

**ANNEX 1 – DEVELOPMENT PLAN
RELEVANT POLICIES AND DESIGN KEY WORDS**

Planning Instrument and relevant design policy	Design Key Words
Core Strategy 2007	
CS1	Development contribute positively; social economic and environmental improvements; sustainable development; protect and enhance the natural and built environments; high quality sustainable environment; protect the quality of life.
CS4	Open space and recreation in new residential developments
CS5	Protect and enhance heritage assets conservation areas, archaeological remains, ancient monuments, park and gardens of historic interest, and other areas of special character; settings of assets will be protected and enhanced; high quality inclusive design; attractive safe functional public and private environments; reinforce local distinctiveness; complement attractive characteristics of borough; efficient use of land.
CS6	Sustainable construction and design; energy efficiency of development; layout, building design and orientation; SUDS; renewable energy incorporated in design.
CS8	Higher density development to central locations, such as Epsom town centre and other local centres, close to existing services and facilities and accessible by public transport, walking and cycling. Lower densities to be applied in other parts of the built up area to help retain their character.
CS14	Measures to improve Epsom town centre, conserving and developing sense of place, pedestrian and cyclist new links; spatial structure of town protect and enhance; safety and security for users; inclusive and safe.
CS16	Develop opportunities for public transport and enhance pedestrian environment; high quality public realm.
Plan E Action Plan	
E7	Town centre building height, character of area, streetscene, conservation area, listed buildings and topography.

E8	New developments to incorporate renewable energy generation where feasible
E9	Public realm, high quality, well designed, well connected, improve character, appearance and attractiveness of Town Centre
Site allocations	All of these provide design guidance relevant to enable the site to come forward for development.
Development Management Policies Document	
DM8	Resist loss of heritage assets, conserve and enhance in new development.
DM9	Positive contribution to visual character and appearance; connection with surroundings; appropriate materials.
DM10	Principles of good design, development typology, prevailing density, scale, layout, height, form, massing, spaces, building lines, architectural design details; adaptable, reduce risk of fear; amenities, layout and access.
DM11	Efficient use of development sites; density of development to maintain and enhance visual character; density in most cases not exceed 40 dph exemptions permitted.
DM12	Housing standards
DM13	Building heights set out with factors to be respected listed including character, streetscene, conservation area, listed buildings and topography.
DM14	Shopfront design
DM15	Advertisements and hoardings
DM16	Design of backland development
DM36	Sustainable transport in new developments
DM37	Parking standards and design
DM38	Design of rear servicing