

**Elmbridge BC's 'Creating our vision, objectives and the direction for development management policies 2020'**  
**Consultation. 27 January to 9 March**

**Draft response**

*Epsom & Ewell Borough Council welcomes the opportunity to comment on Elmbridge Borough Council's consultation "Creating our vision, objectives and the direction for development management policies 2020", which will inform your draft local plan. The Borough Council is aware that Elmbridge Borough Council has previously held a number of consultations on its emerging plan. The Borough Council notes that it has made representations to those consultations at their appropriate periods of engagement.*

*Overall the Borough Council has no particular comments to make in relation to the themes and objectives set out in the latest consultation document. The identified themes appear to be consistent with national planning policy and the objectives of achieving sustainable development. The Borough Council will support neighbours with draft Local Plan's that demonstrably meet the four tests of soundness.*

*However, the Borough Council notes that the scope and contents of the current consultation is rather broad. Notably the current consultation does not offer a preferred approach or strategy for delivering future growth. In that respect it would be helpful for us to understand what Elmbridge's preferred approach towards future growth will be. In its absence we are not currently able to comment constructively on any strategic cross boundary issues. This may present a problem for your Local Plan process should you wish to proceed directly to the pre-submission consultation under Regulation 19.*

*The paper published alongside this consultation 'Useful Summary: Plan preparation to date' is a helpful chronology of the plan preparation to date. However, it implies that this may be the last consultation period before Elmbridge Borough Council publishes its "Draft Plan" for pre-submission consultation. We respectfully question whether this will allow for sufficient time to address strategic cross boundary issues. This is a matter for yourselves to consider.*

*Whilst Elmbridge's preferred growth strategy is not the subject of your current consultation, in the context of your outlined timetable, it is important that Elmbridge Borough Council are fully aware that Epsom & Ewell does not have the capacity to accommodate any additional housing need that cannot be met within your Borough. You will appreciate that the Borough Council is currently working on its own new Local Plan. Our evidence demonstrates that meeting our own objectively assessed housing need (set by the national standard method) will be challenging and as such supporting our neighbours by meeting any of their external unmet need is not a deliverable option.*

*Nevertheless, we will continue to positively engage and welcome future opportunities to work with Elmbridge Borough Council on strategic cross*

*boundary issues either during a formal consultation period or directly, as part of our ongoing duty to cooperate. Please keep the Borough Council informed on the progress being made on your new Local Plan and any other consultations that are important for strategic cross boundary working.*