Epsom & Ewell Local Plan 2022-2040

Examination in Public

Schedule of Proposed Post Hearings Additional Modifications

Introduction

The Additional Modifications set out in the tables below are set out for information and do not affect the soundness of the Local Plan and will not be considered by the appointed Local Plan Inspector.

The Modifications are expressed in the form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Paragraph numbering below refer to the Submission Local Plan and do not take account of the deletion or addition of text.

Schedule of Proposed Minor Modifications

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
AM1	6-8	Details of the Regulation 19 Representation	~~**Details of the Regulation 19 Representation**~~ ~~1.1. This Regulation 19 representation period is the next step in the plan making process. The purpose of the Regulation 19 stage is to provide an opportunity for representations to be made on the proposed submission local plan before it is examined by a Planning Inspector.~~ ~~1.2. Further information, including frequently asked questions, on the Regulation 19 Stage is available on our website. You can also reach the website quickly by scanning the QR code:~~ ~~1.3. The council consulted on a Regulation 18 draft Local Plan (2022-2040) in 2023 that was a detailed Local Plan containing strategic policies~~	To reflect that the Proposed Submission Local Plan consultation (Regulation 19) has been undertaken and closed.

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			~~(including draft site allocations) and development management policies.~~ ~~1.4. The Regulation 19 consultation stage is different to those undertaken previously:~~ • ~~This is the last stage of public engagement before submitting the Draft Plan to the Planning Inspectorate for examination.~~ • ~~This is a representation period on the finalised proposed Local Plan policies; earlier consultations sought views which had to be considered before the council finalised this draft Local Plan.~~ • ~~All responses received during the consultation period will be sent to the Planning Inspectorate.~~ • ~~Only representations on the soundness and legal compliance of the Plan can be made and it must be targeted to a specific policy or paragraph in the Draft Plan. Your representations will need to focus on the following:~~	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			~~○ Whether or not the plan is legally compliant (including Duty to Cooperate).~~ ~~○ Whether the plan satisfies the tests of soundness by being:~~ ~~▪ Positively prepared – being based on a strategy that aims to meet objectively assessed needs for development and infrastructure.~~ ~~▪ Justified – being an appropriate strategy.~~ ~~▪ Effective – being deliverable over the plan period based on effective joint working.~~ ~~▪ Consistent with national policy – enabling the delivery of sustainable development in accordance with the NPPF.~~ ~~1.5. Representations should be supported by evidence if possible and when making representations please clearly indicate which~~	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			~~policy, paragraph or page number you are referring to.~~ ~~1.6. In addition to the Local Plan, during the consultation period representations can also be made on changes to the Policies Map, the Sustainability Appraisal and the Equalities Impact Assessment.~~ ~~1.7. The consultation period starts on Friday 20 December 2024 until 23:59 on Wednesday 5 February 2025. Should you wish to make representations on the legal compliance or soundness of this document you must do so within the consultation period. Please submit your representations using the online forms which can be found on the Local Plan pages at https://epsom-ewell.inconsult.uk/Reg19LocalPlanConsultation. You can also reach the consultation portal by~~	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			~~scanning the QR code:~~ 	
AM2	9	Para 1.9	Once adopted, the Local Plan and its supporting Policies Map will form part of the Epsom and Ewell Development Plan together with other 'development	Typographical error

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			plan' documents such as the Surrey Minerals ~~Development~~ Plan, Surrey Waste ~~Development~~ Plan and any adopted Neighbourhood Plans.	
AM3	27	Para 3.45	3.45. The council has an important role in shaping new and existing developments in ways that reduce carbon emissions and positively build community resilience to problems such as flood risk or heat stress. Policies in the Local Plan must ensure that development within the borough contributes to the mitigation of, and adaptation to climate change. The council is committed to tackling climate change and this policy sets out the overarching policy approach to climate change, drawing on the evidence from the Epsom and Ewell Climate Change Study – Stage 1 (2022) and the ~~emerging~~ Surrey County Council Net Zero Toolkit (2024).	To reflect that the Net Zero toolkit has been published.
AM4	29	Policy S3 key supporting documents	**Key supporting documents** • Epsom and Ewell Climate Change Study – Stage 1 (2022) • Local Plan Viability Assessment (2023)	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			• ~~Emerging~~ Surrey County Council Net Zero Toolkit (2024)	
AM5	71	Para 5.7	The Local Plan Viability Assessment 2023 identifies that there is variation between the levels of affordable housing that can be delivered from greenfield sites and other sites (generally previously developed land) due to varying land values and, it is for this reason that the policy sets different policy affordable housing thresholds for greenfield sites and urban sites.	Date added for clarity and consistency
AM6	75	Policy DM1	**Policy DM1: Residential Space Standards** 1) Proposals for new residential dwellings (Use Class C3) will be permitted where: a) the internal space complies with or exceeds the nationally described space standards or any future equivalent. b) the minimum requirements for private outdoor space as set out below are satisfied: i) a 5 sq m balcony within flatted development accessible from the main habitable room ii) a dedicated private garden for houses. 2) All dwellings will be required to be built to appropriate accessible and adaptable standards to	So that the policy numbering is consistent with other policies.

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			meet Building Regulations Part M4(2), or as subsequently amended, unless it can be demonstrated it would not be possible to do so due to site specific circumstances. 3) On sites of 10 or more dwellings: ~~i~~a) a minimum of 10% of new market dwellings will be required to meet Building Regulations wheelchair adaptable dwellings standard (M4(3)(a); unless it can be demonstrated it would not be possible to do so due to site-specific circumstances, and ~~ii~~b) a minimum of 20% of new affordable dwellings will be required to meet Building Regulations accessible compliance standard (M4(3)b) unless it can be demonstrated it would not be possible to do so due to site-specific circumstances or the Council's housing register identifies that there is insufficient demand.	
AM7	77	Policy DM2 key supporting documents	**Key supporting documents** • Housing and Economic Development Needs Assessment (HEDNA) • Epsom and Ewell Self-Build and Custom • Housebuilding Register ~~housing register~~	Typographical error

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
AM8	79	Policy S7 – key supporting documents	**Key supporting documents** •Housing and Economic Development Needs Assessment (2023 ~~HEDNA~~) •Surrey County Council – Planning Guidance for older people's accommodation with care. •Surrey County Council - Planning Profile for accommodation with care for older people, Epsom and Ewell 2024	Typographical error
AM9	82	Para 5.46	To help meet the additional need for sites, the council has sought to increase provision over the plan period through the allocation of a minimum of 10 pitches as part of the Horton Farm Allocation (Site Allocation SA35).	Typographical error
AM10	83	Para 5.51	It is expected that new pitches and plots should have adequate utility services, amenity space and parking, safe turning space and be in areas with reasonable access to schools, health services and local services. The impact of new sites on existing communities and how well proposals can be integrated is an important consideration. ~~in the determination of applications for Gypsy and Traveller provision.~~	Typographical error

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
AM11	90	DM4 Key supporting documents	**Key supporting documents** • Retail and Commercial Leisure Needs Assessment (2020) • Retail and Commercial Leisure Needs Assessment Update (2021) • Housing and Economic Development Needs Assessment (2023~~2~~)	Typographical error
AM12	93	Para 6.21	Proposals at the neighbourhood parades which enhance the retail function/provide community uses which help to meet the local community's day to day needs will generally be supported, subject to them being consistent with other Local Plan policies. Sui Generis uses suited to ~~in~~ neighbourhood parades will normally be permitted unless they result in an over concentration of those uses.	Typographical error
AM13	103	Para 7.7	Overlooking from public rights of way, play areas and neighbouring properties should be taken into account in any development proposal. The layout and orientation of buildings should take advantage of sunlight and should not block daylight to habitable rooms, dominate or enclose neighbouring residences. There is an expectation that residential developments will have a separation distance of at least 20m between elevations (rear to rear), unless ~~to~~it can be demonstrated that this would not harm residential amenity.	Typographical error

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
AM14	105	Policy DM10 Key supporting documents	**Key supporting documents** •~~Emerging~~ Surrey County Council Net Zero Carbon Toolkit (2024) •Epsom and Ewell Climate Change Study (2023) •Local Plan Viability Assessment (2024)	To reflect that the Net Zero toolkit has been published. Date added to documents for clarity and consistency
AM15	124	Policy DM18	**1~~A~~. Soil Waste/Contaminated Land** Where development is proposed on land known, or likely to be contaminated or affected by adjacent or related contamination, it will be permitted only when: ~~i~~a) A detailed technical assessment to assess the nature of the contamination has been undertaken (taking care to avoid the escape of contaminants); and ~~ii~~b) the land can be made safe for the proposed use for the entirety of its lifetime, before the development is occupied~~;~~. **2~~B~~. Water Quality** New development will be permitted where: ~~i~~a) It includes suitable arrangements for the disposal of foul water into a sewerage system at the nearest point of adequate capacity; and	So that policy numbering is consistent with other policies.

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			~~ii~~b) It does not deteriorate the local water environment; or ~~iii~~c) It includes well designed mitigation measures to ensure the local water environment does not deteriorate, both during construction and the lifetime of the development. **3~~C~~. Air Quality** All development proposals will be permitted where: ~~i~~a) Their emissions will be a low as practicable; or ~~ii~~b) appropriate mitigation measures are put in place to reduce impacts to acceptable levels; and ~~iii~~c) they are designed to minimise the occupants' or users' exposure to air pollution, both internally and externally within areas of poor air quality (as defined by the presence of Air Quality Management Areas) **4~~D~~. Noise and Vibration** Development will be permitted where;	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			~~i~~a) The application for development can demonstrate it will not generate or (as the agent of change) expose itself to unacceptable noise or vibration; or ~~ii~~b) Where unacceptable noise and vibration is likely to occur, it incorporates attenuation measures to bring noise and vibration to acceptable levels. **5~~E~~. Light** Development including lighting will be permitted where the lighting is the minimum necessary for security, safety or working purposes, and will not impact on amenity as a result of glare or spillage, particularly in residential areas, areas of biodiversity interest, or the highway. **6~~F~~. Odour** All development proposals for new residential development must consider odour, fumes and dust emitted from existing land uses and implement appropriate mitigation to protect the amenity of future occupiers. New developments that will generate odour or fumes, must be carefully designed to include on-site mitigation	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			and actively minimise impacts on neighbouring land uses.	
AM16	126	8.6	The council maintains an Infrastructure Delivery Plan (IDP) to assess the types, quantities, and locations of the existing infrastructure provision and that which is needed to meet future needs. This has helped to inform policies within this Local Plan. The council will continue to work in partnership with infrastructure providers and delivery agencies to ensure the IDP is regularly updated.	Typographical error
AM17	135	Policy S19	**Policy S19: Transport** 1) To ensure the delivery of a sustainable transport network, new development in the borough will: a) need to be well designed to promote, safe accessibility and movement which prioritise the access needs of pedestrians and cyclists, protecting and enhancing pedestrian and cycle access routes; b) improve existing walking and cycling routes to local facilities, services, bus stops and railway stations;	So that the policy numbering is consistent with other policies. Typographical errors in Criteria 2b – delete duplicate text

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			c) where appropriate and practicable, provide on-site facilities for cyclists, including showers, lockers and secure, convenient cycle parking (in accordance with the standards detailed in Appendix 4); d) meet the council's parking standards with consideration given to highway safety and congestion; e) consider establishing car clubs and cycle rental schemes or other similar sustainable transport schemes; f) provide facilities situated in convenient and easy to use locations that will increase the uptake of electric and other zero emission vehicles; and g) provide appropriate servicing to the site, including waste and recycling storage areas and accessible collection points for refuse vehicles. 2) Where any new development would generate a significant number of trips by users of the development (these would include but are not limited to development of educational establishments, large business premises	

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			or residential developments of 50 homes or more) the council will require: a) planning applications to be accompanied by a Transport Assessment; and b) developers to develop, implement and keep up to date a proportionate, robust and effective on-site plan associated with the development which contains measures to reduce car use and promote sustainable transport modes ~~car use and promote sustainable transport modes.~~ 3) Car free development will be encouraged in appropriate locations and where supported by evidence demonstrating that proposals would not lead to parking stress. **Key supporting documents** • Surrey Local Transport Plan 4 (2022) • Epsom Town Centre Masterplan (2024) • Epsom and Ewell Local Cycling and Walking Infrastructure Plan (2024) • Surrey County Council - Transportation Development Planning: Good Practice Guide (2020)	

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<tr><td>AM18</td><td>164</td><td>Appendix 3: Development Plan Policies to be superseded by the Local Plan (2022-2024) Core Strategy Policies</td><td>
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<tr><th>Core Strategy Policies</th><th>Replacement Policy in Epsom and Ewell Local Plan (2022-2040)</th></tr>
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<tr><td>CS2 – Green Belt</td><td>DM15: Green Belt</td></tr>
<tr><td>CS3 - Biodiversity and Designated Nature Conservation Areas</td><td>S14: Biodiversity and Geodiversity</td></tr>
<tr><td>CS4 - Open Spaces and Green Infrastructure</td><td>DM19: Open Space<u>s</u>, <u>Outdoor</u> Sport and <u>Recreation</u> ~~Green Infrastructure~~ / S18 Green and Blue Infrastructure</td></tr>
<tr><td>CS5 – The Built Environment</td><td>S11~~3~~: ~~Preserving identity of place with~~ <u>Design and</u> heritage / DM13 Development Impacting Heritage Assets</td></tr>
<tr><td>CS6 - Sustainability in New Developments</td><td>DM10: Building Emission <u>and Energy</u> Standards /</td></tr>
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</td><td>To include most up to date policy references and titles</td></tr>
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				DM11: Sustainable Water Use	
			CS7 – Housing Provision	S1: Spatial Strategy	
			CS8 – Broad Location of Housing Development	S1: Spatial Strategy	
			CS9 – Affordable Housing	Policy S6: Affordable Housing	
			CS10 – Gypsies, Traveller and Travelling Showpeople	Policy S8: Gypsies, Travellers and Travelling Showpeople	
			CS11 – Employment Provision	S1: Spatial Strategy DM7: Employment Land	
			CS12 – Meeting Community needs	DM20: Social Infrastructure and Community ~~and Cultural~~ Facilities	
			CS13 - Community, Cultural and Built Sports Facilities	DM19 Open Spaces, Outdoor Sport and Recreation / DM20: Social Infrastructure and Community ~~and Cultural~~ Facilities	
			CS14 – Epsom Town Centre	Policy S4: Epsom Town Centre	
			CS15 – Role of Local Centres	S10: Retail Hierarchy and Network	

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<tr><td>AM19</td><td>165</td><td>Appendix 3: Development Plan Policies to be superseded by the Local Plan (2022-2024) Plan Epsom Policies</td><td><table><tr><td>Plan E ~~Policy~~ – An Area Action Plan for Epsom Town Centre Policies</td><td>Replacement Policy in Epsom and Ewell Local Plan (2022-2040)</td></tr><tr><td>Policy E1 - Town centre boundary</td><td>S10: Retail Hierarchy and Network</td></tr><tr><td>Policy E2 - Housing capacity in the Town Centre</td><td>S11: Design <u>and Heritage</u></td></tr><tr><td>Policy E3 - Town Centre retail capacity</td><td>S1: Spatial Strategy</td></tr><tr><td>Policy E4 - Town Centre Primary Shopping Area and Primary & Secondary Retail Frontages</td><td>DM4: Primary Shopping Areas and Retail Frontages</td></tr><tr><td>Policy E5 - Town Centre employment floorspace provision</td><td>S9: Economic Development</td></tr><tr><td>Policy E6 - Leisure, cultural and community facilities provision</td><td>DM20: <u>Social Infrastructure and</u> Community ~~and Cultural~~ Facilities</td></tr><tr><td>Policy E7 - Town Centre building height</td><td>S11: Design <u>and Heritage</u></td></tr></table></td><td>To include most up to date policy references and titles</td></tr>
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			Policy E8 - Town Centre energy generation	N/A	
			Policy E9 - Public realm	S4: Epsom Town Centre	
			Policy E10 - Improving accessibility and facilities for cyclists	S19: Transport	
			Policy E11 - Deliveries to premises	S19: Transport	
			Policy E12 - Town centre parking	Appendix 4: Vehicle Parking Standards	
			Policy E13 - Changes to the road network	S17: Infrastructure Delivery	
			Policy E14 - Depot Road and Upper High Street	SA9: Depot Road and Upper High Street Car Park; SA41: Conservative Club, Epsom Club and Church; and SA45: Auction House, Depot Road	
			Policy E15 - The Utilities Site	SA1: Southern Gas Network Sites	
			Policy E16 - Epsom Station site	N/A	
			Policy E17 – Other Opportunity sites	See other Site Allocations	

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<tr><td>AM20</td><td>166</td><td>Appendix 3: Development Plan Policies to be superseded by the Local Plan (2022-2024) Development Management Policies</td><td><table><tr><th>Development Management Policies (2015)</th><th>Replacement Policy in Epsom and Ewell Local Plan (2022-2040)</th></tr><tr><td>DM1: Extent of the Green Belt</td><td>DM15: Green Belt</td></tr><tr><td>DM2: Infilling within the Major Developed Site</td><td>DM15: Green Belt</td></tr><tr><td>DM3: Replacement and extensions of buildings in the Green Belt</td><td>DM15: Green Belt</td></tr><tr><td>DM4: Biodiversity and New development</td><td>S14: Biodiversity and Geodiversity /~~ S15~~;<u>DM25 Biodiversity Net Gain</u></td></tr><tr><td>DM5: Trees and Landscape</td><td>DM17: Trees, Woodlands and Hedgerows</td></tr><tr><td>DM6: Open Space Provision</td><td>DM19 Open Space<u>s</u>, <u>Outdoor</u> Sport and <u>Recreation</u></td></tr><tr><td>DM7: Footpath, Cycle and Bridleway Network</td><td>S19: Transport</td></tr></table></td><td>To include most up to date policy references and titles</td></tr>
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			DM8: Heritage Assets	DM13: Development Impacting Heritage Assets	
			DM9: Townscape Character and Local Distinctiveness	~~S13: Preserving identity of place with heritage~~ S11: Design and Heritage	
			DM10: Design Requirements for New Developments (including House Extensions)	DM24~~S12~~: Amenity Protection	
			DM11: Housing Density	S11: Design and Heritage	
			DM12: Housing Standards	DM1: Residential Space Standards	
			DM13: Building Heights	S11: Design and Heritage	
			DM14: Shopfront Design	DM14: Shopfronts	
			DM15: Advertisements and Hoardings	DM14: Shopfronts	
			DM16: Backland Development	N/A	
			DM17: Contaminated Land	DM18: Pollution and Contamination	
			DM18: Communications Infrastructure	DM23: Digital Infrastructure and Communications	
			DM19: Development & Flood Risk	S16: Flood Risk and Sustainable Drainage	

Ref	Page(s)	Policy number/paragraph number	Proposed Modification		Reason for Modification
			Policy DM20 was deleted as part of the main modifications to the Plan	N/A	
			DM21: Meeting Local Housing Needs	S7: Specialist Housing	
			DM22: Housing Mix	S5: Housing Mix and Type	
			DM23: Gypsy and Traveller Sites	S6: Gypsies, Travellers and Travelling Showpeople	
			DM24: Employment Uses Outside of Existing Employment Policy Areas	DM5: Edge of Centre or Out of Centre Proposals	
			DM25: Development of Employment Premises	DM7: Employment Land	
			DM26: Equestrian-Related Development in the Green Belt	DM8: <u>Epsom Downs Racecourse and the</u> Racehorse Training ~~Zone~~<u>Industry</u>	
			DM27: Working from Home	<u>N/A</u>	
			<u>DM28: Existing Retail Centres (Outside of Epsom Town Centre)</u>	Policy DM4: Primary Shopping Areas and Retail Frontages	
			<u>DM29: Major New Retail Developments</u>	DM7: Employment Land	

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<tr><td>DM32: Parking and Servicing at Existing Retail Centres</td><td>S19: Transport</td></tr>
<tr><td>M33: Visitor Accommodation</td><td>DM9: Visitor Accommodation</td></tr>
<tr><td>DM34: New Social Infrastructure</td><td>DM20: <u>Social Infrastructure and</u> Community ~~and Cultural~~ Facilities</td></tr>
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<tr><td>AM21</td><td>173</td><td>Appendix 4: Vehicle Parking Standards,</td><td>~~Minimum Parking r~~ <u>R</u>equirement</td><td>Typographical error</td></tr>
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		Table A4.4 -Table Heading		
AM22	175	Appendix 4: Vehicle Parking Standards, A4.2.4	**A4.2.4 Other forms of development ~~parking~~** All other forms of development should adhere to the guidelines set out in Surrey County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (November 2021) (as amended).	Typographical error
AM23	185	Appendix 6: Guidance for Proposals Impacting Heritage Assets. A6.2.2	**A6.2.2 Conservation Areas** The Council has used powers under Section 69, Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate 21 Conservation areas. Each Conservation Area has been appraised for its features of significance and provides clarity about what in those areas should be preserved and enhanced. As such, any application for development will be expected to demonstrate how it will be sympathetic to features which have been identified as contributing to a property's historic significance, in the context of the Local Plan Policies, National Planning Policy and Guidance and other relevant Historic England guidance. These features include, but are not limited to: • The relevant architectural style of the area, such as Surrey Vernacular/Revival Vernacular styling.	To provide further detail on where additional information can be located.

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			• Historic street patterns and space around buildings such as green space and gardens. • Boundary treatments. • Laid to lawn front gardens and natural planting, particularly shrubs and hedges. • Historic external walling such as brick, timber framing, pebbledash, tile hanging, and weatherboarding. • Historic roof coverings such as Welsh slate, clay tiles, and pantiles. • Chimney stacks and clay pots. • External doors and porches.1 • Timber framed sash windows, metal framed windows with leaded lights and others. • Historic street furniture, such as streetlights, pillar boxes and phone boxes. • Historic paving including York stone and cobbles. • Views into and from Conservation Areas. Further information on the Councils conservation areas, including the Conservation Area appraisals can be accessed from the following link: • https://www.epsom-ewell.gov.uk/conservation-areas	
AM24	186	Appendix 6: Guidance for Proposals	**A6.2.4 Listed Buildings**	To provide further detail on where additional information can be located.

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
		Impacting Heritage Assets. A6.2.4	The Borough contains over 400 Listed Buildings, which are registered with Historic England. The official list descriptions by Historic England comprise basic details and should not be relied on as a definitive description of what about each building (including within its curtilage) is worthy of protection. Often, the submission of an application will allow deeper analysis, revealing other features of importance. Features that are commonly identified of being worthy of protection, include: • All features that contribute to a Conservation Areas (described above), if located in or adjacent to one. • Period features. • Plan form, room shapes, walling and partitioning. • Internal doors and architraves. • Fireplaces and chimney pieces. • Joinery, such balustrading, stairs, skirtings and cupboards. • Carpentry, such as structural woodwork, joists and floorboards. • Plaster work, such as cornices and ceiling roses. • Any other feature of historic significance. Further information on the Nationally Listed buildings can be accessed on the Historic England searchable list which can be accessed from the following link: • https://historicengland.org.uk/listing/the-list/	

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AM25	186	Appendix 6: Guidance for Proposals Impacting Heritage Assets. A6.2.5	**A 6.2.5 Locally Listed Buildings** Listed Building Consent applications are not required for alterations to Locally Listed Buildings (i.e. buildings that are not registered as listed by Historic England). However, where planning permission is required for development affecting them, applications will normally warrant deeper scrutiny of the impact on their historic and/or architectural significance. Further information on the locally listed heritage assets in the borough can be accessed from the following link: https://www.epsom-ewell.gov.uk/residents/planning/historic-environment/locally-listed-heritage-assets.	To provide further detail on where additional information can be located.
AM26	186	Appendix 6: Guidance for Proposals Impacting Heritage Assets. A6.3	**A6.3 Preferred approach to development proposals impacting heritage assets** In addition to policy S13 and DM13 of the Local Plan, national planning policy and guidance from Historic England and Surrey County Council sets out the Council's approach to decision making for development impacting heritage assets. However, the merits of each development proposal against this policy and guidance will normally require	To provide further detail on where additional information can be located.

Ref	Page(s)	Policy number/paragraph number	Proposed Modification	Reason for Modification
			more detailed assessment than for other proposals. To aid these assessments, additional information such as a Heritage Statement, will be required (as stipulated by the Local Validation Checklist). Applicants are strongly advised to use the opportunity offered by the planning application and Listed Building Consent process, to demonstrate how proposals have attempted to preserve or enhance heritage assets, and work with Council staff to reduce and remove harm where it occurs. In order to aid this process, early and proactive engagement through the Council's pre application service is strongly recommended. <u>Applicants should consult the Historic Environment Record held by Surrey County Council for applications impacting heritage assets.</u>	