



**SURREY COUNTY COUNCIL'S
LOCAL COMMITTEE IN
EPSOM & EWELL**

**LOCAL DEVELOPMENT
FRAMEWORK**

18th JULY 2005

KEY ISSUE:

Epsom and Ewell Borough Council is preparing a Local Development Framework to replace the current Epsom and Ewell District-wide Local Plan 2000.

SUMMARY:

The paper sets out the progress so far on the Local Development Framework and the proposed forward timetable. The Issues and Options public consultation on the Core Strategy development plan document has just ended and the formal Preferred Options consultation is scheduled for January/February 2006. At this latter stage, the formal view of the Epsom and Ewell Local Committee will be sought to inform the County Council's corporate response to be agreed by the portfolio holder for the Environment.

OFFICER RECOMMENDATIONS:

That the Epsom and Ewell Local Committee notes the timetable for the preparation of proposed local development plan documents, in particular the scheduled public consultations in early 2006 and Summer 2006.

1. INTRODUCTION AND BACKGROUND

- 1.1 The Planning and Compulsory Purchase Act 2004 introduces a new system of Local Development Frameworks (LDFs) to replace existing local plans prepared by borough/district councils. The aim is to promote a more pro-active, positive approach to managing development and to give spatial expression to the Community Strategy and elements of other strategies and programmes that relate to the use and development of land such as economic development, education, housing, waste, recycling, protection of the environment, transport and social issues. Epsom and Ewell's LDF will provide a planning framework and policies to guide future development in the Borough until 2016.
- 1.2 The LDF is a 'portfolio' or folder of individual documents comprising:
- The Local Development Scheme (LDS) or project plan for the LDF, which was adopted by the Borough Council in March 2005.
 - The Statement of Community Involvement (SCI) explaining how the community and statutory consultees are to be involved in the preparation and revision of the LDF and consulted on major planning applications. This is a statutory document subject to an independent examination by an Inspector due in November 2005.
 - Development Plan Documents (DPDs) that together with the South East Plan will form the statutory development plan for the Borough. These are subject to examinations by Inspectors. Further details on Epsom and Ewell's DPDs are given below.
 - Supplementary Planning Documents (SPDs) to supplement policies and address specific topics. These are non-statutory documents.
 - Annual Monitoring Report (AMR).
- 1.3 Epsom and Ewell's LDS includes the following Development Plan Documents:
- **Core Strategy** setting out the vision and spatial development strategy for the Borough and the core policy framework for development control;
 - **Housing and Site Allocations** identifying sites for housing to meet requirements;
 - **Generic Development Control Policies** setting out policies to protect and enhance the visual, natural and environmental character of the Borough;
 - **Proposals Map and Insets** mapping the extent of development plan policies and proposals.

- 1.4 There are several stages in the preparation of Development Plan Documents including the publication of a Preferred Options paper for formal consultation, followed by a Submission Document and second round of formal consultation when representations can be made. The Submission Document is then subject to an Examination by an independent Inspector who will consider representations on its content having regard to tests of 'soundness'. Any changes required by the binding Inspector's Report will be made and the DPD adopted. All documents will be subject to a Sustainability Appraisal (SA) to ensure that they do not conflict with the aim of securing sustainable development.

2. PROGRESS SO FAR

- 2.1 Work has already begun on preparing some of these documents:
- **Core Strategy** – Evidence gathering and early stakeholder and community engagement has been taking place since September last year. An Issues and Options paper went out on consultation in June/July this year.
 - **Statement of Community Involvement** – a Draft SCI was submitted to the Secretary of State on 3rd June 2005.

3. FORWARD TIMETABLE

Document	Stage	Timescale
SCI	Examination by Inspector	Nov 05
	Adoption (following binding Inspector's report)	Apr 06
Core Strategy	Issues and Options - 6 week period of consultation	Jun – Jul 05
	Preferred Options - 6 week period of consultation	Jan – Feb 06
	Submission to the Secretary of State – 6 week period during which representations can be made	Jun 06
	Examination by Inspector	Dec 06
	Adoption (following binding Inspector's report)	Sep 07

Document	Stage	Timescale
Housing Site Allocations	Issues and Options – 6 week period of consultation	Jun – Jul 06
	Preferred Options – 6 week period of consultation	Mar – Apr 07
	Submission to the Secretary of State - 6 week period during which representations can be made	Sep 07
	Examination by Inspector	Mar 08
	Adoption (following binding Inspector’s report)	Dec 08
	Generic Development Control Policies	Issues and Options – 6 week period of consultation
Preferred Options – 6 week period of consultation		Apr – May 08
Submission to the Secretary of State – 6 week period during which representations can be made		Sep 08
Examination by Inspector		Mar 09
Adoption (following binding Inspector’s report)		Dec 09
Proposals Map and Insets	Continual updating as DPDs are adopted	

4. FINANCIAL IMPLICATIONS

4.1 None

5. SUSTAINABLE DEVELOPMENT IMPLICATIONS

5.1 It is important that the LDF takes account of the Surrey Structure Plan 2004, Surrey Local Transport Plan, Surrey 2020, Surrey Minerals and Waste LDF, Economic Strategy and other service strategies policies and plans.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1 It is important that the LDF takes account of the Crime and Disorder Reduction Strategy.

7. RECOMMENDATIONS

- 7.1 That the Epsom and Ewell Local Committee notes the timetable for the preparation of proposed local development plan documents, in particular the scheduled public consultations in early 2006 and Summer 2006.

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BACKGROUND PAPERS: Epsom and Ewell Local
Development Scheme 2004 - 2009