



Local Development Framework

Annual Monitoring Report 2005-06

December 2006



Contents

	Page
1 Introduction	2
2 Local Development Scheme implementation	4
3 Existing Policies	8
4 Contextual Introduction	9
5 Output indicators	11
Social progress that recognises the needs of everyone	12
Effective protection of the environment	21
Prudent use of natural resources	25
Maintenance of high and stable levels of economic growth and employment	26
Annex 1: List of all Local Development Framework documents produced to date	31
Annex 2: House Completions 2005-06 (site-by-site)	32
Annex 3: Example of Accessibility Maps	33
Annex 4: Parking Provision on Commercial Completions 2001-06	34

- 1.1 The Planning and Compulsory Purchase Act commenced on 28 September 2004. It introduced a system of Local Development Frameworks (LDF) including a requirement to produce an Annual Monitoring Report (AMR). This AMR is the second that has been produced under the Act, and it monitors the period 1 April 2005 to 31 March 2006. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on an added importance in providing a check on whether those aims are being achieved.
- 1.2 In terms of what the AMR should seek to achieve, Local Authorities are required, by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004 and by PPS12 Local Development Frameworks, to undertake certain key monitoring tasks, all of which are inter-related. The key tasks¹ are as follows:
- review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
 - assess the extent to which policies in Local Development Documents are being implemented;
 - where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - whether the policies in the Local Development Document need adjusting or replacing because they are not working as intended;
 - whether the policies need changing to reflect changes in national or regional policy; and
 - set out whether policies are to be amended or replaced.
- 1.3 The policy documents that will eventually comprise the complete Local Development Framework (LDF) are in the process of being prepared. It is for this reason that this AMR will focus on the existing, 'saved' policies that are set out in the Epsom & Ewell District Wide Local Plan May 2000. As emerging Development Plan Documents (DPDs) are adopted, future AMRs will be able to focus on the monitoring of the adopted policies contained within these DPDs.
- 1.4 **Core and local output indicators** are used to measure whether the **processes** that have been put in place to deliver the Plan's policies are achieving the desired **outcomes**. The indicators show what significant effects the implementation of planning policies have had. There are also **contextual indicators** that show how the Borough is performing relative to the County and the Region and how the Borough is changing over time.

¹ **Source** PPS 12 and Local Development Framework Monitoring: A Good Practice Guide

- 1.5 Epsom & Ewell Borough Council will fulfil its commitment to monitor and review their adopted policies. This will ensure that the LDF remains the most appropriate and locally acceptable response to current issues of environmental, social and economic importance.
- 1.6 The monitoring scheme will be kept under review and will be amended to reflect changes in emphasis and changes in priorities. In particular, it will incorporate the requirements of the evolving Monitoring Framework for the Regional Spatial Strategy and the DETR's "Monitoring the Provision of Housing through the Planning System; Towards Better Practice" (October 2000).
- 1.7 Epsom & Ewell Borough Council and Surrey County Council have begun to re-design their information systems to enable and continuously improve their monitoring of the targets and indicators. Further technical developments will be required to ensure that the monitoring systems are robust and responsive to changing demands. The Borough Council and County Council are working together in the collection and analysis of information to ensure that a consistent approach is taken to measuring and monitoring change.

Local Development Scheme implementation

Section 2

- 2.1 The Local Development Scheme (LDS) sets out the timetable and milestones for the production of documents within the Local Development Framework. The Council's LDS was approved by the Government Office for the South East (GOSE) in March 2005². This section sets out the Council's progress against the approved LDS.
- 2.2 The Council has followed the timetable closely for the preparation of the Local Development Documents and for the monitoring year 1 April 2005 to 31 March 2006, all the LDS milestones have been achieved. There have been no Local Development Orders adopted under section 61A of the Town and Country Planning Act 1990.
- 2.3 Table 1 below sets out the progress on the preparation of the Epsom & Ewell Borough Council's Local Development Framework.

² A full version of the Local Development Scheme (effective from 15 April 2005) is available on the Council's web site (www.epsom-ewell.gov.uk) under Local Development Framework

Table 1 Progress on the preparation of Epsom & Ewell Borough Council's LDF against the Local Development Scheme programme

Title of Document	Subject of Document	Stages in Preparation completed (April 2005 to March 2006 in green)	LDS Targets Met?	Notes or Future Stages to be completed
Local Development Scheme	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> ✓ Preparation of LDS: September/February 2004/05 ✓ Submission to Secretary of State: March 2005 ✓ Adopted by Council: April 2005 	Yes	
Statement of Community Involvement	Standards and approach to involving stakeholders and the community in production of all Local Development Documents and planning applications	<ul style="list-style-type: none"> ✓ Issues & Options Consultation: October/November 2004 ✓ Preferred Options Consultation: February/March 2005 ✓ Submission to Secretary of State: June 2005 ✓ Public examination: November 2005 ✓ Inspectors binding report: February 2006 ✓ Adopted by Council: April 2006 	Yes	
Core Strategy	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> ✓ Issues and Options Consultation: June/July 2005 ✓ Preferred Options Consultation: January/February 2006 ✓ Submission to Secretary of State following Committee approval in June 2006 	On track	<ul style="list-style-type: none"> • Examination of Core Strategy January 2007 • Inspectors binding report • Adoption by the Council
Site Allocations	Identifies sites proposed for development and sets out policies relating to the site and its development	<ul style="list-style-type: none"> ✓ Issues and Options Consultation: June/July 2006 	On track	<ul style="list-style-type: none"> • LDS to be revised to reflect new timetable • Preferred Options Consultation: late 2007

				<ul style="list-style-type: none"> • Submission to Secretary of State: mid 2008
Development Control Policies	Document setting out an array of policies against which planning applications will be considered	✓ None		<ul style="list-style-type: none"> • LDS to be revised to reflect new timetable and to allow preparation of DPD alongside Site Allocations DPD • Issues and Options Consultation: early 2007 • Preferred Options Consultation: late 2007 • Submission to Secretary of State: mid 2008
Proposals Map	An OS map illustrated to reflect the development plan documents policies	✓ None	On track	<ul style="list-style-type: none"> • To be revised in conjunction with Site Allocations DPD
Annual Monitoring Report	Annual review of policies and LDF preparation progress	✓ AMR for 2004 / 2005 submitted: December 2005	On track	<ul style="list-style-type: none"> • To be submitted on or before 31 December each year reporting on the previous full financial year

In addition, further work contributing towards the Local Development Framework, not yet identified in the Local Development Scheme has been under taken, including initial studies for forthcoming Supplementary Planning Documents.

Table 2 Containing Details of Documents Not Identified in the Local Development Scheme

Title of Document	Stages in Preparation (April 2005 to March 2006 in green)	Date completed
Sustainability Appraisal Scoping Report	<ul style="list-style-type: none"> ✓ Consultation on Scoping Report ✓ Approved and adopted by Council 	February/March 2005 May 2005
Sustainability Appraisals	<ul style="list-style-type: none"> ✓ Core Strategy Sustainability Appraisal Issues and Options Preferred Options Submission Document 	May 2005 January 2006 June 2006
Housing Needs Survey	Publication	November 2004
Employment Land Review	Publication	April 2006
Audit of Open Space, Sport and Recreational Facilities	Publication	March 2006

- 3.1 Following commencement of the Planning and Compulsory Purchase Act, all of the policies in the Epsom & Ewell District Wide Local Plan were “saved” until September 2007. The Council will seek to retain a number of policies beyond the initial three-year period where these policies are in accordance with Government and regional guidance, and meet the other criteria set out at paragraph 5.15 of PPS12: Local Development Frameworks. These policies will be saved until they are replaced by policies in adopted Development Plan Documents.
- 3.2 In line with PPS12 the AMR should indicate whether any policies within the Local Plan or subsequent Local Development Documents are not in accordance with national or regional policy.
- 3.3 However, for this year a separate paper is being prepared, which will be reported to the Council and will be submitted to the Government Office for the South East prior to the 1 April 2007 deadline, in accordance with current Government guidance. This paper will set out which Local Plan policies the Council seeks to save *beyond 27 September 2007*. Future AMRs will report where policies are not in accordance with national or regional policy, or where saved policies have been superseded by newly adopted DPD policies.

- 4.1 This section provides an overview of the Borough, setting out the key contextual characteristics.
- 4.2 Possessing a sound understanding of the social, economic and environmental issues that affect the Borough is an important part of the LDF 'spatial' planning approach. It is equally important for the development of the Community Strategy, a document produced by the Borough's Local Strategic Partnership (LSP). Describing the wider social, environmental and economic circumstances provides a useful background for the assessment of the effects of policies and the interpretation of the output indicators. Further detailed information on the Borough can be found in the documents detailed below:
- Housing Needs Survey (November 2004)
 - Open Spaces Audit (March 2006)
 - Employment Land Review (April 2006)
 - Characterisation of the Area (May 2005)
 - Baseline data from Appendix 5 of Sustainability Appraisal Scoping Report

All five papers are available on the Council's web site (www.epsom-ewell.gov.uk) under "Local Development Framework". Additional information on the documents produced for the LDF is available in Appendix 1.

Key Characteristics of the Borough

- 4.3 Epsom & Ewell is situated in the North East of Surrey, on the edge of London's suburbs. It is based around the market town of Epsom, the ancient village of Ewell, and the 1930s centre at Stoneleigh. It is the smallest of the Surrey districts, covering an area of 3,411 hectares.
- 4.4 About 42% of the Borough's area is Green Belt. There are also two designated Strategic Open Spaces (Nonsuch Park and the Hogsmill) within the urban area.
- 4.5 The population of the District is 68,500 (2005 NOMIS mid-year population estimate), with an economically active population of 37,300. Although the Borough's population has only increased by 1,200 people (1.8%) since 1991, the number of residential dwellings has grown by 2,465 (9.35%) to 28,823 in the same time period (County Housing Returns to SEERA, 2005). The largest increase in households has been in 1 person households with a large increase of 36% from 1991 to 2001 (Census, 2001).
- 4.6 A high percentage (91.3%) of the population falls within the ethnic classification of white British (Census, 2001). The population is well educated (62% educated to NVQ3 or above) compared to the regional (48.5%) and national average (44.4%) (NOMIS, 2005). Unemployment is low - at the time of the 2001 Census less than 2% of the economically active population were unemployed. Long term unemployment is not a serious problem in the Borough.
- 4.7 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 340 (IMD, 2004). The health of the population is generally good with the 12th best life expectancy levels in the country (Local Knowledge Website). The Borough is also one of the safest places to live (Surrey being the safest county in England) with the second lowest recorded crime rate in the County (British Crime Survey, 2006).

- 4.8 Over one third of households live in semi-detached houses (36%), with a further 24% living in detached houses (Housing Needs Survey 2004). Almost 83% are owner occupiers – a figure higher than in Surrey (77%), the South-East (73%) or in England (68%) (Census 2001). House condition across all tenures is good with almost all households having central heating and sole use of facilities. House prices in Epsom & Ewell are very high with the average cost of a house in the Borough being £301,362. This is greater than the average in the South East (£228,787) although less than the Surrey average (£315,979) (Land Registry -January to March 2006).
- 4.9 The broad structure of employment favours those in the service sector rather than in agriculture or manufacturing. A high proportion of the Borough's workforce (54%) falls within the categories of professional and managerial compared to 46% in the South-East and 42% in Great Britain. Only 3.6% of workforce in the Borough have a skilled trade occupation compared to 10.2% and 10.9% in the South East and Great Britain respectively (NOMIS: Official Labour Market Statistics April 2005 to March 2006). Approximately 61% of the employed people between the ages of 16-74 commute *out* of the Borough for work - 55% use a car or van for their journeys and 16% use the train (Census 2001). This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.
- 4.10 There has been a steady rise in the number of VAT registered businesses in the Borough since 1994 where there were 2,205, with small increases in all but two years. As of 2005, there were 2,280 VAT registered businesses in the Borough (NOMIS Official Labour Market Statistics 2005).

- 5.1 Authorities are required to monitor a number of *core* output indicators, which they must report in their AMR. The purpose of these is to measure physical activities that are affected by the implementation of planning policies. The Council has also selected a number of *local* output indicators which cover policies not covered by the Local Development Framework core indicators. These local indicators can vary according to particular local circumstances and issues, and are useful in helping to provide a robust assessment of policy implementation.
- 5.2 As sustainability is a key theme of the emerging local development framework, the output indicators have been divided thematically in accordance with the four original key themes of sustainable development identified by Government:
- Social progress which meets the needs of everyone;
 - Effective protection of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 5.3 There are no targets within the adopted Local Plan, although a number have been identified from national, regional and county policy levels. The indicators that are reported in this section will highlight the performance of Local Plan policies in relation to these targets. Where possible, SMART (Specific, Measurable, Achievable, Realistic and Time-related) targets will be developed for the Local Development Framework through the Council's Monitoring Strategy. As the LDF process continues, the monitoring framework will develop accordingly and future AMRs will report on progress in meeting these targets.

SOCIAL PROGRESS THAT RECOGNISES THE NEEDS OF EVERYONE

Core Output Indicator: Housing Trajectory

Data for 2005/06: 213 (net) dwellings completed

Target

- 5.4 The Surrey Structure Plan requires Epsom & Ewell to provide 3,000 new residential dwellings between 2001 and 2016 (an annual average of 200 dwellings). The target for 2005 / 2006 was to provide 200 dwellings. However, it must be noted that from April 2006, the Council will be working towards the submitted South East Plan requirement for the Borough to provide 2,715 (net) dwellings between April 2006 and March 2021³ (an annual average of 181 dwellings).

Policy

- 5.5 Policy HSG2 & 3 of the Local Plan sets out the housing provision for 1991-2006. This policy has been superseded by the Surrey Structure Plan requirements and subsequently by the submitted South East Plan and LDF Core Strategy.

Housing Trajectory

- 5.6 Housing Trajectories are a useful approach to assess housing delivery, helping to support the 'plan, monitor, manage' concept. They show past performance and estimate future delivery enabling an assessment to be made of whether there is likely to be a future shortfall or surplus of housing in the Borough in relation to the housing targets. The ODPM Good Practice Guide on LDF monitoring suggests that the housing trajectory should show net additional dwellings over the previous five years. The requirements of the Surrey Structure Plan and for the South East Plan have therefore been separated and are shown in two different tables.

Performance

- 5.7 In relation to the Surrey Structure Plan target, the Council has met its yearly requirement for the first 5 years of the plan period (2001/02 to 2005/06). This is displayed in Table 1 on the following page. The definitions for the various titles shown in the first column are as follows:

A: Small sites deliver 1-9 dwellings

B: Medium sites are those under 0.4 hectares providing 10+ dwellings

C: Large sites are those over 0.4 hectares providing 10+ dwellings

D: Sites allocated in the Local Plan 2000

E: Cumulative completions including both achieved and projected completions over the plan period

F: Number of dwellings above or below cumulative allocation

G: Annual requirement taking account of past/projected completions

³ Source South East Plan

Table 1: Past completions 2001-2006 against Surrey Structure Plan (2004) requirements

		2001/2	2002/3	2003/4	2004/5	2005/6	TOTAL
A	Small scale unidentified windfalls	31	17	51	39	29	167
B	Medium scale unidentified windfalls		67	41	54	28	190
C	Large scale unidentified windfalls:						
	13 St Martin's Avenue	-4					-4
	102 High Street			64			64
	Glyn House, Ewell			7	7		14
	Highway House					1	1
D	Allocated Sites:						
	Manor	54					54
	Long Grove	133	122	1	4		260
	19 Alexandra Road	22					22
	4 The Parade		12				12
	Heathcote Road Church		4	3			7
	164-170 Kingston Road				13		13
	Horton A				86	155	241
	Past Completions	236	222	167	203	213	1041
E	Cumulative Completions	236	458	625	828	1041	
	PLAN - Strategic Allocation (annualised)	200	200	200	200	200	1000
F	MONITOR - Cumulative over or under provision	36	58	25	28	41	41
G	MANAGE - Revised annualised allocations	197	196	198	197	196	

5.8 With regard to the South East Plan housing requirement, a housing trajectory for the period 2006/07 to 2021/22 has been compiled (Table 2). This uses historic completion rates for small and medium windfall sites as set out in the Surrey Housing Potential Study 2005 and projects these forward. Large sites that are either under construction, have outstanding planning permission or an approved development brief, are programmed in to the trajectory based on knowledge of the specific sites and discussions with the developers and landowners. The South East Plan requirement of 3,620 dwellings over the period 2006-2026 has been averaged out and equates to an annual requirement of 181 units. This figure has been applied over the fifteen year period.

5.9 Table 3 and Graph 1 display the combined housing trajectories, covering the period 2001/02 to 2021/22. They summarise the categories from which future housing will be derived, which are then displayed graphically.

Analysis

5.10 It can be seen for the period 2001/02 to 2005/06 that the Borough has met the Surrey Structure Plan housing targets. Projecting forward to the South East Plan targets for 2006/07 to 2021/22 it is estimated that there will be a shortfall of 257 dwellings. To ensure the Borough remains on track to meet its allocation targets, it is the Council's intention that sites will be identified in the Site Allocations DPD to meet this shortfall.

Table 2: Projected Completions 2006-2022 against South East Plan Requirements

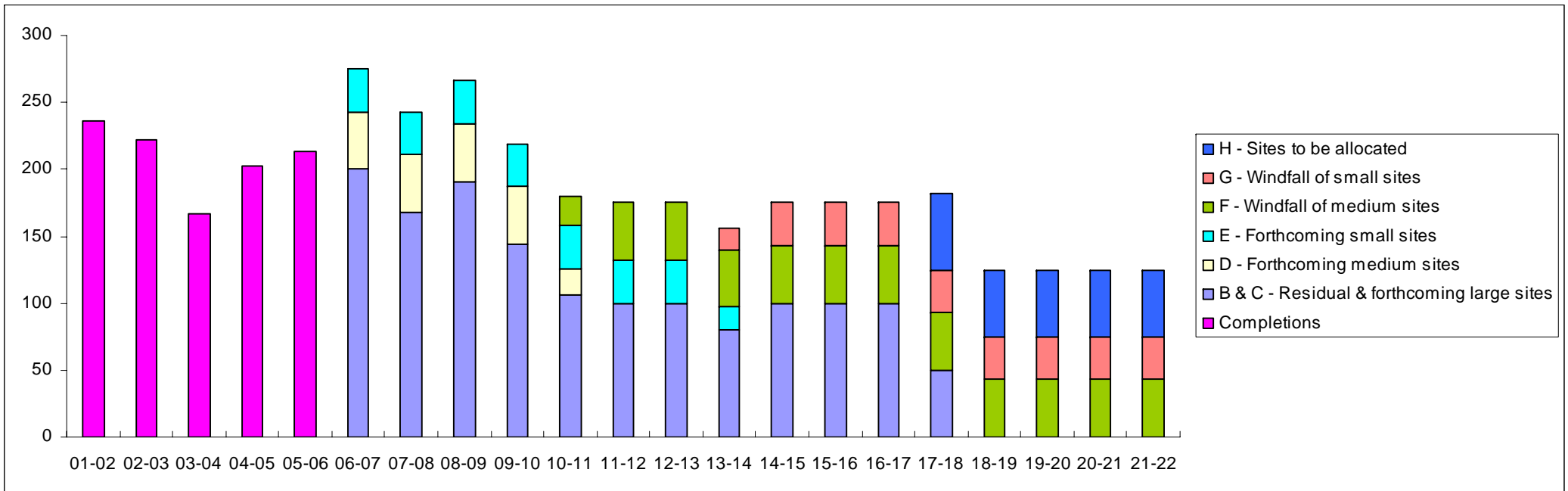
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL 2007/22
Small scale unidentified windfalls	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	480
Medium scale unidentified windfalls	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	645
Large scale windfalls:																	
Highways House	135																0
Emperor House		40	71														111
Capitol House		40	80	32													152
Rosebery School			40	32													72
Epsom Station site				80	36												116
Allocated Sites:																	
Horton A	65	88															88
Horton B				70													70
St Ebbas						100	100	80									280
West Park									100	100	100	50					350
Other large sites												57	50	50	50	50	257
Past Completions																	
Projected Completions	275	243	266	219	181	175	175	155	175	175	175	182	125	125	125	125	2621
Cumulative Completions	275	518	784	1003	1184	1359	1534	1689	1864	2039	2214	2396	2521	2646	2771	2896	
PLAN - Strategic Allocation (annualised)	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	2715
MONITOR - No. dwellings above or below cumulative allocation	94	156	241	279	279	273	267	241	235	229	223	224	168	112	56	0	2896
MANAGE - Annual requirement taking account of past/projected completions		175	170	162	158	156	154	151	151	147	143	136	125	125	125	125	

Table 3: Projected Housing Completions by Category

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	TOTAL 07-22
Completions	236	222	167	203	213																	0
B & C - Residual & forthcoming large sites						200	168	191	144	106	100	100	80	100	100	100	50					1239
D - Forthcoming medium sites						43	43	43	43	20												149
E - Forthcoming small sites						32	32	32	32	32	32	32	17									209
F - Windfall of medium sites										22	43	43	43	43	43	43	43	43	43	43	43	495
G - Windfall of small sites													16	32	32	32	32	32	32	32	32	272
H - Sites to be allocated																	57	50	50	50	50	257
Total Completions	236	222	167	203	213	275	243	266	219	180	175	175	156	175	175	175	182	125	125	125	125	2621*
Target	200	200	200	200	200	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	2715

*plus 94 surplus from 06-07

Graph 1: Past and Projected Housing Completions by Category



Core Output Indicator: Affordable housing completions

Data for 2005/06: 10 Affordable houses (4.5% of gross completions)

Target

5.11 35% of new dwellings to be provided as affordable⁴

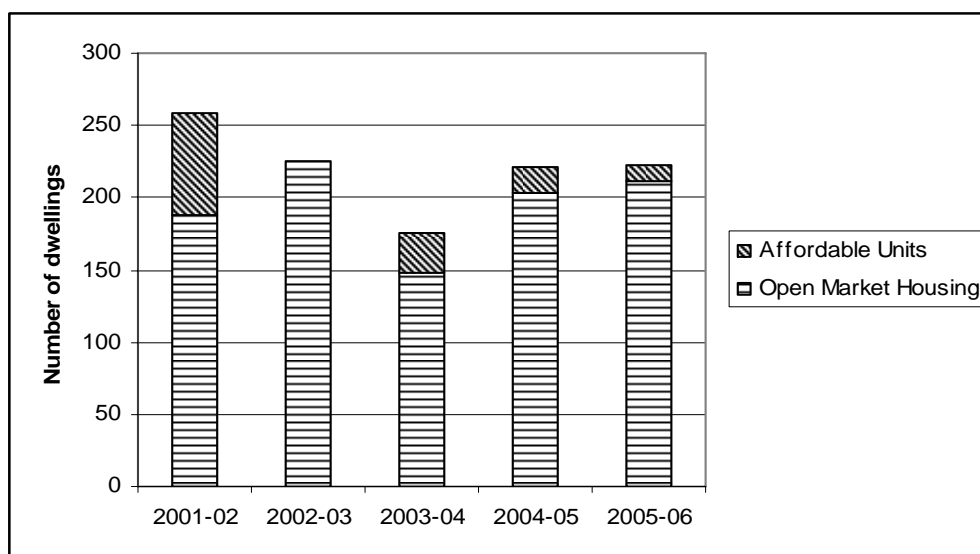
Policy

5.12 Policy HSG5 of the Local Plan seeks to ensure that a proportion of new dwellings provided are affordable. Under this policy developers are required to provide 25% of the units on sites over the size (1 hectare) and number of units (25 units) threshold as affordable. A revised policy has been included within the submitted Core Strategy which requires affordable housing contributions from developers of all new housing schemes.

Performance

5.13 During the period April 2001 to March 2006, 11.3% of all new homes completed were affordable. The proportion of affordable homes ranged from 0% in 2002/03 to 27% in 2001/02. This is displayed graphically in Figure 1 below.

Figure 1 Number of housing completions by type



Analysis

5.14 Affordable housing completions have been erratic over the past 5 years and fall short of the Council's adopted target. However, the affordable components of a number of large developments are likely to be completed within the next few years, which will lead to an improvement in performance.

5.15 The Council aims to improve delivery through a policy within the submitted Core Strategy, which seeks to maximise affordable housing provision by requiring all housing developments to contribute. The requirement for affordable housing provision will vary according to the size of the development or the number of units proposed.

⁴ **Source** Epsom & Ewell Borough Council target, adopted by Full Council in February 2006

Local Output Indicator: Average property price

Data for January – March 2006: £302,889

Local Output Indicator: Average property price compared against average earnings

Data for 2005/06: 8.34 (property price : average earnings)

Target

5.16 None currently identified

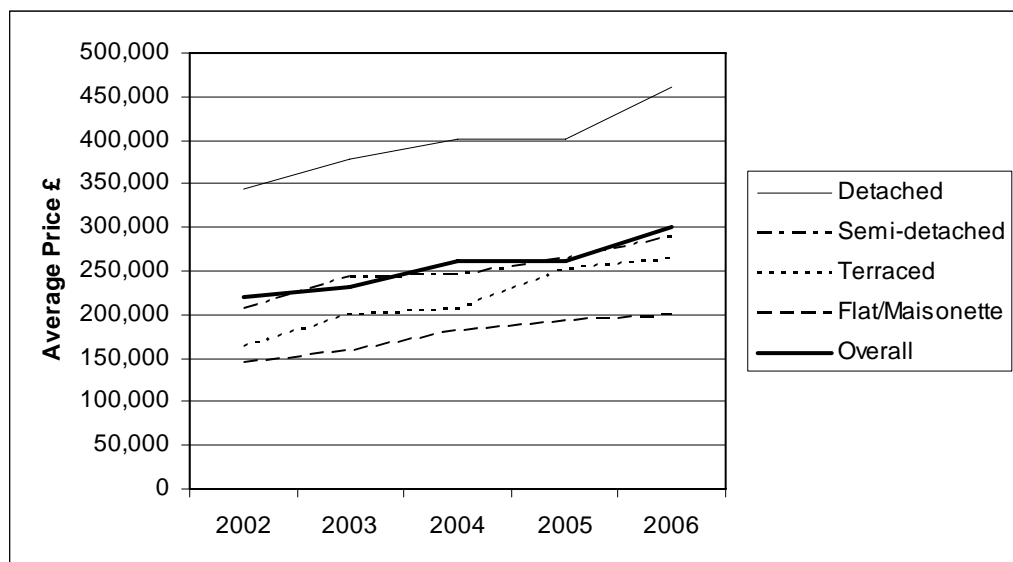
Policy

5.17 There is no specific policy that relates to these indicators other than policy HSG5 which requires affordable housing to be provided as part of development schemes. However, such local indicators provide another measure of affordability and monitoring these can help identify market trends and the relationship between house prices and average incomes.

Performance

5.18 Average property prices within the Borough have increased rapidly over the past few years. Prices are similar to the Surrey average although considerably more expensive than the South East average. Between January and March 2005 the average property price in the Borough was £261,059 and the average price for a flat/maisonette was £193,570. Between January and March 2006, the average property price had risen to £301,362.

Figure 3 Average residential property price within Epsom and Ewell



Source Land Registry, Residential Property Prices

Performance

5.19 Data from the Land Registry on housing transactions and from the National Statistics Annual Survey of earnings have been compared below to give an indication of the multiple of annual earnings that an average flat / maisonette (approximate entry level into the market) within the Borough costs to purchase. The earnings information relates to the average male full-time earnings.

Table 1 Ratio of flat/maisonette price (1st quarter) compared to male full-time earnings (workplace based)⁵

	Epsom & Ewell	Surrey	South East
2002	4.8	4.19	3.92
2003	5.29	5.26	4.63
2004	5.31	5.75	5.0
2005	6.18	5.7	5.48

The ratio is calculated by multiplying the weekly earning by 52 for annual earnings, and then dividing the flat/maisonette price by the annual earnings.

- 5.20 It can be seen from the above that over the past few years the opportunity for a person on an average income to afford a flat in Epsom & Ewell has significantly reduced. Although the situation is similar in Surrey and the South East, affordability remains a major problem in the Borough and the provision of adequate affordable housing is one of the greatest planning challenges to be addressed over the next decade.

Analysis

- 5.21 Again, this indicator has shown that provision of affordable housing within the Borough should remain a priority and improving delivery must be a focus of the submitted Core Strategy and subsequent local development documents.

Core Output Indicator: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major retail centre.

Data for 2005/06: 99% (220 out of 222 gross completions)

Target

- 5.22 None currently identified

Policy

- 5.23 Policy MV1 of the Local Plan seeks to ensure that all new development encourages travel by walking, cycling and public transport, reducing the need to travel by private car. The Council will also seek to improve public transport facilities through policy MV2 by requiring new developments in appropriate cases to help fund a package of works agreed to provide adequately for all additional transport needs created by the development, without detriment to the environment.

Performance

- 5.24 Surrey County Council have used their 'accessibility by public transport to town centres' model (used in the Local Transport Plan) to model travel times from key locations for the Borough of Epsom and Ewell. This has been loaded onto the Borough Council's in-house geographical information system (GIS) to establish whether each completion is within the 30 minute public transport travelling time isochrones. It should be noted, however, that as yet not all facilities are mapped (e.g. schools under London Borough education authorities and facilities over the Borough's municipal boundaries).

⁵ **Source** Land Registry, Residential Property Prices and New Earnings Survey

- 5.25 A table can be found in Annex 3 to this report setting out the address of each residential development completed during 2005-06 against the criteria of this objective. Using the maps formed by GIS, it can be shown whether each development falls within a 30 minute public transport travelling time from the six facilities listed.

Analysis

- 5.26 Due to the Borough's small geographical area and the compactness of its urban area, the majority of the residential dwellings completed fall within a 30 minute public transport catchment of the facilities listed. The two new residential completions failing to meet this indicator only fell outside the 30 minute public transport time for accessibility to a hospital.

Core Output Indicator: Amount of completed retail, office and leisure development and percentage in town centres

Data for 2005/06: 372 sq m (gross internal area) of retail in Epsom Town Centre

Target

- 5.27 None currently identified

Policy

- 5.28 Policy MV1 of the Local Plan seeks to ensure that all new development encourages travel by walking, cycling and public transport, reducing the need to travel by private car. The Council will also seek to improve public transport facilities through policy MV2 by requiring new developments in appropriate cases to help fund a package of works agreed to provide adequately for all additional transport needs created by the development, without detriment to the environment.

Performance

- 5.29 The only commercial development to be completed between April 2005 and March 2006 was a retail unit in Epsom Town Centre.
- 5.30 Over the past five years there has been one commercial development (New Plan House in 2002/03), which was within the town centre. There have been four leisure developments:

2002/03:	Fitness First, High Street Epsom (town centre)
	Rainbow Leisure Centre, East Street Epsom (town centre)
	David Lloyd, Nonsuch School, Cheam (not in town centre)
2003/04	David Lloyd, Horton Lane (not in town centre)

Analysis

- 5.31 It can be seen that there has been relatively little new-build commercial development within the Borough over the past few years. It is desirable that policy helps to ensure a suitable spread and mix of facilities are provided throughout the Borough to provide local, easily accessible facilities for residents. In accordance with the sequential tests in PPS 6, the Local Development Framework will aim to focus future retail, office and leisure development within or on the edge of Epsom town centre.

Core Output Indicator: Percentage of eligible open spaces managed to green flag award standard

Data for 2005/06: None

Target

5.32 No target currently identified

Policy

5.33 No specific policy identified

Performance

5.34 No open spaces are currently assessed as being managed to Green Flag award standard.

Analysis

5.35 In line with PPG17, the Council commissioned consultants to conduct an Open Space study. This is a quantitative and qualitative assessment of all the open space within the Borough and the Council will use this document to inform the development of policy and for the consideration of planning applications. This will help to ensure that the provision and quality of open space meets the standards set out in the study. At present, this method of improving the quality of the Borough's open spaces is preferred to the application of Green Flag award standards.

EFFECTIVE PROTECTION OF THE ENVIRONMENT

Core Output Indicator: Percentage of new and converted dwellings on previously developed land

Data for 2005/06: 100%

Target

- 5.36 100% of new housing will be provided on previously developed land in urban areas (NB the Government has a national target of 60% but Best Value Performance Indicator 106 is set locally at 100%)⁶

Policy

- 5.37 The emphasis of housing policy within the Local Plan promotes the best use of previously developed land and buildings. Policy H3 of the South East Plan also relates to making best use of previously developed land and policy CS10 of the submitted Core Strategy emphasises that new housing development will be located within the defined built up areas of Epsom and Ewell and the defined hospital cluster sites. Related issues are the need to protect the Green Belt, retain urban open land, to reduce dependence upon the car and to reduce journey lengths.

Performance

- 5.38 Since achieving 85% in 2001-02, 100% of new dwellings have been provided on previously developed land in each subsequent year.

Analysis

- 5.39 In the coming years, it is anticipated that 100% of housing completions will come forward on previously developed land. All the named sites listed in the housing trajectory fall into this category.

Core Output Indicator: Percentage of new dwellings completed at: Less than 30 dwellings per hectare; Between 30 and 50 dwellings per hectare; and Above 50 dwellings per hectare.

Data for 2005/06:

- Less than 30dph - 5%
- Between 30-50dph - 74%
- Above 50dph - 21%

Target

- 5.40 The average density of new housing development in each English region (other than London) should reach 30dph.⁷

Policy

- 5.41 Policy HSG11 of the Local Plan seeks to ensure that residential development is constructed at an appropriate density. The Council (where appropriate) has implemented PPG3 "Housing" density guidance that sets out the

⁶ **Source** www.bvpi.gov.uk BVPI 106

⁷ **Source** Public Service Agreement 2003-2005 ODPM (ODPM's targets for 2003-2005 to create thriving inclusive and sustainable communities in all regions)

Government's aim of achieving housing densities of 30-50 dwellings per hectare.

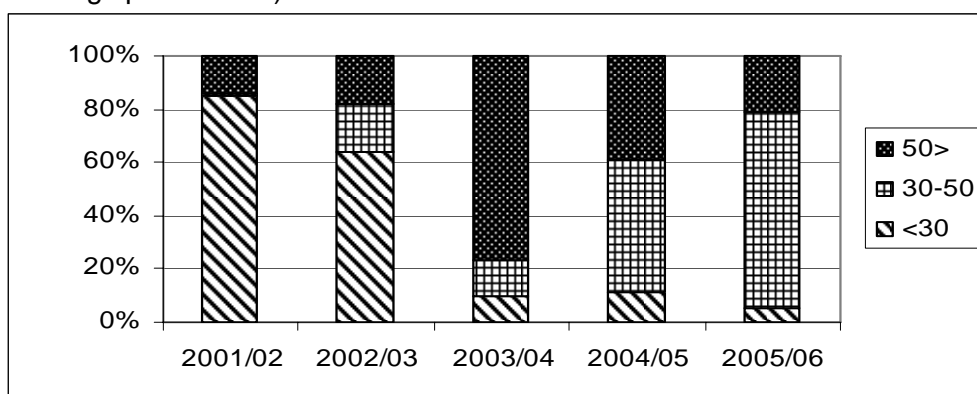
Performance

- 5.42 The graph below shows that Epsom & Ewell has maintained a high proportion of dwellings on sites with a density greater than 30dph for the period April 2001 to March 2006. For the year 2005-06 5% of completions were on sites below 30dph, 74% were on sites 30-50dph and 21% were on sites greater than 50dph.
- 5.43 As a result of the introduction of PPG3, densities have begun to increase. This has been particularly noticeable on sites below 0.4ha. Where the number of dwellings has been below 10 units these have been monitored as "small sites". However, as densities have increased the number of dwellings on sites below 0.4 ha has frequently risen to 10 or more (these sites are monitored as "medium sites"). Prior to 2002 (before PPG3 was influencing densities on completed developments) the annual completion rate of dwellings on medium sites was below 30. This has subsequently risen to as high as 67 per annum. There are c150 net units in total with planning permission as at 31 August 2006, so it is expected that as these completions are registered they will be maintaining the higher density levels experienced in recent years. The variations year-on-year are caused by a large number of completions coming forward on one particular site, which bias the figures accordingly.

Analysis

- 5.44 Density levels are increasing in the Borough, as can be seen in the reduction of new housing developments with a density under 30 dwellings per hectare. However, due to a large amount of housing being brought forward in recent years (and which will continue to be delivered in forthcoming years) from the Hospital Cluster, it is unlikely that the Borough will see significant changes to the overall pattern of density levels. (The Hospital Cluster sites are located in the Green Belt and therefore are subject to strict development parameters in line with PPG2, which have tended to keep the average densities down).

Figure 4 Density of new housing developments in Epsom & Ewell (in dwellings per hectare)



Core Output Indicator:

- Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
- None

Target

- 5.45 No planning applications should be granted contrary to the advice of the Environment Agency.

Policy

- 5.46 Recent flooding events have highlighted the potential dangers of locating development in areas at high risk from flooding. In July 2001 the Government published new guidance on flooding in PPG25 "Development and Flood Risk". This states that, "planning authorities should apply the precautionary principle to the issue of flood risk, using a risk-based search sequence to avoid such risk where possible, and managing it elsewhere."
- 5.47 Local Plan Policy DC3 states that development will not be permitted unless it can be demonstrated to the satisfaction of the Council, in consultation with the Environment Agency that, by itself or cumulatively with other development, it will not impede the flow of flood water, or reduce the capacity of the flood plain to store water, or increase the number of people or properties at risk from flooding.

Performance

- 5.48 No permissions have been granted contrary to the advice of the Environment Agency.

Analysis

- 5.49 The Local Development Framework and development control procedures will continue to ensure the referral of applications that have been identified as being partly or wholly within the flood plain to the Environment Agency.

Core Output Indicator:

- **Changes in priority habitats and species.**
- No data available

Target

- 5.50 No target currently identified

Policy

- 5.51 Section 74 of the Countryside and Rights of Way Act 2000 lists the Habitat types and species of principal importance in England (list reproduced in Annex C to ODPM Circular 06/2005)⁸. The Surrey Biodiversity Action Plan covers the 10 primary habitats in Surrey.

Performance

- 5.52 Data for this indicator is not currently available. If at a future date a Surrey Biological Records Centre is established then this may be a source for some of the information on priority habitats and species.

Analysis

- 5.53 Until data becomes available, no analysis can be undertaken.

⁸ http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_039820.pdf

Core Output Indicator:

- **Changes in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.**
- Sites of Special Scientific Interest (SSSI):
- 0.4% in favourable condition;
- 94.85% in unfavourable – recovering;
- 4.75% in unfavourable – no change

Target

5.54 The Government has set a Public Service Agreement (PSA) target that 95% of SSSI land by area should be in favourable or unfavourable/recovering condition by 2010.⁹

Policy

5.55 Policy NE1 of the Epsom & Ewell District Wide Local Plan gives the highest level of protection to SSSIs. Proposals for development will not be granted for development which would have an adverse effect on the SSSI, directly or indirectly.

Performance

5.56 Epsom & Ewell has 119.33 hectares of designated SSSI. In September 2006 the results of an assessment into the condition of these sites was published by English Nature. At each site the condition was assessed against a set of ecological objectives identified to maintain the special habitat and species features in a healthy state. Over 95% of the designated areas within the Borough was reported to be in favourable or unfavourable/recovering condition.

Analysis

5.57 Work is underway in partnership with English Nature to bring the Borough's SSSIs to a favourable and recovering condition. Work to date is seeing progress towards this target.

Table 2 English Nature's Assessment of the Borough's SSSIs (September 2006)

	Favourable	Unfavourable – recovering	Unfavourable – no change
Stones Road Pond	0.47		
Epsom Common		99.73	
		13.45	
			5.68
TOTAL	0.47 (0.4%)	113.18 (94.85%)	5.68 (4.75%)

⁹ **Source** English Nature, SSSI condition report

PRUDENT USE OF NATURAL RESOURCES

Core Output Indicator:

- Renewable energy capacity installed by type
- 0 installations

Target

- 5.58 Commercial and residential development over specified sizes should be designed such that a minimum of 10% of the energy requirement is provided by renewable resources.¹⁰

Policy

- 5.59 PPS 22 aims to increase the development of renewable energy in order to facilitate the delivery of the Government's commitments on both climate change and renewable energy. Policy SE2 of the Surrey Structure Plan promotes the use of renewable energy, while Policy EN1 of the submitted SE Plan encourages the provision of 10% of energy demand from renewable sources.

Performance

- 5.60 Using the number of planning permissions and certificates of lawfulness for proposed development granted in each year will give a good indication of the renewable energy capacity in the Borough. A recording mechanism is in place to monitor all biomass, biogas/sewage gas, solar and wind production schemes. Between April 2005 and March 2006, no planning permissions were granted for a renewable energy scheme. However, there are indications that this figure will increase in 2006-07 as there are a number of applications pending for renewable energy installations. Unfortunately, there are limitations to monitoring this indicator as planning permission may not always be required for the installations of such schemes, and therefore the results reported in the AMR are likely to under-estimate the impact of policy and guidance.

Analysis

- 5.61 The Council is preparing DPD policies on energy conservation although there will inevitably be some delay before these are adopted. In the interim, greater use will be made of the Surrey Structure Plan and SE Plan policies in development control decision making to ensure progress early progress is made on this issue.

¹⁰ Source Surrey Structure Plan 2004

MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

Core Output Indicator:

- Amount of land developed for employment by type
- None

Target

5.62 No target currently identified

Policy

5.63 Policy EMP10 of the Local Plan seeks to protect existing suitably located employment land, and to encourage the improvement of existing outworn premises or those unsuited to modern processes. Policy EMP5 reiterates this point for the Longmead and Nonsuch Employment Areas, and seeks to safeguard the provision of premises for small firms.

Performance

5.64 In 2002-03, New Plan House was completed on East Street, Epsom. This office development of 2,544m² (gross internal area) has been the only new employment space completed in the last 5 years, partly due to the current vacancy rates for employment space (slightly higher than the County average), but predominantly the strength of the residential market.

Analysis

5.65 The commercial market has slowed down since the 1980s and 1990s in Epsom, and therefore the Borough is currently experiencing very little interest from commercial developers. Financially, residential development remains more viable, with vacancy rates of commercial property implying that there is not the demand for offices in particular. Epsom also has to compete with neighbouring commercial centres such as Sutton, Croydon, Redhill and Guildford.

Core Output Indicator:

- Percentage of new employment developments on previously developed land
- N/A

Target

5.66 No target currently identified

Policy

5.67 Policy EMP10 of the Local Plan encourages the reuse of suitably located land in built-up areas already in industrial and commercial use as shown on the Proposals Map, while EMP2 protects Green Belt and other open space land against such development.

Performance

- 5.68 There has only been one commercial completion in the last 5 years, in 2002-03, although this particular development was within Epsom's Business Area (as defined on the Proposals Map) and therefore on previously developed land. No schemes were completed in the last year; there is therefore nothing to report on this indicator for 2005-06.

Analysis

- 5.69 The Council will seek to locate employment uses in the current sustainable business locations, such as Epsom Town Centre, Ewell Village and the two defined Employment Areas. This will also help promote the redevelopment of ageing properties and the reuse of brownfield land for such purposes.

Core Output Indicator:

- **Employment land supply by type**
- 4.05ha in the Business Areas, 27.52ha in the Employment Areas

Target

- 5.70 No target currently identified

Policy

- 5.71 Policy EMP3 of the Local Plan seeks to protect offices (B1) within the Business Areas (in and around Epsom Town Centre).
- 5.72 Policy EMP5 seeks to maintain light and general industrial uses (within Classes B1 and B2) and storage and distribution uses (Class B8) within the two defined Employment Areas in the Borough.

Performance

- 5.73 No land has been lost to non-employment uses in the Business and Employment Areas during 2005-06. However, there is increasing pressure from motor trades to increase the showroom (A1) and car storage aspects of their business within the Employment Areas. As for the Business Areas, due to long and unsuccessful marketing periods of office space in these areas, there have been an increasing number of enquiries and applications for the change of use or redevelopment of such premises to residential. Robust policy, based on a strong evidence base, will be required to deal with these ongoing pressures. This is emphasised in policy CS13 of the submitted Core Strategy.

Analysis

- 5.74 The Council will seek to locate employment uses in the current sustainable business locations, such as Epsom Town Centre, Ewell Village and the two designated Employment Areas. This approach also includes policies to safeguard such uses in these areas. The approach included in Policy CS13 will be developed further in the Site Allocations and Development Control Policies DPDs.

Core Output Indicator:

- **Loss of employment land**
- 0.457ha

Target

5.75 No target currently identified

Policy

5.76 Policy EMP10 aims to limit the loss of existing suitably located industrial and commercial land to other uses. However PPS3 indicates that local authorities may consider re-allocating for residential use, land which is currently used for industrial and commercial development. A careful balance will need to be struck in the development of planning policies for housing and employment land in the Council's LDF.

Performance

5.77 As stated above current Local Plan policy is to retain suitably located employment land. As can be seen in Table 3 below, none of the commercial sites released between 2001 and 2006 have been within the Borough's Employment or Business Areas. Those that have been redeveloped, or where buildings were converted, have been to a residential use.

5.78 Between 2001 and 2006, a total of 3.037ha of employment land has been released for housing; a large percentage being from Highways House, Ewell. The Council will be considering carefully the balance between employment and housing needs when preparing its Local Development Documents to ensure sufficient employment generating uses are protected and enhanced, whilst adequate land for housing development is allocated and the sustainability issues are assessed.

Table 3 Loss of employment land

Address	Land/ site area in hectares	Date of approval	*Date of commen- -cement	Date of completi -on	Within business or employment area?	Lost to residential ?
Hope Lodge	0.07	Jan 04	Aug 04	Jun 05	No	Yes
Highways House	2.51	Feb 04	Jun 04		No	Yes
Capitol House	0.457	Dec 04	Oct 05		No	Yes
Woodcote Lodge	0.03	Sep 05			No	Yes

* Assuming employment space lost on date development was commenced

Analysis

5.79 See 5.74 above.

Core Output Indicator:

- **Percentage of completed non-residential development complying with car parking standards set out in the Local Plan**
- 100%

Target

5.80 Some of the adopted Local Plan (May 2000) standards have been superseded by national guidance (PPG13 – Transport) in March 2001. The revised PPG13 maximum standards are as follows:

- A1 (food) – 1 space per 14m²
- A1 (non food) – 1 space per 20m²
- B1 – 1 space per 30m²
- D2 – 1 space per 22m²

Surrey County Council currently seeks to apply rates to these parking standards to reduce the need for parking spaces in developments in closer proximity to Epsom town centre and to public transport routes. The Borough is split into 4 zones, with rates varying from 25% of the standards being applied to Epsom town centre developments, through to 100% for schemes in the outlying areas.

Policy

5.81 Policy MV8 of the Local Plan requires new development to provide a level of car parking in accordance with current adopted standards.

Performance

5.82 Parking provision for non-residential development since 2001 has generally been compliant with the standards set (see Annex 4). The only completion in 2005-06 was a small retail development (372m²) in Epsom town centre, so no parking was provided as part of the commercial element of the scheme.

Analysis

5.83 A full review of car parking standards will be undertaken as part of the work on the Development Control Policies DPD in line with current Government guidance. In the meantime, development control decisions will be made in accordance with existing policy.

Local Output Indicator:

- **Percentage of commercial development located within the urban area which has good access by public transport**
- 100%

Target

5.84 80% of new commercial development will be in town centres or urban areas with good access by public transport, cycling and walking.¹¹

¹¹ Source Surrey Structure Plan

Policy

- 5.85 Policy EMP10 of the Local Plan contributes to the maintenance and renewal of the Borough's economy by encouraging the reuse of suitably located land in built-up areas already in industrial and commercial use.

Performance

- 5.86 The majority of future commercial development will fall within the urban area of Epsom and Ewell and have good access to public transport due to the relatively small size of the Borough, and the sustainable locations currently used for employment generating uses. Any future site allocations will be subject to sustainability appraisal.

Analysis

- 5.87 In line with PPS6 and its requirements for sequential tests, and the comments made above, the Council will promote the use of the town centre for such new commercial development wherever possible.

Annex 1: List of all Local Development Framework documents produced to date

All documents are available on the Council's website (www.epsom-ewell.gov.uk); links to the relevant pages can be found on the Local Development Framework page.

Local Development Scheme

- Epsom & Ewell Borough Council's Local Development Scheme
Effective from 15 April 2004

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Local+Development+Scheme.htm>

Statement of Community Involvement

- Statement of Community Involvement
Adopted April 2006

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Statement+of+Community+Involvement.htm>

Core Strategy DPD

- Core Strategy DPD Issues and Options paper
Consultation period 3rd June to 15th July 2005

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Core+Strategy.htm>

- Core Strategy DPD Preferred Options paper
Consultation period 17th January to 28th February 2006

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Core+Strategy.htm>

- Core Strategy DPD – Submission Version
Consultation period 5th July to 16th August 2006

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Core+Strategy.htm>

Site Allocations DPD

- Site Allocations DPD Issues Paper
Consultation period 5th July to 27th September 2006

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Site+Allocations+Development+Plan+Document.htm>

Sustainability Appraisal

- Scoping Report
Adopted May 2005

<http://www.epsom-ewell.gov.uk/EEBC/Planning/Planning+Policies/LDF/Sustainability+Appraisal+Scoping+Report.htm>

Evidence Base

- Housing Needs Survey
Published November 2004

<http://www.epsom-ewell.gov.uk/NR/rdonlyres/1E4DDEA4-2AB6-41EB-8C6D-9E24CE7902FB/0/HousingNeedsSurvey2004.pdf>

- Open Spaces Audit
Published March 2006

<http://www.epsom-ewell.gov.uk/NR/rdonlyres/2B59E55E-6D30-44E6-8BAA-DC9A4C4282F4/0/AuditofOpenSpaceSections15.pdf>

- Employment Land Review
Published April 2006

<http://www.epsom-ewell.gov.uk/NR/rdonlyres/A0814FC7-D7A3-4118-AF1C-9B86E8EDAA7F/0/EmploymentLandReviewApril2006.pdf>

- Characterisation of the Area
Published May 2005

<http://www.epsom-ewell.gov.uk/NR/rdonlyres/A46D7BA5-3345-4FC9-BA89-FAC0C0939E7D/0/Characterisationofthearea.pdf>

- Baseline data from Appendix 5 of the Sustainability Appraisal Scoping Report

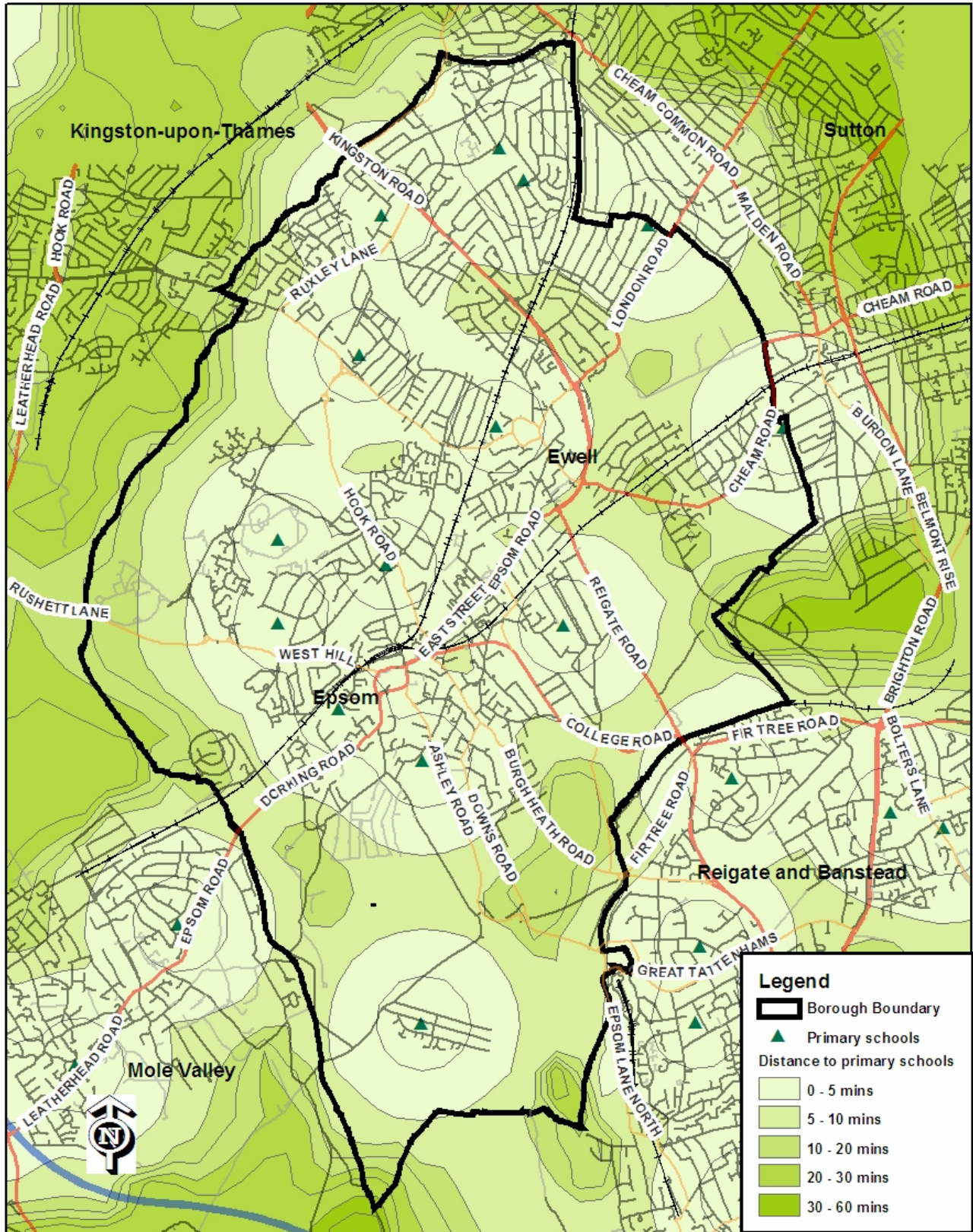
<http://www.epsom-ewell.gov.uk/NR/rdonlyres/9E7492EA-A8D7-425E-887C-EF194DD5DB0B/0/ScopingReportIndicatorsBaselineDataWebsiteVersion.pdf>

Annex 2: House Completions 2005-06 (site-by-site)

Site Address	GP	Hospital	Primary School	Secondary School	Employment Centre	Major retail centre
Horton A, Horton Lane	5-30	20-30	0-5	5-30	5-30	20-30
20-26 Upper High Street	0-5	10-20	5-10	5-10	0-5	0-5
27 Upper High Street	0-5	10-20	5-10	5-10	0-5	0-5
TS Foxhound, Blenheim Road	0-5	5-10	0-5	0-5	0-5	10-20
Hope Lodge, 10 Church Street	0-5	0-5	0-5	10-20	0-5	0-5
Highways House, Chessington Road	0-5	20-30	0-5	0-5	5-10	10-20
78 Reigate Road	5-10	20-30	0-5	5-10	5-10	20-30
Ridge End (Plot 1)	5-10	10-20	5-10	10-20	20-30	20-30
Ridge End (Plot 2)	5-10	10-20	5-10	10-20	20-30	20-30
96 Park Avenue East	0-5	30-60	5-10	10-20	10-20	20-30
Beaumont Court, Epsom Road	5-10	10-20	5-10	0-5	0-5	10-20
r/o 1-29 Pound Lane	0-5	10-20	0-5	0-5	0-5	5-10
r/o Condoover, Headley Road	5-10	10-20	5-10	10-20	10-20	10-20
r/o 151 Green Lanes	0-5	20-30	0-5	20-30	10-20	20-30
1 Grove Road	0-5	10-20	0-5	10-20	0-5	0-5
67 Ruxley Lane	0-5	20-30	0-5	0-5	20-30	20-30
Phoenix Club, 9 Depot Road	0-5	10-20	5-10	5-10	0-5	0-5
125 Hook Road	0-5	5-10	0-5	0-5	0-5	0-5
149 Hook Road	0-5	5-10	0-5	0-5	0-5	0-5
151 Hook Road	0-5	5-10	0-5	0-5	0-5	0-5
adj 93 Castle Avenue	5-10	30-60	5-10	20-30	20-30	20-30
19-27 Chesterfield Road	5-10	10-20	0-5	5-10	10-20	10-20

Notes: Times *include* walking to bus stop/station, an average waiting time, and walking at then other end of the trip. Times *exclude* private transport, cycling and 100% walking trips. As times are calculated from plotting developments on time contour maps, it is possible that on the larger sites (which span a wider area) actual times can vary depending on where on the site the property is located.

Appendix 3: Example of Accessibility Maps



Created By: Susie Peck

Reference:

Date: 27/10/06

Distance to primary schools

1:40,111

EPSON & EWELL
BOROUGH COUNCIL

Reproduced from the Ordnance Survey map in full permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Epsom & Ewell Borough Council License No 100023771

Annex 4: Parking Provision on Commercial Completions 2001-06

Year	Non- Residential development	Calculations	Compliance & Comments
2001-02	–	–	–
2002-03	New Plan House, 41 East Street, Epsom	Floor area: 2544m ² (GIA) Car parking spaces: 63 Site in Zone 1 (Up to 25% of standard) Parking standard B1 use: 1 car space per 30m ² (25% equates to 1 per 120m ²) Actual provision: 1 car space per 40.4m ²	Not compliant, although site is close to zone 2 (50% of standard equating to 1 space per 60 sq. m) and it shares the car park with neighbouring leisure centre
	Fitness First, High Street, Epsom	Floor area: 1336m ² (GIA) Car parking spaces: 92 Site in Zone 1 (Up to 25% of standard) Parking standard D2 use: 1 car space per 22m ² (25% equates to 1 space per 88m ²) Actual provision: 1 car space per 14.5m ²	Not compliant. However, the car park is for dual use, not solely for the leisure centre – it is also available for public use
	Rainbow Leisure Centre, East Street, Epsom	Floor area: 5740 m ² (GIA) Car parking spaces: 98 Site in Zone 1 (Up to 25% of standard) Parking standard D2 use: 1 car space per 22 m ² (25% equates to 1 per 88m ²) Actual provision: 1 car space per 58.6m ²	Non-compliant
	David Lloyd, Nonsuch School, Cheam	Floor area: 4309m ² (GIA) Car parking spaces: 131 Site in Zone 3 (Up to 75% of standard) Parking standard D2 use: 1 car space per 22m ² (75% equates to 1 per 29.3m ²) Actual provision: 1 car space per 32.9m ²	Compliant
2003-04	David Lloyd, Horton Lane	Floor area: 4180m ² (GIA) Car parking spaces: 166 Site in Zone 3 (Up to 75% of standard) Parking standard D2 use: 1 car space per 22m ² (75% equates to 1 per 29.3m ²) Actual provision: 1 car space per 25.2m ²	Non-compliant
2004-05	–	–	–
2005-06	22-26 Upper High Street	Floor area: 372 m ² (GIA) Car parking spaces: 0	Compliant