

LICENSING AND PLANNING POLICY COMMITTEE  
22 OCTOBER 2015

**SITE ALLOCATIONS POLICIES DOCUMENT PRE-SUBMISSION DRAFT**

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

**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.

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**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.

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**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**