

Public Document Pack

Simon Young, Solicitor
Head of Legal and Democratic Services



LICENSING AND PLANNING POLICY COMMITTEE

Thursday 22 October 2015 at 7.30 pm

Council Chamber - Epsom Town Hall

The members listed below are summoned to attend the Licensing and Planning Policy Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Graham Dudley (Chairman)
Councillor David Wood (Vice-Chairman)
Councillor Michael Arthur
Councillor Tony Axelrod
Councillor Rob Geleit

Councillor Tina Mountain
Councillor Martin Olney
Councillor David Reeve
Councillor Humphrey Reynolds
Councillor Clive Smitheram

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Young'.

Head of Legal and Democratic Services

For further information, please contact Sandra Dessent, 01372 732121 or sdessent@epsom-ewell.gov.uk

AGENDA

1. QUESTION TIME

To take any questions from members of the the Public

Please note: Members of the Public are requested to inform the Democratic Services Officer before the meeting begins if they wish to ask a verbal question to the Committee.

2. MINUTES OF PREVIOUS MEETING (Pages 3 - 6)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 17 September 2015 (attached) and to authorise the Chairman to sign them.

3. DECLARATIONS OF INTEREST

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

4. SITE ALLOCATIONS POLICIES DOCUMENT PRE-SUBMISSION DRAFT (Pages 7 - 54)

The Site Allocations Policies Document identifies and allocates the land needed to: deliver our Green Infrastructure and Heritage Assets Strategies; meet our future commercial needs; secure key pieces of community infrastructure; and deliver the Kiln Lane Link.

Following public consultation, a draft version of the Site Allocations Policies Document has been prepared for the purposes of further public consultation prior to submission to the Secretary of State for examination.

5. REVISED SUSTAINABLE DESIGN SUPPLEMENTARY PLANNING DOCUMENT (Pages 55 - 108)

The existing Sustainable Design Supplementary Planning Document was adopted in 2012 and forms part of the Local Plan. The purpose of this document is to provide guidance on the sustainable design measures and opportunities available to developers and householders.

It is now proposed to update the Document to take account of changes in national policy and guidance; in order to ensure that it remains focussed on the areas of sustainable design which planning policy can influence.

Prior to adoption the Document will be subject to a period of public consultation.

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE
held on 17 September 2015**

PRESENT -

Councillor Graham Dudley (Chairman); Councillor David Wood FCA (Vice-Chairman);
Councillors Michael Arthur, Tony Axelrod, Rob Geleit, Tina Mountain, Martin Olney,
David Reeve and Clive Smitheram

Absent: Councillor Humphrey Reynolds

In Attendance:

Officers present: Sandra Dessent (Democratic Services Officer), Karol Jakubczyk
(Planning Policy Manager) and Rachel Jackson (Licensing, Grants and HIA Manager
Regulatory Services)

13 QUESTION TIME

No questions were asked or had been submitted by members of the Public.

14 MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Licensing and Planning Policy Committee held
on the 09 July 2015 were agreed as a true record and signed by the Chairman.

15 DECLARATIONS OF INTEREST

Declarations of Interest are recorded against the relevant item on the Agenda.

16 ORDER OF AGENDA ITEMS

The order of items was altered, item 6 (Hackney Carriage and Private Licensing
Policy Periodic Review) followed by item 7 (Parking Standards for Residential
Development Supplementary Planning Document), followed by item 4 (Adoption
of the Epsom and Ewell Development Management Policies Document) and item
5 (Article 4 Directions on Primary Retail Frontages).

**17 HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING POLICY PERIODIC
REVIEW**

The Committee were asked to recommend to Council the adoption of a revised
Hackney Carriage and Private Licensing Policy.

The Committee was informed that the current Hackney Carriage and Private Hire Policy had been effective since January 2014, and it was considered necessary to propose amendments which included; removal of duplication and clarification of the right of appeal, and the dual licensing arrangements; removal of current exemption for new drivers requiring one year's driving experience, so that all applicants were required to have held a full UK/EU driving licence for a minimum of two years; the introduction of a disability awareness course and a change to the requirements for bi-annual MOT inspections for those vehicles that had a main dealer servicing plan in place.

Officers were asked to clarify the process for identifying suitable applicants who had been convicted of an offence. The Committee noted that applicants could not apply for a licence until a period of three years had lapsed from the date of conviction or in the case of a custodial sentence a period of three years from the completion of the sentence would apply. It was agreed to amend the policy to include a reference to the custodial sentence. The Committee were also informed that a compulsory condition for all applicants applying for a licence was the completion of a declaration disclosing any previous convictions.

The Committee noted an annexe detailing the penalty points system and were informed that failure to keep a vehicle in a roadworthy condition carried a maximum of twelve penalty points. However it was further noted that maximum penalty points were awarded to drivers with vehicle defects that were known to them and that discretion could be exercised for unknown minor defects.

Accordingly, subject to the amendment discussed at the meeting, it was agreed to recommend to Council the adoption of the revised Hackney Carriage and Private Licensing Policy, with effect from January 2016.

18 PARKING STANDARDS FOR RESIDENTIAL DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

The Committee were asked to agree the Parking Standards for Residential Development Supplementary Planning Document for Public consultation for a period of six weeks.

Following the conclusion of the Development Management Policies Document examination process, Officers had prepared a draft Supplementary Planning Document that detailed new parking standards for residential development. The standards were based on detailed evidence contained in the Parking Standards Evidence Paper. The Committee noted that the proposals defined minimum standards for the borough identified under two separate zones namely Epsom Town Centre, and Elsewhere in the Borough. The Committee were advised that a robust methodology for obtaining evidence was applied and the proposed standards also took into account recent changes to national policy.

Having considered the proposals and reviewed the evidence papers, The Committee agreed to the following amendments:

- In the introduction of the Supplementary Parking Document, paragraph 1.3, amend to read as follows: 'Once adopted the SPD will be an important consideration in the determination of planning applications. It will also partially replace the Surrey County Council Vehicular and Cycle Parking Guidance 2012. Developers will be expected to comply with the standards contained in the SPD when making planning applications *for residential developments*'.
- Clarification of the minimum single garage space, (Parking Standards for Residential Development, paragraph 4.7) to include reference to measurement source, ie: internal or external.
- Front cover for Parking Standards Evidence Paper and introduction to make reference to '*...Residential Parking Standards...*'
- Officers to establish whether Revere Way is a private road, and delete if appropriate.
- The parking provision for Hudson House (parking provision in recent developments paragraph 4.32 table 11) to be clarified and amended if necessary.

Accordingly, subject to the amendments discussed at the meeting, the Committee approved the Supplementary Planning Document for Public consultation for a period of six weeks.

19 ADOPTION OF THE EPSOM AND EWELL DEVELOPMENT MANAGEMENT POLICIES DOCUMENT

The Committee were asked to recommend the adoption of the Development Management Policies Document by the Council.

The Development Management Policies Document is a key part of the Council's Local Plan. It supports the vision and objectives set out in the Borough's Core Strategy. It has been produced in accordance with national planning policy and has been examined by an Inspector representing the Secretary of State. The Council received the Inspector's report and Final Modifications in July 2015. Subject to the incorporation of the Main Modifications the Inspector found the Document sound.

The Committee was informed that following incorporation of the Main Modifications into the Development Management Policies Document, there was no scope for further amendments. The Committee reviewed the Main Modifications and final version of the Development Management Policies document and noted that Policy DM20 had been removed. Officers agreed to make reference to the removal of the Policy in the document.

Accordingly, the Committee agreed to recommend the adoption of the Epsom & Ewell Development Management Policies Document by the Council.

20 ARTICLE 4 DIRECTIONS ON PRIMARY RETAIL FRONTAGES

The Committee were requested to consider the responses received from the Article 4 Direction consultation process and agree to the immediate confirmation of the Article 4 Directions.

Following changes to the permitted development regime allowing the conversion of A1 (shops) to A2 (financial and professional services), the Council were keen to set up a mechanism to manage change in the Borough's core retail areas which could otherwise have been at risk from the changes. Following the Committee's agreement, Article 4 Directions covering identified primary retail frontages in Epsom Town Centre, Ewell Village and Stoneleigh were served on 02 July 2015. In accordance with statutory provisions, a consultation period of 21 days followed to allow landowners and other interested parties to make their views known. The consultation period ended on 23 July 2015. The Council received five responses that were detailed in the report alongside Officer's comments and suggested actions.

The Committee reviewed the responses and noted that the Secretary of State had received a copy of the Committee Minutes of 11 June 2015 and all representations received in relation to the serving of the Article 4 Directions. At the time of the meeting the Secretary of State had not commented, however it was noted that the Committee would be informed of any future developments.

Accordingly, the Committee agreed to the immediate confirmation of the Article 4 Directions.

Note: In the interests of openness and transparency Councillor Tina Mountain declared she knew a contributor to the consultation process. However it was considered that it would not be regarded sufficiently close an association so as to effect consideration of the item.

The meeting began at 7.30 pm and ended at 9.15 pm

COUNCILLOR GRAHAM DUDLEY (CHAIRMAN)

SITE ALLOCATIONS POLICIES DOCUMENT PRE-SUBMISSION DRAFT

<u>Report of the:</u>	Head of Place Development
<u>Contact:</u>	Karol Jakubczyk
<u>Urgent Decision?(yes/no)</u>	No
<u>If yes, reason urgent decision required:</u>	
<u>Annexes/Appendices (attached):</u>	Annexe 1: Site Allocations Policies Document Pre-Submission Draft
<u>Other available papers (not attached):</u>	Site Allocations Policies Document: Other Sites Consultation Paper

REPORT SUMMARY

The Site Allocations Policies Document identifies and allocates the land needed to: deliver our Green Infrastructure and Heritage Assets Strategies; meet our future commercial needs; secure key pieces of community infrastructure; and deliver the Kiln Lane Link.

Following public consultation, a draft version of the Site Allocations Policies Document has been prepared for the purposes of further public consultation prior to Submission to the Secretary of State for examination.

RECOMMENDATION

Notes

- (1) That Members consider the Site Allocations Policies Document Pre-Submission Draft and subject to any amendments or additions, it be approved for a six week public consultation during Winter 2015.
- (2) Following the conclusion of the consultation period the Document is submitted to the Secretary of State for Examination in Public.

1 Implications for the Council's Key Priorities, Service Plans and Community Strategy

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. The Local Plan also plays a key role in implementing the Sustainable Community Strategy through the planning process. The Site Allocations Policies Document is an important part of the Local Plan as it will ensure that new development is compatible with the vision set out within both the Community Strategy and Core Strategy.

2 Background

- 2.1 Our Site Allocations Policies Document identifies and allocates the land needed to: deliver our Green Infrastructure and Heritage Assets Strategies; meet our future commercial needs; secure key pieces of community infrastructure; and deliver the Kiln Lane Link. By facilitating the development of these sites we will meet many of the strategic objectives set out in our Core Strategy.
- 2.2 The Site Allocations Policies Document is principally comprised of new policies that identify and allocate sites either in their existing uses or for comprehensive redevelopment for the uses specified above. In addition to these site specific policies, this Document also sets out our Spatial Strategies for our Green Infrastructure and Heritage Asset networks.
- 2.3 Work on the Site Allocations Policies Document has been underway since 2007. During that time we have sought comments from our local communities on site allocation options. The most recent of these being a consultation exercise that ran for ten weeks between October 2013 until January 2014. The consultation exercise also included a workshop session that was open to all Members. The outputs from that consultation exercise and subsequent workshop session have informed the preparation of the Pre-Submission Draft.

3 Site Allocations Policies Document Pre-Submission Draft

- 3.1 A draft version of the Site Allocations Policies Document has been prepared for the purposes of further public consultation prior to submission to the Secretary of State for examination. This document is included under Annex 1. The Committee are asked to comment on the content Site Allocations Policies Document and identify any further changes.
- 3.2 Subject to Committee's approval, the Site Allocations Policies Document will be the subject of a six-week period of public consultation. We anticipate that the consultation period could begin during the week commencing Monday 26 October 2015, concluding during the week commencing Monday 7 December 2015.
- 3.3 Following the close of this consultation period the Site Allocations Policies Document would be ready for Submission to the Secretary of State for examination. In order to provide sufficient time to prepare all of the supporting documentation, we anticipate formal submission taking place during January/ February 2016. Subject to the Sub-Committee's agreement we will inform the Planning Inspectorate of our intended timetable.

4 Financial and Manpower Implications

- 4.1 There is an on-going requirement to develop the emerging Site Allocations Policies Document. Staff resources are already allocated to ensure that this objective is achieved.

5 Equalities and Other Legal Implications

- 5.1 The Site Allocations Policies Document takes account of equality issues. The Council's Statement of Community Involvement addresses those equality issues related to consultation and engagement.

6 Sustainability Policy and Community Safety Implications

- 6.1 The Site Allocations Policies Document will contribute towards delivering the Council's objectives for maintaining and enhancing the Borough as a sustainable place to live, work and visit by providing guidance to new development proposals.
- 6.2 A Sustainability Appraisal of the policy options forms an integral part of the development management policy preparation process and has been subject to public consultation.

7 Partnerships

- 7.1 The Localism Act and the NPPF state that public bodies have a duty to cooperate on planning issues that cross administrative boundaries. We will meet this duty by working collaboratively with our partners in neighbouring boroughs and districts on issues of common interest. This will be a continuous process that will help guide future policy development.

8 Risk Assessment

- 8.1 In the absence of up-to-date planning policies in conformity with the NPPF, from 26 March 2013 the policies will be judged by their degree of conformity. Non-compliant policies will be "trumped" by the NPPF, and the presumption in favour of sustainable development will apply.

9 Conclusion and Recommendations

- 9.1 Members are asked to consider the Site Allocations Policies Document Pre-Submission Draft and subject to any amendments or additions, it be approved for a six week public consultation during Winter 2015.
- 9.2 Following the conclusion of the consultation period the Document is submitted to the Secretary of State for Examination in Public.

WARD(S) AFFECTED: All

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Site Allocations Policies Document Pre-Submission Draft



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1. Introduction

What are Site Allocations?

- 1.1 Our Site Allocations Policies Document identifies and allocates the land needed to: deliver our Green Infrastructure and Heritage Assets Strategies; meet our future commercial needs; secure key pieces of community infrastructure; and deliver the Kiln Lane Link. By facilitating the development of these sites we will meet many of the strategic objectives set out in our Core Strategy.
- 1.2 The Site Allocations Policies Document is principally comprised of new policies that identify and allocate sites either in their existing uses or for comprehensive redevelopment for the uses specified above. In addition to these site specific policies, this Document also sets out our Spatial Strategies for our Green Infrastructure and Heritage Asset networks.
- 1.3 Some of our site allocation policies contain requirements and criteria specific to their individual location. These work in concert with the generic policies contained within the Development Management Policies Document to manage new development. The Site Allocations Policies Document is a proactive policy document that will positively help fulfil our place-shaping role.
- 1.4 The content of this Document is informed by a comprehensive evidence base, which includes evidence relating to ecology, landscape character, heritage assets, employment demand, retailing and traffic growth. The evidence base is subject to periodic review. It is available via the Borough Council's website.
- 1.5 The draft policy options were the subject of a series of public consultation and engagement exercises. These informed the preparation of the Document. During the consultation and engagement stages the site allocation options were the subject of a Sustainability Appraisal Report, which was itself subject to consultation. Details of the consultation process and the Sustainable Appraisal are also available via the Borough Council's website.

Relationship with Other Local Plan Documents

- 1.6 Our Site Allocations Policies Document does not exist in isolation. Once it has been through the examination process and formally adopted, it will sit alongside the other documents that collectively make up our Local Plan. These include the Core Strategy, the Development Management Policies Document and Plan E: Epsom Town Centre Area Action Plan. These documents respectively set out our core planning policies; our general purpose development management policies; and the detailed development management and site allocation policies that apply to Epsom Town Centre. A full list of the documents that comprise our Local Plan can be found on our website.
- 1.7 The Local Plan should be read as a whole and as such the Core Strategy and the policies within our other adopted Development Plan Documents, Area Action Plans and the guidance set out in our Supplementary Planning Documents must be taken into account.
- 1.8 National planning policies are not repeated herein and need to be read alongside this document. In producing this document the aims of national planning policy has been incorporated, in particular the presumption in favour of sustainable development. The goal of sustainable development is to enable communities to satisfy basic needs and enjoy a better quality of life without compromising the quality of life of future generations.

Implementation, Delivery and Monitoring

- 1.9 Proposals for new development will be judged against all relevant policies in the Development Plan. We encourage applicants to enter into pre-application discussions to help to identify all key issues surrounding a planning application and matters that should be the subject of infrastructure contributions and legal agreements. This will help to avoid unnecessary delay in the decision-making process and cost to applicants.
- 1.10 Implementation and delivery of our Site Allocation policies will in the main be through the grant or refusal of planning permissions relating to these sites. Where appropriate it will include planning obligations as part of Section 106 or Section 278 agreements¹ and where appropriate Community Infrastructure Levy payments. Further detail on our Community Infrastructure Levy, such

¹ In order to secure necessary development-related affordable housing and on-site transport infrastructure improvements respectively.

as the Charging Schedule and Regulation 123 List can be found on the Borough Council website.

- 1.11 Regular monitoring allows us to assess whether Local Plan objectives are being achieved. Clear targets will be set in place in order to provide us with enough information to monitor the performance of the Plan and help us determine whether a policy requires adjustment or replacement.
- 1.12 The local planning authority is required to produce an [Annual Monitoring Report](#) which sets out the performance and effectiveness of Local Plan policies. The Annual Monitoring Report highlights whether a review of the Local Plan is required.

Housing Sites

- 1.13 Our original intention was to include new housing site allocations within this document. These allocations would have identified a sufficient supply of new sites that would have met the residual housing need for the remainder of the Local Plan period².
- 1.14 We had made significant progress in identifying potential sources of future housing land supply through our Strategic Housing Land Availability Assessment. This helped us identify a range of site allocation options that were the subject of a public consultation exercise, which helped us identify a suite of preferred site allocation options. These sites were considered and given initial approval by our Planning Policy Sub Committee³.
- 1.15 Following the publication of the National Planning Policy Framework and its associated guidance on the preparation of objectively assessed housing needs we reviewed our approach towards new housing site allocations. Even though we had identified a sufficient number of preferred sites to meet the housing needs for the remainder of the Local Plan period we decided that it would be more efficient and logical to firstly review our Core Strategy

² The current Local Plan period extends until 2026. Our Annual Monitoring Report includes a Housing Trajectory and Housing Land Supply statement that identifies how much additional housing will be required to deliver the housing needed for the remainder of the Local Plan period.

³ The Council's Planning Policy Sub-Committee considered the site allocation options on 2 February 2012 and identified eighteen preferred sites that would be brought forward to form future Housing Site Allocations. These eighteen sites provide sufficient provision to meet the identified housing need for the remainder of the Local Plan period.

housing policies and then consider new housing site allocations⁴. This is why we have decided not to include housing site allocations in this Development Plan Document.

- 1.16 We now anticipate that we will produce a separate Housing Site Allocations Policies Document that will identify land for new housing beyond the current Local Plan period. That document will also be subject to public consultations and the sustainability appraisal process.
- 1.17 In the interim, we intend to identify the preferred housing sites in a separate document, which may be provided the status of a supplementary planning document. This is because all of our preferred sites sit within either the existing built up area or are located within the residual part of the former West Park Hospital site. On that basis, these preferred sites could come forward for consideration under Core Strategy Policy CS8. The primary purpose of such a supplementary planning document will be to underpin our housing trajectory contained within our Annual Monitoring Report, which demonstrates how we will deliver our current housing target.

Gypsy and Traveller Accommodation

- 1.18 It is our intention to identify and if possible meet the future accommodation needs of our local Gypsy and Traveller communities. We continue to make progress in preparing our local evidence base in relation to this matter. This has included our participation in the preparation of the Surrey-wide methodology for assessing the scale of local accommodation need.
- 1.19 In the interim, we have adopted a new development management policy⁵, which identifies the criteria we will use to assess proposals for new sites should they come forward through the planning application process.

⁴ We anticipate that these new housing site allocations will address our housing needs beyond the current Local Plan period.

⁵ This refers to Development Management Policy DM23 Gypsy and Traveller Sites.

2. Green Infrastructure

Introduction

- 2.1 This chapter brings together the first three sections of the Core Strategy, which address the natural environment. It covers the related issues of the Green Belt, biodiversity and nature conservation, and open spaces under the broad heading of Green Infrastructure. We have already followed this approach in our Development Management Policies Document.
- 2.2 The following policies set out and seek to deliver our Green Infrastructure Strategy, which will maintain and enhance our highly valued Green Belt, the community uses that take place within it, our open spaces and local biodiversity. The chapter identifies a landscape scale Green Infrastructure network that protects important assets (such as the Green Belt and nature conservation sites), provides links to the countryside surrounding the Borough, enhances local biodiversity, helps towards mitigating the adverse impacts of climate change, provides opportunities to mitigate flood risk, contributes towards our continued economic vitality and viability, and helps encourage and maintain healthier lifestyles.

Green Infrastructure Strategy

- 2.3 Green Infrastructure is the term we use to describe a wide variety of assets that amongst other things contribute to our local biodiversity, our visual character and appearance, help to mitigate the adverse impacts of climate change and provide vital open space for residents of the Borough, residents of adjoining areas and visitors from wider afield. Within Epsom and Ewell Borough the term Green Infrastructure encompasses a variety of assets that include: the Green Belt, Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI), Local Nature Reserves, Ancient Woodlands, public parks, outdoor sports pitches⁶, Epsom Downs Racecourse⁷, water courses and other water features⁸, street trees, roadside verges and railway embankments⁹, allotments and residential gardens. Our Green Infrastructure assets are shown on our Proposals Map.
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⁶ This includes both public and private sports provision.

⁷ This includes the all-weather gallops that form an important part of the racecourses race horse training offer.

⁸ This could also include strategic flood risk mitigation measures.

⁹ Our local railway embankments are considered an important asset as they provide virtually uninterrupted links for wildlife across the Borough.

- 2.4 We have included our Green Belt within our landscape scale Green Infrastructure network for a number of reasons, most notably because national planning policy requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt. This includes measures to improve access; opportunities for outdoor sport and recreation; maintaining and enhancing landscapes, visual amenity and biodiversity. A significant proportion of our Green Belt is already in active use as leisure, recreation and sports provision. These include the Epsom Downs Racecourse, golf courses, sports pitches and health clubs. Equally large parts of our Green Belt are recognised for their ecological value – such as Epsom Common, Epsom & Walton Downs and Horton Country Park. On that basis, we believe it entirely logical to identify our Green Belt as a key component of our Green Infrastructure network.
- 2.5 An overarching component of the Borough's Green Infrastructure network is its landscape. The Landscape Character Study (2015) provides an assessment of the type and quality of landscapes found across the Borough. The Study found that the majority of these form part of the Green Infrastructure network. It identifies six different 'landscape types' across the Borough. These support varied habitats that make a positive contribution to local biodiversity and are important to the visual character and appearance of the area. The Study also identifies opportunities to enhance and manage the attributes of these areas; such as reducing fragmentation of habitats, improving biodiversity and managing development.
- 2.6 Additionally, Surrey Wildlife Trust has identified a network of Biodiversity Opportunity Areas (BOAs) across the County, with a number falling within the Borough. Each BOA has its own unique opportunities for contributing towards the enhancement of local biodiversity. Unlike SSSIs and SNCIs, BOAs are not an outright constraint to development taking place. However, development proposals located within or adjacent to BOAs will trigger a requirement for additional biodiversity enhancements beyond those normally sought through the development management process¹⁰. We consider that BOAs form an important part of our Green Infrastructure network.
- 2.7 Green Infrastructure also encompasses embedded sustainable design features that can be incorporated into new developments, such as green or brown roofs, bird or bat boxes/ bricks and landscaping and planting. We will seek to deliver these forms of Green Infrastructure through our Core Strategy¹¹,
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¹⁰ See Development Management Policy DM4: Biodiversity and New Development.

¹¹ This refers to Core Strategy Policy CS6 Sustainable Design.

our Development Management Policies Document¹², our Sustainable Design Guide and through the Building Regulations.

- 2.8 Green Infrastructure is also an important component of our local economy; by making a contribution to the Borough's visual character and appearance it helps to attract new businesses. Assets like Epsom Downs Racecourse, the RAC Club, and other sports and country clubs are important sources of employment in their own right. Green Infrastructure also provides valued access to formal and informal recreation opportunities with associated potential benefits to health.
- 2.9 Many of our principal Green Infrastructure assets serve an area that extends beyond the Borough boundary. Our strategic Green Infrastructure assets such as Epsom Common, Epsom and Walton Downs, Horton Country Park, the Hogsmill and Bonesgate Local Nature Reserves, the RAC Club and Nonsuch Park meet the formal and informal open space needs of not only our own residents but also those living in the surrounding London and Surrey boroughs and districts. Whilst a number of these assets lie within the Green Belt they have a value that is greater than just open land.

Green Infrastructure Strategy

We will seek to maintain and enhance our existing Green Infrastructure assets across the Borough by taking a landscape-scale approach. Our key assets and designations are identified on our Proposals Map. Collectively our Green Infrastructure will form and provide a network of assets across the whole Borough that will enhance local biodiversity, contribute towards mitigating the adverse impacts of climate change, contribute to the Borough's special visual character and appearance, and provide open space provision for local people and those living in neighbouring areas.

We will seek to introduce enhancements and additions to the Green Infrastructure network through planned-for-growth including allocated development sites and where appropriate through the development management process. We will work with partners and landowners to identify and designate new assets where appropriate. These new assets will be identified on the Proposals Map and afforded an appropriate level of protection from inappropriate development.

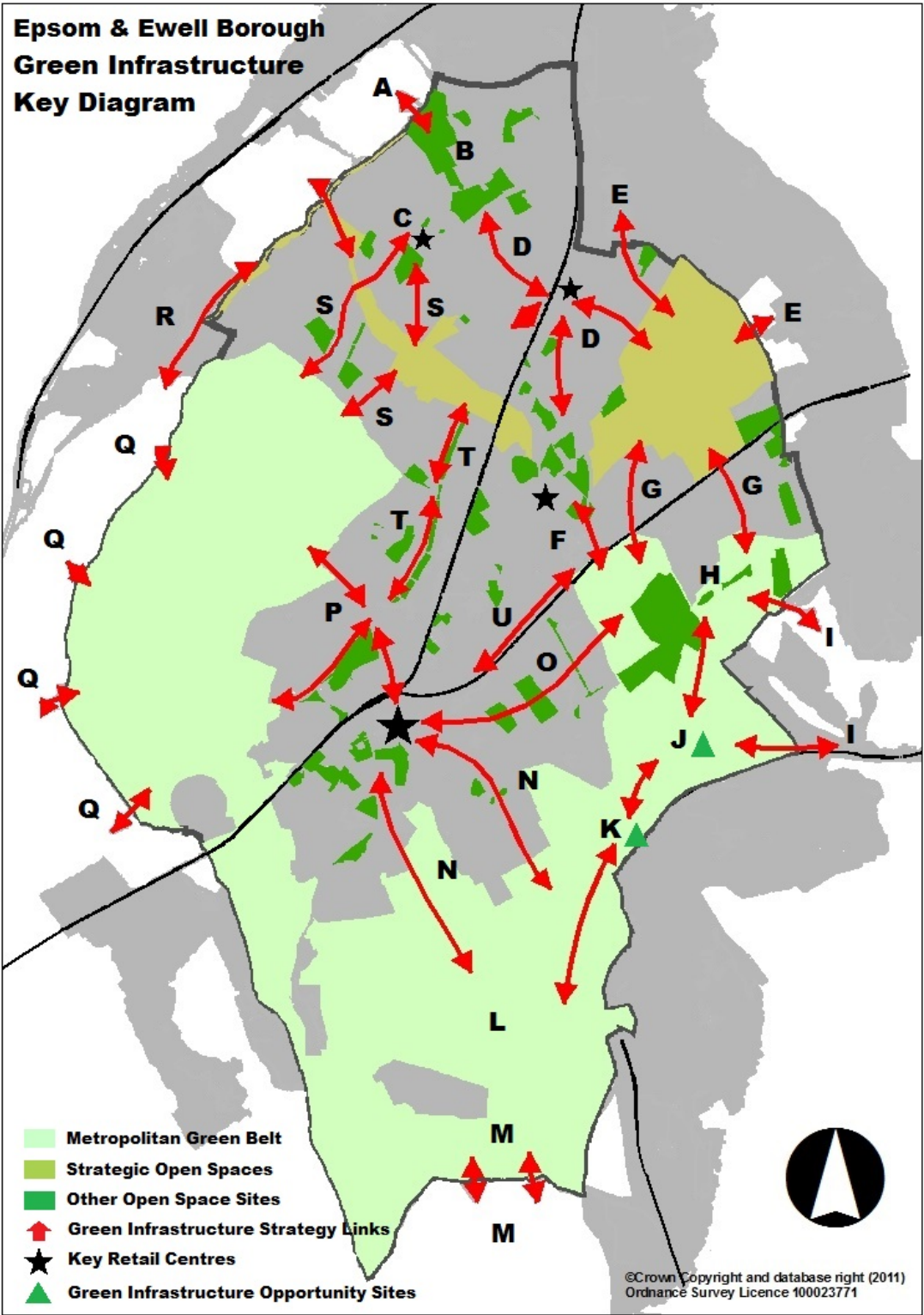
We will identify opportunities to strengthen and create new links between areas that provide wildlife corridors and improved access to open space, the wider countryside and neighbouring areas. We will seek to deliver these links through the development management process or where possible through capital infrastructure improvement schemes. These links are identified on the Green Infrastructure Key Diagram.

¹² This refers to Development Management Policies DM4, DM5, DM9 and DM10.

Green Infrastructure Strategy Key Diagram

- 2.10 Following public consultation we have prepared an indicative Key Diagram that illustrates our Green Infrastructure Strategy in spatial terms. The Key Diagram identifies the broad location of our principal green infrastructure assets at a landscape scale. These include the Green Belt, the sites that lie within the Green Belt, strategic open spaces and other urban open spaces. The Diagram identifies existing assets and opportunities for future links between them. The links will provide access to green space for residents and visitors, in addition to having a biodiversity value in their own right.
- 2.11 In many cases the links will correspond to direct, identifiable routes on the ground, such as paths, alleyways, bridleways or roads¹³. However, in many parts of the Borough (particularly within predominantly residential areas) we envisage the links to be less distinct. An example being the swaths of domestic garden land found within many parts of the Borough's existing built up area. These are a critical component of our green infrastructure asset network.
- 2.12 Our Key Diagram and its supporting text identify potential links and suggest the type of measures that could be taken to deliver improvements. We suggest that these be read alongside the Local Plan Proposals Map. This will provide the reader with a fuller understanding of the how the network and the proposed improvement opportunities interact with one another.

¹³ These linking routes could incorporate green infrastructure assets such as street trees, other planting and informal open space.



2.13 The following key provides additional detail to the improvement opportunities set out in the Green Infrastructure Key Diagram:

A – Opportunities to improve green infrastructure and access links across the Borough boundary into the Royal Borough of Kingston upon Thames between the Hogsmill River and Bonesgate Stream, and Open Metropolitan Land.

B – Potential housing site allocation on land at Grafton Stables provides an opportunity to deliver enhancements to the adjoining open space and woodland. In particular there is an opportunity improve and formalise public access to the site with the potential to develop links with the Open Metropolitan Land to the north.

C – Potential to improve green infrastructure links across the A240 Kingston Road. This could be achieved through development related public realm improvements focused on the Kingston Road/ Ruxley Lane Local Centre that would provide the initial impetus for further improvements. Additional measures and initiatives that promote the benefits of biodiversity enhancements to domestic rear gardens may also help strengthen the links.

D – An opportunity to develop a series of biodiversity corridors or swathes that bridge the gap between larger green infrastructure assets located to the immediate north in Cuddington and Auriol wards with Ewell Village to the south and Nonsuch Park to the south east. These links could focus on public realm/ planting opportunities in Stoneleigh Broadway local centre. The corridor links would need to take advantage of the large areas of domestic garden land present in Stoneleigh ward. This could be delivered through a variety of initiatives including education campaigns informing residents of the benefits of maintaining their gardens with biodiversity in mind, and/ or improvements delivered in partnership with local community organisations, such as the Friends of Shadbolt Park.

E – Opportunities to improve links across the Borough boundary into the London Borough of Sutton. The delivery of these improvements may benefit from existing partnership work relating to Nonsuch Park, which already involves Surrey County Council and the London Borough of Sutton.

F – There is a concentration of green infrastructure in and around Ewell Village. These contribute to the Borough's open space provision, providing facilities for public, private and education related uses. These small 'islands' of open space in and around Ewell Village provide a valuable link between the Hogsmill Local Nature Reserve and Nonsuch Park (to the east). There may be opportunities to improve their contribution towards biodiversity through appropriate maintenance and management. Improving links across the A24 Ewell Bypass into Nonsuch Park (to the east) and Priest Hill (to the immediate south) may present difficulties because of the barrier presented by the road. The development of the NESCOL Animal Husbandry Land provides an opportunity to enhance the existing bridleway that links Ewell Village with Priest Hill and other Green Belt land beyond.

G – An opportunity to develop a series of biodiversity corridors or swathes that bridge the gap between Nonsuch Park and the Priest Hill and Howell Hill Local Nature Reserves to the immediate south. The corridor links will need to take advantage of the large areas of domestic garden land present in the northern part of Nonsuch ward. In order to deliver these improvements the Council will need to consider the impact of development proposals sited in rear gardens insofar as they are within their control. This could be delivered through a variety of initiatives including education campaigns informing residents of the benefits of maintaining their gardens with biodiversity in mind, and/ or improvements delivered in partnership with local community organisations.

H – The on-going regeneration of the Priest Hill Local Nature Reserve as chalk grassland provides an opportunity to bring in new links with the adjoining Howell Hill Local Nature Reserve and land at Northey Fields. In the future this may incorporate a westward extension of the Howell Hill site.

I – Possible improvements to cross-boundary links between Howell Hill Local Nature Reserve, land adjoining North Looe and land in the London Borough of Sutton (Cuddington Golf Course) and Reigate & Banstead (Drift Bridge and Nork).

J – This area, around North Looe, serves as an important gap between existing settlements. There is an opportunity to improve access to the Green Belt/ open countryside and restore underused agricultural land to a semi-natural state, possibly as part of an extension to either the Priest Hill or Howell Hill Local Nature Reserves. Surrey County Council is a major landowner in this area and as agricultural activities diminish there may be opportunities to secure the use of this land as open green infrastructure.

K – This land at Downs Farm serves as an important gap between existing settlements. There is an opportunity to improve access to the Green Belt/ open countryside and restore underused agricultural land to a semi-natural state, possibly returning it as chalk grassland. Improvements at sites J and K will deliver the missing access link between the Strategic Open Space at Nonsuch Park and the Epsom & Walton Downs. These links would form part of the wider footway and bridleway network.

L – Epsom & Walton Downs are important in terms of their value for biodiversity and publicly accessible open space provision. They also make a

valuable contribution to the local economy as a horse racing venue, a race horse training facility¹⁴ and through associated hospitality facilities¹⁵.

M – Possible improvements to cross-boundary access links between Epsom & Walton Downs and Reigate & Banstead and Mole Valley to the south. These improvements will primarily benefit public access through the Green Belt/ open countryside but may also include improved off-road access¹⁶ between race horse training yards located outside the Borough and the all-weather gallops. Where practical, opportunities to enhance important horse-crossing points will be taken – particularly in locations where such crossings are currently hazardous to rider and motorist. There may also be opportunities for returning underused agricultural land to a semi-natural state.

N – Maintaining and enhancing existing links between Epsom Town Centre and the Downs. This established network of alleyways provides a unique and valued off-road access from the Town Centre onto the Downs. They serve as corridors for residents and wildlife, linking up with other green infrastructure assets (such as Rosebery Park) as they rise up onto the Downs. The Borough-wide Surface Water Management Plan identifies their value as surface water flow paths during exceptional surface water flood events.

O – Maintaining and enhancing existing links between Epsom Town Centre and Priest Hill. This established network of alleyways and pathways provide a valued off-road access from the Town Centre onto Priest Hill and then beyond into Nonsuch Park. They serve as corridors for residents and wildlife, linking up with green infrastructure (such as Alexandra Park) along the way. The continued maintenance of these links will ensure that Priest Hill and Nonsuch Park remain accessible to residents, and provide a penetrating route for wildlife into the urban area.

P – Maintaining and enhancing existing links between Epsom Town Centre and Epsom Common Local Nature Reserve, the Hospital Cluster Green Belt, and beyond to Horton Country Park Local Nature Reserve. This established network of alleyways provides a valued off-road access from the Town Centre into the Green Belt/ open countryside located in and around the Hospital Cluster settlements. They serve as corridors for residents and wildlife, linking up with green infrastructure assets (such as Court Recreation Ground and

¹⁴ In addition to the Racecourse itself the Downs provide a number of all-weather gallops that are used by the adjoining race horse training yards throughout the entire year.

¹⁵ These include a number of restaurants and a hotel. The Racecourse Grandstands are also used conference facilities and performance venues outside of the racing calendar.

¹⁶ There are known access problems for race horses traversing the highway network in order to access the all-weather gallops.

Stamford Green) along the way. The continued maintenance of these links will ensure that the Green Belt remains accessible to residents, and provides a penetrating route for wildlife into the urban area. There may be opportunities to improve the footpath network between Stamford Green/ Manor Green Road and Epsom Common Local Nature Reserve.

Q - Possible improvements to cross-boundary links between Epsom Common Local Nature Reserve, the Hospital Cluster Green Belt and Horton Country Park Local Nature Reserve, and adjoining countryside in Mole Valley (Ashstead Common National Nature Reserve) and the Royal Borough of Kingston upon Thames (Chessington). Access improvements will help to maintain the strategic value of these assets.

R – Improvements to the link between the Bonesgate Stream (at the northern end of this corridor) and Castle Hill Local Nature Reserve (in the Royal Borough of Kingston upon Thames). Improvements here could eventually bridge the missing access link between the Hogsmill Local Nature Reserve and Horton Country Park Local Nature Reserve.

S – Opportunities to improve links from the A240 Kingston Road south across the Hogsmill Local Nature Reserve and into the Green Belt at the Hook Road Arena and beyond into Horton Country Park Local Nature Reserve. The corridor links will need to take advantage of the large areas of domestic garden land present in Ruxley and West Ewell. In order to deliver these improvements the Council will need to carefully consider the impact of development proposals sited in rear gardens insofar as they are within their control. This could be delivered through a variety of initiatives including education campaigns informing residents of the benefits of maintaining their gardens with biodiversity in mind, and/ or improvements delivered in partnership with local community organisations. The future redevelopment of the former playing fields at Epsom & Ewell High School¹⁷ provides an opportunity to introduce a new corridor along the watercourse flowing on the northern edge of that site.

T – Maintaining and enhancing the existing corridor along Green Lanes and Longmead Road that, together with the improvements, such as tree planting, identified at N, provides access from the Hogsmill Local Nature Reserve through to Epsom Common Local Nature Reserve (to the south west).

¹⁷ The former playing fields at Epsom & Ewell High School have previously been identified as a potential housing site allocation. This site was tested as a possible housing site allocation and subsequently identified as a preferred housing site by the Council's Planning Policy Sub-Committee. The site is identified in the Council's Housing Trajectory as a potential future source of housing land supply.

Potential public realm improvements at Pound Lane and Manor Green Local Centres could provide a focus/ junction connecting N and T.

U – The Borough’s network of railway lines and some of its road networks (notably Horton Lane) provide highly valued corridors for wildlife (most visibly larger mammals such as foxes and badgers but also smaller species, notably the stag beetle¹⁸) through the urban area and out into open countryside or onto other green spaces and domestic gardens. The link between the NEScot/ Priest Hill site and areas to the south (including Epsom Town Centre) is highlighted as an example. The Council and its partners will work with Network Rail to ensure that these corridors are maintained to enhance their value to biodiversity. There is also an opportunity to deliver improvements to this particular type of Green Infrastructure asset through the proposed housing development on land at Mill Road. In particular the delivery of this site will improve and formalise the status of this semi-natural site, introducing a management regime for its medium term future.

¹⁸ The Stag Beetle (*Lucanus Cervus*) is the Borough’s totemic species.

Implementing the Green Infrastructure Strategy

- 2.14 We envisage that the possible improvements identified under the Green Infrastructure Key Diagram could be delivered through a variety of mechanisms. These will include the development management process; improvements forming part of future site allocations for housing, employment and retail developments; and through site-specific green infrastructure allocations.
- 2.15 There are various funding mechanisms that we and our partners could utilise to deliver these measures including our capital improvements budget and developer contributions. Where necessary we will ensure that improvement schemes are initially identified through our Infrastructure Delivery Plan. This is likely to be the case where comprehensive proposals, involving a number of funding/ delivery streams are being brought forward.

Existing Sites

- 2.16 The majority of our existing Green Infrastructure asset network is already identified and protected through a variety of planning policy designations. These include our Green Belt; Sites of Special Scientific Interest; Sites of Nature Conservation Interest, Local Nature Reserves; Ancient Woodland; and our parks and open spaces. All of these sites are identified on our Local Plan Proposals Map. We have also listed the principal Green Infrastructure Assets under Annex 3.

Site Allocations

- 2.17 In order to deliver our wider landscape scale strategy, it is necessary for us to identify and allocate sites that subject to improvement can be integrated into our established Green Infrastructure Network. These site allocations have been the subject of public consultation and sustainability appraisal.
- 2.18 We have allocated the following sites in order to deliver the biodiversity, countryside access and informal recreation improvements identified on our Green Infrastructure Key Diagram. These sites are currently underutilised and have limited public access. Allocating them as Green Infrastructure will secure their long term protection from inappropriate development proposals and facilitate their coming forward as part of our wider Green Infrastructure network.

Land at Grafton Stables, Cuddington Ward

- 2.19 This site is located in the north west of the Borough; situated close to our border with the Royal Borough of Kingston-upon-Thames. The site was once part of a larger man-made landscape that formed parkland surrounding a large house¹⁹. Some of these historic features can still be discerned within the surviving landscape, which has returned to a semi-natural state.
- 2.20 This relatively large area of open land is comprised of both grassland and woodland. Whilst it makes a highly valued contribution to the visual character and appearance of the surrounding residential areas, it is currently a relatively under-utilised Green Infrastructure Asset, being primarily used for dog-walking.
- 2.21 This site already provides valued open space to the surrounding local communities; however, public access arrangements across the site are currently informal. There are opportunities to formalise public access and introduce a management regime for the semi-natural grassland and woodland that would result in improvements to biodiversity. There is also an opportunity to address flood risk management at the site, possibly through the introduction of Sustainable Drainage Systems (SuDS).
- 2.22 We believe that the improved access arrangements could in the future be extended beyond the site, to the north, to link up with the Hogsmill River and the Metropolitan Open Land beyond. The site could then form an important link between the Borough and a wider network extending beyond our boundary.
- 2.23 We envisage that the improvements to the site could be delivered through a modest housing enabling development²⁰ that could front onto Grafton Road. As part of a separate exercise²¹ we have already tested a proposed housing site allocation for about twenty new dwellings. It is anticipated that this will be the subject of a related policy in the future Housing Site Allocations Document.
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¹⁹ This was the site of Worcester Park House.

²⁰ This was the subject of a housing site allocation option, which we consulted upon during 2011. The Council's Planning Policy Sub Committee subsequently agreed to identify this site as a preferred housing site allocation option.

²¹ Following consultation on our Housing Land Supply Strategy (2010) we consulted on a series of possible housing site options. These formed the basis of the Housing Site Allocations Paper, which was available for public consultation during the period from 1 August to 24 October 2011.

- 2.24 The extent of this Green Infrastructure site allocation is shown on the Proposals Map.

Land at Grafton Stables

Policy SA1

Proposals for land at Grafton Stables will secure the site as publicly accessible informal open space, as defined on the Proposals Map and on the Green Infrastructure Key Diagram B. Proposals will deliver the following:

- **Biodiversity enhancements to the existing woodland and grassland habitats;**
- **A management regime that will help maintain and enhance the site's biodiversity value during the Local Plan period;**
- **Formalised public access across the site, including the introduction of hard-surfaced pathways and secure gates;**
- **Improvements to the management of surface water flood risk across the site, possibly including the incorporation of Sustainable Drainage Systems (SuDS)**
- **Dog-walking infrastructure, including waste disposal facilities, to ensure that the impact of this activity on the woodland and grassland habitats is minimised; and**
- **Provide sufficient flexibility to extend the green infrastructure, footpath and bridleway networks beyond the site to the north.**

Land adjoining North Looe

- 2.25 This site is located in the east of the Borough, adjacent to the boundaries with the London Borough of Sutton and Reigate & Banstead Borough. This area of the Green Belt serves as an important gap between existing settlements, separating Ewell and Banstead. It also makes an important contribution to the Borough's visual character and appearance.
- 2.26 The incorporation of this site into our Green Infrastructure network provides an opportunity to improve access to the Green Belt/ open countryside. Surrey County Council is a major landowner in this area and there are now opportunities to secure the use of this land as informal open space. The development of this site as highly accessible Green Infrastructure will help meet the strategic open space needs being generated by growth in the Borough and by developments in the two neighbouring boroughs.
- 2.27 Releasing the site for such uses will bring notable benefits for the health and well-being of local communities. It will also take the pressure off our other strategic open space resources – particularly in terms of lightening the volume of visitors²² to other more sensitive sites.
- 2.28 There are also opportunities to restore the currently underused agricultural land to a semi-natural state, possibly as part of an extension to either the Priest Hill or Howell Hill Local Nature Reserves. This will provide a significant benefit to local biodiversity.
- 2.29 We envisage that all or part of this extensive site could be restored to a semi-natural state as chalk grassland, eventually forming an extension to the adjoining Priest Hill Local Nature Reserve. Such improvements are supported by the recent Landscape Character Study (2015). Surrey Wildlife Trust has identified this area as a BOA. We will seek to use the area's BOA status to secure additional on-site biodiversity enhancements beyond those normally sought through the development management process. Such improvements will be sought from appropriate developments taking place across and surrounding this area.
- 2.30 The restoration of this site provides an opportunity to create new access through this part of the Green Belt, providing an improved link between the Reigate Road and Nonsuch Park to the north. In accordance with our Green Infrastructure Strategy, these changes will help strengthen the links between
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²² For example, our evidence demonstrates that the high volume of dog-walking on Epsom Common is beginning to have an adverse impact on the SSSI.

existing Green Infrastructure assets and improve the biodiversity value of the site. Such improvements will focus upon introducing a new footpath and bridleway network across the site, which provide a link into the existing wider network. This will include suitable surface treatments and appropriate access points for pedestrians, cyclists and horse riders.

- 2.31 The extent of this Green Infrastructure allocation is shown on the Proposals Map.

Land adjoining North Looe

Policy SA2

Proposals for land at North Looe will secure the site as publicly accessible informal open space, as defined on the Proposals Map and on the Green Infrastructure Key Diagram J. Proposals will deliver the following:

- **Biodiversity enhancements to the existing grassland habitat;**
- **A management regime that will help maintain and enhance the site's biodiversity value during the Local Plan period;**
- **Formalised public access across the site, including the introduction of hard-surfaced pathways and secure gates;**
- **Necessary dog-walking infrastructure, including waste disposal facilities, to ensure that the impact of this activity on the woodland and grassland habitats is minimised; and**
- **Provide sufficient flexibility to extend the green infrastructure, footpath and bridleway networks beyond the site to Nonsuch Park to the North and Priest Hill to the West.**

Land at Downs Farm

- 2.32 This site is located in the east of the Borough, adjoining the boundary with Reigate & Banstead Borough. This area of Green Belt serves as an important gap between existing settlements, separating Epsom and Banstead. There is an opportunity to improve access to the Green Belt/ open countryside and restore underused agricultural land to a semi-natural state, possibly returning it to chalk grassland.
- 2.33 We believe that by allocating this site as new Green Infrastructure we will secure an appropriate and viable new use for the site that will ensure that it remains open and accessible to residents and visitors to the Borough. This will help meet the strategic open space needs being generated by growth in the Borough and by developments in the two neighbouring boroughs.
- 2.34 Releasing the site for such uses will bring notable benefits for the health and well-being of local communities. It will also take the pressure off our other strategic open space resources. The delivery of Sites J and K will secure the missing access link between the Strategic Open Space at Nonsuch and the Epsom & Walton Downs.
- 2.35 We envisage that all or part of this extensive site could be restored to a semi-natural state as chalk grassland. The Landscape Character Study (2015) has identified opportunities to restore this area to semi-natural state with benefits for the wider landscape and local biodiversity. Surrey Wildlife Trust has identified the adjoining area as a BOA. We believe that this site could form a logical extension to that BOA, providing greater opportunities for biodiversity enhancement.
- 2.36 The restoration of this site provides an opportunity to create new access through this part of the Green Belt; effectively creating a link between the Epsom & Walton Downs (to the south) and Nonsuch Park (to the north). In accordance with our Green Infrastructure Strategy, these changes will help strengthen the links between existing Green Infrastructure assets and improve the biodiversity value of the Borough. Such improvements will focus upon introducing a new footpath and bridleway network across the site, which provide a link into the existing wider network. This will include suitable surface treatments and appropriate access points for pedestrians, cyclists and horse riders.
- 2.37 The extent of this Green Infrastructure allocation is shown on the Proposals Map.

Land at Downs Farm

Policy SA3

Proposals for land at Downs Farm will secure public access across the site helping to create a continuous link between Epsom and Walton Downs to the south and Nonsuch Park to the north, as defined on the Proposals Map and on the Green Infrastructure Key Diagram K. Proposals will deliver the following:

- **A management regime that will help maintain and enhance the site's Green Infrastructure value during the Local Plan period;**
- **Formalised public access across the site, including the introduction of hard-surfaced pathways and secure gates where necessary;**
- **Appropriate dog-walking infrastructure, including waste disposal facilities, to ensure that the impact of this activity on the woodland and grassland habitats is minimised; and**
- **Provide sufficient flexibility to extend the network beyond the site to land at North Looe to the North and Epsom Downs to the South.**

3. The Built Environment

Introduction

- 3.1 This chapter builds upon those aspects of the Core Strategy that deal with our historic environment and heritage assets²³. Specifically the chapter covers our Heritage Asset Strategy, how we will identify our statutory and non-statutory heritage assets and the mechanism that we are using to identify and protect our locally listed heritage assets.
- 3.2 The following explains how we will deliver our Heritage Asset Strategy, which will maintain and enhance our highly valued historic environments comprised of buildings, structures, archaeological sites, veteran trees and conservation areas. The chapter identifies a Strategy that protects our network of heritage assets and ensures that they continue to contribute to the Borough's visual character and appearance.

Heritage Asset Strategy

- 3.3 Epsom and Ewell possesses a fine built heritage which is held in high regard by our residents. Heritage assets are features of the natural and built environment that have historic significance and are nationally or locally designated as such.
- 3.4 We define our local heritage assets as being comprised of the following, Scheduled Ancient Monuments, buildings and structures on the statutory National List, Nonsuch Parks²⁴, Conservation Areas, Areas of Higher Archaeological Potential, veteran trees, and buildings and structures that are of local importance. They are irreplaceable and we will seek to protect them from harm or loss that may result from new development.

²³ This refers to Core Strategy Policy CS5, which relates to conserving and enhancing the quality of the Built Environment.

²⁴ Nonsuch Park is a Registered Historic Park.

Heritage Asset Strategy

We will seek to maintain and enhance the network of existing Heritage Assets across the Borough. We will identify these assets on our Proposals Map.

Collectively our Heritage Assets will form and provide a network across the whole Borough that will contribute to its special visual character and appearance, and provide wider social, economic, cultural and environmental benefits for local people and those living in neighbouring areas.

We will ensure that our Heritage Assets are maintained and enhanced through planned-for-sustainable growth; including allocated development sites and where appropriate through the development management process. Specifically we will seek to ensure that our Heritage Assets are put to viable uses that secure their conservation for future generations.

We will work with partners and landowners to identify and designate new assets where appropriate. Newly designated Heritage Assets will be identified on the Proposals Map and afforded an appropriate level of protection.

Implementing the Heritage Asset Strategy

- 3.5 We will implement the Heritage Asset Strategy through taking a unified approach to preserving and enhancing our Heritage Assets in the development management process, in line with our Core Strategy and Development Management Policies. We will also seek to apply our strategy through site allocations where appropriate, both those contained in this document and in future plan making, for example where a site incorporates a listed building or structure.
- 3.6 Our Heritage Assets are identified and designated through separate procedures outside of the Local Plan process and consequently the Site Allocations Policies Document does not introduce any further designations. Our Heritage Assets are identified on our Proposals Map.

Heritage Assets

- 3.7 The Borough contains 21 Conservation Areas, each different in form and character, but all designated for their special architectural or historic interest. Additionally, the Borough contains over 400 Listed Buildings and some 100 'locally listed' buildings, all of which add to the variety and richness of the urban environment.
- 3.8 The majority of these individual buildings and structures fall within designated Conservation Areas and, as they are limited in number, it is important they are preserved and protected from inappropriate development. New development, carefully integrated with the old, can help achieve this. It is an objective of the Core Strategy to seek to protect and enhance Conservation Areas and listed buildings, including their settings.
- 3.9 We have also prepared character appraisals and management plans for each of the Borough's Conservation Areas. These assess the character of each area, defining what contributes to making them "special". They identify both positive and negative features of the environment, and define elements which should be improved. These appraisals form a vital source of detailed information that aids the plan making and development management process.
- 3.10 The Borough's other Heritage Assets include two Scheduled Monuments, a County Site of Archaeological Importance, a number of Areas of High Archaeological Potential and a single Registered Park.
- 3.11 The Borough also contains several hundred veteran trees. We believe that they are important heritage assets that contribute to the local historic and cultural fabric. Veteran trees are defined as usually being in the second or mature stage of their life. Our veteran trees are non-designated heritage assets that in many cases have been present in the local landscape/ townscape for at least a hundred years. We are in the on-going process of identifying our veteran tree stock; defining them on the basis of their aged appearance, size, condition, their cultural, landscape or biodiversity value.
- 3.12 An up-to-date list of our Scheduled Monuments, Listed Buildings and Registered Park can be viewed on [the Historic England website](#). The Borough Council's website includes up-to-date information on our [Conservation Areas](#) and [Locally Listed Buildings](#). The Proposals Map identifies areas of archaeological interest and the location of veteran trees.

Buildings and Structures of Local Importance

- 3.13 Inclusion on our List of Buildings and Structures of Local Importance, otherwise known as the 'Local List', affords some protection through the planning process to individual buildings and structures which are not statutorily listed, but which nevertheless have some architectural or historical significance locally.
- 3.14 National planning policy defines these buildings and structures as 'non-designated heritage assets' that should be considered as having a degree of significance meriting consideration in planning decisions.
- 3.15 In order to help us assess new candidate buildings and structures for inclusion on the Local List and re-evaluate those already identified, we have prepared a criteria based methodology in partnership with Epsom & Ewell History and Archaeological Society in accordance with guidance prepared by English Heritage. We have recently successfully used this approach to consider new candidates for the Local List.
- 3.16 By publishing these criteria as a new Site Allocations Policy, we can ensure clarity as to how any buildings or structures added to the list will be assessed and provide assurance that our List of Buildings and Structures of Local Importance contains assets of genuine architectural or historic significance.

Buildings and Structures of Local Importance

Policy SA4

Candidates for our List of Buildings and Structures of Local Importance will be assessed against the following criteria:

- **Buildings possessing special architectural or historic interest but not currently enjoying Listed Building Status;**
- **Buildings of a definite and recognisable architectural interest (including originality of design and rarity);**
- **Buildings relating to traditional or historic equestrian uses in a reasonable state of preservation;**
- **Buildings relating to traditional or historic industrial processes in a reasonable state of preservation;**
- **Historic structures such as bridges, memorials and milestones;**
- **Buildings of character acting as landmarks in the townscape or landscape;**
- **Buildings associated with unusual or significant events or personalities, or containing features of definite antiquity;**
- **Curiosities or individual buildings of merit that are different from surrounding ones.**

A candidate building or structure should satisfy one or more criteria in order to be added to our List.

4. Economic Development

Introduction

- 4.1 This chapter builds upon those aspects of the Core Strategy that deal with our employment and retail provision and the need to sustain and enhance the Borough's economic performance²⁵. This chapter covers the land allocations needed to implement this strategy, including key employment sites, our retail centres outside of Epsom Town Centre and the hierarchy they form part of. The allocation of these sites will help to protect their role and function as centres of employment and encourage sustainable economic growth.

Employment Land Allocations

- 4.2 The following site allocations identify the principle locations for future employment development in the Borough and protect the existing employment uses at these sites.

²⁵ This refers to Core Strategy policies CS11 and CS15, which focus on protecting the Borough's strategic employment locations and local retail centres.

Longmead & Nonsuch Employment Areas

- 4.3 The Longmead & Nonsuch Employment Areas were identified as strategic employment areas in the previous Local Plan 2000 and continue to be identified as such in the Core Strategy. These two key employment areas are well located in the centre of the Borough – lying between Epsom Town Centre and Ewell Village. They continue to provide a sustainable location for employment uses. We will continue to safeguard these sites as strategic employment locations.
- 4.4 The Longmead & Nonsuch Employment Areas continue to provide essential employment within the Borough, which cannot be met elsewhere; either at other existing employment sites or within new employment site allocations. They remain viable employment sites, with high levels of occupancy, and continue to meet the needs of existing and emerging business sectors. In that respect we consider the allocation of these sites to be consistent with the objectives of national planning policy.
- 4.5 The extent of the Longmead & Nonsuch Employment Areas is shown on the Proposals Map.

Longmead & Nonsuch Employment Areas

Policy SA5

Proposals within the Longmead & Nonsuch Employment Areas will provide for sustainable economic development within the B1, B2 and B8 use classes.

Proposals seeking the redevelopment of existing employment premises should allow for sufficient flexibility and opportunity for existing businesses to expand, subject to the availability of land, access considerations and detailed design, including flood resilience.

Appropriate levels of on-site parking provision, both vehicular and cycle, must be provided to ensure that the needs of customers and employees are adequately met while minimising the impact on the neighbouring residential areas. Site specific parking standards must be supported by robust evidence that is consistent with the Borough-wide residential parking standards.

The loss of employment uses will be resisted.

W S Atkins HQ Campus, Woodcote Grove

- 4.6 The W S Atkins HQ Campus, Woodcote Grove is allocated as a new employment area. This site has a recent planning history providing a range of improvements, some of which have already been implemented. It remains a fit-for-purpose office campus and consequently we consider that its allocation as an employment area is consistent with the objectives of national planning policy.
- 4.7 The extent of the W S Atkins HQ Campus Employment Area is shown on the Proposals Map.

W S Atkins HQ Campus, Woodcote Grove

Policy SA6

Proposals within the W S Atkins HQ Campus, Woodcote Grove will provide for the sustainable development of B1 office uses to allow the continued function of the site as an office campus. Other uses demonstrated to be ancillary and necessary to the site's primary function will also be considered.

Future development on the site will be subject to considerations of design, access, impact on the historic fabric and impact on the visual character and appearance of the surrounding area.

Appropriate levels of on-site parking provision, both vehicular and cycle, must be provided to ensure that the needs of customers and employees are adequately met while minimising the impact on the neighbouring residential areas. Site specific parking standards must be supported by robust evidence that is consistent with the Borough-wide residential parking standards.

Proposals that would undermine the site's function as an office campus will be resisted.

Eclipse Trading Estate

- 4.8 The Eclipse Trading Estate is allocated as a new employment area. This site provides an important employment land opportunity for small-scale employers and business start-ups in a highly sustainable location on the western edge of Epsom Town Centre, being within walking distance of the railway station and a wide range of bus services.
- 4.9 This small trading estate continues to be a viable employment site, with high levels of occupancy, which meets the needs of existing and emerging business sectors. In that respect we consider the allocation of these sites to be consistent with the objectives of national planning policy.
- 4.10 The extent of the Eclipse Trading Estate Employment Area is shown on the Proposals Map.

Eclipse Trading Estate

Policy SA7

Proposals within the Eclipse Trading Estate will provide for sustainable economic development within the B1 and B8 use classes.

Proposals will consider the impact on adjoining residential areas.

Proposals seeking the redevelopment of existing employment premises should allow for sufficient flexibility and opportunity for existing businesses to expand, subject to the availability of land, access considerations and detailed design.

Appropriate levels of on-site parking provision, both vehicular and cycle, must be provided to ensure that the needs of customers and employees are adequately met while minimising the impact on the neighbouring residential areas. Site specific parking standards must be supported by robust evidence that is consistent with the Borough-wide residential parking standards.

The loss of employment uses will be resisted. Other forms of commercial or employment generating activity will be considered subject to their compatibility with the wider area.

Retail Centres

- 4.11 Across the Borough there is a clearly defined hierarchy of shopping centres, each of which provides a different retail offer to residents and visitors. Epsom Town Centre is the largest in the Borough, being a family-orientated market town that serves the needs of local residents and attracts shoppers from further afield. We have already developed a comprehensive planning policy approach for Epsom Town Centre, which is set out within Plan E: Epsom Town Centre Area Action Plan.
- 4.12 The other retail centres provide an important and essential service particularly for residents who wish to shop locally or who are dependent upon the facilities that they offer. They also play an essential role in ensuring that the Borough's residential areas continue to be sustainable locations for our residents to live, work and shop. Additionally, our smaller local centres provide a useful focus for future employment activity, taking advantage of good access to transport and the other facilities that are available.
- 4.13 We undertook a comprehensive review of all of our local centres in our [Local Centre Study 2012](#) to assess their current health and how we might manage their development into the future. The study reached a number of conclusions in relation to the future designation of the shopping centres, how they should be protected and whether their boundaries should remain as they are, be extended or consolidated.
- 4.14 Our retail site allocations identify the various locations in the Borough suitable for retail development (outside of Epsom Town Centre) in line with the findings of the Local Centre Study 2012 and the Other Sites Consultation in 2013. These allocations will also protect the existing retail offer at these locations. The boundaries of each of our retail centres are shown on the Proposals Map. Three of our retail centres; Epsom Town Centre, Ewell Village and Stoneleigh Broadway; also have identified Primary Retail Frontages, which are also shown on the Proposals Map.

Retail Centre Hierarchy

- 4.15 In line with national planning policy, we have identified a hierarchy of retail centres in the Borough, which covers our District Centres, Local Centres, Shopping Parades and Smaller Shops of Neighbourhood Importance. These will be protected by Development Management Policies DM28 and DM31; the latter policy specifically dealing with the protection of small-scale retail provision, insofar as we can protect these uses in light of recent changes to the permitted development regime.
- 4.16 Those centres with identified Primary Retail Frontages have been served with Article 4 Directions. These remove the permitted development right to change from A1 to A2 use on those retail units located along these Frontages. This provides a further mechanism to manage change and implement our Strategy.

4.17 Our retail centre hierarchy is set out as follows:

District Centres

- Ewell Village
- Stoneleigh Broadway

Local Centres

- Castle Parade, Ewell
- Chessington Road/ Green Lanes
- Chessington Road/ Plough Road
- Chessington Road/ Ruxley Lane
- Horton Local Centre
- Kingston Road/ Bradford Drive
- Kingston Road/ Ruxley Lane
- Manor Green Road, Epsom
- Poole Road, Epsom
- Pound Lane, Epsom
- Vale Road, Worcester Park
- Waterloo Road, Epsom
- Windmill Lane/ East Street, Epsom

Shopping Parades

- Gatley Avenue/ Ruxley Lane
- Hollymoor Lane
- Langley Vale
- Rosebery Parade, Beggar's Hill/ Kingston Road, Ewell

Smaller Shops of Neighbourhood Importance

- Chase Road, Epsom
- Spa Drive, The Wells
- Burgh Heath Road, Epsom
- Dorking Road, Epsom
- Church Road, Epsom

4.18 Additionally, we have identified existing out-of-centre retail facilities in the Borough. Whilst they pre-date the Borough's "Town Centre first" approach, future development proposals at these sites will be governed by Development Management Policy DM30.

Existing Out-of-Centre Retail Facilities

- The Homebase Site, Ewell
- Kiln Lane Retail Area, Epsom

5. Meeting Community Needs

Introduction

- 5.1 The Borough contains a wide variety of community facilities, which provide a range of services for the population both within the Borough and beyond its boundaries. Most development proposals relating to community facilities will be considered and assessed under policies elsewhere in the Local Plan. However, we anticipate a greater degree of change at two of our key community facilities – Epsom General Hospital and the University for the Creative Arts. We are keen to maintain and enhance these facilities and have prepared specific policies to help manage future change within these sites.

Community Infrastructure Allocations

Epsom General Hospital

- 5.2 Epsom General Hospital is an essential piece of community infrastructure providing healthcare services to the Borough and a wider surrounding catchment area. The hospital also provides a wealth of employment opportunities and makes an important contribution to the Borough's health and economic wellbeing.
- 5.3 Situated to the south of Epsom Town Centre in an accessible location, the site covers an area of approximately 5.9 hectares. Dorking Road passes along the northern boundary and Woodcote Green Road along the southern boundary. Neighbouring uses include residential and sports facilities.
- 5.4 The site contains a mix of permanent and temporary buildings, which vary in design, height and age. There is managed on-site parking provision for both staff and visitors.
- 5.5 We consider that the hospital site remains suitable for a concentration of major healthcare uses. We will support, where appropriate, proposals which maintain and enhance this facility and the services it provides. The Boundary of the Epsom General Hospital healthcare allocation is shown on the Proposals Map.

Epsom General Hospital

Policy SA8

Proposals which facilitate the sustainable development of the Epsom General Hospital site for healthcare uses will be supported.

Other uses on the site which can be demonstrated as being ancillary and necessary to support the continued viability of the site's primary function as a public healthcare facility will be considered.

All proposals must consider the impact upon the surrounding area, particularly in relation to the neighbouring residential uses and the historic environment.

Appropriate levels of on-site parking provision, both vehicular and cycle, must be provided to ensure that the needs of staff, patients and visitors are adequately met while minimising the impact on the neighbouring residential streets. Site specific parking standards must be supported by robust evidence that is consistent with the Borough-wide residential parking standards.

Due to the risk of surface water flooding on the site, mitigation measures that meet the requirements of the Council's Surface Water Management Plan will be required.

University for the Creative Arts Epsom

- 5.6 The University for the Creative Arts, Epsom campus is a valued higher education facility that attracts students from across the Country and from overseas. It is also valued for providing local employment opportunities.
- 5.7 The University is a major centre for fashion, fashion journalism and graphic design. On-site facilities include a media store, teaching areas, library and gallery space. There has been significant investment in the site in recent years, which has included new teaching facilities and on-site student accommodation.
- 5.8 The site is approximately 1.9 hectares and is highly accessible being close to Epsom Town Centre and the public transport network. The surrounding land uses are predominantly residential. The site is immediately adjacent to the Worple Road Conservation Area and lies close the Church Street Conservation Area.

- 5.9 We consider that the site remains suitable for higher education purposes and will seek to support, where appropriate, proposals which maintain and enhance this facility and the services it provides. We will work with the University to maintain and enhance this important higher education facility. Where it is practical and appropriate we will seek to encourage business start-up opportunities that benefit the University, its students and the local economy. The boundary of the University for the Creative Arts higher education allocation is shown on the Proposals Map.

University for the Creative Arts

Policy SA9

In principle, proposals which facilitate the sustainable development of the University for the Creative Arts site for higher education uses will be supported.

Other uses on the site which can be demonstrated as being ancillary and necessary to support the continued viability of the sites primary function as a higher education institution will be considered.

Any proposal must consider its impact on the surrounding area, particularly the neighbouring residential uses and Worple Road Conservation Area.

Appropriate levels of on-site parking provision, both vehicular and cycle, must be provided to ensure that the needs of staff, students and visitors are adequately met while minimising the impact on the neighbouring residential streets. Site specific parking standards must be supported by robust evidence that is consistent with the Borough-wide residential parking standards.

Due to the risk of surface water flooding on the site, mitigation measures that meet the requirements of the Council's Surface Water Management Plan will be required.

6. Transport

Introduction

- 6.1 Securing appropriate transport improvements that are inclusive to all of our communities is one of our key corporate priorities. Our overall transport strategy is set out under Core Strategy Policy CS16 Managing Transport and Travel. That policy forms the basis of our planning decisions relating to this important topic. It seeks to ensure that we continue to have an integrated transport network that meets both the existing and future needs of the Borough's residents and businesses.
- 6.2 Our Infrastructure Delivery Plan sets out the community infrastructure improvements that will need to be delivered in order to meet the growth planned for during the Local Plan period. On the basis of our current housing need, our Infrastructure Delivery Plan does not envisage the need for major improvements to the Primary Route Network. However, we are working in partnership with the County Council to deliver improvements on the Nonsuch and Longmead Industrial Estates and within Ewell Village to secure the economic regeneration of these areas.

Kiln Lane Link

- 6.3 Numerous roads in the locality of the Nonsuch and Longmead industrial estates suffer from severe traffic congestion, particularly those within Ewell Village. The situation is exacerbated by the limited options for vehicles to cross the railway line. As a result a major highway scheme known as the 'Kiln Lane Link' has been identified which will help relieve some of this congestion and deliver wider benefits to the area.
- 6.4 The Kiln Lane Link Road will involve the creation of a new railway underpass directly linking the Nonsuch and Longmead industrial estates. Alterations will need to be made to the road alignment either side of the railway line to facilitate the underpass along with landscape improvements.
- 6.5 The Link will deliver multiple benefits for transport, economic and environmental for the immediate locality and wider surrounding areas. It will improve access to the strategic employment areas; the Nonsuch and Longmead Industrial Estates, and offer environmental and biodiversity enhancements through appropriate landscaping. The scheme has the potential to act as a catalyst for the longer term regeneration of the industrial estates. Our Economic Development Strategy envisages that it will provide the opportunities for an improved business environment, which would allow for the transition to higher density and higher value employment uses.
- 6.6 By providing an alternative route for traffic, there is likely to be a reduction in the high traffic volumes in Ewell Village and at the railway bridges in Hook Road and Ewell West. Ewell Village has been designated as an Air Quality Management Area. The reduction and redirection of through traffic will result

in improved air quality helping to make it a more attractive place to live and visit.

- 6.7 The delivery of the Kiln Lane Link has been a longstanding aspiration for both the County and Borough Councils. The Link was identified in the Borough-wide Local Plan 2000. That original scheme reached an advanced stage of readiness only for central government to change the mechanisms used to deliver such proposals. Under those changes the scheme languished with other similar improvements that were due to be considered by the Regional Assembly.
- 6.8 The subsequent global recessions delayed any decision making on the future of the Link. Nevertheless the need for the new Link road remains. The latest changes to how major transport schemes are funded provide the scheme with a greater level of certainty of delivery during the Local Plan Period. As a consequence, it is important that we maintain this important highway infrastructure improvement as an allocation.
- 6.9 The proposed alignment for the Kiln Lane Link is identified on the Proposals Map.

Kiln Lane Link

Policy SA10

Land as identified on the Proposals Map will be safeguarded for the construction of the Kiln Lane Link. This will involve the creation of a new railway underpass from Kiln Lane (Nonsuch Industrial Estate) to Blenheim Road (Longmead Industrial Estate) to improve access for vehicles, cycles and pedestrians. The scheme will deliver environmental improvements through appropriate landscaping.

7. Annex 1: Glossary

Annual Monitoring Report: Monitoring is a critical component in ensuring that planning policies are effectively implemented and progress is being made towards desired outcomes. Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done. The Annual Monitoring Report is our principal mechanism for assessing the implementation and performance of the local plan. The Monitoring Report follows the financial year cycle.

Biodiversity Opportunity Areas: These are areas where conservation action, such as habitat creation, restoration or expansion, is likely to have the greatest benefit for biodiversity. They are centred on existing areas of biodiversity interest but have a key role as areas which offer strategic opportunities for biodiversity enhancement and are expected to contribute towards the UK Biodiversity Action Plan priority habitat targets identified in regional and local Biodiversity Strategies and Action Plans.

Community Infrastructure Levy: This is a way that local authorities can raise funds for infrastructure which is needed in the local area. The Levy is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. There are exemptions for some types of development such as affordable housing. We have introduced the Levy as the principal mechanism for collecting financial contributions from new developments to mitigate infrastructure deficiencies. This will broadly replace the previous Section 106 approach, which will be scaled back and will only be used to address site specific issues, for example affordable housing requirements or where a specific transport junction improvement is required to enable a particular development to proceed.

Core Strategy: The Borough Council's key local plan document. It identifies the key issues and the social, economic and environmental objectives for the future growth of the Borough, and the strategy to achieve it. It is central to the delivery of sustainable development and creating sustainable communities.

Development Management: This is not just a new term for 'development control'. It is an 'end-to-end' process that seeks to achieve a greater focus on sustainable and higher quality development and deliver greater community benefit than before. It is an approach that seeks to manage development proposals to maximise achievement of planning objectives, including 'place shaping' and high quality inclusive design for all development. It is a process led by the local planning authority working closely with developers and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of development that will improve the economic, social and environmental conditions of the Borough.

Development Plan: This can include adopted local plans, neighbourhood plans and the London Plan. In Epsom & Ewell it is principally comprised of the local plan, which is itself comprised of the Core Strategy, the Development Management Policies Document, Plan E Epsom Town Centre Area Action Plan and suite of Supplementary Planning Documents. It also includes the Surrey Minerals and Waste Plan.

Green Belt: This is strategic policy designation that seeks to prevent urban sprawl by keeping land permanently open. The key characteristics of land designated under Green Belt policy is its openness and permanence. National planning policy identifies five purposes that Green Belt land must meet.

Green Infrastructure: This describes a wide variety of assets that amongst other things contribute to local biodiversity, visual character and appearance, help mitigate the adverse impacts of climate change and provides vital open space for the Borough's residents and those of adjoining areas. Within Epsom and Ewell Borough the term encompasses the Green Belt, Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI), Local Nature Reserves, Ancient Woodlands, public parks, outdoor sports pitches, Epsom Downs Racecourse, water courses and other water features, street trees, roadside verges and railway embankments, allotments and residential gardens. Local Plan policies seek to strengthen and improve the network.

Heritage Assets: These are features of the natural and built environment that have historic significance and are nationally or locally designated as such. Within Epsom and Ewell Borough the term includes Scheduled Monuments, buildings and structures on the statutory National List (Listed Buildings), Registered Historic Parks, Conservation Areas, Areas of Higher Archaeological Potential, veteran trees and buildings and structures that are of local importance (Locally Listed Buildings).

Landscape Scale: In relation to conservation and biodiversity enhancement this is a concept that has arisen in response to both the challenges of climate change and a perceived excessive focus on site based conservation. It aims to take a holistic approach, looking not just at biodiversity issues but also issues such as local economies and agriculture, eco-tourism, geodiversity and the health and social benefits of the environment.

Metropolitan Open Land: This is a term that is used only in London. Land designated as such is afforded the same level of protection, in policy, as the Metropolitan Green Belt. Although the Borough does not contain any land designated as Metropolitan Open Land, the Royal Borough of Kingston-upon-Thames does have sites that lie immediately adjacent to our boundary.

National Planning Policy: These are the Government's planning policies for England. It is primarily comprised of the National Planning Policy Framework, the (National) Planning Policy Guidance, retained Government circulars and Ministerial Statements.

Plan E Epsom Town Centre Area Action Plan: This is a key local plan document that maps out how the Town Centre will grow and evolve over the plan period, and beyond. It includes site allocation policies; identifying opportunities for commercial, community and residential development; and development management policies that are specific to the Town Centre.

Primary Retail Frontages: These are locations within shopping areas where there is a higher proportion of retail uses. The proportion is defined as being at least 66% A1 uses. Local planning policy encourages a higher proportion of A1 uses along these frontages. Primary Retail Frontages are identified within Epsom Town Centre, Ewell Village and Stoneleigh Broadway District Centre.

Proposals Map: This Borough-wide map provides the spatial definition of the Local Plan's site allocations, policy boundaries and constraints to development. The Proposals Map is a live-document that can be viewed from the Borough Council's website.

Regulation 123 List: This is a list of infrastructure projects or types of infrastructure that we intend to fund wholly or partially through the Community Infrastructure Levy. The list is broadly based on the improvements identified in the Council's Infrastructure Delivery Plan.

Section 106 Agreement: Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) are a mechanism which can make a development proposal acceptable in planning terms that would not otherwise be acceptable. In Epsom and Ewell Borough, following the introduction of the Community Infrastructure Levy, the use of Section 106 agreement is limited to affordable housing contributions and site specific infrastructure improvements.

Section 278 Agreement: This is an agreement between the highway authority and a developer that describes proposed modifications to the existing highway network to facilitate or service a proposed development.

Strategic Housing Land Availability Assessment: This is a key evidence document prepared by local planning authorities to inform their local plan-making process. The role of the Availability Assessment is to identify sites with potential for housing; assess their housing potential; and assess if and when they are likely to be developed.

Sustainability Appraisal: This is an appraisal of the economic, environmental, and social effects of local plan policy. The preparation of an Appraisal forms an iterative part of the local plan-making process. The Appraisal is used to test policy options so that they can accord with the principles of sustainable development. The Sustainability Appraisal Report is subject to public consultation in parallel with its parent policies.

Sustainable Drainage Systems (SuDS): These are an alternative to conventional means of managing surface water. They aim to mimic the way rainfall drains in natural systems. The prime function of SuDS, as with conventional drainage, is to provide effective flood risk protection over the long term both within and downstream of the development. However, SuDS approaches can bring wider benefits too; including adding amenity for the community, benefits to local biodiversity and treating the quality of surface water run-off. SuDS help to minimise the unnecessary loss of water to the mains drainage system and also reduce the likelihood of damaging and potentially polluting surface water floods.

Veteran Trees: These are trees that are usually in the second or mature stage of their life. Our veteran trees are non-designated heritage assets that in many cases have been present in the local landscape or townscape for at least one hundred years.

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REVISED SUSTAINABLE DESIGN SUPPLEMENTARY PLANNING DOCUMENT

Report of the: Head of Place Development
Contact: Karol Jakubczyk/ Susie Legg
Urgent Decision?(yes/no) No
If yes, reason urgent decision required:
Annexes/Appendices (attached): Annexe 1: Draft Revised Sustainable Design SPD
Other available papers (not attached): [Sustainable Design SPD \(2012\)](#)

REPORT SUMMARY

The existing Sustainable Design Supplementary Planning Document was adopted in 2012 and forms part of the Local Plan. The purpose of this document is to provide guidance on the sustainable design measures and opportunities available to developers and householders.

It is now proposed to update the Document to take account of changes in national policy and guidance; in order to ensure that it remains focussed on the areas of sustainable design which planning policy can influence.

Prior to adoption the Document will be subject to a period of public consultation.

RECOMMENDATION

That the Committee consider the draft Document and subject to any amendments or additions, it goes out for a six week public consultation during Winter 2015.

Notes

1 Implications for the Council's Key Priorities, Service Plans and Community Strategy

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. The Local Plan also plays a key role in implementing the Sustainable Community Strategy through the planning process. As part of the Local Plan the Sustainable Design SPD provides further detailed guidance on the implementation of the Core Strategy CS6. This Document also contributes towards the delivery of the Corporate Plan key priority "Sustainability" and in particular the Annual Service Plan objective VA5.

2 The Sustainable Design Supplementary Planning Guidance

- 2.1 The Council is committed to ensuring that Epsom and Ewell grows sustainably and Core Strategy Policy CS6 requires that new development should result in a sustainable environment and reduce or have a neutral impact upon, pollution and climate change.
- 2.2 In order to aid the planning process, Officers prepared a guide to assist developers and householders in identifying measures and opportunities available to integrate sustainability into their development which was adopted as a Supplementary Planning Document in 2012. This set out how developers can demonstrate compliance with Core Strategy Policy CS6.
- 2.3 While much of the content of the 2012 version of the Document remains relevant it has been affected by a number of recent changes to national policy. In light of this and with the benefit of Officers' experiences in using the Document, it is considered timely to prepare a revised version. A copy of the Draft Revised Sustainable Design Supplementary Planning Document is included under Annex 1.
- 2.4 The Housing Standards Review introduced significant changes to national policy these included the revocation of the Code for Sustainable Homes. This has implications for the sustainability standards that can be required by local planning authorities. The most significant change being that we can no longer require energy performance standards for buildings that exceed those set in the building regulations. The Document has been revised so that it now focuses on those elements of sustainable design that planning policy can influence.
- 2.5 The Document has also been reordered with chapters on:
- Minimising the energy requirements of construction
 - Waste management
 - Air quality, noise and light pollution
 - Managing water
 - Energy
- 2.6 The review has also provided the opportunity to clarify the requirements being made of developers. This will help make the process easier for prospective applicants and ensure that Officers and Members can adequately assess the performance of a proposal in relation to Core Strategy Policy CS6.

3 Consultation

- 3.1 Subject to Members' agreement and in accordance with the Regulations, the Document will undergo a 6 week period of public consultation. This provides our local communities and others with an interest in the planning system with an opportunity to influence the contents of the Revised Document. It also provides necessary weight and defensibility to its contents; should the Council seek to challenge information submitted by applicants as part of a development proposal.
- 3.2 Following the closure of the consultation period, any appropriate amendments will be made to the Document and it will be brought before Licensing and Planning Policy Committee to be considered for adoption.

4 Financial and Manpower Implications

- 4.1 There is an ongoing requirement to develop supporting documents to the Local Plan. Planning policy staff resources are already allocated to ensure that this objective is achieved.
- 4.2 As this document already forms part of the Local Plan, its revision should not have any additional impact on the resources of the Development Management team.

5 Equalities and Other Legal Implications

- 5.1 The Revised Document will take account of equality issues. The Council's Statement of Community Involvement addresses those equality issues related to consultation and engagement.

6 Sustainability Policy and Community Safety Implications

- 6.1 The Revised Document will contribute towards delivering the Council's objectives for maintaining and enhancing the Borough as a sustainable place to live, work and visit by providing guidance to new development proposals.

7 Partnerships

- 7.1 None for the purposes of this report.

8 Risk Assessment

- 8.1 The amendments to the Document help to ensure it is up to date with the latest Government policy.

9 Conclusion and Recommendations

- 9.1 Members are asked to consider the Draft Revised Document and subject to any amendments or additions, approve it for a six-week public consultation during Winter 2015.

WARD(S) AFFECTED: All

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Draft Revised Sustainable Design Supplementary Planning Document



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1. Introduction

- 1.1 Delivering more sustainable forms of development and effectively tackling the causes and effects of climate change in the way we plan new development requires careful thought and openness to innovative ideas. This guide is designed to aid all those involved in the planning, design and construction of new developments within the Borough.
- 1.2 National planning policy states that there will be a presumption in favour of sustainable development. The Council is committed to ensuring that Epsom and Ewell grows sustainably and Policy CS6 of the adopted Core Strategy requires that new development should result in a sustainable environment and reduce or have a neutral impact upon, pollution and climate change.
- 1.3 By following this Guidance Document, prospective developers can help ensure and demonstrate that their development proposals are genuinely environmentally sustainable.

Status of this Guidance

- 1.4 This Guidance provides detailed information on how planning policy will be implemented, specifically Core Strategy Policy CS6 (set out below). It will form part of the adopted Development Plan for the Borough and will therefore carry significant weight when making planning decisions. How sustainable design is considered as part of the planning process from the pre-application stage through to post completion monitoring is set out in Annex 1.
- 1.5 The measures and opportunities available to developers and householders to integrate sustainability into their development are contained within the Guidance. It provides a mixture of advice, good practice, case studies and references. Importantly the Guidance also sets out how developers can clearly demonstrate that they have met our requirements for sustainable design and how their proposals are in compliance with our Core Strategy and Development Management Policies.

Planning Policy Context

- 1.6 Sustainable development and design objectives are well established through national and local planning policy. The following policies provide the wider context for this Guidance Document.

Local Plan Policy

The Core Strategy:

- 1.7 This is the most important policy document as it sets out the vision and core strategic policies that will ensure the delivery of sustainable communities across the Borough. Its policies are based upon strong local evidence and reflect local conditions. In respect of this Guidance Document, key policies include Policy CS5, which seeks high quality and inclusive design from all development proposals. The Core Strategy also includes Policy CS6, which sets out the requirements for sustainable design and which forms the policy basis for the guidance contained within this document.

Core Strategy Policy CS6

Proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development - both new build and conversion.

In order to conserve natural resources, minimise waste and encourage recycling, the Council will ensure that new development:

- *minimises the use of energy in the scheme by using an appropriate layout, building design and orientation;*
- *minimises the emission of pollutants, including noise, water and light pollution, into the wider environment;*
- *has no adverse effects on water quality, and helps reduce potential water consumption, for example by the use of water conservation and recycling measures and by minimising off-site water discharge by using methods such as sustainable urban drainage;*
- *avoids increasing the risk of, or from, flooding;*
- *minimises the energy requirements of construction, for example by using sustainable construction technologies and encouraging the recycling of materials;*
- *encourages the use of renewable energy by the incorporation of production facilities within the design of the scheme;*
- *incorporates waste management processes, for example for the recycling of water and waste. The waste hierarchy (Reduce-Reuse-Recycle-Recover- Dispose) should be applied to all stages of development design, construction and final operation.*

Plan E Epsom Town Centre Area Action Plan:

- 1.8 Although Plan E is primarily focused with maintaining and enhancing the economic vitality and viability of Epsom Town Centre, it also contains policies that relate to sustainable design, which are complemented by this Guidance.
- 1.9 These include Policy E7 Town Centre Building Height, Policy E8 Town Centre Energy Generation and Policy E9 Public Realm improvements. Policy E8 seeks to maximise the opportunity for decentralised and renewable energy sources in the Town Centre. A variety of high intensity uses may lend themselves to such schemes, or have the ability to link in at a later date. Policies E7 and E9 aim to enhance the character and appearance of the town centre helping to ensure its long term its environmental, social and economic sustainability.

Development Management Policies Document:

- 1.10 This recently adopted document helps to deliver the strategic objectives and vision of the Core Strategy. Many of the policies are directly related to sustainability. Policy DM10 is a detailed policy which identifies numerous principles of good sustainable design. Policy DM12 requires certain internal and external space standards to be met while also identifying specific targets for water consumption. Policy DM19 sets out the Council's broad approach to addressing flood risk. Many of these policies are elaborated upon in this Guidance.

National Planning Policy

National Planning Policy Framework:

- 1.11 The National Framework sets out the government's objectives for the planning system and makes a presumption in favour of sustainable development proposals. Our Sustainable Design Guidance helps to identify what this means for Epsom & Ewell in terms of a development's environmental performance and will help us identify whether a proposal is genuinely 'sustainable development'.
- 1.12 The Framework seeks the delivery of quality homes, and high quality design that goes beyond aesthetic considerations. The Government's commitment to wider climate change objectives is stated in chapter 10, which includes the need to reduce carbon dioxide emissions, increase the delivery of renewable and low-carbon energy and minimise the adverse impacts of climate change and manage flood risks. Chapter 11 recognises the need to conserve and enhance the natural and local environment, requiring impacts on biodiversity to be minimised and where possible, gains to be made. In response to this the Council has produced a local guide on Biodiversity and Planning in Epsom & Ewell.

National Planning Practice Guidance:

- 1.13 This national guidance sets out how the Government's planning policies are expected to be applied. For example it contains a chapter on Flood Risk, setting out (amongst many other things) how Flood Risk Assessments should be prepared. The NPPG is updated on a regular basis.

Other influences on Planning Policy

Housing Standards Review:

- 1.14 Planning policy has been influenced by the 2012 Housing Standards Review, which involved a thorough assessment of the building regulations framework and voluntary housing standards (including the Code for Sustainable Homes). In order to simplify the system the Government has withdrawn the Code for Sustainable Homes and created some new 'optional' Building Regulations for water consumption and access. This has been reflected in our Development Management Policies Document, which requires the 'optional' higher standards. The Government has stated that it does not intend to proceed with the 2016 zero carbon homes target but will keep energy efficiency standards under review, "recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established." The energy efficiency requirements are set out in Part L of the Building Regulations. Our Sustainable Design Guidance reflects these changes to national legislation.

Surrey Climate Change Strategy:

- 1.15 The Council is committed to addressing climate change and has demonstrated this through signing up to the Surrey Climate Change Strategy. This partnership seeks to establish a consistent approach across the 11 Surrey Boroughs. It has a wide ranging agenda addressing issues such as improving the energy efficiency of homes, improving supply chains for local renewable resources and highlighting the importance of sustainability in schools.

CONSULTATION QUESTION 1

We have revised the Introduction section so that it clearly states the relationship between national planning policy, the presumption in favour sustainable development, our Local Plan and this supplementary planning document.

Are you satisfied that we achieved this objective?

If you disagree, please state why and what you believe we should do to achieve our objective.

2. Using the Sustainable Design Guidance

- 2.1 Sustainable design is an integral part of achieving truly sustainable development and the Council will seek to ensure that it is a consideration throughout the planning process.
- 2.2 Our Core Strategy Policy CS6 requires that proposals for development shall result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. Proposals shall demonstrate how they achieve this by providing information on the following areas:
- Minimising the Energy Requirements of Construction
 - Waste Management
 - Air Quality, Noise and Light Pollution
 - Managing Water (water consumption, quality and reducing flood risk)
- 2.3 This Guidance sets out what information applicants must provide under these separate chapter headings, with specific requirements set out at the start of each chapter. Information to support most development proposals should be provided in the form of a Sustainability Statement.
- 2.4 This Guidance also contains a chapter on Energy (chapter 7). However, due to government policy requiring development to meet the standards set out in part L “Conservation of fuel and power” of the Building Regulations, information relating to energy is not included in the Sustainability Statement.

To demonstrate compliance with Core Strategy Policy CS6 and to enable the Council to establish whether a proposal constitutes ‘sustainable development’, all minor¹ and major² development proposals are required to be accompanied by a Sustainability Statement or appropriate BREEAM³ Assessment (see BREEAM section on page 10).

The level of detail contained within the Sustainability Statement should be proportionate to the scale of the development and its potential impact.

Applicants for householder developments are encouraged to consider how they can make their development proposals more sustainable (see Householder application section on page 11).

- 2.5 Applicants are encouraged to enter into pre-application discussions with the Council, particularly those proposing major schemes, which will help identify the level of detail required in the sustainability statement and whether any additional supporting studies are needed.
- 2.6 The Council will use the information contained in the Sustainability Statement to assess whether the proposal meets the requirements of CS6. Should the Statement

¹ Minor development is defined as residential: 1 to 9 dwellings / under 5ha, office / light industrial / general industrial / retail: up to 999sqm / under 1ha

² Major development is defined as residential: 10 dwellings & over / 5 ha & over, office / light industrial / general industrial / retail: 1000sqm+ / 1 ha+

³ This is the Building Research Establishment Environmental Assessment Method, an established environmental assessment method and rating system for buildings.

demonstrate that the proposal does not constitute 'sustainable development' we will use the information in seeking to negotiate the mitigation necessary to achieve compliance with Core Strategy Policy CS6. Failing that the outputs from the Statement will form the basis for refusing the application.

- 2.7 Proposals for non-residential development, such as commercial or community uses (for example schools or other education facilities) will be encouraged to submit an appropriate BREEAM assessment. This will help an applicant demonstrate how they are meeting the requirements of Core Strategy Policy CS6 and also aid the subsequent stages of the development process, when the Building Regulations come into consideration.

2.8 The matrix below provides a brief summary as to what information is likely to be required as part of the sustainability statement for a minor or major development proposal. Further details on the requirements are set out under each section of the SPD.

Section in SPD	Requirements for minor ⁴ or major ⁵ development proposals
3) Minimising the energy requirements of construction	Applicants will need to demonstrate how energy use will be minimised during the construction process.
4) Waste management	Applicants will need to provide details as to how the proposal performs in relation to construction waste, and where applicable, householder recycling and on-site composting facilities
5) Air quality, noise and light pollution	The Sustainability Statement should identify potential air quality, noise and light pollution issues related to the proposal and set out how they are to be addressed.
<i>Air quality</i>	<i>Major Development:</i> An Air Quality Impact Assessment is required. <i>Minor Development:</i> If development is located within a designated Air Quality Management Area an Air Quality Impact Assessment may be required in support of an application.
<i>Noise</i>	An acoustic study may be required to support an application if the proposal will generate noise with the potential to cause nuisance or harm or if it is located in proximity to such sources of noise.
<i>Light</i>	A report setting out lighting isochrome details may be required if a proposal will generate a significant source of light.

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⁴ Minor development is defined as residential: 1 to 9 dwellings / under 5ha, office / light industrial / general industrial / retail: up to 999sqm / under 1ha

⁵ Major development is defined as residential: 10 dwellings & over / 5 ha & over, office / light industrial / general industrial / retail: 1000sqm+ / 1 ha+

Section in SPD	Requirements for minor or major development
6) Water consumption, quality and reducing flood risk	The Sustainability Statement should provide information on the following categories, where relevant:
<i>Sustainable Drainage Systems (SuDS)</i>	<p><i>Major Development:</i> Applicants will need to demonstrate how SuDS will be incorporated into the proposal site in perpetuity – such information to be referred to Surrey County Council as the Lead Local Flood Authority.</p> <p><i>Minor Development:</i> All applicants are required to consider the feasibility of SuDS at the design stage of a scheme.</p> <p>The incorporation of SuDS is required if the development is located within an area of surface water flood risk.</p>
<i>Water quality</i>	<p><i>Major Development:</i> Applicants will need to demonstrate that the proposal will not create unacceptable pollution risks to water quality or allow existing risks to continue, particularly if located in a Source Protection Zone.</p> <p><i>Minor Development:</i> If development is located in a Source Protection Zone⁶ applicants will need to demonstrate that the proposal will not create unacceptable pollution risks to water or allow existing risks to continue.</p>
<i>Fluvial flood risk</i>	If the site is over 1 hectare in size or located within Flood Zones ⁷ 2 or 3 a Flood Risk Assessment is Required.
<i>Surface water flooding</i>	If the proposal will increase the built footprint it should be demonstrated that it will not increase the site's risk of or from flooding (e.g. through SuDS).

⁶ These seek to protect groundwater sources such as wells, boreholes and springs used for public drinking water supply. These Zones are defined by the Environment Agency. Further information can be found on [their website](#).

⁷ These refer to the probability of river and sea flooding. Areas defined as Flood Zone 1 have a low probability of flooding. Areas defined as Zone 2 have a medium probability. Zone 3a is defined as having a high probability, whilst Zone 3b is the functional floodplain, where water has to flow or be stored in times of flood. Further information can be found in the [\(national\) Planning Practice Guidance](#).

BREEAM

- 2.9 For non-domestic buildings the Building Research Establishment Environmental Assessment Method (BREEAM) standards can be used to assess the environmental performance of buildings. BREEAM has become one of the most comprehensive and widely recognised measures of a building's environmental performance.
- 2.10 A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.
- 2.11 A Certificated BREEAM assessment can be provided by licensed organisations, using assessors trained under a UKAS accredited competent person scheme, at various stages in a buildings life cycle. BREEAM addresses wide-ranging environmental and sustainability issues and can be used by those making a planning application to demonstrate to the Borough Council how their development proposal meets the criteria for sustainable development set out under Core Strategy Policy CS6.
- 2.12 A BREEAM assessment is a two-stage process. The first part of the assessment is undertaken during the design stage, to indicate the likely score for the scheme. The second stage is undertaken post-construction, and reviews the design stage assessment to ensure all the specified issues have been implemented. If the required standard has not been achieved at the construction stage, measures should be undertaken retrospectively to increase the BREEAM score until it meets the required standard. More information can be accessed from the BRE's website at www.breeam.org
- 2.13 BREEAM 'Very Good' is currently secured through planning conditions. The conditions can only be fully discharged when a post-construction certificate is provided, although partial discharge of conditions may be possible with a design stage assessment.

The Council recommends that developers pursuing a non-residential or commercial scheme use the BREEAM assessment methodology to demonstrate the sustainable design performance of their proposal and how it meets the criteria for sustainable development set out under Core Strategy Policy CS6.

Householder Development

While householder applications are not required to be supported by a Sustainability Statement, the Council strongly encourages the consideration of how sustainability principles can be incorporated into a proposal, particularly those elements which are not covered in detail by national policy or building regulations.

These suggestions can help make a proposal more environmentally friendly and could help the occupiers save on utility bills. Key sustainability elements worth considering include:

- **Sustainable drainage systems (SuDS)** – incorporating such measures can help reduce the risk to and from flooding. This is particularly important if the development is located within an area identified as being at risk from surface water flooding⁸. Examples include, green roofs, permeable paving and water butts which can also help reduce water consumption. Larger schemes may wish to consider rainwater harvesting and greywater recycling which can significantly decrease water bills if the property is on a water meter (further information is provided in chapter 6).
- **Incorporating renewables** – new development can be an opportunity to install renewable technologies, such as solar panels, which as well as being environmentally friendly can significantly reduce energy bills (further information is provided in chapter 7)
- **Energy and water efficient white goods** – such as low flow taps, showers and water efficient white goods. These may help provide savings to utility bills.
- **Waste facilities (composting)** - while the provision of well-designed refuse and recycling facilities are required by planning policy, composting facilities can help reduce the amount of waste sent to landfill and provides an excellent resource for the garden (further information is provided in chapter 4).
- **Minimising energy requirements of and waste arising from construction** – consider using recycled materials where possible or those with ‘low embodied energy’ such as timber. Sourcing materials locally is also more environmentally friendly (further information is provided in chapter 3).

CONSULTATION QUESTION 2

We have prepared a new chapter that sets out what information applicants shall produce and submit in order to satisfy the requirements of Core Strategy Policy CS6 and demonstrate that their proposal will result in sustainable development.

Have we met our objective?

What additional information, if any, could we include under this new chapter and why?

⁸ Further information on this source of flood risk can be found within the Borough Council’s [Surface Water Management Plan](#) and on the [Environment Agency’s website](#).

3. Minimising the energy requirements of construction

REQUIREMENTS

As part of the Sustainability Statement developers shall demonstrate how they have sought to minimise energy within their construction process. This will include details of how embodied energy costs within materials have been reduced. Reference should be made to how recycled, reclaimed, sustainable and locally sourced materials will be used.

Where an applicant is unable to demonstrate that they have sought to minimise energy within their development, a clear statement setting out the reason why not must be submitted as part of the application. If viability is cited as a reason, a financial open-book assessment will be required as supporting evidence.

- 3.1 All materials have an embodied energy cost. For example, a clay brick will have costs associated with extracting the raw material from the earth, which is then coupled with a manufacturing cost and finally a transportation cost. Some relatively cheap materials, such as Chinese slate, will have significant embodied energy costs generated by extraction and transportation.
- 3.2 There are a number of relatively simple measures that developers and homeowners can take that effectively reduce the energy requirements of construction, not only benefiting the environment but also saving them money and in some cases supporting the local economy.

Recycling of materials

- 3.3 In Epsom & Ewell the availability of greenfield development land is heavily constrained by the Green Belt and other policy designations, and consequently most future developments will be on sites within the existing urban area. Many of these development opportunities will be on brownfield sites. Ideally, we believe that new developments should consider the potential re-use/ conversion of any existing buildings that may be on-site. This significantly reduces the need to bring new materials into the Borough. Reuse of existing structures can, in some circumstances, also reduce the cost of the development.
- 3.4 Where the re-use of existing buildings is not an option, the developer should explore the potential to recycle or reclaim on-site materials as part of the development. This is particularly relevant where a historic building is involved. The Council's Conservation Officer is available to provide guidance to developers or homeowners who are considering this approach. If it is not possible to recycle on-site materials as part the development proposal, we strongly recommend that developers consider the re-sale value of these materials as part of their waste management strategy (see Section 4).
- 3.5 Alternatively, developers and homeowners should consider optimising the use of reclaimed or recycled materials where appropriate. This approach is present in countless historic buildings, is inherently sustainable and can benefit the visual character and appearance of the proposal. This may be particularly beneficial for developments within or adjoining the Borough's numerous conservation areas. However, over-specification of reclaimed materials can sometimes result in the unnecessary stripping of traditional buildings and so a cautionary approach is recommended when sourcing such materials. Examples of potential materials include:

Reclaimed

- Re-used timber sections or floorboards
- Bricks – cleaned up and reused
- Re-used glass panels or windows

Recycled

- Panel products with chipped recycled timber
- Crushed concrete or bricks for hardcore
- Crushed glass recycled as sand or cement replacement

Maximise the use of materials with a low embodied energy

- 3.6 This is the amount of energy required to extract, make and transport a product. For example, products which have long manufacturing processes, such as plastics and silicon, have high-embodied energy because they use up fuel and other resources. These materials also tend to be less bio-degradable, having a significant cost implication for the waste management stage of the development (see Section 4).
- 3.7 In contrast timber, which in some cases only needs sawing before it is ready for use, has low embodied energy. Timber window frames are strongly encouraged over uPVC and aluminium. Equally the use of timber building frames is also encouraged where appropriate. Notably, timber products and waste are significantly easier to re-use, reclaim or recycle. There are a number of publications, such as the Green Building Bible, that suggest alternatives to other high embodied energy materials such as cement.

Locally sourced materials

- 3.8 Materials extracted, or manufactured locally (within Surrey or the South East) have significantly less embodied energy than those imported from overseas. Their use can help to make a development proposal more viable and contribute to local economic vitality and viability. Use of local materials can serve to visually enhance the character and appearance of a development – particularly if it is located within or close to one of the Borough's Conservation Areas.

Use materials efficiently

- 3.9 We believe that it is common sense that developers and homeowners should seek to minimise the volume of materials used in a development project. We suggest that developments are planned and monitored carefully in order to avoid waste. This can be achieved through measures that utilise whole units of construction materials.
- 3.10 We also recommend that where materials are being stored on-site, they are maintained in a way that minimises losses to damage caused by rain and damp. Ultimately the efficient use of materials will help reduce the cost of development – both in cost of materials and in removal of waste off-site.

4. Waste management

REQUIREMENTS

For all development proposals the Sustainability Statement shall demonstrate how the scheme performs in relation to construction waste, and where appropriate, householder recycling and on-site composting facilities.

Details of how construction waste will be managed in terms of the waste hierarchy (i.e. minimised, sorted, reused and recycled) should be provided. If the construction process involves the disposal of hazardous waste, then the Council will require details of how this operation will be carried out.

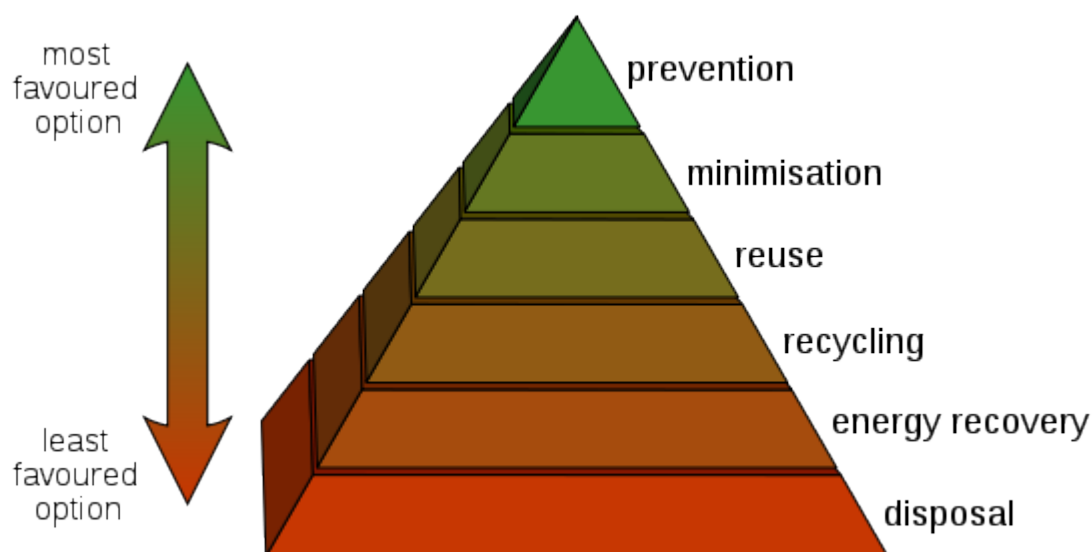
Where appropriate, the statement will specify how householder recycling will be collected and how it will fit with the Council's existing recycling collection service. Details as to what on-site composting facilities will be provided need to be set out.

- 4.1 Most development proposals, whether they are the subject of a planning application or fall under householder permitted developments rights, will produce waste in one form or another. This could include the packaging used to transport materials onto the site (such as brick pallets or cement bags), right through to building rubble and spoil.
- 4.2 In order to reduce the generation of waste our Core Strategy requires that developments apply the waste hierarchy – **Reduce-Reuse-Recycle-Recover and Dispose**. This approach must be applied to all stages of the development process; particularly during site preparation, construction and final operation in order to sustainably manage waste generated by development.

What is meant by the Waste Hierarchy?

- 4.3 The waste hierarchy encourages more efficient management of construction materials in order to reduce the amount of waste produced during the development process. It also provides an opportunity to recover value from the waste materials that are produced during construction. Thereby reducing the amount of waste being disposed of through landfill or incineration. It is acknowledged that it may not be possible to apply it in totality because there are many complex factors that influence the optimal management for any given waste material. However, as a positive guide that firstly encourages the prevention of waste, followed by the reuse and refurbishment of goods, then value recovery through recycling and composting.
- 4.4 The following diagram illustrates how the waste hierarchy should work with the most desirable waste management solutions being at the top and the least favoured options at the bottom. The most desirable approach is to actively prevent the generation of waste in the first place – the least favoured option requires the disposal of all waste generated by development proposals, either through incineration or landfill. These are the least sustainable solutions to waste and have the greatest long term impact upon the Borough. Recent research demonstrates that the prevention and minimisation of waste from the outset of the development process saves money - it makes sense for householders and businesses to adopt the waste hierarchy.

Figure 1: The Waste Hierarchy



Prevention: means measures taken before a substance, material or product has become waste, that reduce:

- (a) the quantity of waste, including through the re-use of products or the extension of the life span of products;
- (b) the adverse impacts of the generated waste on the environment and human health; or
- (c) the content of harmful substances in materials and products;

Minimisation: involves efforts to minimise resource and energy use during the construction or manufacture stages. For the same output, usually the fewer materials are used, the less waste is produced. It is worth noting that in the United Kingdom, construction and demolition are the highest sources of waste.

Re-use: means any operation by which products or components that are not waste are used again for the same purpose for which they were conceived. Preparing for re-use means checking, cleaning or repairing recovery operations, by which products or components of products that have become waste are prepared so that they can be re-used without any other pre-processing.

Recycling: means any recovery operation by which waste materials are reprocessed into products, materials or substances whether for the original or other purposes. It includes the reprocessing of organic material but does not include energy recovery.

Recovery: means any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

Disposal: means any operation which is not recovery even where the operation has as a secondary consequence by the reclamation of substances or energy.

- 4.5 The Waste (England and Wales) Regulations 2011 formerly sets out the requirements for the waste hierarchy. It gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then other recovery such as energy recovery, and last of all disposal (for example landfill).
- 4.6 Regulation 12 of the Waste (England and Wales) Regulations 2011 says that businesses that import or produce, collect, transport, recover or dispose of waste, or who operate as dealers and brokers, must take all reasonable measures to apply the waste hierarchy when the waste is transferred off-site.
- 4.7 Those developers that have or required to hold an environmental permit for an operation that generates waste will have to comply with a permit condition concerning the application of the waste hierarchy.
- 4.8 The Regulation 12 hierarchy duty came into force from **28 September 2011**, six months after commencement of the regulations. The Department of Environment Fisheries and Rural Affairs (DEFRA) has produced guidance in England on applying the hierarchy which can be accessed via the following [link](#).

How do I demonstrate that I have followed the waste hierarchy?

- 4.9 Advice on this is provided within Government guidance and various best practice guides for industry sectors. It is best practice to consider the most appropriate management option for any waste produced during the development process and to record in some way any advice received and decisions taken in relation to the waste.
- 4.10 Developers holding an environmental permit which has the new hierarchy condition should be able to demonstrate that they have taken the hierarchy guidance into consideration when deciding how to minimise and manage the waste you produce. Under those circumstances we will not require detailed written justification of the decisions made but those decisions must be reasonable.
- 4.11 Transfer notes and, for hazardous waste, consignment notes, should contain a declaration that the waste hierarchy has been considered in deciding the most appropriate waste management option for that waste.

Where do I go if I have no choice but to dispose of the waste?

- 4.12 Disposal of construction waste is the least sustainable and ultimately the most costly way of dealing with this issue. Those responsible for project managing a development, whether it is a household extension or a new housing development, should actively plan for the prevention, minimisation, reduction or recycling of waste materials before work commences on-site. By doing so there will be considerable cost saving to both the developer.
- 4.13 Nevertheless, there will be situations when disposal of waste materials is the only option and details of the Borough's Civic Amenity Site can be accessed from www.surreywaste.co.uk

Providing recycling facilities within new developments

- 4.14 Whilst there are statutory requirements with regards to provision for waste and recycling, there are additional measures that can be taken to ensure that the development has a negligible impact on the environment. Provision for the storage, collection and recycling of waste needs to be an integral part of any design for a new development since it is fundamental in its operation.
- 4.15 Internal and external storage areas, designated for recycling purposes, should be integrated into a development.
- 4.16 The Council has produced detailed guidance on the storage and collection of household waste to clearly set out the access requirements for the Borough's refuse collection fleet and the types and size of refuse and recycling storage containers that will need to be provided. A copy of this guidance is included in annex 2.
- 4.17 For commercial developments, space should be allowed for the collection and storage of bulk material for recycling.

Useful links

- 4.18 The Waste and Resource Action Programme [WRAP](#) website contains useful information including case studies and good practice guidance for the construction industry.
- 4.19 The revised European Waste Framework Directive introduces a changed hierarchy of options for managing wastes. It gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then other recovery such as energy recovery, and last of all disposal.

5. Air Quality, Noise and Light Pollution

REQUIREMENTS

The Sustainability Statement should identify potential air quality, noise and light pollution issues related to the proposal and set out how they are to be addressed. Further detailed studies may be required to support an application as set out below:

Air Quality

All major development proposals are required to be accompanied by an Air Quality Impact Assessment, particularly where the location, proposed use, building design and number of vehicle trips generated has a potential air quality impact. The AQIS should feature an assessment of pollutants generated by the development itself (such as the use of diesel boilers or Combined Heat and Power) as well as associated emissions from road traffic directly and indirectly generated from the development.

Should a development (of any size / type) be located in an identified Air Quality Management Area (AQMA) then an AQIS may be required.

Noise

An acoustic study will be required from development proposals / new uses that will generate noise with the potential to cause nuisance / harm, or are located in proximity to sources of significant noise. Examples of the former could include proposals for large retail uses located in proximity to residential properties, and the latter, proposals in proximity to a railway line. Residential developments in the town centres should be designed to comply with the standards in BS8233.

Light

Where appropriate, applicants will be required to submit a report setting out lighting isochrome details; specifically mapping lighting contours and lux levels emanating from source.

Air Quality

- 5.1 All local authorities have a responsibility to review and assess the current and likely future air quality within their borough from time to time. Air quality is assessed against objectives for various pollutants which are set out in the National Air Quality Strategy. These objectives are based on scientific and medical evidence on the effects of each pollutant on human health.
- 5.2 Where a local authority identifies that an air quality objective for a particular pollutant is being or may be exceeded in a particular area where there is relevant public exposure, they must declare an air quality management area. Details of the Council's role can be found on [our website](#).

- 5.3 The impact on air quality from small developments can be difficult to quantify, as it may only be negligible. However, the cumulative impact of smaller schemes can contribute to worsening air quality, so the Council will seek to secure mitigation measures such as travel plans for these schemes. This is particularly relevant in those locations where the Council has identified an Air Quality Management Area (AQMA) or is currently monitoring air quality.
- 5.4 For major developments which are likely to impact upon air quality, an Air Quality Impact Assessment (AQIA) will be required. However an AQIA may be required for smaller schemes (which do not require an Environmental Impact Assessment) and advice should therefore be sought from the Council's Development Management Team as to whether an AQIA would be required with a particular application. For large schemes, a package of mitigation measures will be required, which could include travel plans, site specific design measures and air quality monitoring equipment.
- 5.5 Within some urban locations, especially AQMAs, building design can impact upon air quality. In particular, taller buildings that contribute to an existing 'canyon effect', where road and street networks are enclosed by surrounding tall buildings, which can hinder air circulation and trap vehicle produced particulates. In such locations, the Council will seek to negotiate with developers to ensure that the design of new buildings has at worst a neutral impact upon existing air quality.
- 5.6 The Council's Development Management team work closely with the Council's Environmental Health service to ensure that the appropriate measures are secured to mitigate the impacts of development on air quality.

Noise

- 5.7 Minimising the adverse impacts of noise is a significant issue for the Borough Council. This is because most new development takes place within the existing urban area. This is particularly relevant in locations where there are a combination of different uses, such as residential accommodation, retail, employment and leisure uses. Recent developments in Epsom Town Centre provide good examples of how of how this issue could be considered.
- 5.8 In that respect applicants are encouraged to enter into pre-application discussions with the Council to identify whether acoustic studies are required to support a proposal. The Council's Development Management team will work closely with the Environmental Health service to ensure that the impact/potential impact of noise pollution is mitigated.

Light

- 5.9 Artificial light from premises can have a detrimental impact on the quality of the local environment. Under Section 79 of the Environmental Protection Act 1990, local authorities have a duty to take reasonably practicable steps to investigate complaints of statutory nuisance, including: “Artificial light emitted from premises so as to be prejudicial to health or a nuisance.”
- 5.10 Developers are advised to refer to the environmental zones for exterior lighting control contained within International Commission on Illumination Publication No. 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations. It is recommended that developments be designed in accordance with the zones in which they are proposed as well as the appropriate standards (such as the British Standard on Illumination of Sports Grounds)

Common sources of artificial light nuisance include:

- domestic security lights
- industrial and commercial security lights
- sports lighting
- car parks
- commercial advertising

6. Managing water

REQUIREMENTS:

The Sustainability Statement should provide information on the following categories where relevant:

Sustainable Drainage Systems – SuDS

All development proposals are required to consider the feasibility of SuDS being incorporated into the scheme at the design stage and where appropriate incorporate SuDS into the development.

Major development proposals (10 or more dwellings or over 1000 sq m of floorspace) are required to demonstrate how sustainable drainage systems (SuDS) will be incorporated into the site in perpetuity. This information will be passed to Surrey County Council who as the Lead Local Flood Authority for this area is a statutory consultee.

Proposals for developments falling within an area of surface water flood risk (as identified on the Environment Agency's "Risk of Flooding from Surface Water" maps, available via the EA website) must consider whether the layout of the scheme could be modified to better respect the natural drainage routes; and if SuDS could be incorporated into the development to reduce / mitigate the impact of the development.

Surface water flooding

New development that increases the built footprint on site, that fall within an area at risk of surface water flooding (as identified on the Environment Agency's "Risk of Flooding from Surface Water" maps, available via the EA website) must demonstrate that it will not increase the site's risk of or from flooding. This could be achievable through introducing Sustainable Drainage Systems on the site to ensure the run-off rate is not increased.

Fluvial Flooding

Any development proposed within Flood Zones 2 or 3 (as identified on the Environment Agency's "Flood Map for Planning (River and Sea)", available via the EA website) or over 1 hectare in size within Flood Zone 1 must prepare a site specific Flood Risk Assessment.

Water consumption

All residential developments are required to meet the tighter Building Regulations optional requirement of 110 litres per person per day. This will be included as a condition in any planning permission for a new dwelling/s.

Water quality

Applicants must show that their proposal will not create unacceptable pollution risks to the water or allow existing risks to continue.

Major development proposals and other development proposals falling within the identified SPZs (as set out on the Council's GIS mapping service) should be supported by documentation that clearly and concisely sets out the type of measures that will be incorporated into the proposal to ensure that there are no adverse impacts on water quality – both during the construction stage and the life of the development.

Sustainable Drainage Systems (SuDS)

6.1 SuDS are an alternative to conventional means of managing surface water. They aim to mimic the way rainfall drains in natural systems. The prime function of SuDS, as with conventional drainage, is to provide effective flood risk protection over the long term both within and downstream of the development. However, SuDS approaches can bring wider benefits too; including

- adding amenity for the community,
- benefits to local biodiversity,
- treating the quality of surface water run-off
- reducing water consumption
- minimising the unnecessary loss of water to the mains drainage system
- reduce the likelihood of damaging and potentially polluting surface water floods

Therefore the Council encourages that SuDS be integrated into development wherever possible.

From April 2015 all major planning applications are required to demonstrate how sustainable drainage system (SuDS) will be implemented within their scheme in perpetuity. Surrey County Council is the Lead Local Flood Authority for this area and is therefore a statutory consultee on such applications.

SuDS that are potentially suitable in the Borough include:

Detention Basins

These are surface water storage areas that provide flow control and reduction through attenuation. They are normally dry and could be used for alternative purposes for much of the time (e.g. car parks recreational facilities)

Ponds and Wetlands

These are designed to be areas of permanent standing water which can provide attenuation of flows, and a certain degree of treatment. In doing this they can also provide ecological, aesthetic and amenity benefits.

Swales

Linear vegetated drainage features which can store and convey water. As part of a management train they can pass water from one storage area to the next and provide infiltration where suitable. Swales can be designed to be permanently wet or generally dry and are often located next to roads, car parks or open spaces.

Porous or Permeable Pavements

Suitable for pedestrian and vehicular traffic and allow rainwater to infiltrate through the surface where it can be temporarily stored, reused, or released into the drainage system. Construction can use porous material which permits infiltration across the entire surface or material which is impervious to water but which is laid with void spaces to permit infiltration.

Soakaways

These are filled excavations which store runoff from single properties or larger developments and roads and allow infiltration into the surrounding soil. They only work in freely draining soils.

Water butts

Approximately 13% of domestic water consumption is via external taps mainly for watering the garden or cleaning cars. A water butt is the simplest solution. These can be used to collect the rainwater that falls directly onto the roof of a building by connecting it to a downpipe and collecting rainwater from the gutters. If you are using a downpipe, you will also need an overflow pipe or a rain diverter to redirect water into the butt. Once it's full, water flows down the drainpipe. A gutter filter will also keep out unwanted debris.

Large plastic water butts can sometimes be unsightly and ideally should not be visible from the public realm, especially in Conservation Areas.

Rainwater Harvesting

Rainwater harvesting is the collection of water directly from the surface it falls on. This water would otherwise have gone directly into the drainage system or be lost through evaporation and transpiration. Once collected and stored it can be used for non-potable purposes. These include toilet flushing, garden watering and clothes washing using a washing machine.

Benefits

- Rainwater harvesting reduces the dependence of a household on the mains water supply by up to 50%
- For customers with water meters, water bills may also be reduced.
- Less water is taken from lakes, rivers and aquifers, and more is left to benefit ecosystems
- Potential reduction in risk of surface water flooding due to less rainwater being discharged to drains and sewers

Figure 2: Rainwater harvesting



Green Roofs

6.2 Green roofs are roof areas that are intentionally covered in vegetation. These are an increasingly common feature on buildings. There are three main types of green roofs:

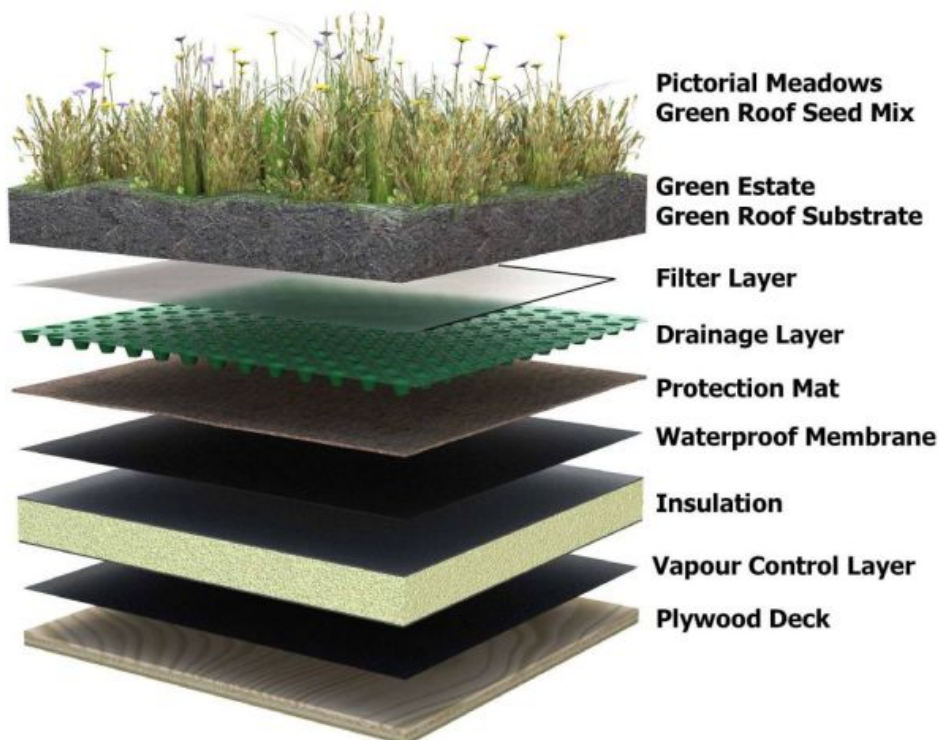
1. **Extensive** green roofs are composed of lightweight layers of draining materials, supporting low- growing, hardy plant species. The depth of the substrate is usually around 6-20cm. This is the lightweight option particularly used where weight is a design issue. It requires little maintenance.
2. **Intensive** green roofs have deeper substrate of up to 40cm, and can support a range of vegetation types including plants and trees. They are heavier as a result and require more maintenance than extensive roofs
3. **Semi- intensive** green roofs consist of a slightly deeper layer of growing materials than extensive roofs allowing different varieties of plants to grow. These roofs are not suitable for recreational use.

6.3 Retrofitting green roofs is feasible on many buildings providing spare load capacity is available. Extensive as well as intensive roofs can be retrofitted whether supported by wood steel or concrete. Although the capital cost of retrofitting a green roof will typically be greater than simply replacing a traditional flat roof, the whole life costs of the green roof may well be less and could be considered if the existing roof is in need of replacement.

Benefits:

- Surface water source control
- Improved durability of the roof
- Aesthetic and amenity value
- Enhanced biodiversity
- Promotion of evaporative cooling and reduction of urban heat island effect

Figure 3: Cross Section of a Green Roof



(Source: www.environmentaltopics.net)

Wilberforce Court (student accommodation) in Epsom has an extensive green roof.

Figure 4: Image of the Wilberforce Court green roof

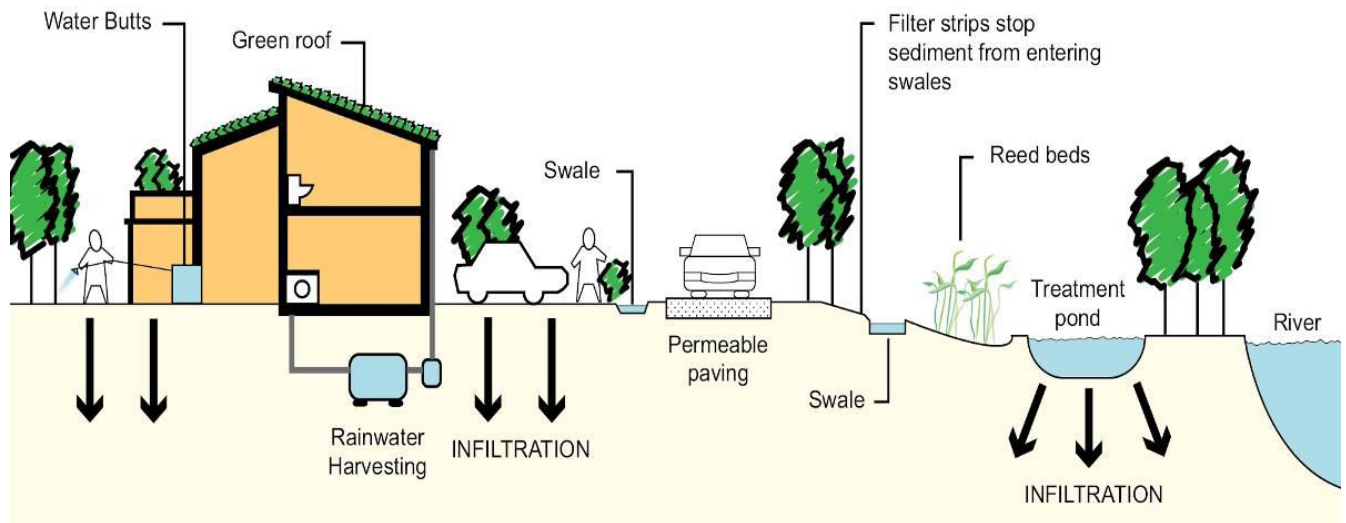


6.4 Before you decide to install a green roof you are advised to contact Building Control first. They will be able to advise you on a number of issues before starting including;

- Possible increase in weight to the roof
- Insulation levels
- Minimising the potential risk of fire
- Protecting from damp
- The provision of safe maintenance access to the roof.

Some of these issues may affect the type of green roof you install, so it's always wise to check first.

Figure 5: Diagram of potential SuDS schemes



Local SuDS Suitability Map and advice

- 6.5 A SuDS Suitability map and local advice has been produced as part of the Council's Surface Water Management Plan (SWMP). This shows the type of sustainable drainage techniques suitable in the different geological areas of the borough. The geology of the borough is made up of chalk, London clay, Lambeth group and Thanet sands. Chalk allows for infiltration whereas the bedrock in the other areas may not be suitable for infiltration techniques. This map, useful advice on appropriate local SuDS and a summary of individual measures to improve surface water management in the Borough can be found in Annex 3.
- 6.6 Many of the SUDS measures such as swales, ponds and basins can be incorporated into the design and landscaping of a development. They have additional benefits of enhancing biodiversity and enhancing the appearance and setting of a development if properly designed into the development in an appropriate location. Some of these measures require large areas of land, and may not be appropriate in high density developments. Therefore it is important that permeable hard surfacing and roofs/walls are considered on the higher density development sites to address the cumulative effect of these types of developments on off-site water discharge.
- 6.7 Existing and new SUDS and road drainage should be properly maintained to ensure their continued effectiveness.

Case Study: Bristol Business Park, Bristol

- 6.8 This is a commercial development located to the northeast of Bristol, which has been developed over a number of phases since 1993. The final three phases of development have incorporated a series of SUDS measures that seek to mitigate surface water flood risk to the neighbouring village of Hambrook. Initial SUDS measures included traditional features such as ditches and ponds. More innovative approaches were introduced during the later stages of the site's development. These included extensive areas of permeable paving, and swales and a detention pond. Further information can be found at the [following link](#).

- 6.9 Further information, guidance and case studies on SuDS can be found on the [Susdrain website](#).

Reducing flood risk

- 6.10 The Council has produced a Strategic Flood Risk Assessment (SFRA) and a Surface Water Management Plan (SWMP). These identify the different types of flood risk present in the Borough and how this should be considered when proposing development.

Strategic Flood Risk Assessment (SFRA)

- 6.11 The SFRA delineates the borough into zones of low, medium and high probability of fluvial flooding. The delineation is based largely upon existing available information provided by the Environment Agency.
- 6.12 Areas of the Borough that fall within flood zones 3b and 3a are the most susceptible to fluvial flooding and development within these areas may only be considered following application of the Sequential Test, and 'more vulnerable' development should be avoided wherever possible.
- 6.13 Any development proposed within Flood Zones 2 or 3 or over 1 hectare in size within Flood Zone 1 must prepare a site specific Flood Risk Assessment.
- 6.14 Since the SFRA was published, the Environment Agency has amended the flood zones for the Borough. The most up to date flood zones can be viewed on the [Environment Agency's website](#). These should be viewed in conjunction with the SFRA.
- 6.15 The SFRA can be viewed on the Council's website at the [following link](#).

Case Study: Stanmore Place, Harrow

- 6.16 A high density housing scheme in a suburban neighbourhood that incorporates features such as a large lake and extensive lush planting (as part of the scheme's wider landscaping) to help mitigate flood risk from the adjoining Edgware Brook. These features, have contributed to the overall attractiveness and marketability of the scheme.

Surface Water Management Plan

- 6.17 Work undertaken in partnership between Epsom and Ewell Borough Council, Surrey County Council, the Environment Agency and Thames Water has identified a significant risk of flooding from surface water runoff within the Borough⁹. The Borough's [Surface Water Management Plan](#) recommends that surface water flooding should be managed cumulatively, with each new development and household ensuring they do not contribute further to the risk of flooding in the Borough.
- 6.18 The SWMP identifies sustainable responses to manage surface water flooding and provides an evidence base upon which future decisions and funding applications can be based. The SWMP identifies the areas particularly at risk of surface water flooding and mitigation measures that should be introduced to alleviate this risk.

⁹ Epsom & Ewell Surface Water Management Plan, River Hogsmill Defra Integrated Urban Drainage Pilot and Epsom and Ewell Borough Council Strategic Flood Risk Assessment

- 6.19 All applications should consider surface water flood risk and show how the proposal will contribute positively towards the reduction of this risk across the borough.

Paving Over Front Gardens - Changes to Permitted Development:

- 6.20 The combined effect of many homeowners within the Borough paving over their front gardens can increase the amount of surface runoff which adds to the risk of flooding. The additional hard surfaces also increase the amount of pollution (oil, petrol etc.) which can be washed off into the drains and enter the streams and rivers, as well as decreasing the amount of water which can infiltrate naturally to recharge underground aquifers. The cumulative increase in paved surfaces is known as 'urban creep'.
- 6.21 At a national level, following the summer floods of 2007, urban creep was identified by Sir Michael Pitt in his scrutiny review to Government as '[having] a *significant impact on the natural drainage of surface water, as water that previously soaked into the ground has nowhere to go and can increase the risk of surface water flooding.*' The review also identified that, '*Householders should no longer be able to lay impermeable surfaces as of right on front gardens.*' These findings are in line with the Borough's Surface Water Management Plan (SWMP) and supported by the SWMP partnership of organisations.
- 6.22 For this reason, permitted development rights that previously allowed householders to pave their front garden with hardstanding without planning permission have been removed. Since 1 October 2008, planning permission is required if more than five square metres of a new or replacement driveway is to be covered with traditional, impermeable materials that do not provide for the water to run to a permeable area.
- 6.23 The Council is supported by the SWMP Partnership (consisting of the Environment Agency, Thames Water, Surrey County Council and EEBC) in refusing permission for further impermeable front gardens where no provision has been provided to ensure the surfaces will not increase the amount of surface water runoff leaving the site.
- 6.24 Instead, there are a number of options for a new or replacement driveway to use permeable (or porous) surfacing, or to direct the runoff to a lawn or border to drain naturally. These alternative options will not require planning permission and can be better for the environment, provide attractive parking areas, do not necessarily cost more or require a lot of maintenance. Examples of options, as well as further background information, can be found in the guidance document 'Guidance on the permeable surfacing of front gardens'

Reducing potential water consumption

- 6.25 The UK's population is growing, and this is placing an increasing demand on the water supply. The demand is forecast to increase further, as climate change leads to warmer temperatures and more periods of drought. Therefore it is important that developments minimise water consumption and maximise water recycling.
- 6.26 The increased frequency of drought conditions mean that areas like Epsom that are already stretched for water capacity, will be under increasing pressure. The Environment Agency has produced a "Water Stressed Areas – Final Classification" document, which identifies the stress situation for each water company across the UK. The Borough of Epsom & Ewell is served by Thames Water and Sutton & East Surrey Water both for which the stress levels have been identified as "serious".

While all new homes already have to meet the mandatory national standard set out in Building Regulations (of 125 litres per person per day), the Council has adopted the tighter Building Regulations optional requirement of 110 litres per person per day from October 2015. This requirement is set out in Policy DM12 in the Development Management Policies Document.

- 6.27 The website www.water-efficient-buildings.org.uk provides a valuable source of information about costs and benefits of water efficient new development, as well as advice on the specification and delivery of water-efficient developments.

Water Efficiency Calculator

- 6.28 The Water Efficiency Calculator for New Dwellings (Water Calculator) is the government's national calculation method for the assessment of water efficiency in new dwellings. The calculator assesses the contribution that each internal water fitting has on whole-house water consumption. The figures are calculated by using the manufacturer's product details multiplied by an assumed use factor. More information can be found at the [following link](#).
- 6.29 There is a wide range of water efficiency measures that can be implemented, including:
- Installing flow restrictors to taps
 - Installing aerated showers that use less water but increase perceived flow rate
 - Low flush/ dual flush WCs
 - Taps with water brakes that require additional force to be turned on more than a specific amount
 - Low volume baths
 - Washing machines and dishwashers with eco settings
- 6.30 In addition to specifying water efficient fixtures, water consumption can be reduced further by recycling. The recycling measures such as rainwater harvesting, water butts, greywater drainage and SUDS are more economical to install during the construction phase rather than as part of a retro-fitting scheme.

Greywater recycling

- 6.31 Grey water is waste water from showers, baths, washbasins, washing machines and kitchen sinks. You can collect it from some or all of these sources and, after treatment, use around the home for purposes that do not require drinking water quality such as toilet flushing or garden watering. It is important that contaminants such as soap, salt and grease are removed. A sand filter can be used to reduce the amount of chemicals in the water.

Benefits:

- If used for toilet flushing, a greywater system could potentially save a third of the mains water used in the home.
- For customers with water meters, water bills may also be reduced.
- Less water is taken from lakes, rivers and aquifers, and more is left to benefit ecosystems
- Potential reduction in risk of flooding due to less rainwater being discharged to drains and sewers

Water Quality

- 6.32 Hard surfaces, such as paved over areas used for car parking or as garden patios can have a harmful impact on water quality. For example from oil and petrol spillages that is washed into the drains then entering streams, rivers and groundwater.
- 6.33 Groundwater is a valuable resource that provides water for domestic, agricultural and other commercial uses. Both European and national legislation, requires the prevention of groundwater pollution for the public good.
- 6.34 Locally the groundwater for human consumption is abstracted from the chalk aquifer. The chalk is a 'principal aquifer' capable of storing and transmitting groundwater in commercial quantities. The chalk aquifer is present at the surface in the south and east where groundwater could be affected by development and/or land contamination.
- 6.35 The Environment Agency has produced some 'standard groundwater protection advice on the discharge of surface water to ground'. This states that where disposal of surface water to the ground is the only option, it should conform to current best practice for designing SuDS to prevent the pollution of groundwater from 'diffuse' sources and ensuring compliance with the objectives of the water Framework Directive.

EA Groundwater protection advice on discharge of surface water

- 6.36 The Environment Agency has defined Source Protection Zones (SPZs) for numerous groundwater sources used for public drinking water supply. A large proportion of the Borough has been designated as a SPZ with a significant area surrounding Epsom town centre. Further information on SPZs and a map showing where they are located can be found on the [Environment Agency's webpage 'Groundwater source protection zones'](#).

7. Energy

- 7.1 While there is no requirement for information relating to the energy performance of a building to be contained in the Sustainability Statement, this chapter contains a wealth of information on how energy consumption can be reduced and supplied more sustainably.
- 7.2 The application of the Energy Hierarchy is a tried and tested approach that reduces the adverse environmental impacts of new development. This approach seeks to minimise the development's energy use before meeting its demand by the cleanest means possible. We recommend this approach.

The Energy Hierarchy

A. Reduce the need for energy – Site layout and orientation of buildings can reduce the energy demand of buildings by capitalising on passive solar gain which utilises the energy from the sun to heat and provide light for certain rooms of a building.

B. Use energy efficiently - There are many measures that you can incorporate that help to save and efficiently use energy. These include thermal efficient glazed windows, draught proofing, insulation, and energy efficient appliances (light fittings etc).

C. Supply energy efficiently - By using existing energy supplies more efficiently greenhouse gas emissions can be significantly reduced (also termed low carbon sources), e.g. distributing waste heat energy via power networks improves the efficiency further still; or using Combined Heat and Power (CHP) networks.

D. Use renewable energy – Developments can incorporate technologies that obtain energy from flows that occur naturally and repeatedly in the environment – such as from the wind (wind turbines), from the sun (Solar PV and Solar Thermal) and from biomass.

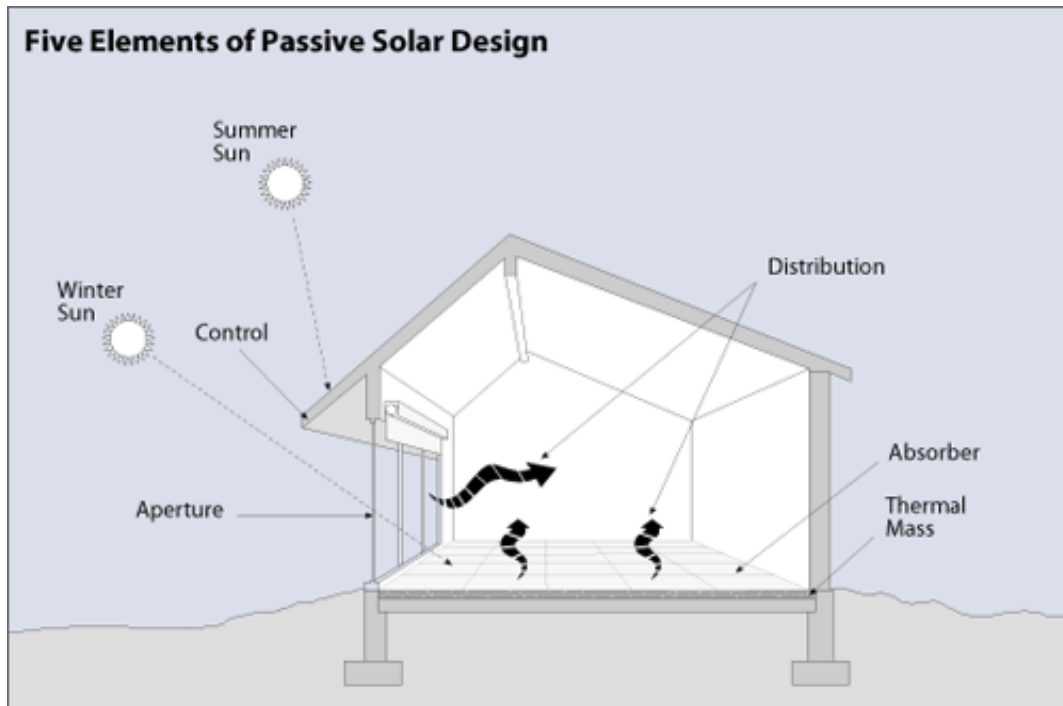
A Reduce the need for energy

Passive Solar Building Design/ climatic design

- 7.3 This is the use of the sun's energy for the lighting, heating and cooling of living spaces. The building (or element of the building) takes advantage of natural energy characteristics in materials and air created by exposure to the sun. It is achieved through orientation, layout and glazing. It does not involve the use of mechanical and electrical devices. For domestic buildings this can contribute as much as 15% of the energy required for heating and lighting. By incorporating PSD into new buildings, annual fuel bills can be reduced and CO₂ emissions can be reduced.
- 7.4 In most situations measures to maximise the potential for passive solar heat gain in new developments will be possible within the design of the scheme at no significant extra cost. For example, where appropriate buildings should be compact in shape to reduce their surface area, with windows orientated towards the south to maximise passive solar gain.

The following are important elements of passive solar home design:

Figure 6: Elements of passive solar design

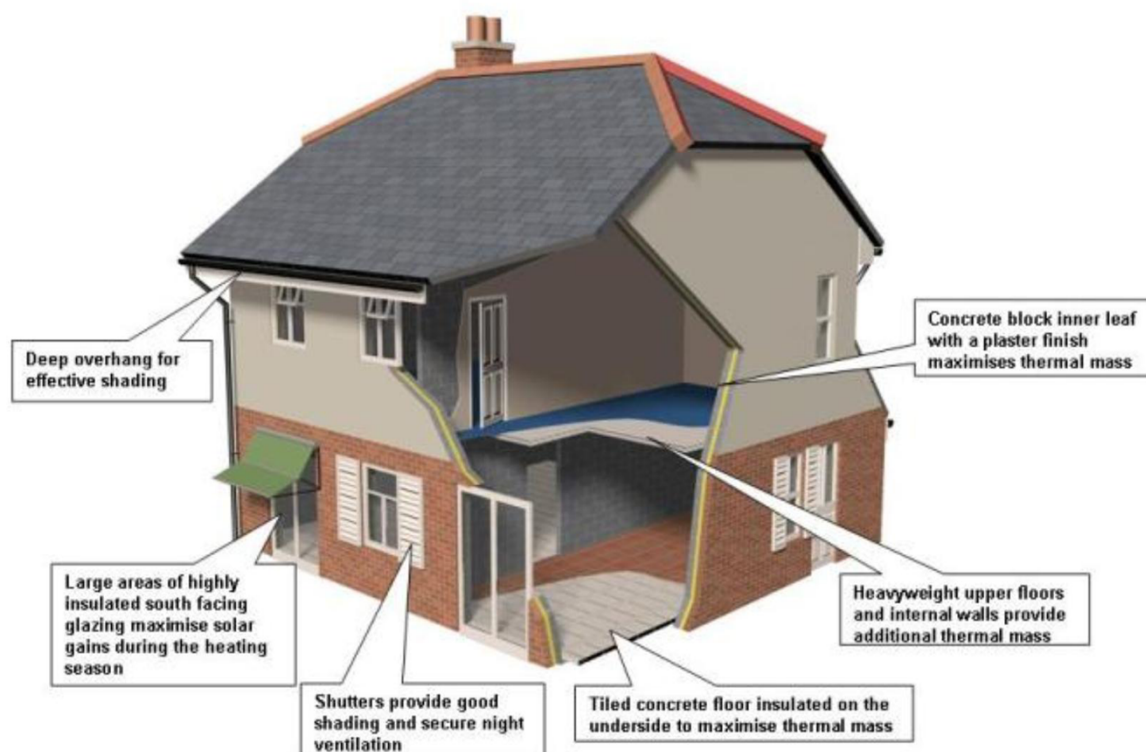


Source: http://www.energysavers.gov/your_home/designing_remodeling/index.cfm/mytopic=10270

Thermal Mass

- 7.5 A central feature of any building designed to make the most of passive solar energy is high thermal mass. Exposed thermal mass elements have the ability to absorb and store heat, and release heat to the internal spaces of the building. Materials with a high thermal mass absorb heat during the day and release it during the night, helping to regulate the temperature. A high thermal mass construction could be a brick and block wall with a plaster finish. A timber framed wall has a lower thermal mass.
- 7.6 The diagram below shows examples of how the thermal mass of a building can be exploited all year round.

Figure 7: Exploiting thermal mass on a year-round basis



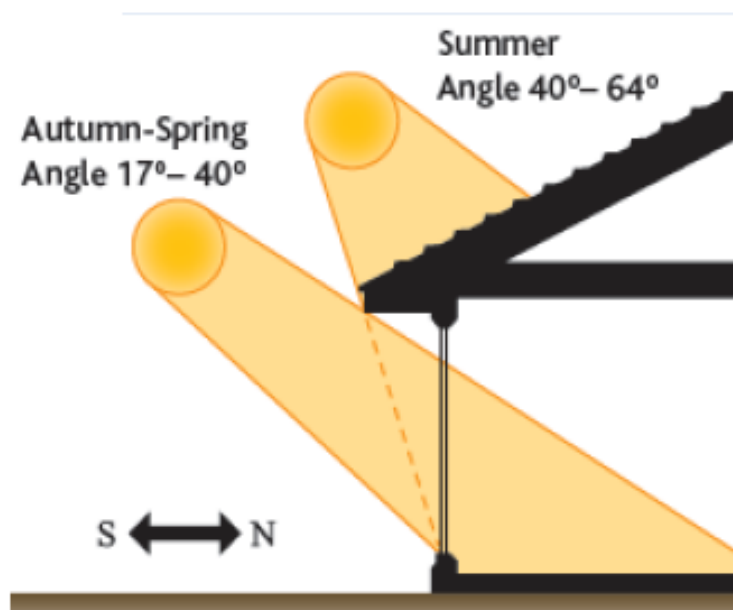
(Source: www.sustainableconcrete.org.uk/sustainable_design_constructio/thermal_mass.aspx)

7.7 Some of the features identified above can be easily installed on existing properties – particularly measures such as higher-value insulated glazing and window shutters. However, these measures can in certain circumstances have an unintentionally negative impact upon the visual character and appearance of a building and its wider surroundings. This is especially true in conservation areas. A number of the Borough’s Conservation Areas are subject to Article 4 directions where certain permitted development rights have been removed. For example planning permission may be required to install new windows or doors We suggest that if you are considering installing such measures that you contact the Council’s Development Management Team.

Solar Shading

7.8 This is designed to prevent excessive solar gain and glare. In the summer the sun is high and the solar shading acts to block sunlight from hitting the window. During the winter the sun is lower in the sky and sunlight passes beneath the shade and can pass through the window. Solar shading can be achieved through the use of overhanging roofs, balconies, fixed louvres (brise soleil) or screens. The amount of sunlight blocked by fixed shading devices can be estimated using a sun path diagram.

Figure 8: Solar Shading



Case Study: Passivhaus, Camden

7.9 The UK's first certified "Passivhaus"¹⁰ has been built in Camden. The timber frame 120m² two bedroom home has a predicted annual heating demand of 3kWh/m²/yr (at standard occupancy maintained at 20°C in winter). This is achieved by 380mm of insulation, negative Psi values throughout (no cold bridging), triple glazing, "Passivhaus" sliding windows, draught free construction, and 92% efficient heat recovery ventilation consuming only 15 watts of power in extract and supply. Summer temperatures are controlled by blinds, a well-insulated structure, and two green roofs.

B Use energy efficiently

7.10 The first step towards reducing fossil fuel dependence is to increase energy efficiency and reduce usage wherever possible. Well-insulated buildings, designed to take advantage of passive heating, cooling and ventilation, and incorporating efficient lights and appliances can considerably reduce the energy needed in a home. It will also make the building cheaper to heat and power, which is becoming increasingly important as energy prices rise.

7.11 Practice has shown that well insulated buildings, which also incorporate other aspects of passive solar design, can be used throughout the year with very little additional heating other than that gained from occupants and electrical appliances such as TV's and computers.

¹⁰ "Passivhaus" is a German standard for energy efficiency in construction and is increasingly being used across the World. More information can be found at www.passivhaus.org.uk

Insulation

7.12 Around half of the heat lost in a typical home is through the walls and loft. Increasing insulation levels significantly beyond current building regulations requirements is the cheapest and most effective method of reducing CO2 emissions. It requires no maintenance and should last the life time of the building. It reduces heat losses and gains through the fabric of the building and minimises the costs of heating and cooling systems. Buildings are kept warmer in winter and cooler in the summer.

Insulation measures include:

- Cavity Wall Insulation
- Solid Wall Insulation
- Floor Insulation
- Loft Insulation
- Draught Proofing
- Tanks and Pipe Insulation
- Glazing

7.13 Thermal insulation is measured using U-values. The U value is a measure of how readily heat will flow through the structure. An increased thickness of insulating materials will increase energy efficiency and reduce the 'U value'.

More information on home insulation can be found on the Energy Saving Trust's [website](#).

Airtightness

7.14 Significant reductions in heat loss can also be achieved by reducing air infiltration through the building fabric and making the building air tight. Air leakage occurs in a number of places, particularly draughty windows and doors and joints between ceilings and walls.

7.15 Air leakage can be reduced through careful construction practices, to ensure gaps in the fabric are minimised. Measures include:

- Ensuring gaps around window and door frames are properly sealed.
- Draught-stripping external windows and doors (other than kitchens and bathrooms unless other ventilation measures are included).
- Sealing holes around services passing through the external walls including water pipes, gas pipes, boiler flues and electrical cables.
- Choosing airtight light fittings or sealing gaps around light fittings and ceiling pull cords.
- Sealing the joint between the ceiling and the external wall.
- Sealing the joint between the dry-lining and the skirting board.

For more information about draught proofing visit the [following link](#).

Ventilation

7.16 Natural ventilation involving supplying and removing air through a building using natural means reduces the need to mechanically ventilate a building, and reducing energy consumption. There are a number of possible approaches to natural ventilation:

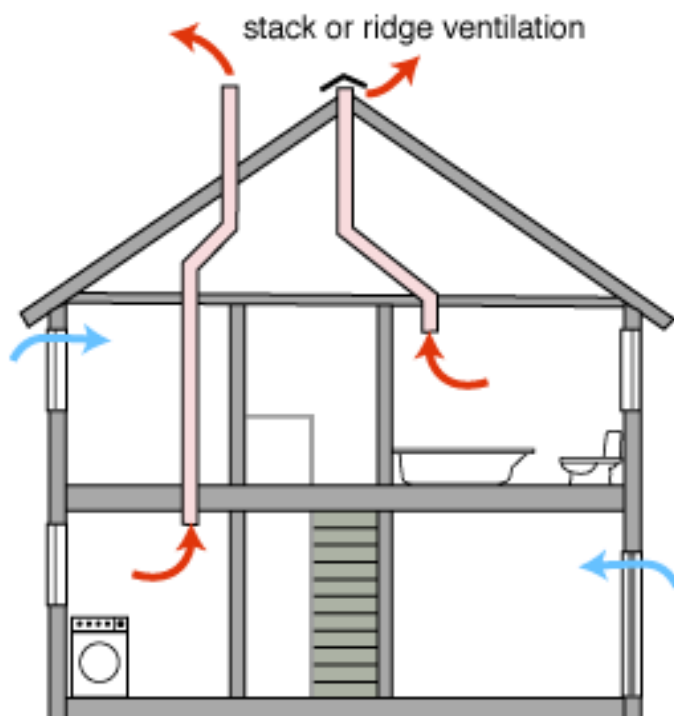
Wind driven ventilation

7.17 This can be created by taking advantage of the natural air pressure differences that occur when air flows over a building. By placing ventilation openings on the low pressure side of the building, air will be drawn into the building providing natural ventilation.

Passive stack ventilation

7.18 Passive stack ventilation is driven by differences in internal and external temperatures, and is achieved by placing ventilation openings at different heights. It is based on the 'stack' effect whereby warm air naturally rises and is replaced with cooler air entering at a lower level. In order to make a passive stack approach work, vents should be placed in rooms which require fresh air to replace moisture-laden or odorous air. Ducts draw the warm air up and out of the building, and ventilation openings (such as trickle vents in winter or open windows in summer) draw in fresh air from 'dry' rooms.

Figure 9: Passive stack ventilation



(Source: www.greenspec.co.uk/whole-house-ventilation.php)

Ventilation is covered by part F of the Building regulations. More information on this can be found on the [Planning Portal](#)

C Supply energy efficiently

Energy Efficient Appliances/ Building Infrastructure

- 7.19 Heating and lighting and other building appliances can be major consumers of energy. By carefully choosing energy efficient systems and appliances developers and homeowners can reduce the energy demand from their buildings and therefore reduce their costs significantly.
- 7.20 We encourage developers and homeowners to consider fitting the most energy efficient appliances/ infrastructure available to them. Whilst this approach may cost more in the short-term, long-term savings will be significant (see case study below). Specification of high standards of energy efficiency for appliances (for example A rated white goods), and the use of low-energy light bulbs, which consume significantly less power than ordinary bulbs to generate the same amount of light, can make a substantial contribution to the efficiency with which energy is used.

Case Study: Ashley Centre and Hook Road Car Parks, Epsom

- 7.21 We are committed to significantly reducing our gas and electricity consumption as an objective of our Climate Change Action Plan. In particular we are investing in energy efficient appliances/ infrastructure, which is being fitted to all of our buildings. Especially noteworthy is the impact of work to reduce electricity usage at the Ashley Centre and Hook Road multi-storey car parks. The car parks are major users of electricity mainly for lighting and have historically accounted for between 20% and 25% of the Council's electricity consumption at an annual cost of c£48,000pa.
- 7.22 In January 2010, the Council agreed to reduce electricity use in the above two car parks. This involved the introduction of variety of different measures including voltage optimisers and LED lighting. These works were carried out in January 2011 at a cost of c£40,000. As a result in a full year, electricity consumption will be reduced by 25% saving c£12,000pa, and achieving a payback on the investment in a few years.

D Use renewable / low carbon energy

- 7.23 Incorporating on-site renewable or low-carbon energy sources is not only good for the environment it also makes good financial sense. Low-carbon technologies such as wind turbines, solar panels and wood fuel boilers use renewable sources of energy, so you use less fossil fuel, which reduces your carbon footprint as well as your fuel bills. The availability of government financial incentives can help make this an attractive proposition either as an integrated component in new developments, or installed on existing buildings. The Energy Savings Trust provides valuable information on the many different forms of renewable and low-carbon energy.
- 7.24 Our Core Strategy encourages the use of renewable or low carbon energy technologies as an integral part of a proposals design. Since adopting the Core Strategy the Borough has been successful in ensuring that new development proposals demonstrate that at least 10% of their predicted energy needs are provided from renewable or low carbon sources.

Renewable and Low Carbon Energy Sources

- 7.25 There are many different sources of renewable and low-carbon energy that can either be incorporated into new development or fitted to existing buildings. Not all sources are viable in Epsom and not all sources will be appropriate for all types of development. It is recommended that developers of new housing which incorporate complex renewable energy installations should ensure that future occupiers are provided with clear instructions on their future operations and maintenance.
- 7.26 The following are common examples of renewable and low-carbon energy sources that can be easily integrated into the design of new developments, or fitted to existing buildings. This list is not intended to be exhaustive and there are other technologies that may be appropriate. It will be entirely up to the developer to demonstrate the value of these alternatives.

Air Source Heat Pumps

- 7.27 Air source heat pumps absorb heat from the outside air. This heat can then be used to heat radiators, underfloor heating systems, or warm air convectors and hot water in your home.
- 7.28 An air source heat pump extracts heat from the outside air in the same way that a fridge extracts heat from its inside. It can get heat from the air even when the temperature is as low as -15° C. Heat pumps are not entirely renewable energy sources as they need electricity to run, but the heat they extract from the ground, air, or water is constantly being renewed naturally.

Air source heat pumps could:

- lower fuel bills, especially if they are replacing conventional electric heating
 - generate an income through the government's Renewable Heat Incentive
 - lower carbon emissions, depending on which fuel is being replaced
 - they don't need fuel deliveries
 - both heat and provide hot water for the property
 - require little maintenance - they're called 'fit and forget' technology
 - be easier to install than a ground source heat pump, though efficiencies may be lower.
- 3.31 Unlike gas and oil boilers, heat pumps deliver heat at lower temperatures over much longer periods. During the winter they may need to be on constantly to heat the property efficiently.

Ground Source Heat Pumps

- 7.29 Ground source heat pumps use buried pipes to extract heat from the ground. This heat can then be used to heat radiators, underfloor or warm air heating systems and hot water.
- 7.30 A ground source heat pump circulates a mixture of water and antifreeze around a loop of buried pipe - called a ground loop. Heat from the ground is absorbed into the fluid and then passes through a heat exchanger into the heat pump. The ground stays at a fairly constant temperature under the surface, so the heat pump can be used throughout the year - even in the middle of winter.

- 7.31 amount of heat needed. Longer loops can draw more heat from the ground, but need more space to be buried in. If space is limited, a vertical borehole can be drilled instead.
- 7.32 Ground source heat pumps have similar advantages to the air source heat pumps outlined above. However, the latter are usually easier to install (particularly in terms of retrofitting to an existing property) than ground source as they don't need any trenches or drilling, but they are often less efficient.
- 7.33 In most retrofitting circumstances ground source heat pumps can be considered under permitted development rights. Equally, in most circumstances the Council can favourably consider proposals for new development that incorporate this renewable heating source. However, underlying geological conditions, particularly where a Major Aquifer¹¹ is present may make the installation of ground source heat pumps impractical or inappropriate. We recommend that you contact the Council to establish the suitability of this renewable source prior to installation in order to avoid abortive and potentially costly work.

Micro Combined Heat & Power (Micro CHP)

- 7.34 This technology generates heat and electricity simultaneously, from the same energy source, in individual homes or buildings. The main output of a micro-CHP system is heat, with some electricity generation, at a typical ratio of about 6:1 for domestic appliances.
- 7.35 Domestic systems are currently powered by mains gas or liquid petroleum gas (LPG); in the future there may be models powered by oil or bio-liquids. Although gas and LPG are fossil fuels rather than renewable energy sources, the technology is still considered to be a 'low carbon technology' because it can be more efficient than just burning a fossil fuel for heat and getting electricity from the National Grid.
- 7.36 A typical domestic system will generate up to 1kW of electricity once warmed up: the amount of electricity generated over a year depends on how long the system is able to run. Unused electricity generated by this system has the potential to be sold back to the National Grid.
- 7.37 Micro-CHP systems are similar in size and shape to ordinary, domestic boilers and like them can be wall hung or floor standing. The only difference to a standard boiler is that they are able to generate electricity while they are heating water. In many respects these systems provide an attractive and cheap alternative to traditional renewable or low-carbon energy sources as the differences between them and conventional heating systems are minimal. In most cases installation of a micro-CHP system is unlikely to have a visual impact upon the building in question or the surrounding environment. As a consequence retrofitting is unlikely to require planning permission – in most circumstances it will be no different than simply updating an existing household boiler system.

¹¹ A natural underground water source which supplies water for human consumption.

Solar Panels

Solar Thermal

- 7.38 Solar thermal panels use the sun's energy to generate hot water. The two main types of solar thermal panels are evacuated tube and flat plate collectors. Evacuated tube collectors are more efficient than flat plate collectors, and require less roof space. However, they are also more fragile as the tubes are made of glass.
- 7.39 Solar panels have over time become a popular source of renewable energy, either as component of new development proposals, or more commonly as a retrofitted solution to domestic properties.
- 7.40 Solar panels should be located on south facing roofs, or within 30 degrees of south, to maximise efficiency, and should not be shaded. They are best suited to buildings which have a particular demand for hot water, such as dwellings, hospitals and swimming pools.

Solar Photovoltaic cells

- 7.41 Photovoltaic (PV) cells use the sun's energy to generate electricity. They do not require the sun to be shining for them to work, although they are most efficient on sunny days. To ensure the efficiency of PV panels is maximised, the orientation of the building, and the tilt and shading of the panels should be considered. "[Solar Century's](#)" website contains guidance on the orientation and tilt of solar PV panels.
- 7.42 The two main types of PV panels are crystalline and thin-film. Mono-crystalline PV cells are currently the most efficient technology available and the most commonly used, in the form of aluminium framed, glass covered panels, although they are more expensive than thin-film PV. For optimum performance, PV panels should face between south-east and south-west, and should be installed at an angle of 30-40°. They should not be installed where they are overshadowed.

Council Guidance Note on Solar Panels

- 7.43 The Council has produced a [Solar Panel Guidance Note](#) which provides advice on installing solar panels lawfully by describing the type of installation that does not need planning permission on an existing building (i.e. "permitted development") and installation that does require permission.

Case Study: Brookwood Farm, Knapp Hill, Surrey

- 7.44 This is one of the very first mainstream housing developments to be built to the Code for Sustainable Homes Level 5 standard in the Country. It incorporates many of the approaches and features outlined within this document. Significantly it has attained the Code Level 5 standard without sacrificing its visual character and appearance. For example, all of the houses on the development incorporate large solar panel arrays that typically cover the east roof plane. The visual impact of these arrays has been significantly minimised through the use of solar slates, as opposed to bolt-on panel arrays. Further information on this development can be found at the [following link](#).

Wind Turbines

- 7.45 Wind turbines harness the power of the wind and use it to generate electricity. Government statistics suggest that up to 40% of all the wind energy in Europe blows over the UK, making it an ideal location for domestic turbines; also known as 'microwind' or 'small-wind' turbines. Wind is entirely renewable and free, so once a turbine has been installed on-site electricity costs will be reduced.
- 7.46 However, wind turbines can have a significant impact upon either the building that they are mounted upon, or the surrounding environment – both in terms of their visual appearance and their potential for generating noise. As a consequence proposals to install wind turbines, either as part of a new development or fitting to an existing property should seek to minimise visual and noise impacts.

Permitted Development

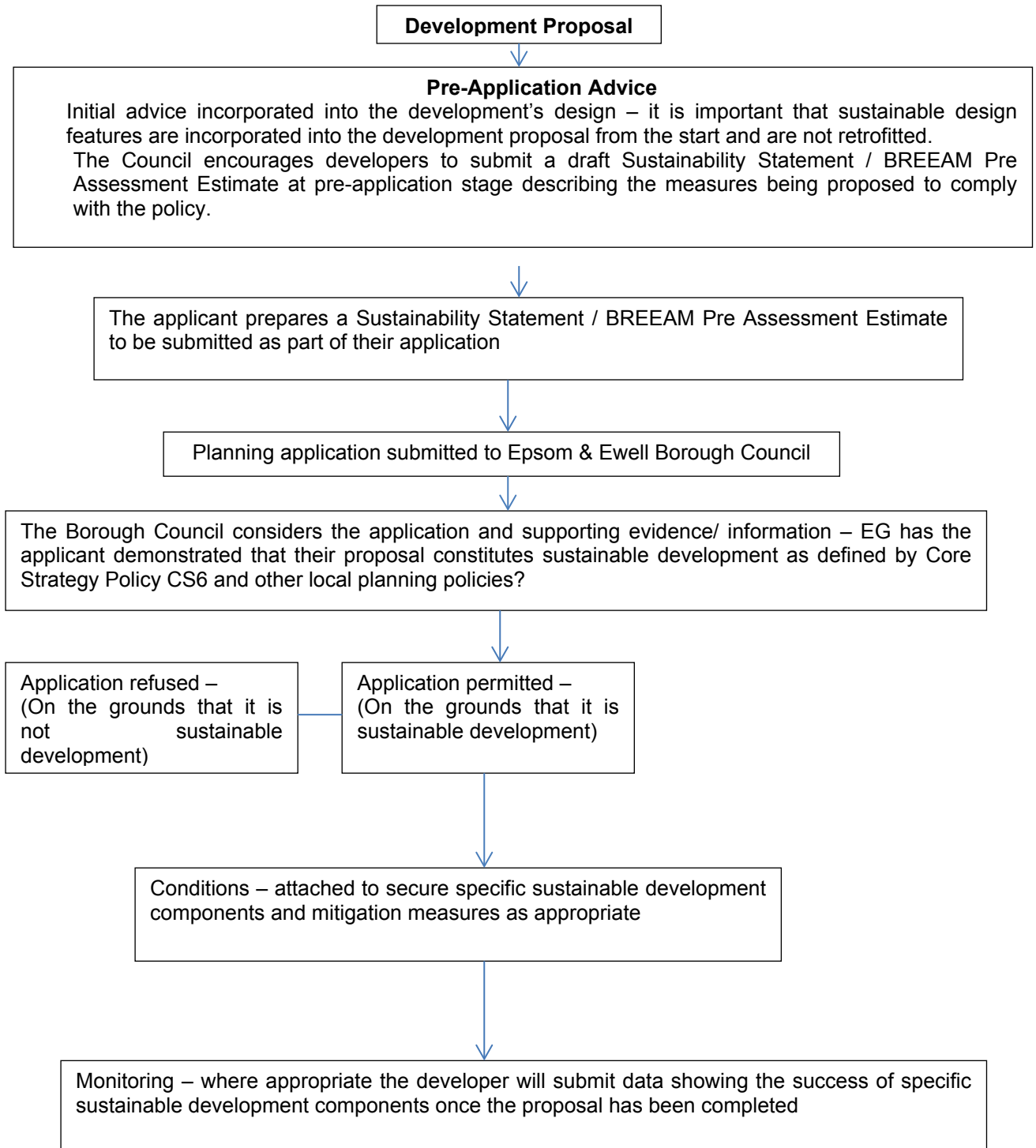
- 7.47 The installation of some sources of renewable or low-carbon energy on domestic dwellings can, subject to specific criteria, be carried out under permitted development rights. However, under certain circumstances proposals will require planning permission in spite of meeting permitted development criteria because of their visual impact upon the building or the surrounding area. This is particularly the case where this involves the installation of equipment on the outside of a house – such as solar panels, air source heat pumps and wind turbines. In order to avoid problems, we recommend that homeowners contemplating the installation of renewable and low-carbon energy sources contact the Council in advance to establish whether their proposal requires planning permission. Even where proposals fall under permitted development we strongly recommend that homeowners apply for a Lawful Development Certificate.
- 7.48 Information on Permitted Development Rights and details of how to make an application for a Lawful Development Certificate or for Planning Permission can be accessed on the [Planning Portal website](#).

Case Study: Cardiff University '[Smart' Carbon Positive Energy House](#)

- 3.49 In early 2015 designers at Cardiff University have constructed a house in Bridgend that exports more power to the national grid than it uses. Its unique design combines for the first time reduced energy demand, renewable energy supply and energy storage to create an energy positive house. The cost of constructing the house fell within the normal budget for social housing at £1,000 per sq m and took only 16 weeks to build. This makes it an 'affordable' option for house builders to deliver truly zero carbon homes.
- 3.50 The house has glazed photo-voltaic (PV) panels fitted into the south-facing roof, allowing the space below to be naturally lit. Solar generation and battery storage run both the combined heating, ventilation and hot water system, and the electrical power system, which includes appliances, LED lighting and a heat pump. The solar air system preheats the ventilation air, which is also warmed by the water store.

Annex 1 - Sustainable Design and the Development Management Process

The following flow diagram illustrates how the Council, as local planning authority, will, in conjunction to other key partners¹², determine how a proposal meets the sustainable development requirements of Core Strategy Policy CS6.



¹² These are comprised of those statutory bodies and other consultees who have a consultative input into the planning development management process.

Annex 2 – Guidance on the storage and collection of Household Waste

• Introduction

- a. To ensure waste is collected cleanly, safely and efficiently and to encourage waste minimisation the Council has specified that it will only collect domestic waste and materials for recycling in the containers provided by the Council. It can make this a legal requirement under Section 46 of the Environmental Protection Act 1990.
- b. Where new or redevelopment homes are being built, the Council may ask the developer to accommodate and contribute towards the cost of containers. The following information is therefore provided to assist developers in complying with planning conditions requiring the provision of storage areas for the containers. This note should be read in conjunction with Part H of the Building Regulations 2002. Manual for streets (paragraphs 6.8.4 to 6.8.18) and BS5906:2005 Waste Management in Buildings – Code of Practice.
- c. Applications for planning permission should include appropriate provision for the storage and collection of household waste and materials for recycling on the application site. Details of the siting, size and design of the refuse and recycling storage areas for each property will be required with planning applications. These details, particularly the siting and size of the storage areas, should be included on the site layout plan.

• Houses and Bungalows

- a. These properties will normally be provided with one 240 litre wheeled bin for waste, one 180 litre wheeled bin for plastic and cardboard recycling, one 23 litre food waste bin, one 47 litre recycling bag (for paper) and a 55 litre recycling box. Please see full dimensions of all containers listed in section 4.
- b. Residents are also able to subscribe, at a cost, to a garden waste recycling service where a 240 litre wheeled bin or 60 litre recycling bag can be issued. A nappy waste service is also offered to residents where they would be issued with an additional 180 litre bin.
- c. The Council may provide two 240 litre wheeled bins for waste for properties where there are more than eight occupants, where requested.
- d. Wheeled bins, boxes and bags should be stored on a hard, impervious, free-draining surface, in a position with convenient access to the kitchen door but also where they can be easily moved by the residents to the property boundary for emptying by the Council.
- e. Where it is intended for the wheeled bins and boxes to be permanently stored at the front of the property, a suitable enclosure should be constructed in an accessible, but inconspicuous position. Enclosures which are located in a prominent position are likely to be refused permission. Any enclosure should be of adequate height to permit the bin lids to be fully opened without having to move the bins.
- f. For developments with limited or no vehicular access, the occupiers will need to bring the wheeled bins, box and bags to the kerbside adjacent to the highway for collection. These arrangements can cause obstruction of the footpath, vehicular accesses and annoyance to other local residents. In such circumstances the occupier(s) of such properties should make their own arrangements for removing the emptied bins and boxes from the kerbside as soon as practicable after they have been emptied. Paragraph 6.8.13 of the Manual for Streets states that “waste bins on the footway pose a hazard for blind or partially sighted people and may prevent wheelchair and pushchair users from getting past”.

- **Flats and Communal Properties**

- a. For flats and communal developments with more than four properties, communal wheeled bins will be provided, at cost to the developer, for refuse and recycling collection. The total wheeled bin capacity will be based on the approximate total refuse and recycling litre requirement of 500 litres per property. This will be split among containers to allow waste streams to be separated. Please contact your planner to discuss the required litre capacity for your proposed development.
- b. The average flats and communal property development will require capacity for the following refuse and recycling containers. This example is based on 8 properties; container dimensions are available in section 4.
 - 1 x 1100 litre refuse bin
 - 2 x 1100 litre mixed recycling bins¹³
 - 2 x 240 litre glass (bottles & jars) recycling bins
 - 1 x 180 litre food waste recycling bin
- c. In these properties communal wheeled bins should be provided and stored in an area close to the access road with a suitable access pathway. The collectors will collect, empty and return the communal wheeled bins and boxes to the storage area.
- d. The **storage areas** for communal wheeled bins and recycling needs to:
 - Be at ground level
 - Allow sufficient room for both refuse and recycling containers to be stored and manoeuvred.
 - Be within 6 metres of the public highway
 - Residents should not be required to carry waste and recycling more than 30 metres to the storage area
 - Have a suitable level hard surface
 - Access pathway
 - Dropped kerb
 - Hatching adjacent to the dropped kerb prohibiting parking

¹³ Such co-mingling bins are provided on properties and sites where there is insufficient space to accommodate the full range of separate recycling bins. These bins are used for storage and collection of all forms of non-food recyclable waste.

- e. **Access pathways** from the storage area to the collection point (where the vehicle stops) need to:
- Be level, unless the gradient falls away from the storage area in which case the gradient should not be steeper than 1:12
 - Be at least 1.5 metres wide
 - Be free from kerbs and steps
 - Have solid foundations and a smooth continuous impervious surface
 - Have shallow ramps where they meet roadways
 - Be no more than 5 metres from the point where the collection vehicle will stop
- f. The collection vehicle will need to park near the storage area. So **access roads** need to:
- Have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 26t GVW, 11.5t axle loading)
 - Have heavy-duty manhole covers, gully gratings etc.
 - Be designed to ensure reasonable convenience for the collection vehicle.
 - Be a minimum of 5 metres wide.
 - Be arranged for the collection vehicle to continue in a forward direction.
 - Offer adequate space for turning. The minimum turning circles are 18.5m (kerb to kerb) and 20.3m (between walls).
 - Allow a minimum of 4.1 metres clearance under any obstruction such as an archway or trees.
 - Road hatchings at the entrance, to prevent parking at all times
- g. For tracking purposes, the dimensions of the vehicles currently used in Epsom & Ewell are 10.8m long and 2.6m wide.
- h. If more than four 240 litre bins (960 litres total) are to be emptied, then the collection vehicle should be able to enter the development to avoid the risk of obstructing traffic. In all such instances the road crossing the footway shall be designed so that the reversing vehicle does not encroach on the footway.
- i. Collection vehicles should not generally be expected to reverse into a development from a busy main road. Collection vehicles can be reversed into the development over a distance not exceeding 12 metres to a point within 5 metres of the storage area. It is requested that where possible developments are designed to avoid the reversing of collection vehicles.

- j. Appropriate measures must be incorporated into any scheme to control unauthorised parking of vehicles that would prevent access by the waste collection vehicle or the movement of bins and boxes from the enclosure to the collection vehicle.

- **Container Dimensions**

	Height	Width	Depth
1100L	132cm	122cm	92cm
660L	119cm	120cm	74cm
360L	105cm	55cm	86cm
240L	105cm	57cm	73cm
180L	99cm	48cm	65cm
Food waste Container	41cm	32ccm	40cm
Kerbisde recycling box	35cm	56cm	44cm

For further information please contact:

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Annex 3 – SuDS Suitability (information from the Council’s Surface Water Management Plan)