

CHAPTER 1 - INTRODUCTION

- 1.1 The Epsom and Ewell District-wide Local Plan covers the whole of the administrative area of Epsom and Ewell Borough Council, some 3,411 hectares. The boundary of the Borough, and therefore of the plan area, is shown on the Proposals Map. The District-wide Local Plan sets out the Borough Council's policies and proposals for the development and other use of land within the Borough for the period up to April 2006 and consists of a Written Statement and a Proposals Map.
- 1.2 The Written Statement contains the Council's policies and proposals together with the "reasoned justification". The Proposals Map is drawn on an Ordnance Survey base to a scale of 1:10,000 and specifies the areas and sites to which policies and proposals are to be applied. Proposals Map Insets at the larger scale of 1:2,500 are also included to provide for the more detailed policies and proposals relating to Epsom town centre and to the Epsom Hospitals Cluster.
- 1.3 Each policy proposal in the Written Statement is printed in UPPER CASE so that it is easily distinguished from the text and the Proposals Map is cross referenced to the Written Statement. The Written Statement will prevail if there is any ambiguity or contradiction between the two documents.
- 1.4 Section 54A of the Town and Country Planning Act, 1990 provides that, where an authority is required to "have regard" to the development plan, decisions are to be in accordance with the plan, unless material considerations indicate otherwise. In considering proposals for development, account must be taken of all of the relevant policies in the plan. Several policies from different chapters may well need to be considered together. It is emphasised that, to gain a complete knowledge and understanding of the policies affecting any one site or area, the Plan must be read as a whole.
- 1.5 The District-wide Local Plan replaces the Epsom Central Area Local Plan, which was adopted in November 1989 and the Borough Local Plan which was adopted in February 1995. Together with the Structure Plan, Minerals Plan and Waste Local Plan which are prepared by Surrey County Council, the District-wide Local Plan forms the Development Plan for the Borough of Epsom and Ewell.

