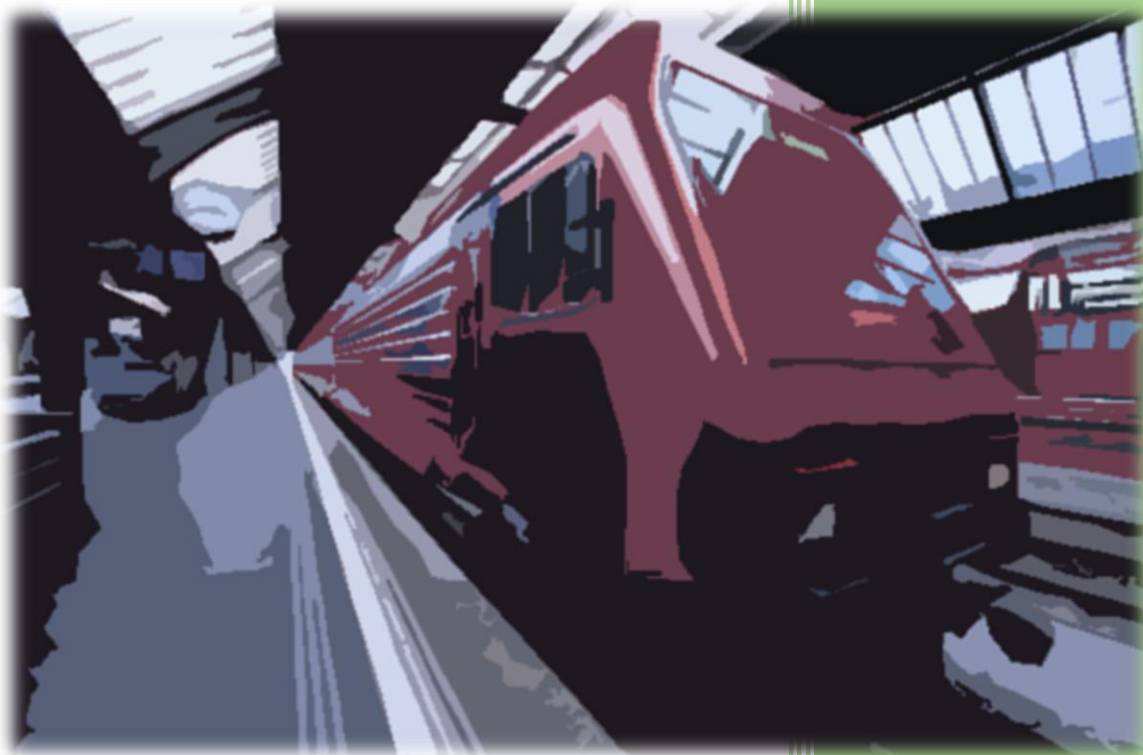


Epsom & Ewell Local Plan Partial Review of Core Strategy Issues & Options Consultation – Overview of all responses



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Introduction

The following Paper provides an initial overview of the Issues & Options Consultation.

The Paper focuses upon the comments submitted in response to the Issues & Options Consultation Paper Questions. These are numbered and titled in this Paper.

How we have engaged with people

During the Issues & Options Consultation we engaged with people in the following ways –

- Internal Consultation – with Members and Leadership Team
- Statutory Consultees – Natural England; Historic England; and the Environment Agency
- Web-based consultation
- Written responses
- Call-for-sites exercise
- Presenting to Public Meetings – Epsom & Ewell Labour Group; Auriol & Stoneleigh RA Group; Ewell Village RA Group; and College Ward RA Group
- Surgery Sessions with Key Stakeholders – Surrey County Council (infrastructure); the Epsom Civic Society; the Campaign for the Protection of Rural England; SCoRA; Conservative County Councillor; and two Borough Council Members
- We also met with those promoting sites.

Question 1: Should we adopt Option 1 and rely on urban intensification using high densities?

- During the consultation we received 504 responses to this question.
- 31% (157) of responses stated **YES** we should rely on urban intensification using high densities.
- 69% (347) of responses stated **NO**.

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Question 2: Should we follow Option 2 and review our Green Belt boundaries in order to help meet our long-term housing needs?

- During the consultation we received 505 responses to this question.
- 22% (109) of responses stated **YES** we should review our Green Belt boundaries to help meet our long-term housing needs.
- 78% (396) of responses stated **NO**.

Question 3: Are there any areas that should be added to the Green Belt?

- During the consultation we received 468 responses to this question.
- 21% (100) of responses stated **YES** there are areas that should be added to the Green Belt.
- 79% (368) said **NO**.

- 106 responses identified areas that they believed should be added to the Green Belt.
- The responses identified the following areas for addition to the Green Belt:
 - Nonsuch Park
 - School fields
 - Golf courses & education fields
 - Plot of land near Nonsuch Park
 - Parks and parkland areas
 - Not sure where but somewhere
 - As per the Atkins Study
 - Additional areas in the Horton Area
 - Green Corridors
 - Langley Bottom Farm
 - Shadbolt Park
 - Hogsmill
 - Warren Farm
 - Auriol Park

Question 4: Would you be willing to support Option 3 - using extensive areas of the Green Belt?

- During the consultation we received 509 responses to this question.
- 6% (28) responses stated **YES** they would support Options 3 using extensive areas of the Green Belt.
- 94% (481) responses stated **NO**.

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Question 5: Would you be willing accommodate the needs of other areas outside of the Borough?

- During the consultation we received 498 responses to this question.
- 15% (74) of respondents stated that **YES** they would be willing to accommodate the needs of other areas outside of the Borough.
- 85% (424) stated **NO**.

Question 6: Would you support Option 4 - a balanced approach where much of our need is met within the urban area but some is allocated to land currently within the Green Belt?

- During the consultation we received 507 responses to this question.
- 50.1% (254) of responses stated **YES** they would support a balanced approach.
- 44.1% (253) of responses stated **NO**.

Question 7: Where should higher density or taller buildings go?

- During the consultation we had received 818 responses. These identified the following –
 - Town Centres – 69% of responses (353)
 - By Train Stations – 61% of responses (313)
 - Everywhere – 3% of responses (14)
 - Nowhere – 18% of responses (91)
 - Other – 9% of responses (47)

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Question 8: Do you have an alternative suggestion to significantly boost housing and meet our housing need?

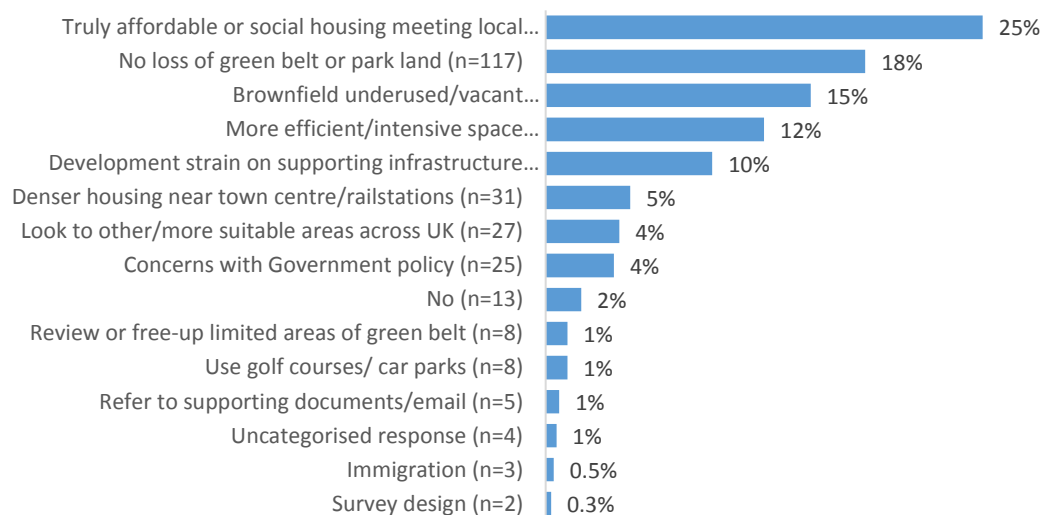


Figure 1: Breakdown of responses to Question 8

During the consultation we received 641 responses to this question. The above figure sets out the nature of responses to this question.

For the purposes of this Overview Paper we have broken the literal responses down under a series of common themes, which include examples of response-types. The table below provides an overview of these literal responses.

Table 1: Examples of literal responses to Question 8

Q8: Do you have an alternative suggestion to significantly boost housing and meet our housing need?	
Theme:	Examples:
Truly affordable or social housing meeting local needs	<ul style="list-style-type: none"> • Additional housing should prioritise local people in real housing need. • Additional housing only to meet local needs. • Any new housing should be truly affordable and meet local need. • Majority of new housing on any scale should be affordable. • The emphasis should be on affordable housing.

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Q8: Do you have an alternative suggestion to significantly boost housing and meet our housing need?	
Theme:	Examples:
No loss of green belt or park land	<ul style="list-style-type: none"> No loss of Green Belt which is performing its proper function. Green belt preservation should be a priority otherwise the character and identity of the area will be destroyed. Building on the Green Belt would undoubtedly be the thin edge of the wedge and would lead to extreme environmental damage. I oppose any use of greenbelt as once it's gone it's gone for all future generations.
Brownfield underused/vacant offices/shops/buildings or land	<ul style="list-style-type: none"> Properly evaluate brownfield sites first. Empty office blocks that can be converted into housing. Free up empty properties. Interrogate disused and under used sites. Several sites have been boarded up and remain eyesores.
More efficient/intensive space utilisation/backland/downsizing	<ul style="list-style-type: none"> Maximising the use of land as it becomes available. Encourage developers to buy up areas with large houses with big front and back gardens so a larger number of 2/3 bedroom houses can be built on the site. Maximise residential provision above buildings utilised for other purposes (shops, community facilities, etc). Attracting older residents (who might be living alone in unsuitable buildings) to downsize to smaller, desirable, fit for purpose accommodation and therefore releasing large properties.
Development strain on supporting infrastructure	<ul style="list-style-type: none"> The amount of homes being asked for is not realistic, our transport links, schools and hospitals are already stretch to the max. Need to consider provision of other services, such as hospitals, schools, transport. Epsom roads are absolutely full to bursting... GP surgeries are overrun with patients... Schools are over-subscribed.
Denser housing near town centre/rail stations	<ul style="list-style-type: none"> Higher density housing closer to town centre. I would however support some increasing of density in the urban area (particularly around good transport links). Town centre and near station locations relax height restrictions on previously commercially developed land adjacent to railways.
Look to other/more suitable areas across UK	<ul style="list-style-type: none"> Action should be taken to address the unsustainable population growth in the South East when other areas of the country are shrinking. Promote the idea of building a new town with the appropriate infrastructure somewhere flat and accessible some 50 miles north of greater London. Giving areas other than London and the South East a boost has got to be the right way to go. There are other, more suitable spaces in the UK to build houses.

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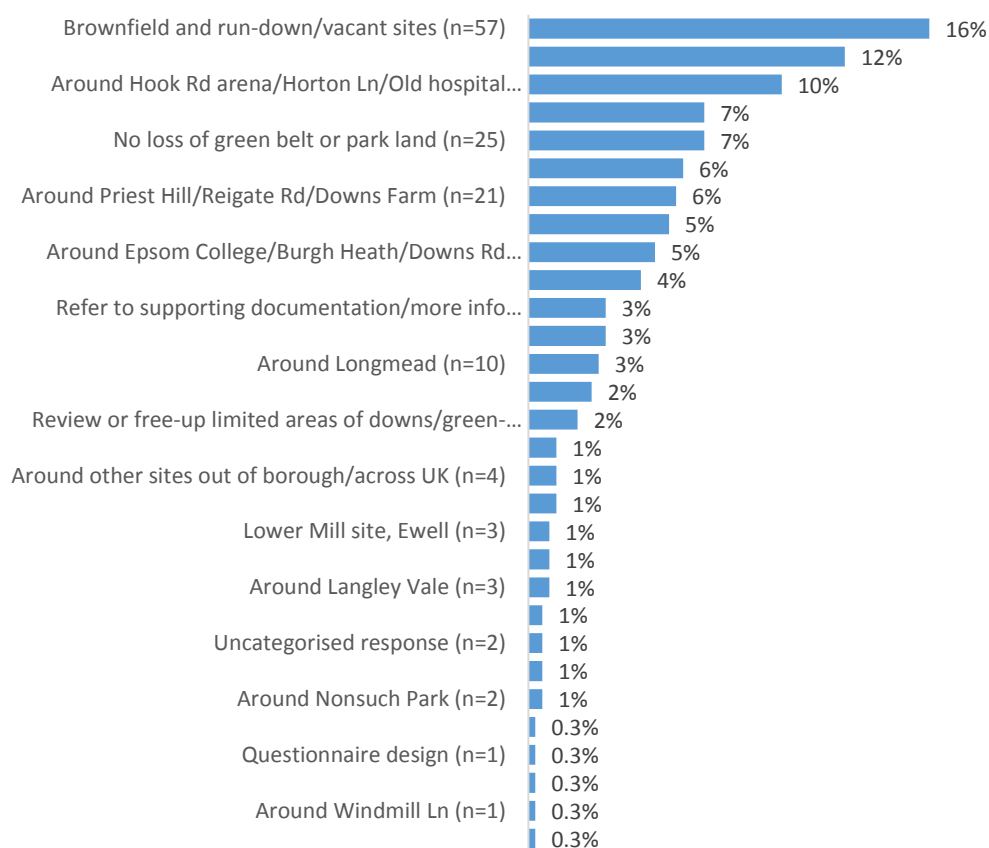
Q8: Do you have an alternative suggestion to significantly boost housing and meet our housing need?	
Theme:	Examples:
Concerns with Government policy	<ul style="list-style-type: none"> • The government housing policy is flawed. • Where is the option to push back on the Government regarding the ludicrously high targets set? • Is this not rather about a requirement imposed by Central Government in the context of a failed regional policy?
No	<ul style="list-style-type: none"> • No.
Review or free-up limited areas of green belt	<ul style="list-style-type: none"> • I believe there are areas labelled green belt which no longer apply to our changing world. • I agree that the greenbelt boundaries are no longer fit for purpose today. • Some minor adjustments to the Green Belt boundaries would be acceptable to accommodate some additional housing development. • Identify parts of green belt that are suitable without opening that as precedent to build too widely.
Use golf courses/ car parks	<ul style="list-style-type: none"> • Consider use of golf courses. • Car parks.
Refer to supporting documents/email	<ul style="list-style-type: none"> • A number of responses made reference to supplementary information submitted alongside the questionnaire responses – where appropriate this information will be published as part of the detailed report on the consultation.
Uncategorised response	<ul style="list-style-type: none"> • Review population growth and what impacts it. • Reducing housing need by supporting families with relationship help / counselling so fewer divorces, one-parent families etc. • No I do not trust the source of this information.
Migration	<ul style="list-style-type: none"> • A number of responses suggested state intervention to manage migration.
Survey design	<ul style="list-style-type: none"> • It is difficult to give yes or no answers to these complicated questions. • Survey questions seem odd - why 'adopt' for #1, 'follow' for #2, 'willing to support' for #3 and 'support' for #4?

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Question 9: Would you like to promote any particular site or location for development?

During the consultation we received 367 responses to this question. The figure below provides an overview of the sites and locations promoted through the responses to this question.

Figure 2: Breakdown of sites promoted through Question 9



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For the purposes of this Overview Paper we have broken the literal responses down under the sites promote through the responses to this question. The table below provides an overview of these literal responses.

Table 2: Sites identified/ promoted through Question 9

Q9: Would you like to promote any particular site or location for development?	
Theme:	Examples:
Brownfield and run-down/vacant sites	<ul style="list-style-type: none"> • The old gasworks next to the Rainbow Centre. • Old pub site on Ewell by pass/London Road junction Dairy site and Upper High Street. • All sites that have been derelict and blight the area. • Build on existing brown field sites.
No	<ul style="list-style-type: none"> • No.
Around Hook Rd arena/Horton Ln/Old hospital site/Watersedge	<ul style="list-style-type: none"> • Hook road arena site. • Hospital cluster where land available. • Area bounded by Horton Lane, Chantilly Road and Hook Road. • Areas at Watersedge.
Around Horton/West Hill/Hollywood Lodge/ Manor Green/ Wheeler's lane	<ul style="list-style-type: none"> • Some areas around Horton. • A few nearby areas to Hollywood Lodge also seem suitable for development. • Propose derelict Hollywood Lodge, near Christ Church Road as a suitable site for building houses. • The green land on West Hill adjacent to Wheeler's lane.
No loss of green belt or park land	<ul style="list-style-type: none"> • If we lose the greenbelt then Epsom loses its unique character. • I would like to see the nature of the borough protected for existing residents - the reason we moved here is its green and not over developed. • I do not want the public parks to go, nor any of the green belt. • No loss of Green Belt.
Target empty houses/offices/shops/business	<ul style="list-style-type: none"> • There are several unused office buildings around East Street that could be converted to flats. • Unused office space should be converted in to flats. • Review current businesses in town centres and target empty business locations. • The caretaker's site in Nonsuch Park by entrance that has been empty for some years could be suitable for three storey building.
Around Priest Hill/Reigate Rd/Downs Farm	<ul style="list-style-type: none"> • Priest Hill...development around its fringes, it is a large area that is seldom used and would give us a long term option for more housing. • Certain parts of Priest Hill. • Reigate road site. • The Downs Farm site (College Road/Reigate Road).

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Q9: Would you like to promote any particular site or location for development?	
Theme:	Examples:
Development strain on supporting infrastructure	<ul style="list-style-type: none"> Local schools and GP surgeries etc are already under enormous pressure. The local infrastructure must be able to cope - services, schools, roads, public transport. Current developments have seriously impaired traffic conditions in the borough as the infrastructure is struggling to cope. Serious account needs to be taken of Infrastructure, just to name a few, transportation..., Education, Medical & Health.
Around Epsom College/Burgh Heath/Downs Rd	<ul style="list-style-type: none"> East Street Stables in Burgh Heath Road Low rise in Epsom College fields adjoining College Road. South Hatch Stables Burgh Heath Road Epsom. Land near Epsom College to the rear of Longdown lane. Promote land at Downs Road, Epsom for residential development.
Denser housing or near town centre/rail stations	<ul style="list-style-type: none"> Epsom town centre. Development immediately north of Epsom station. Develop areas close to railway line in the area behind former the Staples. More tall buildings near Ewell West station.
Refer to supporting documentation/more info required	<ul style="list-style-type: none"> Subject to further investigation at this stage. Would need to research more to advice. Refer to additional comments submitted by email.
Around Kiln Lane/East St/Stones/Farriers Rd	<ul style="list-style-type: none"> East St and Kiln Lane Area. Retail sites at Kiln Lane. Sites adjacent to Kiln Lane, Epsom where there is empty land at the back of the Wilsons site. Behind Stones Road/Farriers/Kiln Lane?
Around Longmead	<ul style="list-style-type: none"> Regenerate nicer areas around Longmead estate. Part of the Longmead should be redeveloped into nice new homes. Sites around Longmead industrial estate - a large area of low-rise buildings could accommodate the current industrial units along with significant new housing.
Investigate sites near/along railway line	<ul style="list-style-type: none"> There is quite a gap between Ebbisham and the Wells along the railway for example and I do wonder if there could be some development here. There is an area of scrubland, former allotment, by the railway line near Portland Place that is not used for recreation and is unkempt. Is it feasible to develop this? Area at the Wells Estate on left as you go over the railway bridge. Undeveloped land near railways.
Review or free-up limited areas of downs/green-belt	<ul style="list-style-type: none"> I think a limited amount of green belt land should be used if it is needed for social/council housing. I suggest you nibble at the green belt all around so that every area has to have a few new houses to reduce the impact to communities. If green belt needs to be sacrificed, it should be of low landscape quality.

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Q9: Would you like to promote any particular site or location for development?	
Theme:	Examples:
Around Old Malden Ln	<ul style="list-style-type: none"> Burnt out empty houses are not pleasant along Old Malden Lane. Old Malden Lane on the industrial site which is not well used and an eyesore.
Around other sites out of borough/across UK	<ul style="list-style-type: none"> Ashtead. Scotland - they have much more space in the highlands. Wales. They have more room in Wales for housing.
Around Dorking Rd	<ul style="list-style-type: none"> Use wooded land opposite old maternity wing of Epsom hospital for housing.
Lower Mill site, Ewell	<ul style="list-style-type: none"> The Mill - previously occupied by Rawlinson & Hunter, would make a good site. The Lower Mill site (Ewell Village).
Around Banstead Rd	<ul style="list-style-type: none"> The area between Reigate Road and Banstead Road.
Around Langley Vale	<ul style="list-style-type: none"> There are two fields by Langley Bottom Farm, Langley Vale which, I believe, were not part of the sale to the Woodland Trust. Could these be used to extend Langley Vale village?
Concerns with Government policy	<ul style="list-style-type: none"> The housing target given to the Council by Central Government is not in my opinion based on any realistic assessment relating to this Borough and appears merely a figure plucked out of thin air. The numbers of need by both the Council; and uplifted by the Government bear no resemblance to what is sustainable.
Uncategorised response	<ul style="list-style-type: none"> There were a small number of responses that were uncategorised.
Around Woodcote Park/ Wilmerhatch Lane/Headley Road	<ul style="list-style-type: none"> Derelict land along Wilmerhatch Lane/Headley Road running from Pleasure Pit Road to the stables on Headley Road.
Around Nonsuch Park	<ul style="list-style-type: none"> SM2 [postcode provided] SM3 [postcode provided]
Around Amberley Gardens	<ul style="list-style-type: none"> KT19 [postcode provided]
Questionnaire design	<ul style="list-style-type: none"> Q10 is an unfair question as none of the options are acceptable / viable and therefore there should be a 5th option allowing for this.
Around Ave Road	<ul style="list-style-type: none"> KT18 [postcode provided]
Around Windmill Ln	<ul style="list-style-type: none"> KT17 [postcode provided]
North Cheam	<ul style="list-style-type: none"> Site of old Tesco in North Cheam.

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Question 10: Which Option, in your opinion, is the least bad?

- During the consultation we received 442 responses in answer to this question.
- The answers were broken down along the following lines:
 - Option 1 – 20% of responses (89)
 - Option 2 – 5% of responses (23)
 - Option 3 – 2% of responses (10)
 - Option 4 – 73% of responses (320)