

**CHAPTER 15 - IMPLEMENTATION, RESOURCES,  
MONITORING AND REVIEW**

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## **15.1**            **INTRODUCTION**

15.1.1            Local Plans should have regard to the availability of resources, and be realistic about the level of development likely to occur. To do this, they should take full account of national economic policies, the financial policies of the various implementing agencies and the likely availability for use of land, labour and other material resources. The Council should keep blight to a minimum, and include proposals in the Plan only where there is a prospect of work commencing within the 10 year Local Plan period.

15.1.2            The Council is only one of the agencies responsible for the implementation of Local Plan proposals. No development takes place unless considerations such as the market persuade landowners and developers to come forward with proposals. Whilst Epsom and Ewell Borough Council will provide key resources, Central Government, Surrey County Council, other public bodies, and private firms or individuals, will all form part of the implementation process.

## **15.2**            **POLICY CONTEXT**

### Government Policy

15.2.1            Planning authorities are required to keep under review matters which could affect planning and development in their area. Plans should contain clearly related objectives, and explain how each policy and proposal will be monitored.

15.2.2            The Council is required to take account of environmental considerations in preparing policies and proposals. An environmental appraisal of the Plan should form part of the preparation process. Appraisals are expected to include an evaluation of the existing environmental stock which can form a basis for regular reassessments.

15.2.3            At a regional level, the Government has indicated that monitoring and review should focus on whether the pattern of development is environmentally sustainable, the economy and location of new employment generators, the availability of land for housing, and the land-use implications of travel demands.

### County Structure Plan Policy

15.2.4            Surrey County Council indicates that District Councils are key players in the implementation of the Structure Plan through the inclusion of more detailed and site-specific policies in Local Plans. It has a monitoring programme, collating and publishing information provided by the Districts. The County intends to place increasing emphasis on monitoring valued environmental features, infrastructure and transport.

15.2.5 The County Council considers that public sector resources will be scarce over the Plan period. As a consequence, developers should maximise use of existing infrastructure and contribute to needs generated by their proposals.

### **15.3 OBJECTIVES**

15.3.1 The Council is committed to making sure that the new Plan is up-to-date in terms of expectations about resource availability, rates of development, infrastructure capacity and environmental requirements. To achieve this, it has undertaken regular reviews of published statistics and planning guidance at all levels.

15.3.2 The Council has also collected its own data, particularly regarding development taking place within the Borough, the maintenance of environmental assets, and the impact of the Plan's policies and proposals. An environmental appraisal has been used as an input to the Plan. Further development and environmental data will be needed for future review of the Plan.

15.3.3 The potential for implementation of Plan policies needs to be assessed regularly. This will involve an analysis of the resources required for each Local Plan chapter and the agencies involved in providing them. Policies should be kept under review so that they can be modified in the light of changes to resource availability, such as the market, levels of private investment and levels of Local Authority funding. Objectives are therefore:

1. To ensure that the Plan has proper regard to the latest national, regional and local circumstances in terms of the economy and resources, legislation, and planning guidance;
2. To ensure that the Council is aware of the ongoing achievements and impacts arising from Plan policies, particularly in terms of infrastructure and the environment, and can adapt those policies in the light of experience;
3. To ensure that data is available to provide guidance and backing for Council decisions, and to provide the basis for future reviews of the Plan.

### **15.4 IMPLEMENTATION AND MAJOR DEVELOPMENT SITES IN EPSOM TOWN CENTRE**

15.4.1 The Local Plan is concerned primarily with protecting and enhancing the existing standard of amenities enjoyed by people working, visiting and living in the Borough. It does not commit the Council to any increases in expenditure and, with the exception of the proposal for about 1,500 dwellings in the Hospitals Cluster, it does not propose radical change.

15.4.2 The policies and proposals which are set out in the Local Plan fall into four broad categories.

- a) Policies which seek to restrict development pressures in order to protect the amenities of the area.
- b) Policies which seek to ensure that appropriate new development or redevelopment will take place without any adverse effect on the amenities of the area.
- c) Policies which seek to facilitate and promote development which will enhance the amenities of the area.
- d) Policies specifically for the enhancement of amenities, which may well require the Council to incur additional financial expenditure if they are to be achieved.

15.4.3 Most of the policies and proposals in the Plan fall within the first three of these categories. They form the basis of the day-to-day development control process, which is a particularly important and cost-effective means of achieving the objectives of the Plan. These policies will not of themselves require additional expenditure by the Council, but adequate staffing levels will need to be maintained in the Development Control Section of the Planning and Engineering Department.

15.4.4 The Borough Council has put forward site-specific policies in the third category primarily for Epsom Town Centre. Epsom Town Centre provides a source of services, entertainment and employment for many people throughout the Borough. Site-specific policies are intended to address the centre's retail function, the cultural, leisure and recreational opportunities available, the provision of housing and the improvement of accessibility. Many sites previously identified through the Local Plan process have now attracted new development. Policies are set out below for remaining sites at Epsom Railway Station, the Rainbow Centre area and the Surrey Institute site on Linton's Lane. Further sites will be identified when the Local Plan is reviewed.

#### Epsom Railway Station Site

15.4.5 Epsom railway station is the fourth busiest railway station in the County. It operates from outmoded buildings on a restricted site. Planning permission was granted in 1991 for the comprehensive redevelopment of the Epsom railway station to provide a new station entrance, booking hall and passenger facilities, 3,595 sq.m. (38,697 sq. ft) of office floorspace in a four storey building, a multi-storey car park with 212 spaces and two kiosk shops. Work has not yet commenced on the redevelopment of the station buildings, but, as part of that permission, alterations to Station Approach have been implemented which provide for improved arrangements for access to and from the station, for the setting down and picking up of passengers and for waiting vehicles including taxis. In October 1999, the Council authorised the granting of planning permission for an alternative redevelopment, subject to completion of legal agreements. The alternative scheme would provide over 5,000 sq m (53,820 sq. ft) of offices and limit parking provision to 176 spaces.

- 15.4.6 One of the Council's town centre objectives is to provide additional modern office floorspace. The station site would appear to be particularly suitable to accommodate office development given its good accessibility by public transport and the fact that office development would allow for highly desirable improvements to the facilities at the station which would make travel to and from Epsom by rail more convenient. Such improvements to facilities at the station would accord with the identified objective of improving public transport facilities.
- 15.4.7 In the event of further redevelopment proposals being submitted, the number of car parking spaces to be provided on the site would be assessed on the basis of the policies in Chapter 13 - Movement. These policies differ significantly from those which were applicable when planning permission was granted in 1991 for the redevelopment of the site to include 212 parking spaces and a much reduced number of car parking spaces would continue to be sought.
- 15.4.8 The Movement Study identified particular needs for improved access to Epsom railway station. These are covered primarily by Policy MV15 in Chapter 13 of the Plan, and include pedestrian routes to car parks facilities for cyclists, and ramps or lifts for people with physical disabilities. The Borough and County Councils have both indicated support for these proposals of the Movement Study. In the event of further redevelopment proposals being submitted for the site, the Council will continue to seek to meet these access needs, and will assess schemes in the light of the relevant policies of the plan including Policy IMP1 below.

~~IMP1 PERMISSION WILL BE GRANTED FOR THE REDEVELOPMENT OF EPSOM RAILWAY STATION (AS IDENTIFIED ON THE PROPOSALS MAP INSET) TO PROVIDE OFFICE ACCOMMODATION PROVIDED THAT A NEW STATION ENTRANCE AND BOOKING HALL, IMPROVED FACILITIES FOR PASSENGERS AND OTHER STATION USERS, INCLUDING IMPROVED ACCESS TO PLATFORMS, AND IMPROVED FACILITIES FOR CYCLISTS ARE ALSO INCORPORATED. IN CONJUNCTION WITH THE REDEVELOPMENT, THE COUNCIL WILL SEEK PROVISION OF SAFE AND CONVENIENT PEDESTRIAN AND CYCLE LINKS FROM THE SITE TO THE REAR OF HIGH STREET AND WATERLOO ROAD, AND TO THE HOOK ROAD CAR PARK.~~

Rainbow Centre and Neighbouring Land, East Street

- 15.4.9 The site covers 5.2 ha. (12.9 acres) in the ownership of Thames Water, the Property Division of BG plc, Roweacre Properties and the Borough Council. It could provide an opportunity for joint development as parts of the site become surplus to the requirements of their owners.
- 15.4.10 One of the objectives of the plan is to secure an improved leisure centre providing a much enhanced range of facilities. Although the Rainbow centre continues to prove very popular, the Council is seeking the provision of a much enhanced

leisure centre which would include the full range of existing facilities and could also include additional features such as an indoor tennis and indoor bowls centre, a 10 pin bowling alley, a golf driving range, playing fields and facilities for, roller-blading and mountain biking. Given the policy of restricting the recreational use of land in the Green Belt to outdoor forms of recreation in accordance with central government advice, there must be a presumption in favour of making provision for indoor recreational facilities within the built-up area.

15.4.11 The site includes a number of buildings used as offices and redevelopment of the East Street frontage of the site to provide good quality office floorspace would be appropriate given its location within the East Street business area. The redevelopment of the site would also provide an opportunity to provide additional community facilities, including a youth centre to replace the existing centre in Linton's Lane, and additional residential units. However, the priority is for the provision of a much enhanced leisure centre.

15.4.12 The Council will assess proposals for the development of the whole or of part of the site in the light of the relevant policies of the plan including Policy IMP2 below.

~~**IMP2 PROPOSALS FOR THE DEVELOPMENT OF THE RAINBOW CENTRE AND ADJACENT LAND (AS IDENTIFIED ON THE TOWN CENTRE PROPOSALS MAP INSET) WILL BE APPROVED PROVIDED THAT THEY FORM ALL OR PART OF A COMPREHENSIVE MIXED SCHEME OF LEISURE, RESIDENTIAL, BUSINESS AND COMMUNITY USES WHICH INCLUDES, AS ITS MAIN COMPONENT, A NEW LEISURE CENTRE.**~~

Surrey Institute of Art and Design and Youth Centre, Linton's Lane

15.4.13 The Surrey Institute of Art and Design presently occupies two sites within the town and is considering the possibility of relocating facilities on the Linton's Lane site to the Ashley Road site. The access to the Linton's Lane site is through a long established residential area with minimal off-street parking provision and where cars are normally parked on both sides of the access road. The building is shared with a County-Council run Youth Centre.

15.4.14 Because of the restrictions on access to the site and its proximity to an established residential area, it is not considered suitable for an intensive use. Any redevelopment of the site must not exacerbate the traffic congestion and parking problems currently experienced by the occupants of houses in Linton's Lane and Leith Road, be in accordance with the policies in Chapter 13 - Movement and Chapter 14 - Control of Development, and must not result in the loss of the youth centre or of the associated outdoor courts.

15.4.15 The developed part of the site is considered to be suitable for housing and Policy HSG3 of Chapter 7 - Housing allocates the site accordingly. It is unlikely that any

proposal will be submitted for a mixed development on the site comprising both housing and the retention of the youth centre. The loss of community facilities would therefore be balanced by the provision of new community facilities, including a new youth centre elsewhere within the town and possibly on the adjoining land within the Rainbow centre area.

15.4.16 There is relatively little public open space within this part of the town and, to enhance the value of the existing open space in an area of deficiency and to fully provide for the needs of the proposed new housing development, the Council will expect the existing area of open space between the built-up part of the site and the railway line or an equivalent area of open space to remain open and to be made available for public use.

15.4.17 The Council will assess proposals for the development of the whole or of part of the site in the light of the relevant policies of the plan including Policy IMP3 below:

~~**IMP3 PERMISSION WILL BE GRANTED FOR THE REDEVELOPMENT OF THE BUILT UP AREA OF THE SITE IN LINTON'S LANE CURRENTLY OCCUPIED BY THE SURREY INSTITUTE OF ART AND DESIGN AND BY THE YOUTH CENTRE (AS IDENTIFIED ON THE TOWN CENTRE PROPOSALS MAP INSET) FOR HOUSING PROVIDED THAT:**~~

~~**(I) PROVISION IS MADE FOR THE RETENTION OR SATISFACTORY RELOCATION OF THE EXISTING COMMUNITY FACILITIES, INCLUDING THE YOUTH CENTRE AND RELATED SPORTS PROVISION;**~~

~~**(II) THE OPEN SPACE TO THE REAR OF THE BUILT UP PART OF THE SITE IS RETAINED AS OPEN SPACE OR AN EQUIVALENT AREA OF OPEN SPACE IS CREATED AND PUBLIC ACCESS IS PROVIDED.**~~

## 15.5 RESOURCE IMPLICATIONS OF PLAN POLICIES

### Local Authority Resources

15.5.1 The availability of resources to both Surrey County Council and Epsom and Ewell Borough Council will have a significant impact on their ability to implement many of the proposals which are set out in the Plan. Local Government expenditure is of course subject to overall regulation by Central Government.

15.5.2 The funds available to both Councils are nevertheless significant, and with the effective use of these resources, the Borough Council is satisfied that it will make substantial progress towards the achievement of the Plan's objectives. The Borough Council will also seek to achieve a measure of self-funding and a

financial return on many of the positive proposals for the improvement of the environment which are set out in the Plan. The Borough and County Council have been successful in obtaining £4.75m Capital Challenge funding for the proposed Lifestyle Centre. The Borough Council has also been successful in obtaining £190,000 from lottery funding.

#### Private Sector Resources

- 15.5.3 The resources available to the private sector far outweigh those which are available to the Local Authorities. The level of private sector investment in the Borough is influenced by a wide range of factors at local, national and international level, most of which are beyond the control of the Council. Investment early in the 1990s has slowed, reflecting the national economy, but is expected to increase during the Plan period. The Council will continue to encourage growth of private sector investment which enhances the amenity of the Borough.

#### Chapters 1 and 2 - Introduction and Strategic Aims

- 15.5.4 These chapters contain explanations of the Plan preparation process and the Borough Council's broadest indications of what it seeks to achieve through the Plan. They have resource implications in terms of the need to maintain the staffing and publications budget of the Local Plan Section, but contain no policies and have no direct implementation costs.

#### Chapter 3 - The Green Belt

- 15.5.5 The policies which are set out in this chapter rely heavily on the Council's development control powers to protect the character of the Green Belt by resisting inappropriate forms of development. Proposals for specific features within the Green Belt are for the most part contained in Chapter 5 on the Natural Environment.

#### Chapter 4 - Open Space and Recreation

- 15.5.6 The Council's development control powers are to be used to protect open spaces within the built-up area from inappropriate forms of development. Proposals for the specific features are for the most part set out in Chapter 5 on the Natural Environment.
- 15.5.7 Development control powers are also to be used to resist the loss of existing recreational facilities and to encourage the provision of new facilities. Whilst none of the policies specifically commit the Council to the purchase of additional land, they do require the Council to ensure that recreational facilities are enhanced and it is likely that such a goal will require additional Council expenditure. It

may be that some additional expenditure will be offset by receipts following further review of Council-owned allotments.

#### Chapter 5 - Natural Environment

- 15.5.8 The Council places a high priority on the protection of the natural environment and once again the Council's development control powers will provide the main means of preventing damage by inappropriate development.
- 15.5.9 The Plan seeks not only to protect but also to enhance the natural environment, which will require additional expenditure by the Council. The Plan commits the Council to a periodic resurvey of the Borough with a view to assessing sites in accordance with their nature and wildlife importance.

#### Chapter 6 - Built Environment

- 15.5.10 The Council places a high priority on the protection and enhancement of the built environment and the judicious use of its development control powers will constitute the primary means of achieving this objective.
- 15.5.11 The Plan provides for the Council to maintain its rolling programme of finance available for enhancement schemes in Conservation Areas and in other environmentally sensitive parts of the Borough. Grants will also continue to be available from the Historic Buildings Fund for improvements to Listed Buildings in private ownership. A number of other elements of environmental improvement require the Council to incur additional financial expenditure if the desired enhancement of amenities is to be achieved.

#### Chapter 7 - Housing

- 15.5.12 Almost all of the new housing in the Borough will be financed and constructed by the private sector and the Council will use its development control powers to ensure that new housing is appropriately located and has no adverse effect on the amenities of the area. The Council will also seek to ensure that in large residential developments - for the purpose of Policy HSG5, those of 25 units or more, or 1 ha of land or more - 25% of housing is "affordable", reducing the pressure on the existing social housing stock.
- 15.5.13 The Council has transferred its own housing stock to the Rosebery Housing Association, and is therefore no longer a direct provider of housing. However funds will be provided for development of social housing in partnership with other agencies such as Housing Associations. The Council will also give careful consideration to the suitability for social housing of any sites in its ownership which become surplus to operational requirements. This will reduce the development value of some Council-owned sites and will of course have cost implications for the Council.

## Chapter 8 - The Epsom Hospitals Cluster

- 15.5.14 Policies MV2 and DC2 in Chapters 13 and 14 require all developments to fund the infrastructure needed to serve them, such as construction of new schools and highways. Government guidance regarding the re-use of major developed sites in the Green Belt indicates that proposals should not overload local facilities such as schools and should not impose a need for additional public expenditure on infrastructure. Development of the Hospitals Cluster is therefore required to fund a package of community facilities and highway works sufficient for the needs of new residents.
- 15.5.15 In December 1997, the Borough Council granted outline planning permission for about 1500 dwellings and associated facilities on the area covered by the Hospitals Cluster Proposals Map Inset. The permission is linked to a series of planning conditions and legal obligations which secure the funding of the infrastructure package. The details of this package will be further refined through the preparation of development briefs and the submission of detailed planning applications. This implementation process is explained in Section 8.11 of Chapter 8.
- 15.5.16 As a consequence of the package of development funded works, re-use of the Hospitals Cluster will not impose any capital costs on the Borough Council. As the Highway Authority, the County Council will fund works to highways where existing problems are exacerbated by new dwellings, but the development will fund all works which are needed solely because of the Cluster proposals. The consideration of development briefs and detailed planning applications will impose revenue costs on the Borough Council, but these will be met within existing budgets. In the longer term, the Borough and County Councils may have to budget for the revenue costs of social provision on the Cluster, such as playing fields, community facilities and the primary school.

## Chapter 9 - Employment

- 15.5.17 The Council has played an active role in promoting employment in the Borough, and produced an Economic Development Strategy in 1996 to further this role. In conjunction with the Chamber of Commerce covering the Borough, the Council will continue to use its powers to assist the local economy. The Plan does not contain specific proposals for the provision by the Council of new commercial or industrial units, although it does allow for possible redevelopment of West Park Hospital for employment uses in Chapter 3 - Green Belt. It is envisaged that investment by the private sector will continue to sustain the Borough's existing employment levels.

## Chapter 10 - Shopping

- 15.5.18 Private sector finance is the principal feature in the provision of new shopping development and the Plan seeks to protect and enhance the vitality and viability of

local shops by implementing appropriate policies to guide private sector investment. Once again, considerable reliance is placed on the Council's development control powers.

- 15.5.19 The Plan provides for environmental improvements in local centres and other shopping areas which would be financed by the Borough Council and private sector.

#### Chapter 11 - Community Facilities

- 15.5.20 The County Council is an important provider of services and the Borough Council will continue to press for the provision of enhanced facilities such as youth centres where they are needed.

- 15.5.21 The Council's resources are limited but it will attempt to sustain a good standard of provision of service for the elderly throughout the Plan period.

#### Chapter 12 - Tourism

- 15.5.22 The policies in this Chapter are intended to be enabling, allowing for new hotel and leisure facilities should the market attract private sector investment. They do not impose direct costs on the Council. If there is an increase in the number of visitors to the town, there will be implications for the Borough Council's expenditure on visitor management (eg signing), however this will be offset in some measure by increased revenue from facilities such as car parking and Epsom Playhouse.

#### Chapter 13 - Movement

- 15.5.23 The policies in this Chapter which relate the location and pattern of new development will be implemented through the Council's development control powers. They do not themselves entail any increases in Council spending. Policies relating to parking provision and control may involve initial capital expenditure by the Borough Council, but these should ultimately be offset by user-charges.

- 15.5.24 Public transport, pedestrian, cycling and highway matters generally have limited implications for Borough Council expenditure as public sector responsibilities lie with the County Council. They include major highway proposals, the implementation of which may have significant implications for County Council expenditure. They also include traffic management and minor highway works, likely to be funded by the County Council but implemented by the Borough Council as agents. The Borough Council will continue to ensure that its bids to the County Council for the funding of appropriate highway proposals are supported by well-documented evidence.

## Chapter 14 - Control of Development

- 15.5.25 The use of the Council's development control powers lies at the heart of the Plan and, as mentioned at 15.4.3, it is essential that adequate staffing levels be maintained in the Development Control Section. The detailed design policies which are set out in Chapter 14 do not themselves entail any increases in Council spending.

## Chapter 15 - Implementation, Resources, Monitoring and Review

- 15.5.26 Implementation Policies in this chapter deal primarily with achieving development of specific sites which will contribute to the attractiveness of the Borough and the vitality and viability of Epsom town centre. Many are dependent on action by other bodies to make land genuinely available. For example, the proposal for the comprehensive redevelopment of Epsom railway station site by Railtrack would allow major improvement to the facilities at the station.
- 15.5.27 Development of sites in the Town Centre could have implications for Borough Council expenditure. The Borough intends to increase convenient car-parking available to shoppers and enhance the range of cultural and social facilities available to visitors in Epsom. Achieving these goals is likely to require the Borough Council to continue to work in partnership with the private sector and the County Council, and will have some impact on capital and revenue costs. In the case of the Lifestyle Centre proposal, which is being developed in partnership with the private sector, the Borough Council and the County Council have agreed to make a contribution of £1,101,000.
- 15.5.28 The monitoring and review of development within the Borough and of the effectiveness of the Council's planning policies is at present undertaken for the most part by the Planning and Engineering Department's Local Plan Section. The Plan does not generate a requirement for additional resources for the purposes of monitoring and review. The rate of implementation of the policies for the enhancement of the amenities of the Borough will, to a large extent, be determined by the resources available to the Council.

## **15.6**      **MONITORING**

### County Council

- 15.6.1 The County Council, as part of the Structure Plan process, publishes an Annual Monitoring Report, supported by more detailed Topic Reports. Occasionally these are amplified by Issues Reports on items of particular concern. These documents are too general to be of direct use in monitoring the Local Plan, although the information from which they are derived provides a useful base.
- 15.6.2 The basis for monitoring the Structure Plan is the Planning Application System which records all new housing development and the more important shopping, office, industry and storage developments. Information is collected and output

tables are published quarterly. This is supplemented by a wide range of information (eg housing waiting lists, employment returns etc) which is collated on an annual basis.

### Borough Council

15.6.3 In order to monitor the Local Plan adequately, it will be necessary to provide a more detailed level of information. The Borough Council's input to the County's Planning Application System is currently held on a card index, but it is intended to link this with the computer system which currently handles the administration of planning applications. This will enable developments of specific types, or in specific areas, to be readily identified, and will greatly assist in monitoring the Local Plan. Additional information which is collected on a regular basis includes a survey of vacant offices, a review of affordable housing needs and provision, and a survey of shop units and occupancy.

15.6.4 The results of the surveys and reviews outlined above, together with the progress reports on the implementation of public sector schemes, will be published on a regular basis. However, it is also anticipated that occasional studies of individual topics will be required to amplify this basic data, particularly to investigate trends which are not directly expressed in terms of physical development or change.

### ~~IMP4 THE COUNCIL WILL MONITOR THE DEVELOPMENT OF LAND THROUGHOUT THE BOROUGH AND THE IMPACT OF THE POLICIES OF THE LOCAL PLAN.~~

15.6.5 Circumstances surrounding the release of the Hospital lands may change during the plan period not least because of the development of the national "Care in the Community" policy. Such circumstances could lead to the need to alter policies for the redevelopment of the Hospitals Cluster. The Council will, therefore, monitor developments and review the Plan as necessary in accordance with the provisions of the Town and Country Planning Act 1990 (as amended).

## **15.7 REVIEW**

15.7.1 The Local Plan attempts to set out the most appropriate policies for the Borough in the light of the best information available on anticipated future trends. However, it is likely that some circumstances will change in ways which are not anticipated in the Plan. Such changes might include changes in the legislation, a series of consistently unfavourable appeal decisions and changes in economic and social trends.

15.7.2 If circumstances change significantly or if any Local Plan policies prove unsatisfactory, the Council will review the Plan in accordance with the provisions of the Town and Country Planning Act 1990 (as amended) ensuring full consultation with members of the public.

15.7.3

The Local Plan relates directly to the Council's overall Corporate Policy, which seeks amongst other things to:

- a) ensure that Epsom and Ewell is a pleasant, prosperous place in which to live and work; and
- b) to improve the quality of life for all of its inhabitants.

The policies contained within the Local Plan seek to set out the framework for the future planning of Epsom and Ewell in terms of the use of land, the siting of buildings and communication routes so as to promote the highest attainable environmental standards and optimum conditions of economy and convenience. The conservation and enhancement of both the built and natural environmental heritage are aspects of this activity which are regarded as of special significance. It is vital that the Plan be monitored in accordance with the relevant policies to assess the extent to which central objectives are being achieved, and reviewed in the light of the information gained. In this way the relevance and effectiveness of the Plan will be continually maintained and updated.

~~**IMP5 THE COUNCIL WILL REVIEW THE LOCAL PLAN DURING THE PLAN PERIOD AS APPROPRIATE.**~~