Re-shaping Epsom’s Future

Epsom Civic Society Open Meeting

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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
Heritage designations – Conservation Areas
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?

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?
# Local Plan Programme Timetable

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<tr>
<th>Key Stages</th>
<th>Old Date</th>
<th>New Date</th>
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<tr>
<td>Final Issues &amp; Options Consultation</td>
<td>October – December 2019</td>
<td>May – June 2020</td>
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<tr>
<td>Pre-Submission <strong>Public Consultation</strong></td>
<td>March – May 2020</td>
<td>June – August 2021</td>
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<td>Submission to Secretary of State</td>
<td>June 2020</td>
<td>October 2021</td>
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<td>Pre-Examination Meeting</td>
<td>September 2020</td>
<td>December 2021</td>
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<td><strong>Public Hearing</strong></td>
<td>December 2020</td>
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<tr>
<td>Estimated Date for Adoption</td>
<td>December 2021</td>
<td>December 2022</td>
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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
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)
Where to find out more

- Documents forming the Local Plan’s evidence base:
- Green Belt Factsheet: