

MASTERPLAN FOR EPSOM & EWELL

Head of Service/Contact: Viv Evans, Interim Head of Planning
Urgent Decision?(yes/no) No
If yes, reason urgent decision required:
Annexes/Appendices (attached):
Other available papers (not attached): Draft Revised National Planning Policy Framework March 2018
The Housing White Paper 2017

Report summary

During February 2018 the Borough Council commenced work on a Masterplan. It will function alongside the new Local Plan and provide a supplementary planning policy framework that will facilitate the transformation of Epsom & Ewell into the 2040s. It is anticipated that this project will take twelve months to complete. This report provides Members with an initial introduction to the Masterplan.

Recommendation (s)

- (1) That the Committee is asked to approve that the Borough Council prepare a Masterplan that will contribute to the transformation of the Borough and the preparation and production of the new Local Plan; and
- (2) That subject to their consideration, the Committee agrees that funding for the Masterplan be sought from Borough Council's Strategy & Resources Committee for approval.

Notes

1 Implications for the Council's Key Priorities, Service Plans and Sustainable 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.

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- 1.2 The Transformation Masterplan will support the emerging new Local Plan through the examination in public process. Following the adoption of the Local Plan it is intended that Masterplan will itself be adopted and serve to support the delivery of new housing across the Borough during the forthcoming Local Plan period and beyond.

2 Background

- 2.1 As the local planning authority we have responsibility to demonstrate leadership and instil confidence that the Borough will positively evolve and grow over the next twenty years. We have demonstrated this responsibility through the delivery of our current housing targets – set out in our Core Strategy (2007).
- 2.2 As a consequence our next step is to masterplan the Borough into the new local plan period and beyond. The proposed Transformation Masterplan seeks to respond to this by providing a visual interpretation of how the Borough will develop and change.
- 2.3 The Masterplan will also be used to support the emerging new Local Plan. It will form part of an evidence base for the Local Plan Inspector to demonstrate that the Borough Council's vision for its area and how proposes to meet the scale of future housing need.
- 2.4 One of the key functions of the master planning process is to establish the necessary tools to shape the future of the Borough. This will ensure that the Borough Council, as the local planning authority, maintains its leadership role in terms of how the Borough looks and functions into the twenty first century.
- 2.5 The preparation and production of the Masterplan is a key addition to the new Local Plan. Once adopted it will serve as an important tool that the Borough Council can draw upon to positively influence growth across the Borough. In particular its strong visual content will aid the Borough Council in positively promoting the planned-for growth contained within the new Local Plan. On that basis, the Committee are asked to note the scope and content of the Masterplan recommend it for funding to the Strategy & Resources Committee.

3 The Transformation Masterplan

- 3.1 Work started on this project during February 2018. During this period the Borough Council has explored the scope and content of the work to be undertaken. This has resulted in the production of a project specification, which will form the basis of a forthcoming tender exercise.
- 3.2 The focus of the Masterplan will be on the delivery of new types of higher density housing development in appropriate and sustainable locations. This includes taller buildings.

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- 3.3 The Transformation Masterplan will require input from a wide variety of different technical professions, including architects; urban designers; masterplanners; economists and town planners. The Borough Council is seeking to secure this expertise from external consultants.
- 3.4 Officers are developing a Masterplan Specification that sets out the objectives sought from this exercise. It seeks to address how this will be achieved. The Borough Council considers that innovative, good quality design and visually pleasing architecture are essential requirements.
- 3.5 Visualising the transformation process will be a key output from the Masterplan. The visual content will range from basic urban design treatments illustrating intensification (at appropriate locations) – comprised of projections showing mass, bulk and scale; through to detailed treatments that identify specific new housing types that will be recognised as being distinctive to Epsom & Ewell. It is anticipated that these typologies could form the basis of a future Design Code for the Borough.
- 3.6 The master planning process will include consultation and engagement with key stakeholders including residents, local community groups and the development industry.
- 3.7 The following are the key outputs anticipated from the Masterplan –
 - A clear and coherent Vision of how the Borough will be transformed as it meets its objectively assessed housing need;
 - Mapping to illustrate the transformation of the Borough within a geographic context – identifying areas where housing might be appropriate and any areas that are considered inappropriate;
 - A visualisation of what the transformation will look like;
 - Visuals that show what the new housing types will look like- and how they will deliver a locally distinctive and legible townscape;
 - Evidence that the transformation is achievable and deliverable during the local plan period;
 - Evidence of how much new housing will be delivered – to inform our future Housing Land Supply Trajectory and the Housing Delivery Action Plan; and
 - Additional support to the Local Plan process – specifically to evidence the submission of the Local Plan.

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- 3.8 It is envisaged that the Masterplan will initially sit alongside the Local Plan Pre-Submission Draft – potentially being used to demonstrate a range of issues – from the Borough Council’s commitment to responding to housing demand through to providing evidence of site capacity. However, ultimately the masterplan will function alongside the Local Plan in its own right – guiding the evolution of residential development in Epsom & Ewell.
- 3.9 Subject to the Committee’s agreement, the proposed Masterplan could go before the Borough Council’s Strategy & Resources Committee during July 2018. This would allow the appointment of consultants during the late Summer 2018. The proposed project timetable envisages that the preparation and production of the Masterplan would require twelve months from inception through to the final report – which would come before this Committee.

4 Financial and Manpower Implications

- 4.1 The preparation and production of the Masterplan will require the commitment of resources. Subject to the Committee’s agreement this will form the basis of a report to the Borough Council’s Strategy & Resources Committee, which will seek their agreement for an appropriate level of funding.
- 4.2 The management of the Transformation Masterplan proposal will require the deployment of internal staff resources. It is envisaged that this will be met through existing resources available within the Planning Policy Team.
- 4.3 **Chief Finance Officer’s comments:** For the Masterplan to be developed further it will require Strategy and Resources Committee to agree to both the Masterplan proposal and how the associated costs in producing the plan will be financed.

5 Legal Implications (including implications for matters relating to equality)

- 5.1 There are no legal implications arising from the contents of this report.
- 5.2 **Monitoring Officer’s comments:** the suggestion of taking a master planning approach to an evidence base for the Local Plan is supported.

6 Sustainability Policy and Community Safety Implications

- 6.1 The Masterplan 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

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- 8.1 The development of the Masterplan will provide a visualisation of how the Borough will transform over the forthcoming local plan period and beyond. It will also help to demonstrate the optimal scale of housing that can be delivered and accommodated across the Borough during that same period. This will help us demonstrate that we have a deliverable strategy for new housing growth, which will support our case at the Local Plan examination in public. Failure to demonstrate the soundness of our strategy could result in our new Local Plan being found unsound.

9 Conclusion and Recommendations

- 9.1 The Committee are asked to note that the Borough Council is producing a Masterplan that will contribute to the transformation of the Borough and the preparation and production of the new Local Plan the Masterplan.
- 9.2 Subject to the Committee's agreement, the Masterplan proposal will be referred to the Borough Council's Strategy & Resources Committee for funding approval.

Ward(s) affected: (All Wards);