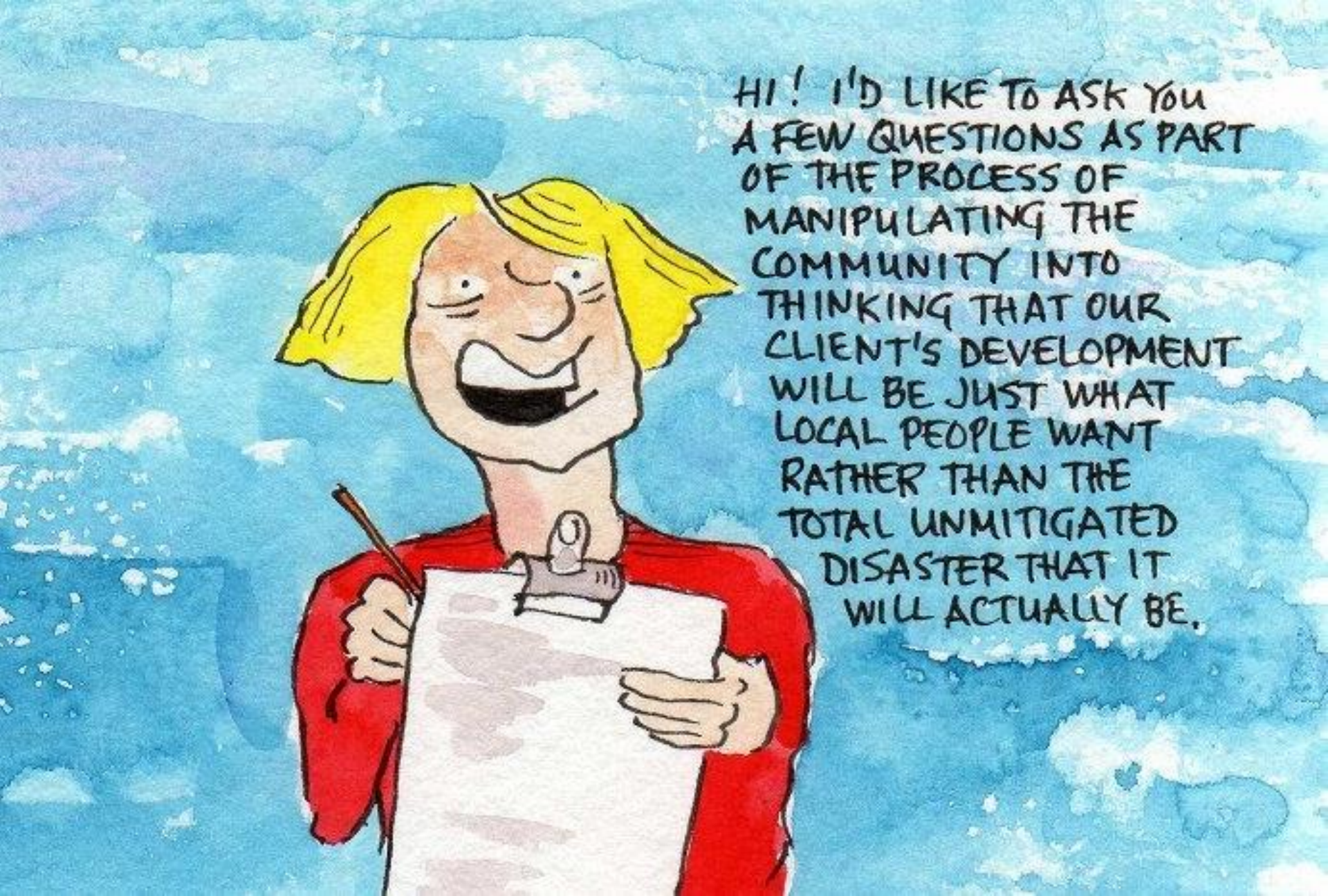


Communicate *your* views and make *your* voice heard in shaping Epsom's future

7 storeys on the police + ambulance station sites Church Street



Communicate *your* views and make *your* voice heard in
shaping Epsom's future



HI! I'D LIKE TO ASK YOU
A FEW QUESTIONS AS PART
OF THE PROCESS OF
MANIPULATING THE
COMMUNITY INTO
THINKING THAT OUR
CLIENT'S DEVELOPMENT
WILL BE JUST WHAT
LOCAL PEOPLE WANT
RATHER THAN THE
TOTAL UNMITIGATED
DISASTER THAT IT
WILL ACTUALLY BE.

Transformational Change: the headlines

- Epsom's Local Plan is under review
- Can it deliver the housing numbers?
- Where is the available land?
- What about other priorities?



Epsom & Ewell Local Plan Programme



Local Plan Programme Timetable

Key Stages	Old Date	New Date
Preparation and Production of the Masterplan	June 2018 – June 2019	June 2018 – June 2019
Final Issues & Options Consultation	October – December 2019	May – June 2020
Pre-Submission Public Consultation	March – May 2020	June – August 2021
Submission to Secretary of State	June 2020	October 2021
Pre-Examination Meeting	September 2020	December 2021
Public Hearing	December 2020	January 2022
Estimated Date for Adoption	December 2021	December 2022



Not Enough Land

- No 5-year housing land supply
- A new average housing density of 60 dwellings per hectare (dph) requires c.164 hectares
- 46 hectares 'potentially already known about'
- Shortfall: 118 hectares
- Likely consequences: densities ranging from 65 – 130 dph
- Source: EEBC Urban Housing Capacity Study (2018) and draft Masterplan (2019)

1 Hectare (red box = 60 dwellings)



Each yellow box = 25 hectares. Shortfall is 118 hectares (4.7 boxes) at 60dph



More big issues

- Green Belt boundaries?
- How much new housing, what type and where?
- Traffic and transport?



Add your voice to provide a strong community input to
shaping Epsom's future

Design and Heritage policies



Employment sites



Local Plan: summing up

- Local Plan: key strategic document underpinning **massive transformational change** facing the Borough
- Local Plan: **all key policies are under review**
- New Local Plan: adopted December 2022 at the earliest
- Current Local Plan: has out-of-date policies that leave the Borough **vulnerable to speculative development**

- We think:
 - Local Plan policies must reflect **community priorities** in shaping the future of the Borough
 - Appropriate, well-designed development should be supported
 - Inappropriate development must be resisted
 - A **strong community voice** is needed to do this
 - **Get involved – your views can help shape local plan policies for the next 15 years and influence the outcomes on key planning applications.**

We want you to add *your* voice to provide a strong community input to shaping Epsom's future

Shape Epsom's future: get involved!



- Submit comments on current and future planning applications
- Engage with the Local Plan process: the pre-submission public consultation (June – August 2021) is an opportunity to tell the Council your views
- Email your details to: LDF@epsom-ewell.gov.uk for Council updates on progress with the Local Plan
- Write to your local councillors, your MP and SoS MHCLG
- Tell your neighbours
- **Join ECS!**

Epsom Civic Society *wants to help you engage with the planning process – Tell us how to best do this*

Our contact details



- Web: <https://epsomcivicsociety.org.uk/>
- Facebook: <https://www.facebook.com/EpsomCivicSociety>
- Email: info@epsomcivicsociety.org.uk
- Twitter: @EpsomCivicSoc

Tell us: how would you like to see Epsom improved?

Where to find out more

- Many documents – all on the Council website:
- www.epsom-ewell.gov.uk/residents/planning/planning-policy/epsom-and-ewell-local-plan
- Your Involvement in Planning (December 2016)
- <https://www.epsom-ewell.gov.uk/residents/planning/planning-policy/other-planning-documents>
- Statement of Community Involvement (draft, 2019)
- <https://www.epsom-ewell.gov.uk/residents/planning/planning-policy/planning-consultations-and-examinations/statement-community>



Your Involvement in Planning



Where to find out more

- Documents forming the Local Plan's evidence base:
- <https://www.epsom-ewell.gov.uk/residents/planning/planning-policy/planning-and-supplementary-planning-documents/evidence-base>
- Green Belt Factsheet:
- <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/GREEN%20BELT%20Fact%20Sheet.pdf>
- Annual Monitoring Report (2018-2019):
- <https://democracy.epsom-ewell.gov.uk/documents/s15201/Annual%20Monitoring%20Report%202018-2019%20Annex%201.pdf>



Epsom & Ewell Local Plan Programme

