

Key Documents and Links for the Epsom & Ewell Local Plan

The table below contains links to many of the documents that form the local planning framework for Epsom & Ewell. All these form part of the Local Plan. The first document is the Local Plan Programme, which sets out the timetable for the review currently in progress.

Key elements are the 16 Core Strategies contained in the Core Strategy document and the 38 Development Management Policies, contained in the Development Management Policies document. Parking Standards for Residential Developments (Policy DM37) are set out in a Supplementary Planning Document which carries the same weight.

Those who have visited the Society's website (<https://epsomcivicsociety.org.uk/>) to see what the Society has written about individual planning applications in Epsom will note that all our letters recommending refusal of an application quote the policies with which we believe the application fails to comply. This is a key consideration should the applicant appeal a decision to refuse planning permission.

Local Plan Programme (2016)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Local Plan Programme July 2016.pdf
EEBC website re Local Plan	http://www.epsom-ewell.gov.uk/residents/planning/planning-policy/epsom-and-ewell-local-plan
Core Strategy (now under partial review) (2007)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Core%20Strategy%202007.pdf
Plan E (Town Centre plan) (2011)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Plan E final version.pdf
Development Management Policies (2015)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Development Management Policies Document Final Version.pdf
Parking Standards for Residential Developments (2015)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Parking Standards for Residential Development SPD.pdf
Upper High Street, Depot Road & Church Street Development Brief (2012)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Upper%20High%20Street,%20depot%20Road%20and%20Church%20Street%20Dev%20Breif%20Nov%202012.pdf
Revised Sustainable Design (2016)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Revised Sustainable Design Guide Final Version February 2016.pdf
Revised Developer Contributions Supplementary Planning Document (2014)	http://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Final Adopted Version Developer Contributions SPD September 2014.pdf

However, the Local Plan cannot be framed in isolation based on subjective views, however strongly held by local residents or the Council. For instance, saying that we don't want any more houses in Epsom because we think we have enough already would not be a sufficient basis for a policy unless we can prove that there is no need for more homes in Epsom over the coming years.

All the policies included in the Plan must be evidence-based.

For this reason, the Council's Local Plan Programme includes the following:

Strategic Housing Market Assessment (with Kingston, Mole Valley & Elmbridge)	http://www.ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Full version exc LA annexes.pdf
Annex 4 to SHMA re Individual Local Authorities	http://www.ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Annex 4 All profiles.pdf
Other documents relating to the Evidence Base for the EEBC Local Plan	http://www.ewell.gov.uk/residents/planning/planning-policy/planning-and-supplementary-planning-documents/evidence-base
Strategic Review of Green Belt	http://www.ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Epsom%20and%20Ewell%20Green%20Belt%20Study%20Final%20version%20May%202017.pdf
Identification of a deliverable housing supply strategy	tba
Review of affordable housing delivery policy	tba
New policy approach to meeting the accommodation needs of the Traveller Community	tba
New policies regarding identifying and designating locally-listed buildings and structures	tba