





## Annual Monitoring Report 2010- 2011

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## **Section 1: Introduction**

- 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).
- 1.2 This is the seventh AMR that has been produced under the Act. It monitors the period **April 2010 to 31 March 2011**. Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities monitoring is important in the planning system in providing a check on whether those aims are being achieved.
- 1.3 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. In March 2011 the Government announced the withdrawal of the Local Development Framework Monitoring good practice guide. This means that it is now a matter for each Council to decide what they want to include in their monitoring report. At the same time the Government withdrew the Core Output Indicators that the Council was previously required to monitor.
- 1.4 The AMR will therefore focus on the Core Strategy indicators for the period April 2010- March 2011
- 1.5 All relevant Core Strategy policies and targets will be considered, using the indicators identified in the document. In April 2011 Plan E- An Area Action Plan for Epsom Town Centre was adopted. These policies will be considered in this AMR, although as they were not in effect until after the reporting period they will not be the main focus this year.
- 1.6 The Secretary of State for Communities and Local Government announced the revocation of Regional Spatial Strategies with immediate effect on 6 July 2010. Since then, this decision has been ruled as 'unlawful' and therefore the South East plan is still officially part of the Development Plan for the Borough. However the Government is committed to abolishing these plans and there is great uncertainty surrounding it's current and future status. The South East Plan will therefore not be the focus of this AMR.

**Section 2: Progress and implementation of the Local Development Framework**

- 2.1 The Epsom and Ewell Local Development Scheme (LDS) sets out a programme for the production of the Local Development Documents (LDDs) and forms part of the Local Development Framework (LDF) for the Borough. It provides a timetable for their production so as to monitor progress and milestones, as well as identifying the resources required and any potential constraints.
- 2.2 The Council had a revised LDS approved by the Planning Policy Sub Committee in May 2010
- 2.3 Table 1 below sets out the progress on the preparation of Epsom and Ewell Borough Council's Local Development Framework and the position at the end of this reporting year.

<b>Table 1: Progress on the preparation of Epsom and Ewell BC's LDF against the LDF programme</b>				
<b>Title of Document</b>	<b>Subject of Document</b>	<b>Stages in Preparation completed</b>	<b>LDS Targets Met? 2009 / 10</b>	<b>Notes or Future Stages to be completed</b>
<b>Local Development Scheme</b>	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> <li>✓ Preparation of revised LDS: August 2008</li> <li>✓ Preparation of revised LDS May 2010</li> <li>✓ Approval of revised LDS at Planning Policy Sub Committee May 2010.</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• It is likely that the LDS should be revised in the future in light of any Government changes to planning policy legislation/ requirements.</li> </ul>
<b>Statement of Community Involvement</b>	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"> <li>✓ Adopted by Council: April 2006</li> </ul>	None	Complete
<b>Core Strategy</b>	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> <li>✓ Adoption by the Council July 24<sup>th</sup> 2007</li> </ul>	None	Complete
<b>Site Allocations and Development Control Policies DPD (renamed 'The Delivery DPD')</b>	Identifies sites proposed for development and sets out policies relating to the site and its development. Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> <li>✓ Issues and Options Consultation on Site Allocations: June/July 2006</li> <li>✓ LDS revised 2007 to reflect new timetable and to allow preparation of amalgamated DPD.</li> <li>✓ Issues and Options Consultation for amalgamated document: Feb/April 2008</li> <li>✓ Further evidence base work</li> </ul>	No	<ul style="list-style-type: none"> <li>• The revised LDS (May 2010) sets a target date for submission as December- February 2012. This is now impossible to meet due to staff resources and unanticipated complications in it's preparation. The end of 2012 is a more realistic deadline.</li> <li>• The Housing Site Allocations</li> </ul>

		towards preparation of Options Paper- ongoing ✓ Housing Land Supply Strategy consultation October/ November 2010		Consultation took place in August – October 2011
<b>Proposals Map</b>	An OS map illustrated to reflect the development plan documents policies	✓ None	No	<ul style="list-style-type: none"> <li>• The timetable has been revised in conjunction with Site Allocations DPD.</li> <li>• The proposals map will be updated to reflect the Plan E inset map and any superseded local Plan policies</li> </ul>
<b>Plan E- Epsom Town Centre Area Action Plan</b>	Sets out detailed policies and site proposals aimed at strengthening the vitality and viability of Epsom Town Centre	<ul style="list-style-type: none"> <li>✓ Stakeholder and LSP Engagement</li> <li>✓ Further evidence base work (retail study)</li> <li>✓ Issues paper consultation September 2008</li> <li>✓ Consult on Sustainability Appraisal October 2009</li> <li>✓ Submission to Secretary of State 30 April 2010</li> <li>✓ Examination September 2010</li> <li>✓ Adoption April 2011</li> </ul>	No	<ul style="list-style-type: none"> <li>• Submission to Secretary of State was timetabled for Nov/ Dec 2009: actually took place March/ April 2010</li> <li>• The adoption of Plan E was 3 months behind the timetables date.</li> </ul>
<b>Annual Monitoring Report</b>	Annual review of policies and LDF preparation progress	✓ AMR for 2008 / 2009 submitted: December 2009	Yes	<ul style="list-style-type: none"> <li>• To be submitted on or before 31 December each year reporting on the previous full financial year</li> <li>•</li> <li>• The AMR will no longer be required to be prepared for December with the Localism Bill</li> </ul>
<b>Developer</b>	Supplementary planning	✓ Adoption June 2008	Yes	



<b>Contributions SPD (Part 1 Affordable Housing)</b>	document containing guidance on affordable housing provision expected from developments	<ul style="list-style-type: none"> <li>✓ Review of SPD August 2010</li> <li>✓ Consult on proposed changes September 2010</li> <li>✓ Consideration of changes at S&amp;R Committee November 2010 and approved</li> </ul>		
<b>Developer Contributions SPD (Part 2 Infrastructure)</b>	Supplementary Planning Document containing guidance on other Contribution expected from developments	<ul style="list-style-type: none"> <li>✓ Adoption June 2008</li> <li>✓ Review of SPD August 2010</li> <li>✓ Consult on proposed changes September 2010</li> <li>✓ Consideration of changes at S&amp;R Committee November 2010 and approved</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• The review of the SPD reflects the recent Community Infrastructure Levy Regulations (2010) and a commitment made in the 2008 SPD to review it after two years of operation.</li> </ul>

#### Other documents informing the LDF

<b>Title of Document</b>	<b>Stages in Preparation</b>	<b>Date completed</b>
<b>Sustainability Appraisal Scoping Report</b>	✓ Approved and adopted by Council	May 2005
<b>Sustainability Appraisals</b>	✓ Core Strategy Sustainability Appraisal Issues and Options Preferred Options Submission Document	May 2005 January 2006 June 2006
<b>Audit of Open Space, Sport and Recreational Facilities</b>	Publication	March 2006
<b>Employment Land Review</b>	Publication	April 2006
<b>Strategic Flood Risk Assessment</b>	<ul style="list-style-type: none"> <li>✓ Commissioned consultants</li> <li>✓ Report Published</li> </ul>	July 2007 May 2008
<b>Retail Study</b>	<ul style="list-style-type: none"> <li>✓ Commissioned consultants</li> <li>✓ Report Published</li> </ul>	September 2007

<b>Environmental Character Study</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants</li> <li>✓ Report published</li> </ul>	February 2008 September 2008
<b>Strategic Housing Market Assessment</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants (jointly with other East Surrey Authorities)</li> <li>✓ Report Published</li> </ul>	April 2007 May 2008
<b>Strategic Housing Land Availability assessment</b>	<ul style="list-style-type: none"> <li>✓ Publication</li> </ul>	March 2009
<b>Retail Study and Town Centre Health Check</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants</li> <li>✓ Report published</li> </ul>	April 2009
<b>Surface Water Management Plan</b>	<ul style="list-style-type: none"> <li>✓ Received Defra funding</li> <li>✓ Commissioned Consultants</li> <li>✓ Project started October 2010</li> </ul>	March 2011

## **Performance/ Analysis**

- 2.4 The Council's LDS was approved by the Planning policy Sub Committee in May 2010. Since submission, the Council were able to maintain progress of Plan E in accordance with its identified milestones. Unfortunately, the Council were not able to maintain the same level of progress on the Delivery DPD. This is partly due to the scale and complexity of the DPD and its supporting evidence base. Consequently, the Council were not able to meet the targets it set for itself.
- 2.5 In order to address this delay Officers are carrying out a re-assessment of the processes behind the Delivery DPD and other planning policy work with an objective of identifying a more accurate timetable.

**Section 3: Performance of existing adopted policies**

- 3.1 On 24 September 2007 the Secretary of State issued a direction to the Council indicating which policies in the Local Plan were to be saved and which ones were to be deleted (in accordance with paragraph 5.15 of PPS12: Local Development Frameworks).
- 3.2 Therefore the Development Plan for the Council in 2010-11 consisted of the saved policies in the Local Plan and the policies contained in the Core Strategy 2007.

## **Section 4: The Context**

- 4.1 This section provides an overview of the Borough, setting out the key contextual characteristics, which will be useful to consider whilst examining the performance of the adopted planning policies.
- 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 Sustainable Community Strategy, a document produced by the Borough's Local Strategic Partnership (LSP).

### **Key Characteristics of the Borough**

- 4.3 Epsom & Ewell is situated in the North East of Surrey, on the edge of the 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, running along the eastern and western boundaries of the built up area and stretching to the south. There are also two designated Strategic Open Spaces (Nonsuch Park and the Hogsmill) within the urban area. Epsom has long been associated with horse racing and is home to the nationally important Epsom Downs Racecourse and facilities for the local racehorse training industry. The racecourse and many of the associated horse racing uses are located within the Green Belt.

### **Population of the Borough**

- 4.5 The Borough's population numbers approximately 73,400<sup>1</sup>, with an economically active population of 77.9%<sup>2</sup>. The population figure has increased by 5,600 people since 2001 and the number of residential dwellings has grown by 3,587 to 30,169 since 1991 (*Housing Flows reconciliation 2010/11*). The largest increase in households has been in 1 person households with a large increase of 36% from 1991 to 2001 (*Census, 2001*). We are still awaiting the 2011 Census results.
- 4.6 A majority (91.3%) of the population falls within the ethnic classification of white British (*Census, 2001*). The population is well educated (67.3% educated to NVQ3 or above) compared to the regional (52.6%) and national average (49.3%) (*NOMIS, 2009*). 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. However, in the last year the % of residents claiming job seekers allowance has risen to it's highest since 1996. This pattern is also reflected regionally and nationally.
- 4.7 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 347 (*IMD, 2010*). The health of the population is generally

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<sup>1</sup> *Mid 2010 Office for National Statistics resident population estimate*

<sup>2</sup> *Office for National Statistics, Employment and Unemployment April 2009- March 2010*

good with the 7th 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, 2006/2007*).

### **Housing in the Borough**

- 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). The average semi-detached house price in March 2011 was £345,434. Almost 83% are owner occupiers – a figure higher than in Surrey (77%), the South-East (73%) or in England (68%) (*Census 2001*). House conditions across all tenures are good with almost all households having central heating and sole use of facilities. The average house price in March 2011 has risen to £363,815, which is higher than the average house price in the last ten years.

### **Employment in the Borough**

- 4.9 There are 37,500 people of economically active age in the borough (NOMIS 2011). The broad structure of employment favours those in the service sector (93.6%) rather than in agriculture or manufacturing. A high proportion of the Borough's workforce (62.5%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 48% in the South-East and 44.3% in Great Britain (*NOMIS: Official Labour Market Statistics April 2009- March 2010*). 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 2007, there were 2,570 VAT registered businesses in the Borough. (*NOMIS Official Labour Market Statistics 2007*).

## **Section 5: Indicators**

- 5.1 The AMR is no longer required to report upon the LDF **Core Output Indicators**. The AMR will also report on Indicators which derive from the **Core Strategy**, many of which have been streamlined with the Core Output Indicators. Where relevant, **local indicators** are also reported on to provide a local context
- 5.2 As the Council's Core Strategy was adopted in July 2007, and identifies policy principles on which sustainable development will be achieved, this AMR will report under the themes identified in the Core Strategy for consistency with both this document and others being prepared. It will report on all relevant indicators.

## CONSERVING AND ENHANCING OPEN SPACE AND LANDSCAPE CHARACTER

### 6.1 GREEN BELT

#### Core Strategy Indicator: Number and type of planning permissions granted in the Green Belt.

#### Target

- 6.1.1 That all new development within the Green Belt meets the criteria set out in national policy.

#### Policy

- 6.1.2 Planning Policy Guidance 2: Green Belts envisages the Green Belt will be maintained without alteration to its boundary for the foreseeable future.
- 6.1.3 The Council's Core Strategy policy CS2 states: 'To ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy.'
- 6.1.4 The South East Plan 2009 policy SP5 seeks to protect the existing broad extent of Green Belts in the region (notwithstanding the need for selective reviews of Green Belt Boundaries at some locations (not in Epsom and Ewell)).
- 6.1.5 It is proposed that PPG 2: Green Belts will be cancelled when the NPPF is introduced. The Draft NPPF, which has been through consultation, states "the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence" (NPPF (2011); p.38).

#### Performance

- 6.1.6 The designated Green Belt covers some 42% of the area of the Borough, with approximately 40% of the Green Belt comprised of public open space. Within the Green Belt lies the 'hospital cluster'. This comprises five large, former psychiatric hospitals (the construction of which pre-dated the designation of the Green Belt). The closure of these hospitals has provided an opportunity for their conversion and redevelopment, predominantly for housing. Schemes involving three of the hospital sites have been completed. St Ebbas and the remaining undeveloped hospital site of West Park form an important part of the Borough's future housing supply.



- 6.1.7 In this reporting year, the only new development in the Green Belt has been at the 'hospital; cluster'.
- 6.1.8 This year the Council consulted on a Housing land Supply Strategy where consideration was given to a Green Belt extension to accommodate additional housing. The results were overwhelmingly against this, and the Council has adopted the strategy of directing all new housing to the existing built up area.

### **Analysis**

- 6.1.7 The Core Strategy policy seeks to maintain the existing extent of the Green Belt and strictly control inappropriate development. This policy appears to be functioning well.
- 6.1.8 The Site Allocations DPD will consider whether the precise Green Belt boundary should be amended and whether it is appropriate to identify 'major developed sites' where infilling or redevelopment may be permitted. The Council will continue to oppose inappropriate development within the Green Belt.

## **6.2 BIODIVERSITY AND DESIGNATED NATURE CONSERVATION AREAS**

### **Core Strategy Indicator: SSSIs- % in favourable condition or improving'**

#### **Target**

- 6.2.1 95% of the Sites of Special Scientific Interest (SSSI) should be in a favourable or recovering condition by 2010.

#### **Policy**

- 6.2.2 The Councils Core Strategy Policy CS3 states 'Sites of Special Scientific Interest and Ancient Woodland will be afforded the highest level of protection. Development which harms the scientific interest of these areas will not be permitted'.

#### **Performance**

- 6.2.3 Epsom & Ewell has 119.33 hectares of designated SSSI. Natural England carries out reviews of the conditions of SSSI's on a regular basis. The most recent review was published in October 2011. 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. 100% of the designated areas within the Borough were reported to be in favourable or unfavourable/recovering condition. This is the same position as the previous year.

**Table 2: Condition of SSSI sites**

	<b>Favourable 2010/11</b>	<b>Favourable 2009/10</b>	<b>Unfavourable- recovering 2010/11</b>	<b>Unfavourable – recovering 2009/10</b>	<b>Comments</b>
<b>Stones Road Pond</b>	0.47 ha (standing open water and canals)	0.47 ha (standing open water and canals)			There is still a significant population of Great Crested Newts and Smooth Newts at this site
<b>Epsom Common</b>	105.42 ha (Broadleaved, mixed and yew woodland- lowland)		105.42 ha (Broadleaved, mixed and yew woodland- lowland)		
			13.45 ha (Dwarf shrub heath- lowland)	13.45 ha (Dwarf shrub heath- lowland)	
<b>TOTAL</b>		<b>0.47 ha</b>	<b>118.87 ha</b>	<b>118.87 ha</b>	

## Analysis

6.2.4 Work has been carried out in partnership with Natural England to bring the Borough's SSSIs to a favourable and recovering condition. Work to date has seen an increase to 100% from 95.25% in 2006/07. In 2009/10 the 105.42 ha of woodland/ lowland was in an unfavourable- recovering condition, but it is now considered favourable.

### Core Strategy Indicator: Number and areas of SNCI 2&3 and Ancient Woodlands

## Target

6.2.5 The target for this indicator will be set in the Development Control Policies DPD, informed by the local Biodiversity Action Plan.

6.2.6 This indicator is also relevant to the Single Data List Target 160-01.

## Policy

6.2.7 Core Strategy policy CS3 states: 'Development that would harm Grade 2, Grade 3 SNCIs or Local Nature Reserves will not be permitted unless suitable mitigation measures are put in place and it has been demonstrated that the benefits of a development would outweigh the harm caused.'

## Performance

- 6.2.8 There has been no change in size, amount and range of these areas and no development that could harm this.

### **Analysis**

- 6.2.9 The Borough has two designated Ancient Woodlands (Pond Wood & Great Wood) both on Horton Country Park Local Nature Reserve. There are however several other woods in the Borough that are very likely to be Ancient although they are smaller than 2 Hectares which was the cut off point for designation in the 1980's. A survey of Ancient Woodland in the Borough has recently been carried out and is currently being written up. This has identified more Ancient Woodland within the Borough.

**Core Strategy Indicator:  
Number of new developments providing mitigation for loss of  
biodiversity or/ and incorporating features to improve existing  
biodiversity**

### **Target**

- 6.2.10 The target for this indicator will be set in the Development Management Policies DPD, informed by the local Biodiversity Action Plan.

### **Policy**

- 6.2.11 Core Strategy Policy CS3 states: '...development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity.'

### **Performance**

- 6.2.12 This indicator is not easy to monitor formally. The only information available is anecdotal evidence to show that biodiversity is being considered in planning applications. This can include the requirement for bat boxes or additional tree planting and in some cases a protected species or badger survey to be carried out.

### **Analysis**

- 6.2.13 Tree/ hedgerow protection measures are common place conditions on new developments. More specific conditions are placed on planning applications where there are particular areas of biodiversity that may be at risk. Once a target/ targets have been set, a mechanism to monitor this will be established. The Council has prepared guidance on Biodiversity in Planning which sets out advice and requirements for planners and developers. This is hoped to be adopted by the Council as guidance in 2012.

### 6.3 OPEN SPACES AND GREEN INFRASTRUCTURE

**Core Strategy Indicator:  
Amount and range of open space provided in the Borough relative to  
requirements set out in the most recent open space audit.**

#### **Target**

6.3.1 Provision should meet defined local standards as set out in the Borough's open space audit. This will be set as a target in the forthcoming Development Management DPD.

#### **Policy**

6.3.2 Core Strategy policy CS4 seeks to protect the Strategic Open Spaces of Nonsuch Park and the Hogsmill River, whilst also rigorously maintaining an accessible network of green open spaces within the built up area of the Borough. The open space audit was carried out in 2006 and sets local standards for provision.

#### **Performance**

6.3.3 There has been no change in the amount of open space provided in the Borough in this reporting year. In the years 2007/2008, 2008/2009, 2009/2010 and 2010/2011 Epsom Common Local Nature Reserve received a Green Flag award, which is the national standard for parks and green spaces in England and Wales. This represents 22% of the Borough's open space.

#### **Analysis**

6.3.4 In line with guidance in PPG17: Open Space, Sport and Recreation 2002 the open space study for the Borough identified where deficiencies exist and also where land did not contribute significantly and was potentially surplus to needs. This will provide guidelines for the levels of provision and other proposals which will be made in forthcoming development plan documents.

6.3.5 The Council adopted a Developer Contributions Supplementary Planning Document in June 2008, which sets out the mechanism for achieving contributions from developments towards the Borough's open spaces. This will normally include contributions towards outdoor playing space, public amenity space such as parks and gardens and a contribution towards sporting infrastructure. Housing sites above 0.4 ha would normally be expected to make some sort of on- site provision (for example children's playspace).

## 7. CONSERVING AND ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT

### 7.1 THE BUILT ENVIRONMENT

**Core Strategy Indicator:  
% of Conservation Areas where appraisals and management plans have been completed**

#### Target

7.1.1 Conservation Area Appraisals: An increasing proportion until all are completed.

#### Policy

7.1.2 Core Strategy policy CS5 states that the; 'Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas,...'

#### Performance

7.1.3 At 31 March 2011, all of the twenty- one Conservation Area Appraisals have been carried out and approved by the Strategy and Resources Committee.

#### Analysis

7.1.4 The Council has been very successful in the production of these and the Council has started to implement the recommendations.

**Core Strategy Indicator:  
Number of listed buildings within the Borough on the national 'Buildings at Risk' register**

#### Target

7.1.5 A reduction in the number of buildings on the national 'Buildings at Risk Register'.

#### Policy

7.1.6 Core Strategy policy CS5 states that the; 'Council will protect and seek to enhance the Borough's heritage assets including historic buildings,...'

## Performance

7.1.7 There is one property in the Borough which is on the Buildings at Risk Register. This is the Riding School at The Durdens, Chalk Lane, Epsom. There has been no change in the number of Buildings At Risk in the Borough in the last few years.

## Analysis

7.1.8 For a building to be eligible for inclusion in the register, it must be a nationally designated site. The register includes Grade I and II\* listed buildings, Grade II listed buildings in London, scheduled monuments, registered battlefields, protected wreck sites and registered parks and gardens. The building at risk at The Durdens is a covered riding school built in 1881, designed by George Devey for Lord Rosebery. It was last used as part of a stable. The yard is now tenanted and to be repaired.

## 7.2 SUSTAINABILITY IN NEW DEVELOPMENTS

**Core Strategy Indicator:  
Number of planning permissions granted contrary to Environment  
Agency advice on flooding and water quality grounds**

### Target:

7.2.1 100% of decisions to be made in accordance with Environment Agency advice

### Policy

7.2.2 The extreme weather variations experienced in the last few years have highlighted the potential dangers of locating development in areas at high risk of flooding. 'Planning Policy Statement 1: Delivering Sustainable Development' sets out the Government's objectives for the planning system, and how planning should facilitate and promote sustainable patterns of development, avoiding flood risk and accommodating the impacts of climate change.

7.2.3 In March 2010 the Government published revised guidance on flooding in 'Planning Policy Statement 25: Development and Flood Risk' (PPS25). This outlines a key planning objective of managing risk, by avoiding inappropriate development in areas at risk of flooding, and directing development away from areas at highest risk. PPS25 sets out decision making principles which should be applied when determining planning applications.

7.2.4 The Core Strategy Policy CS6 seeks to ensure that all new development avoids increasing the risk of, or from flooding.

## Performance

- 7.2.5 100% of decisions have been made in accordance with Environment Agency advice on flooding and water quality grounds.

### **Analysis**

- 7.2.6 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. The Council considers that it has a good relationship with the Environment Agency.
- 7.2.7 PPS25 states that Flood Risk Assessments should be carried out to the appropriate degree at all levels of the planning process and that all Local Authorities should carry out a Strategic Flood Risk Assessment (SFRA) to inform future Development Plan Documents. The Council has prepared an SFRA of the Borough which was completed in May 2008. This has been approved by the Environment Agency. This document is used to inform LDDs and developments.
- 7.2.8 Epsom & Ewell was successful in bidding for £75,000 of Defra Early Action funding to prepare a Surface Water Management Plan (SWMP) for the borough. This study was completed in April. The SWMP identifies areas at risk of surface water flooding and identify opportunities to reduce this risk. It provides evidence for the Council to support the preparation of new policy, in particular the allocation of development sites, and a basis to prepare future funding bids to carry out the suggested mitigation measures. The success and progress made through the SWMP will be reported in the 2011-2012 AMR.

## **8 PROVIDING FOR HOUSING AND EMPLOYMENT DEVELOPMENT**

### **8.1 HOUSING PROVISION**

**Core Strategy Indicator:  
Number of new housing completions per annum**

#### **Target**

- 8.1.1 Since the intention to revoke the South East Plan was announced the Council has chosen to retain the adopted Core Strategy housing target. This position was endorsed at the planning policy Sub Committee on 9 September 2010. Therefore, the projected completions will be assessed against the Core Strategy requirement of 2715 homes 2007-2022. This equates to 181 new dwellings per annum.

- 8.1.2 This indicator is also relevant to the Single Dta List Targets 024-01, 024-02 and 024-03.

### **Policy**

- 8.1.3 The South East Plan replaced the Surrey Structure Plan and influenced the Borough's housing targets from 2006. The Core Strategy's housing policy CS7 was based on the emerging South East Plan, which at the time (2007) required the provision of 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. With the South East Plan due to be rescinded the Council has now reverted back to the Core Strategy housing target.

### **Housing Trajectories**

- 8.1.4 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. PPS3 states that the Local Development Framework should be informed by a robust evidence base on housing need and demand through a Strategic Housing Market Assessment (SHMA), and land availability through a Strategic Housing Land Availability Assessment (SHLAA). It suggests that the housing trajectory should show net additional dwellings over the previous five years. The Council has completed a SHMA and a SHLAA (which feeds into the housing trajectory).

### **Performance**

- 8.1.7 A total of **251** (net) dwellings have been completed this year (262 gross).



## Analysis

Table 3: Development in the last seven years

		2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
A	Small scale unidentified windfalls	39	29	43	51	41	21	28	
B	Medium scale unidentified windfalls	54	28	40	70	33	19	1	
C	Large scale unidentified windfalls								
	Glyn House, Ewell	7							7
	Highway House		1	135					136
	Hudson House, Station Approach				51	60			111
	Capitol House, Church Street				55	43	13	40	151
	Land at Mead & Auriol							30	30
	Rosebery School							30	30
D	Small SHLAA sites					13	3	43	59
E	Allocated sites								
	Long Grove	4							4
	164- 170 Kingston Road	13							13
	Horton A/B	86	155	90	54	31	46		416
	St Ebbas						1	79	80
	Past Completions	203	213	308	281	221	103	251	1580
F	Cumulative completions	203	416	724	1005	1226	1329	1580	
	PLAN-Strategic Target (annualised)	200	400	699	898	1119	1222	1473	
		Surrey Structure Plan (200)		S E Plan (199)				Core strategy (181)	
G	Completions in plan period				281	502	605	856	
H	Core Strategy Cumulative target				181	362	543	724	
I	Cumulative over or under provision				100	140	62	132	

<i>A: Small sites deliver 1-9 dwellings</i>
<i>B: Medium sites are those under 0.4 hectares providing 10+ dwellings</i>
<i>C: Large sites are those over 0.4 hectares providing 10+ dwellings</i>
<i>D: Sites identified in the Strategic Housing Land Availability Assessment</i>
<i>E: Sites allocated in the Local Plan 2000</i>
<i>F: Cumulative completions achieved</i>
<i>G: Completions in the South East Plan plan period</i>
<i>H: South East Plan Cumulative target from start of the plan period (2006)</i>
<i>I: Number of dwellings above or below cumulative allocation</i>

8.1.8 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past five years is contained in table 4 above, and a more detailed list of this years housing completions is provided in Appendix A. The Council has exceeded its target of 181 housing completions by 70 units this year. This is in sharp contrast to the low housing delivery in 2009-10 of just 103 units. Epsom & Ewell were not alone in the low delivery that year, as nationally there was a 23% decrease in net additional dwellings in 2009-10 compared to 2008-09 (CLG).

8.1.9 The Council is confident that it will continue to meet its housing target next year as in the first six months of 2011-2012 there have already been 197 housing completions. This is higher than the same time last year.

### Net additional dwellings in future years (housing trajectory)

#### Target

8.1.10 The Council has an adopted housing target of 181 (annual average) new dwellings per annum (Core Strategy 2007).

8.1.11 This indicator is also relevant to the Single Data List target 024- 04.

#### Performance

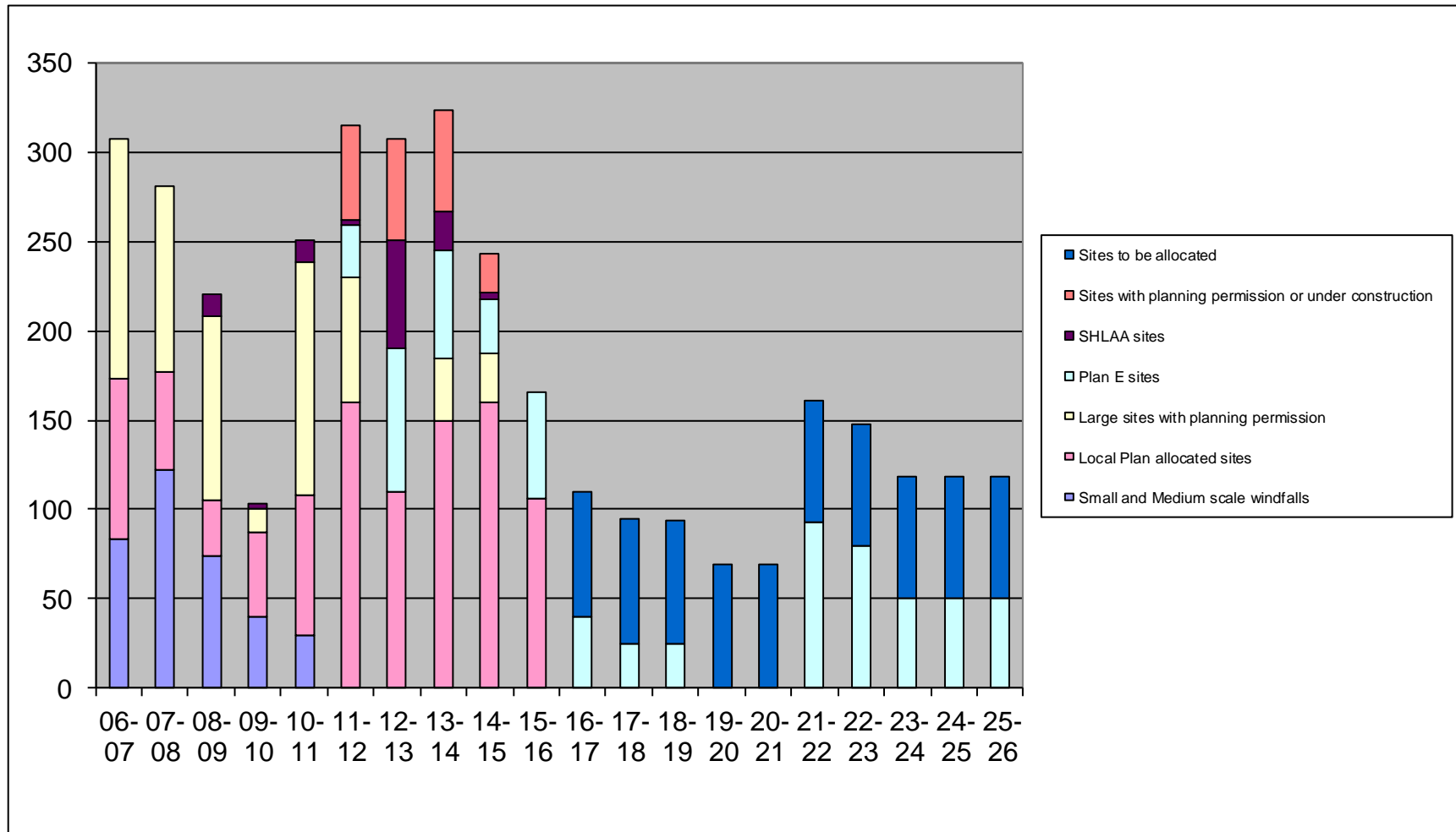
8.1.12 The housing trajectory shows that in order to meet the Core Strategy target of 3620 dwellings (181 per year) we will need to identify a supply of an additional **685** dwellings over the period 2011- 2026. This is an increased figure from last year's AMR which had a residual figure of 651. The increase is due to less small sites with planning permission being completed in 2010-11 than anticipated, and many of the 2008 planning permissions expiring without being implemented.

8.1.13 This residual figure is shown in 'Appendix B: Housing Trajectory' and Figure 1 below. The trajectory also shows that the Council can demonstrate that it has a five year supply of housing.

## **Analysis**

- 8.1.14 The Council consulted on potential housing site allocations to provide the additional requirement from August to October 2011. This paper included what the Council believes are the most deliverable sites published its Strategic Housing Land Availability Assessment (SHLAA) in March 2009. Sites that have been identified through the SHLAA have been shown separately in the housing trajectory to allow the Council to monitor the progress of these sites and to confirm that the identified potential sources of supply are coming forward. Some of these sites (of over ten units) may end up being allocated for housing through the Site Allocations process.
- 8.1.15 Many of the planning permissions granted in 2008 have since expired without being implemented. The Council should look favourably upon these sites for re-submission of planning applications for housing in the future, to maintain the level of sites in the planning process. Appendix C shows a list of sites in the borough with planning permission or on sites that are currently under construction. These sites are included in the appropriate columns of the housing trajectory.

Figure 1: Graphical Housing Trajectory



## Five Year Housing Supply

8.1.16 The Council has prepared a statement of five year housing land supply. This sets out the Borough's position over the five year period April 2011- March 2016 and demonstrates that there is sufficient provision to meet requirements for the period. A copy of the statement is attached as appendix D.

### Core Strategy Indicator: % of housing completed on previously developed land

#### Target

8.1.17 The Council has a policy that directs all development to the defined built up area of Epsom & Ewell and within the three hospital cluster sites. Emphasis is on the re-use of suitable previously developed land (PDL) for housing. No specific target is set out, although the implication of this policy is that 100% of development should be on PDL.

8.1.18 This indicator is also relevant to the Single Data List Target 024-06.

#### Policy

8.1.19 The emphasis of housing policy within the Local Plan promotes the best use of previously developed land and buildings. PPS3 states 'The priority for development should be previously developed land, in particular vacant and derelict sites and buildings'.

8.1.20 Policy CS8 of the 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, reduce dependence upon the car and reduce journey lengths.

8.1.21 PPS3: Housing was amended in June 2010 to reflect the commitment made in the Coalition Agreement to decentralise the planning system. The amendments included the exclusion of residential gardens from the definition of previously developed land.

#### Performance

**Table 4: New and converted dwellings on Previously Developed Land**

	<b>PDL</b>	<b>Non PDL</b>	<b>Total</b>
<b>2009-10</b>	<b>(108) 98.2%</b>	<b>(2) 1.8%</b>	<b>110</b>
<b>2010-11</b>	<b>(244) 97.2%</b>	<b>(7) 2.8%</b>	<b>251</b>

## Analysis

8.1.22 Since achieving 85% in 2001-02, 100% of new dwellings have been provided on previously developed land in each subsequent year. Since the removal of back gardens from the definition of PDL this has reduced to 97.2% this year.

## 8.2 AFFORDABLE HOUSING AND MEETING HOUSING NEEDS

**Core Strategy Indicator  
Number of affordable housing units completed per annum**

**Core Strategy Indicator  
Number of social rented and intermediate affordable  
housing units per annum**

### Target

8.2.1 Epsom and Ewell Borough Council adopted an overall target of **35% of new dwellings to be provided as affordable** in February 2006 (at Full Council). The 2009-10 South East Plan target of 199 per annum meant a 70 unit per annum target for this reporting year.

8.2.2 This indicator is also relevant to the Single Data List target 024-06.

8.2.3 Since the Government announced it's intention to revoke the South East Plan the Council is working towards the Core Strategy target. The Core Strategy target has resulted in a reduction of the affordable housing target to 63 dwellings per annum (35% of 181). This is set out in table 7 below. To ensure the affordable housing target is consistent with our overall housing target the plan period should be extended to 2026 and run for a 20 year period from 2006. This is shown in the table below.

**Table 5: Affordable Housing Target**

Plan	Start of plan period	End of plan period	Total overall housing target	Total affordable housing	Yearly housing target	Yearly affordable housing target
Core Strategy 2007	2007	2022	2715	950	181	63
South East Plan 2009 (rescinded)	2006	2026	3980	1393	199	70
<b>Core Strategy extended plan period target</b>	<b>2006</b>	<b>2026</b>	<b>3620</b>	<b>1260</b>	<b>181</b>	<b>63</b>

## Policy

8.2.4 The Council's Core Strategy requires all residential developments of between 5 and 14 dwellings gross (or on sites between 0.15ha and 0.49ha-irrespective of the number of dwellings) to include at least 20% affordable; and of 15 dwellings or more gross (or on sites of 0.5ha or above) to include at least 40% affordable.

## Performance

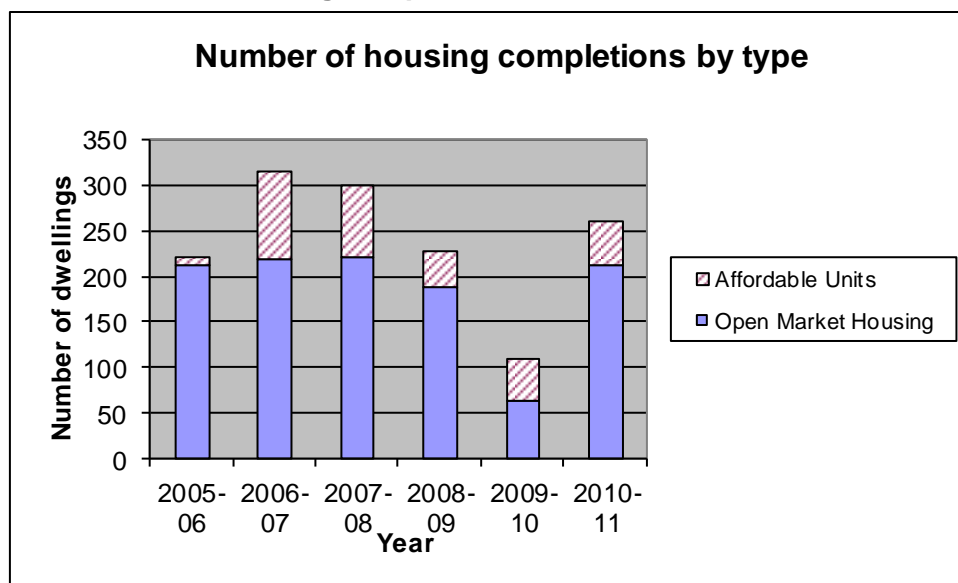
8.2.5 During the five year period from April 2006 to March 2011, 26% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 18% in 2006/07 to 45% in 2009/10. This is displayed below in table 6.

8.2.6 In 2010/11 19% of completions were affordable. This is considerably below the target of 35% and falls short of the 63 target by 14.

**Table 6: Gross number of housing completions by type in the last five years**

	Open Market Housing	Affordable Units	Percentage	<b>Total (gross)</b>
2006-07	219	96	31%	315
2007-08	222	78	26%	300
2008-09	188	41	18%	229
2009-10	64	46	45%	110
2010-11	213	49	19%	262
	<b>906</b>	<b>310</b>	<b>26%</b>	1216

**Figure 2: Affordable housing completions**



## Analysis

8.2.7 In 2010-11 the borough has not met the target of 35% of **all new dwellings completed** being affordable. This year we have only delivered 49 new affordable dwellings. This is partly due to the delay in the Rosebery School completions coming forward, and less affordable units on St Ebbas being completed than expected. This should mean that the affordable housing delivery in the next few years is higher than projected last year.

8.2.8 Table 7 below shows the projected affordable housing completions for the next four years and the previous four years. It is not possible to predict the affordable completions past 2014-15 with any accuracy as there is currently no certainty as to which sites will come forward. Once the Site Allocations DPD has been adopted it will be possible to predict with some certainty what the affordable housing components will be.

Table 7: Projected affordable housing completions

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2006/2014 Totals
Overall housing Target	181	181	181	181	181	181	181	181	1629
Projected overall Housing delivery	300	229	110	262	318	307	324	243	2093
Projected open market delivery	222	188	64	213	248	209	212	96	
Cumulative open market figure	222	410	474	687	935	1144	1356	1452	1452
Projected affordable housing delivery	78	41	46	49	70	98	112	147	
Cumulative affordable housing figure	78	119	165	214	284	382	494	641	<b>641</b>
Affordable housing target figure	63	63	63	63	63	63	63	63	<b>504</b>
% affordable	26%	18%	42%	19%	22%	32%	35%	60%	31%
Cumulative target figure	63	126	189	252	315	378	441	504	504

8.2.9 Table 8 below shows which developments the affordable units are expected to come from over the next four years. Where the development is expected to be delivered over a number of consecutive years, the affordable element has been predicted to do the same. The table shows that there is potential for an additional 98 affordable units to be delivered over the 35% target of 252.



However this only equates to 29% of the overall housing delivered in the next four years.

Table 8: Estimated future affordable completions

	2011-12	2012-13	2013-14	2014-15	Total affordable
<b>St Ebbas</b>	30	2			32
<b>West Park</b>	10	47	38	13	108
<b>Cheam Motors</b>	5	5			10
<b>Hollymoor Lane</b>				26	26
<b>Rosebery School</b>	25	14			39
<b>Epsom Station</b>		27	27		54
<b>Magistrates Court site</b>			12		12
<b>Toyota</b>			14		14
<b>Methodist Church, Ruxley Lane</b>			16		16
<b>Berridale</b>			2		2
<b>Burnett Grove</b>			3		3
<b>Sites at Pre- app stage</b>				87	10
<b>Epsom Baptist Church</b>				19	19
<b>37 Cheam Road</b>				2	2
<b>Oak Glade</b>		3			3
<b>Total affordable</b>	70	98	112	147	350
<b>Target</b>	63	63	63	63	252
<b>Open Market</b>	248	209	212	96	765
<b>Totals</b>	318	307	324	243	1192
<b>% affordable</b>	22%	32%	35%	60%	29%

- 8.2.10 The current affordable housing policy requires affordable housing on sites of five units and above. This means that the Council needs to ensure that it delivers sites that are larger than five units in the future if it wishes to continue to meet the target and deliver affordable housing units. This will need to be considered when determining an approach to allocating sites, ensuring the mix of site sizes contributes towards the correct 20/40 split. If sites of five units and above, and specifically sites of 15 units and above do not come forward, it is unlikely that the Council will be able to meet it's affordable housing target of 35% towards the later years (2016-26).
- 8.2.11 The delivery of housing and affordable housing in particular can be affected by the economic climate. This may present a challenge as individual sites may become unviable. It is difficult to accurately predict the extent that housing delivery will be effected by viability issues, and the Council will monitor this over the coming years.
- 8.2.12 In negotiations with developers on affordable housing contributions it may be that the Housing manager may prefer to receive fewer larger units than more smaller units on particular sites. This may result in less affordable units being delivered, but will be helping to fulfil a more specific identified need in the borough.
- 8.2.13 The Council is currently exploring how the capital, revenue and land asset resources available to the Council can be used most effectively to increase the supply of affordable housing and homelessness prevention accommodation. This could include the following:
- prioritising affordable housing projects for the investment of s106 affordable housing commuted sums
  - Ring fencing of the affordable housing enhanced element of the New Homes Bonus for future affordable housing delivery
  - The disposal of appropriate Council owned land for affordable housing
- 8.2.14 These approaches are being considered by the Council's Social Committee and could include the production of an 'affordable housing strategy' for the Borough. This is a more viable and efficient way of achieving more affordable housing than reviewing and increasing the Core Strategy affordable housing target. This would be a lengthy and expensive task, which could end in viability testing resulting in the Core Strategy target being lowered rather than increased.
- 8.2.15 The Core Strategy policy CS9 states that the affordable housing completions should comprise a tenure mix of 70% social rented, and 30% intermediate affordable housing.
- 8.2.16 Of the 49 affordable homes completed, 69% were socially rented and 31% were intermediate housing. These were from St Ebbas, Mead & Auriol School site and Rosebery School site.

**Table 9: Gross number of affordable housing completions by type**

Social rent homes provided (Gross)	Intermediate homes provided (Gross)	Affordable homes total (Gross)
34 (69%)	15 (31%)	49

## Local Output Indicator: Average property price

### Target

8.2.17 None currently identified

### Policy

8.2.18 There is no specific policy that relates to this indicator. However, such local contextual indicators provide another measure of affordability and monitoring these can help identify market trends and the relationship between house prices and average incomes.

8.2.19 Policy CS9 in the Core Strategy states: 'The Council will seek to ensure that the affordable housing remains affordable to successive as well as initial occupiers through the use of planning conditions or a planning obligation.' This policy aims to help safeguard against people being priced out of the market if open market house prices continue to increase disproportionately to increases in earnings

### Performance

8.2.20 Average property prices within the Borough increased rapidly from 2002 until 2007. The average house price fell by over £8,500 (2.5%) in 2007-8 and a further £51,534 (15.3%) in 2008-09. In 2009-10 the average house prices rose by 21.1%, and a further 5% in 2010-11.

**Table 10: Average house prices in Epsom and Ewell 2002-2011**

Year (March)	Detached	Semi-detached	Terraced	Flat/Maisonette	Average price overall
2002	345,084	206,525	163,396	145,436	220,299
2003	378,720	242,970	198,999	158,109	230,936
2004	401,012	246,459	206,699	181,194	261,458
2005	402,101	263,237	252,246	193,570	261,059
2006	460,998	289,041	263,463	200,030	301,362
2007	542,119	355,878	278,063	210,711	344,690
2008	585,134	323,234	290,487	223,266	335,954
2009	483,758	292,035	203,850	183,755	284,420
2010	555,725	349,263	281,812	213,656	346,174
2011	506,818	345,434	308,290	216,155	363,815

*Source Land Registry, March Residential Property Prices*

Figure 3

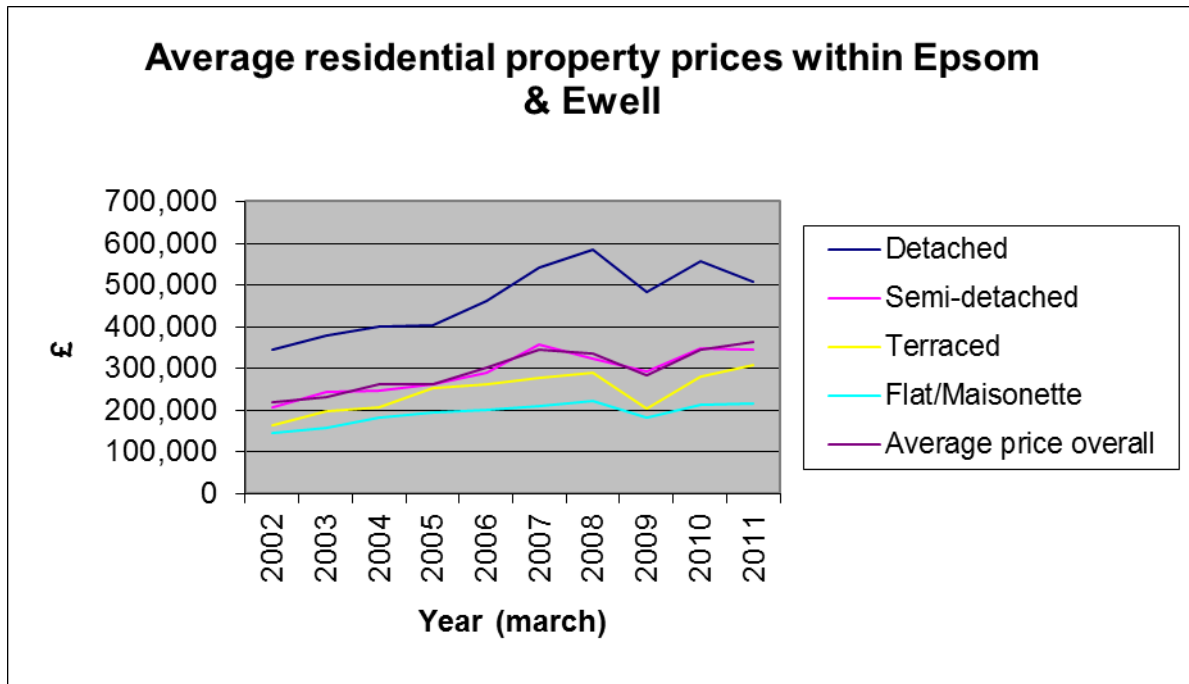
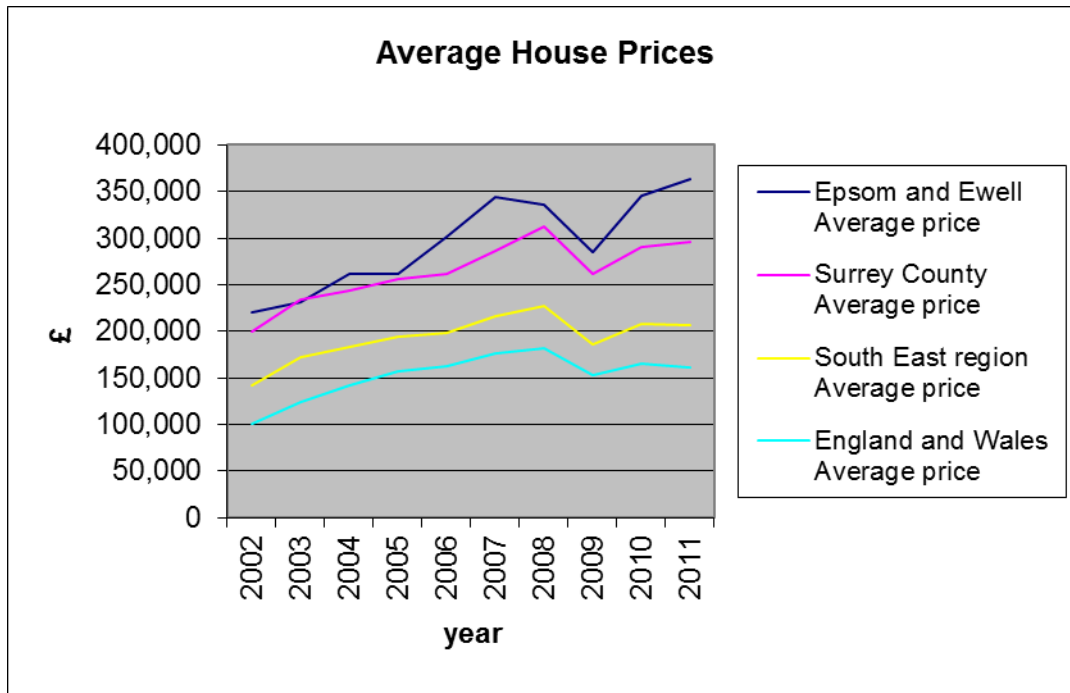


Table 11: Average house prices 2002-2011

Year (March)	Epsom and Ewell Average price		Surrey County Average price		South East region Average price		England and Wales Average price	
2002	220,299		199,462		141,164		100,370	
2003	230,936		234,837		171,951		124,254	
2004	261,458		244,554		183,477		141,611	
2005	261,059		256,496		193,642		156,310	
2006	301,362		261,770		197,949		161,844	
2007	344,690		286,263		215,099		175,620	
2008	335,954	-2.5%	310,808	+8.6%	225,148	+4.7%	180,659	+2.9%
2009	284,420	-15.3%	261,090	-16%	185,999	-17.4%	152,102	-15.8%
2010	346,174	+21.7%	289,464	+10.9%	207,457	+11.5%	164,431	+8.1%
	363,815	+5%	295,975	+2.3%	206,582	-0.4%	161,569	-1.7%

**Source** Land Registry, March Residential Property Prices

Figure 4



## Analysis

- 8.2.21 The average property prices across the country and the south east have declined over the last year. However, in Surrey and Epsom & Ewell the house prices have continued to rise, although at a much slower rate than the previous year. In Epsom & Ewell, the average house price is now higher than the 2007 and 2008 prices. Although this is possibly a positive sign for the County's economy, this coupled with the deposit demanded by lenders remaining high at typically 25% is constraining the market for first time buyers and making housing even less affordable.
- 8.2.22 The relative lack of supply in the housing market across Surrey may be one of the reasons why prices have risen over the last year. The lack of first time buyers also means that the average price is calculated on the purchase and sale of more expensive 2<sup>nd</sup>/3<sup>rd</sup>/4<sup>th</sup> etc homes than cheaper starter homes. This also pushes the average house price up.
- 8.2.23 Whilst the average age of first-time buyers has stayed at around 31 over the last few years, the average age of those doing it without financial backing from relatives has risen from 33 to 37 in the past three years.
- 8.2.24 The Council of Mortgage Lenders are quoted as stating: "Lending criteria have been scaled back to such an extent in the credit crunch that it has become exceptionally difficult for young people to get a mortgage without external help for a deposit." As discussed previously, the Council is working on a strategy to identify methods for delivering more affordable housing.

**Core Strategy Indicator:  
Net additional pitches (Gypsy and Traveller)**

**Target**

8.2.25 There is no current target set

**Policy**

8.2.26 Core Strategy policy CS10 states that provision will be made for additional sites for gypsies and travellers and travelling showpeople if a need is identified in the joint accommodation assessments or in the South East Plan Review. Where additional sites are required they will be allocated in the site allocations DPD.

**Performance**

8.2.27 There has been no additional pitches provided this year

**Analysis**

8.2.28 The Gypsy and Traveller Accommodation Assessment for East Surrey (GTAA) has identified a need for six additional pitches. The Council's own evidence demonstrates that there is over crowding at Cox Lane and under use at Kiln Lane. The under use of the Kiln Lane site is related to management problems that do not have a clear solution. It is suggested that further work be carried out to refine the GTAA in order to inform the Site Allocations element of the Delivery DPD which may be the appropriate document to set our own target.

8.2.29 The South East England Partnership Board conducted a partial review of the South East Plan and proposed a distribution of additional Gypsy and Traveller pitches for each local authority area in the region. The proposals were considered at a Public Examination in February this year. The Panel did not complete their report before the Secretary of State's announcement of the Government's intention to abolish Regional Strategies. CLG have confirmed that no further work will be carried out on the report and that no further work on the revision or monitoring of any regional strategies will take place. It is now unclear as to how these targets will be calculated. The Council will ensure that it keeps up to date with any national guidance that is released.

### Local Output Indicator: Average Housing Density of new development

#### Target

8.2.30 Policy H5 of the (almost) rescinded South East Plan sets out an overall regional density target of 40 dwellings per hectare over the plan period. There is currently no local or national target.

8.2.31 PPS3: Housing was amended in June 2010 to reflect the commitment made in the Coalition Agreement to decentralise the planning system. The amendments included the deletion of the national indicative minimum density of 30 dwellings per hectare.

#### Policy

8.2.32 Policy HSG11 of the Local Plan seeks to ensure that residential development is constructed at an appropriate density

8.2.33 The Core Strategy has highlighted the potential conflict between the pursuit of higher densities and safeguarding the environmental character of an area. It states that it is important that a blanket approach to applying densities is not adopted and that a more flexible approach is taken.

#### Performance

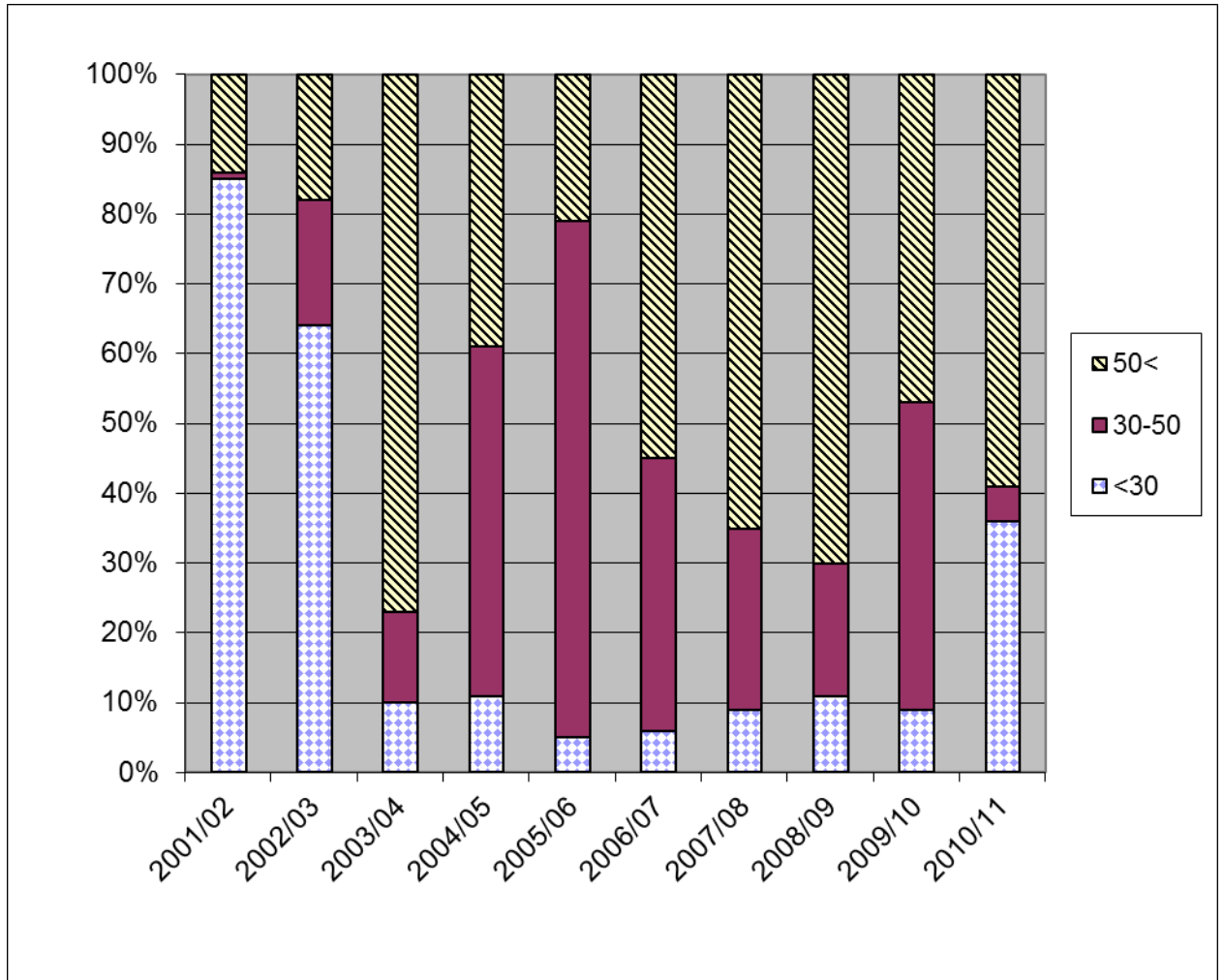
**Table 12: Density of development complete 2010-11**

	Gross units on whole site	Units complete this year	Overall site size	Density (dwellings per hectare)
Capitol House & 4 Church Street	152	40	0.46	330
Land at Mead & Auriol Schools	30	30	0.42	71
Land RO 1-3 Gibraltar Crescent	3	3	0.06	50
The Cedars, 14 Church Street, Epsom	10	1	0.04	250
44 Victoria Place	2	2	0.03	67
Adjoining Friars Cottage	1	1	0.12	8
8-12 Dorking Road	31	31	0.39	80
19 Green lanes	1	1	0.03	33
28 South Street	2	2	0.02	100
Rosebery School	58	30	1.08	54
53 Horton Hill	1	1	0.03	33
87/89 Amis Avenue	3	3	0.1	30

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128 Meadow Walk	2	1	0.06	33
Drummond Gardens	2	2	0.01	200
Suncot, plough Road	1	0	0.08	12.5
2 Moormead Drive	1	1	0.06	17
122 High Street	4	4	0.01	400
Wilberforce Court	12	3	0.2	60
42 Mill Road	1	1	0.1	10
53 Ashley road	3	3	0.16	19
Deodar	1	1	0.42	2
1-2 Market Parade	2	2	0.01	200
115 Pine Hill	2	1	0.04	50
Berrow End, Downs Avenue	1	1	0.10	10
Land at Richards Field	6	1	0.11	55
74 Upper High Street	2	1	0.02	100
91 Northcroft Road	1	1	0.04	25
Land adj 87 Rosebery Road	1	1	0.05	20
68-72 Salisbury Road	13	3	0.33	40
<b>Total</b>	<b>349</b>	<b>173</b>	<b>4.58</b>	<b>76 DPH</b>
St Ebbas Hospital, Hook Road, Epsom	322	79	18.19	18
<b>Total including Green belt development</b>	<b>671</b>	<b>251</b>	<b>22.77</b>	<b>30 DPH</b>





**Figure 5: Average Densities on New Housing Developments in Epsom & Ewell**

**Analysis**

8.2.34 Up until 2009-10 the % of developments completed at 50 dwellings per hectare or more was steadily increasing. This can be seen clearly in figure 7 above. In 2009-10 this figure went down. Despite this the number of developments with a density under 30 dwellings per hectare did not rise and remained at below 10%. In 2010-11 the number of developments at a density of less than 30 dwellings per hectare has increased to 36%- probably due to the number of single dwellings being completed. Densities are worked out on the overall site size and the overall number of units to be on the site (not the number of units completed this year). The average density of development has risen by 6.5 DPH from 69.5 last year to 76 DPH this year. This is mainly due to the completions at high density developments The Cedars, Capitol House, Mead & Auriol and Dorking Road

8.2.35 St Ebbas is a unique site situated within the Green Belt. The new development and conversions are based on the previous footprint of the buildings and the density is therefore uniquely low. This is why two totals are shown in Table 12 to avoid an unrepresentative result.

### 8.3 EMPLOYMENT PROVISION

#### Core Strategy Indicator: Total amount of additional floorspace- by type

#### Target

8.3.1 There is currently no target identified. These will be set in future DPDs against the background provided by the Employment Needs Surveys.

#### Policy

8.3.2 The Core Strategy Policy CS11 resists losses of employment land in the strategic employment areas of the Nonsuch and Longmead Industrial Estates and within Epsom town centre and Ewell village centre.

8.3.3 Planning Policy Statement 4: Planning for Sustainable Economic Growth states that economic development includes development within the B classes, public and community uses and main town centre uses which provide employment opportunities, generate wealth or generate an economic output or product.

#### Performance

**Table 13: Changes in floorspace**

<i>Planning Reference</i>	<i>Address</i>	<i>Completion date</i>	<i>Floorspace Gained/ Lost</i>
<i>06/01291</i>	<i>28 South Street</i>	<i>June 2010</i>	<i>Loss of 126m2 B1 (office) (converted to C3- residential)</i>
<i>07/00564</i>	<i>28-30 Waterloo Road</i>	<i>November 2010</i>	<i>Gain of 160m2 B1 (office)</i>

#### Analysis

8.3.4 The decisions on the applications in table 13 above were made before the adoption of the Core Strategy and its policy CS11, and at the time, were in accordance with local and national policy. The commercial market has slowed down since the 1980s and 1990s in Epsom, and the Borough is currently experiencing very little interest from commercial developers. Financially, residential development has remained more viable in the recent past (although the viability of residential development is now under question), with vacancy rates of commercial property implying that there is not the demand for new offices in particular. Epsom also has to compete with neighbouring commercial centres such as Sutton, Croydon, Redhill and Guildford.

- 8.3.5 Due to long and unsuccessful marketing periods of office space in the employment/ business areas over the last few years (namely Epsom Town Centre and Ewell Village), there have been an increasing number of enquiries and applications for the change of use or redevelopment of such premises to residential, and little interest in new development in these use classes.
- 8.3.6 Robust policy, based on a strong evidence base, will be required to deal with the ongoing pressures for the redevelopment of employment premises to residential. This is emphasised in policy CS11 of the adopted Core Strategy, and will be developed in more specific policies contained in the Development Management DPD. Plan E considers ways to encourage the revitalisation of Epsom Town Centre and contains a strong policy that resists the loss of employment floorspace further in the town centre.
- 8.3.7 The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes.

## 9 MEETING COMMUNITY NEEDS

### 9.1 DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

**Core Strategy Indicator:  
% of developments that would potentially create, or add to, a deficit in service or community infrastructure provision, that make good the potential deficits.**

#### Target

- 9.1.1 All development to make good potential deficits

#### Policy

- 9.1.2 Circular 05/2005 provides guidance on negotiating planning obligations, the adopted Developer Contributions Supplementary Planning Document was developed in accordance with this.
- 9.1.3 Core Strategy policy CS12 states; 'Where implementation of a development would create the need to provide additional or improved community facilities and infrastructure, or would exacerbate an existing deficiency in their provision, developers will be expected to make the necessary provision.' This may be achieved by directly providing the required facility or through a proportionate financial contribution from the developer by means of a legal planning obligation.
- 9.1.4 The Developer Contributions SPD states that the Council will publish annually the schedule of monies received/ or committed and the progress towards securing the related infrastructure projects.

## Performance

- 9.1.5 This is the third year that this indicator has been monitored. Appendix E contains a full schedule of S106 agreements signed in this reporting year and the money committed through the permission. There is no guarantee that all of these permissions will be implemented, and therefore no guarantee that the money will be received. The total figure agreed through the granting of planning permissions was **£818,911**. This is an increase from last year (£750,894.30) and 2008-09 (£596,274.80).
- 9.1.6 Appendix F shows all money received in Developer Contributions this reporting year. This totals **£600,151.71**. This is considerably less than last year (£1,176,757.84). Last year's total was exceptionally high because of the large contribution (over £800,000) from Capitol Square.

## Analysis

- 9.1.7 In the past, planning obligations have tended to be used to secure infrastructure improvements only from the larger development sites. Smaller developments, of which there are many in a compact and built up area such as Epsom and Ewell Borough, have been making no contributions to the provision of local infrastructure, services and facilities. The Council recognises that a series of smaller developments will make a cumulative impact on the need for services and facilities locally and therefore wishes to ensure that all development now makes the necessary provision towards community facilities, services and infrastructure.
- 9.1.8 The recent Community Infrastructure Levy (CIL) Regulations have a significant impact on the way in which the Council seeks contributions from new development towards infrastructure. The Council committed to a review of the Developer Contributions Supplementary Planning Document (SPD) two years after its initial adoption. A partial review of the SPD has now been conducted which will help ensure compliance with the CIL Regulations, provide clarity to the process and improve its implementation.
- 9.1.9 In the short to medium term it is intended that the SPD will continue to be the mechanism through which contributions are sought towards the Borough's infrastructure. The current position is that the Council may continue to use S106 (subject to relevant schemes being identified) until 2014 or until CIL is adopted (whichever is the sooner). In the meantime officers will continue to work on the production of the Infrastructure Delivery Plan for CIL, which will set out the Borough's planned infrastructure and infrastructure requirements to support new development in the future.

## 9.2 COMMUNITY, CULTURAL AND BUILT SPORTS FACILITIES

**Core Strategy Indicator:  
Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough**

### Target

9.2.1 No net annual loss of community, cultural and built sports facilities

### Policy

9.2.2 Core Strategy policy CS13 resists the loss of community (defined as uses falling within use class D1 such as public halls, places of worship and health centres), cultural (defined as uses falling within use class D2 such as cinemas and sports halls) and built sports facilities.

### Performance

- Additional teenage play equipment at Gibraltar Recreation
- Resurfacing of the track at the Harrier Centre

### Analysis

9.2.4 There has been no loss of community or cultural facilities.

## 10 SUPPORTING EPSOM TOWN CENTRE AND LOCAL CENTRES

### 10.1 EPSOM TOWN CENTRE

**Core Strategy Indicator:  
Amount of retail floorspace gained/lost within the town centre, and percentage within primary or secondary retail frontages**

### Target

10.1.1 Plan E contains capacity figures for retail uses in the town centre (Policy E3):

#### Convenience:

- 1,448 m<sup>2</sup> by 2013
- 1,767 m<sup>2</sup> by 2018 and
- 2,466 m<sup>2</sup> by 2026

Comparison:

- No capacity prior to 2013
- 1,676 m2 by 2018
- 7,730 m2 by 2026

10.1.2 It also contains a target range of between 6,000- 7,000 m2 of new employment floorspace within the Town Centre during the period until 2016.

**Policy**

10.1.3 Core Strategy Policy CS14 provides the broad policy context for Epsom Town Centre. New development will be encouraged especially where it helps the town to adapt and reinforce its role in meeting the needs of the local community and acting as a focus for a range of activities. The Council promotes a variety of uses within the town centre, provided their impact reinforces the vision set out in the Core Strategy and can be accommodated without harm to the local community or to its townscape character.

10.1.4 Plan E contains a series of objectives and area specific visions to address the identified issues and deliver the Core Strategy vision for the town centre. It contains policies, actions and management measures for delivering this. Plan E was adopted in April 2011 and therefore will not be monitored until the 2011-12 AMR.

**Performance**

10.1.5 There has been no change in use classes in the Town Centre this reporting year. Permission was granted for the change of use from B1 to D1 at The Pines on The Parade, but this was actually complete in April 2011- so will be included in next year's AMR. Permission was also granted for a mixed use scheme including a medical centre at the Magistrates Court Site, The Parade. Construction on this site is on-going.

**Analysis**

10.1.6 The GVA Epsom Town Centre Retail Study and Health Check 2009 found that there is no requirement for major expansion of the primary shopping area, and identified development opportunities as small in scale forming infill redevelopment opportunities. The overall objective is the enhancement of the existing building stock and adjoining public realm / environment, which in itself should facilitate the attraction of new retailers and has the potential to consolidate and enhance market share.

## 10.2 LOCAL CENTRES

**Core Strategy Indicator:  
Amount of retail space gained/ lost in the local centres**

### Target

10.2.1 There is currently no target identified for this indicator. Targets will be defined in the Site Allocations DPD, and local centres will be identified in the proposals map.

### Policy

10.2.2 Core Strategy policy CS15 seeks to protect the role, function and needs of the local centres in the Borough. The Council will resist proposals which are likely to damage or undermine the retail function of these centres or detract from their vitality or viability.

10.2.3 More detailed policies aimed at protecting existing local centres and safeguarding the balance of uses within them will be contained in the Delivery DPD.

### Performance

10.2.4 There has been one change of use granted at Stoneleigh Broadway from Sui Generis to A1/A2 use. This is a positive contribution to the vitality and viability of the centre. The Cheam Motors site at 4-8 Cheam Road in Ewell Village commenced in this reporting year. This will provide 530 square metres of retail floor space and 28 flats above.

### Analysis

10.2.5 A survey of the local centres in the borough has been carried out and will be used to inform the site allocation and development management policies in relation to local centres. It covers all of the local centres in the Borough and any possible additions and changes that may be recommended.

## 11 MANAGING TRANSPORT AND TRAVEL

### 11.1 ACCESSIBILITY

**Core Strategy Indicator:  
% of major residential developments located within 30 minutes public  
transport time of health education retail and employment facilities.**

## **Target**

11.1.1 All major residential developments should be within 30 minutes public transport time of health, education, retail and employment facilities.

## **Policy**

11.1.2 The Core Strategy policy CS12 requires developers to demonstrate that the service and community infrastructure necessary to serve the development is available. Developers will be required to make the necessary provisions or if they are unable to provide these facilities directly, the Council may require proportionate financial contributions towards its provision elsewhere.

11.1.3 Core Strategy Policy CS16 encourages improved and integrated transport networks and a shift in emphasis to non car modes of transport as a means of convenient access to services and facilities.

## **Performance**

11.1.4 Due to the Borough's size and because of the compact nature of the urban area, 100% of all residential dwellings completed in the year 2010/11 are within 30 minutes public transport catchment of the facilities assessed. The facilities addressed are; Schools, hospitals, GP practices, libraries, large supermarkets.

11.1.5 £280,905 of developer contributions have been agreed in this financial year towards Surrey County Council Transport and Highways Improvements.

## **Analysis**

11.1.6 In the past we have used Surrey County Council's 'accessibility by public transport to town centres' model (used in the Local Transport Plan) to model travel times from key locations in the Borough. Surrey County Council has not updated this data since 2005/2006. Last year Surrey Transport Studies Team provided us with some slightly more up to date data. The public transport network data was supplied through the National Public Transport Data Repository and is a snapshot of the public transport network for October 2007. It takes a long time for the data to be released after it is captured, hence the data analysis was done in late 2008. The analysis was for a Tuesday between 7am- 9am. The destinations were selected from a Surrey plus 5km buffer, however no destinations were included from the London Boroughs as the software used cannot mix a London public transport network with Surrey's network as they are defined in a different format owing to the size of the London network.



# APPENDIX A

## Appendix A: Housing Completions 2010-2011

Application No	Address	Units Proposed	Units complete this quarter	Units Lost & bedrooms	Net Change
<b>Quarter 1</b>					
08/00576	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2Hx5B	0	2
08/00576	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	NHBC 1H x4B, 4Hx2B, 1Hx3B, 3Hx5B	0	9
04/00929 (NHBC)	Capitol House & 4 Church Street (NHBC)	P70F x 2B, P59F x 1B, A12F x 2B, A11F x 1B	1F	0	1
04/00929 (NHBC)	Capitol House & 4 Church Street (NHBC)	P70F x 2B, P59F x 1B, A12F x 2B, A11F x 1B	39F	0	39
08/0129)	Land at Auriol & The Mead School, Cuddington Avenue (NHBC)	30	6Fx1B affordable	0	6
08/00653	Land R/O 1-3 Gibraltar Crescent (NHBC)	3Hx3B	3Hx3B	0	3
08/00261	Adjoining Friars Cottage, West Hill, Epsom	1Bx2B	1	1	1
07/00151	The Cedars, 14 Church Street, Epsom	7Bx1+2B, 3H	1 (conversion)	0	1
03/01435	44 Victoria Place, Epsom	2H x 3B	2	0	2
06/00246	8-12 Dorking Road & 6 Elm Grove, Epsom (NHBC)	9F x 2B, 31F x 1B	31		31
07/00239	19 Green Lanes, West Ewell	1Hx3B	1	1	1
07/00571	28 South Street, Epsom	1Fx2B 2Fx1B	2	2	2

			<b>GROSS 98 (6 AH)</b>	<b>NET 98</b>	<b>98</b>
<b>Quarter 2</b>					
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	4Hx2B (AH) 2Hx4B	0	6
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	5Hx2B, 1Hx5B, 1Hx3B	0	7
08/01291 (NHBC)	Land at Auriol & The Mead School, Cuddington Avenue (NHBC)	30	11Hx4B	0	11
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	44F, 14H	6Hx4B	0	6
08/01080 (NHBC)	53 Horton Hill, Epsom	1Hx1B	1	1	1
08/00177 (NHBC)	Land adj to 87/89 Amis Avenue, West Ewell	2Fx2B, 1Fx3B	3	0	3
07/00668	128 Meadow Walk, Ewell	2HX3B	2	1	1
07/01039	Drummond Gardens, Christ Church Mount, Epsom	2H X4B	1	0	1
08/01329	Suncot, Plough Road, West Ewell	1Hx2B	1	1	0
08/00918	2 Moormead Drive, Epsom	1BX1B	1	0	1
05/01207	Café One, 122 High Street, Epsom	4F	4	0	4
08/01403	Wilberforce Court STUDENT ACCOM	5Fx5B, 5Fx6B, 2Fx7B (12F)	12 (net gain of 3)	-9	3
			<b>GROSS 55 (4 Affordable)</b>	<b>net 44</b>	<b>44</b>
<b>Quarter 3</b>					
04/01461	42 Mill Road, Epsom	1H x 4B	1	0	1
05/01400 (see 07/00624)	53 Ashley Road, Epsom	3F x 2B	3	0	3

08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	44F, 14H	1Hx4B, 3Fx2B, 2Fx1B	0	6
08/01291NHBC)	Land at Auriol & The Mead School, Cuddington Avenue (NHBC)	30	1H	0	1
06/00831	Deodar, The Ridge, Epsom	1H X4B	1		1
06/01056	1-2 Market Parade, High Street, Ewell (COU)	2FX2B	2	0	2
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	7Fx2B (affordable)	0	7
08/01291(NHBC)	Land at Auriol & The Mead School, Cuddington Avenue (NHBC)	30	6Hx4B, 4Hx3B, 2Fx2B	0	12
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	44F, 14H	3Fx2B (aff) 2Fx1B (pri) 1Fx2B (pri)	0	6
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2Hx4B, 1Hx5B, 1Hx3B, 4Hx2B (pri) 4Hx2B, 1Hx3B, 4Fx2B, 4Fx1B (AFF)	0	21
03/00426	115 Pine Hill, Epsom	2HX2B	1H		1
08/00016	Berrow End, Downs Avenue, Epsom	1Hx2B	1	0	1
07/00717	Land at Richards Field, West Ewell	6HX2B	1	0	1
			<b>GROSS 63 (23 AFFORDABLE)</b>	<b>net 63</b>	<b>63</b>
<b>Quarter 4</b>					
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom	44F, 14H	3Fx2B, 5Fx1B	0	8
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey	322 H and F	4Hx3B (affordable)	0	4
08/00196	74 Upper High Street, Epsom	2FX2B	2Fx2B	1	1

07/01039	Drummond Gardens, Christ Church Mount, Epsom	2H	1	0	1
09/00512	91 Northcroft Road	1Hx3B	1	0	1
04/01578	Land adj 87 Rosebery Road	1BX3B	1	0	1
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey	322 H and F	6Hx3B, 1Hx2B (pri) 4Hx3B (aff)	0	11
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom	44F, 14H	4Fx2B (	0	4
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey	322 H and F	4H x 2B, 3Hx3B, 1Fx2B (aff) 1Hx4B, 3Hx5B (private)	0	12
07/00051 (see 07/01005) (nhbc)	68-72 Salisbury Road, Worcester Park	13H	3Hx4B	0	3
			<b>GROSS 46 (16 AFFORDABLE)</b>	<b>NET 46</b>	<b>46</b>
<b>Total</b>				<b>251</b>	

# **APPENDIX B**



# APPENDIX C



## Sites with planning permission and under construction November 2011

Under Construction							
Ap No	Address	Ward	Submission date	Decision date	Commencement date	Estimated completion	Proposal
10/0047 7	78 Upper High Street, Epsom	Town	27 August 10		16-Jul-10	2012-13	2Fx2B
05/0085 1	22 Hook Road, Epsom	Town	27 Oct 05	22 Dec 10	27 July 10	2012-13	4F
07/0104 0	The Lodge, Old Malden Lane, Worcester Park	Cuddington	21 December 07	06-Feb-08	16-Jun-10	2011-12	1H
09/0098 4	113 Longdown Lane South	College	22 January 10	12-Apr-10	05-May-10	2011-12	1F
10/0035 1	Aberfoyle, Epsom Road, Ewell	Ewell	23 July 10	05-Apr-11		2011-12	1H
09/0126 0	60 Sunnybank, Epsom	Woodcote	26 March 10	07-Jan-10	06-May-11	2011-12	3Hx4B
09/0110 6	The Bungalow, Pitt Road, Epsom	College	19 February 10	28-Jun-10	18-Mar-11	2011-12	3Hx4B
08/0087 3	Tall Pines And The Corner House, Epsom Road	Ewell	10 October	18-Dec-08	18-Jan-11	2011-12	12F
08/0088 4	St Magnus, The Ridge, Epsom	Woodcote	12 Dec 08	29-Jan-09	02-Nov-11	2011-12	1Hx6B
09/0011 7	2-2A East Street	Town	29 April 09	07-Aug-09	18-Nov-10	2011-12	5F
09/0098 5	Land adj to Northey Lodge, Woodcote End, Epsom	Woodcote	8 January 10	26-May-10	15-Sep-10	2011-12	2H
07/0060 0	Little Springfield, Springfield road, Ewell	Nonsuch	19 October 07	09-Apr-08	17-Sep-10	2011-12	4Hx4B
06/0097 2	Land at The Lodge, West Street, Ewell	Ewell	1 Dec 06	18-Jan-07	04-Jan-10	2011-12	1H x 4B
Total							38
10/0130 7	7 Lower Hill Road, Epsom	Stamford	25 March 11	19-Apr-11	31-Jan-11	2012-13	1

07/0121 5	81 Grosvenor Road, Epsom	Woodcote	11 January 08	03-Mar-08	02-Nov-10	2012-13	2Hx4B
08/0073 3	Land rear of 72 Stoneleigh Broadway, Stoneleigh	Stoneleigh	12 September 08	29-Oct-08	25-Oct-11	2012-13	1Hx3B
10/0129 2	Sunninghill, Downs Avenue, Epsom	College	28 April 11	17-Jun-11	28-Oct-11	2012-13	1Fx1B
11/0025 7	63 Rosebery Road, Epsom	Woodcote	22 July 11	13-Sep-11	23-Sep-11	2012-13	3H
08/0042 9	50 Gadesden Road, West Ewell	West Ewell	4 July 08	20-Oct-08		2012-13	2Fx2B,
Total							10

SHLAA under construction							
08/0087 1	16 Whitmores Close, Epsom	Woodcote	26 September	14-Nov-08	06-Jul-10	2011-12	2Hx3B
Total							2
09/0034 0	The Plough public house, Plough Road, West Ewell	West Ewell	17 July 09	01-Apr-10	21-Mar-11	2012-13	6Hx3B, 2Fx2B
Total							8

Planning permissions						
Application No	Address	Ward	Decision Date	Estimated Completion	Units Proposed	
10/01021	Westview, Horton lane, Epsom	Stamford	28-Jan-11	2011-12	1H (from C2)	
10/01181/CLE	4A Elm Way, Ewell	Ewell Court	19-Apr-11	2011-12	1H	
10/00771	Central Lodge, St Ebbas Hospital, Hook Road	Court	20-Dec-10	2011-12	1H	
08/01280	18 Aragon Avenue, Ewell	Nonsuch	23-Mar-09	2011-12	2Hx3B	

08/00878	317 Kingston Road, Ewell	Ewell Court	23-Dec-08	2011-12	2Hx4B
10/00768	Verona, Horton Lane, Epsom	Stamford	20-Dec-10	2011-12	1H
10/00769	Timaru, Horton Lane, Epsom	Stamford	20-Dec-10	2011-12	1H
10/00644	West Lodge, Hook Road, Epsom	Court	09-Nov-10	2011-12	1H
09/00877	97 The Crescent, Epsom	Stamford	25-Jan-10	2011-12	2Hx2B
11/00162 (amended 08/00884)	St Magnus, The Ridge, Epsom	Woodcote	05-Jul-11	2011-12	1H
11/00367	Nonsuch Park Hotel, London Road	Stoneleigh	18-Aug-11	2011-12	1Hx5B
10/00561	Sands House St Ebbas Hospital, Hook Road, Epsom	Court	12-Oct-10	2011-12	1H
Total					15
08/01249	80 Grosvenor Road	Woodcote	09-Apr-09	2012-13	1Hx3B
09/00070	1-5 Woodcote House court	Woodcote	15-Jun-09	2012-13	4Hx3B, 2Hx2B, 1Fx2B, 2Hx3B
10/00366	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	21-Sep-10	2012-13	1Fx1B, 1Fx3B
10/00112	St Ebbas Hospital, Hook Road	Court	06-Sep-10	2012-13	6H (3 approved in previous app)
10/00200	32 Downs Road, Epsom	College	20-Jul-10	2012-13	1H
10/00073	1 Cuddington Glade, Epsom	Stamford	30-Jun-10	2012-13	13H
09/01039	11 Warren Hill, Epsom	Woodcote	15-Mar-10	2012-13	1H
09/00956	9-15 & 17-25 Manor Green Road, Epsom	Court	22-Feb-10	2012-13	2F
09/00597	Land rear of 23 Stoneleigh Broadway	Stoneleigh	25-Nov-09	2012-13	5Fx1B
10/01403	182A Kingston Road, Ewell	Auriol	07-Jun-11	2012-13	1Fx1B

10/00998	42 Meadow Walk, ewell	Ewell	19-Apr-11	2012-13	1Hx1B
10/00869	180A Kingston Road, Ewell	Auriol	03-May-11	2012-13	1Fx1B
10/00709	68 High Street, Epsom	Town	26-Nov-10	2012-13	2Fx2B
10/00888	23 Stoneleigh Broadway	Stoneleigh	07-Jan-11	2012-13	4Fx2B
09/00457 (09/01145)	70 Worple Road, Epsom,	Woodcote	01-Oct-09	2012-13	1Hx3B
Total					47
08/00946	11A Castle Parade, Ewell-By-Pass, Ewell	Ewell	10-Dec-08	2013-14	2Fx1B
08/01353	Garages adj 1 Burnet Grove, Epsom	Stamford	08-Apr-09	2013-14	1Hx2B
08/00952	34 High St, Ewell	Ewell	25-Feb-09	2013-14	2Fx1B, 1Fx3B
07/01649	147 Hook Road, Epsom	Town	16-Feb-09	2013-14	2F
08/00852	48A Stoneleigh Broadway, Stoneleigh	Stoneleigh	15-Dec-08	2013-14	2Fx2B
08/00594	25A Upper High Street, Epsom	Town	13-Jan-09	2013-14	2F
09/00285	West Hill Court, Court lane, Epsom	Stamford	23-Sep-09	2013-14	38F (7 net gain)
08/01278	60 Worple Road, Epsom	JY	31 July 09	2013-14	3F
08/00944	Land adj 33 Danetree Road, West Ewell	West Ewell	27-Apr-09	2013-14	1Hx3B
11/00075	2 Queensmead Avenue, Ewell	Nonsuch	19-Jul-11	2013-14	1Hx5B
10/00641	Land adj 41 Plough Road, West Ewell	West Ewell	18-Jan-11	2013-14	1Hx3B
10/00088	462 Chessington Road, West Ewell	Ruxley	08-Dec-10	2013-14	4Hx4B
10/00650	Water Tower, St Ebbas Hospital, Hook Road	Court	20-Dec-10	2013-14	5Fx1B, 1Fx2B
11/00408	468 Chessington Road	Ruxley	16-Sep-11	2013-14	4Hx4B
11/00457	3&4 Pitt Road, Epsom	College	15-Sep-11	2013-14	3Hx4B
11/00385	35A Upper High Street	Town	06-Sep-11	2013-14	2Fx1B

11/00366	117 Ruxley Lane, West Ewell	Ruxley	17-Aug-11	2013-14	2Fx2B
10/01291	Barbers, 2 East Street, Epsom	Town	05-Sep-11	2013-14	5F
10/01260	Lime, 11-13 Upper High Street	Town	21-Sep-11	2013-14	4Fx1B
10/00090	153 London Road, Ewell	Stoneleigh	19 Oct 10	2013-14	2H
Total					57
10/00622	289 London Road, ewell	Stoneleigh	24-Nov-10	2014-15	1H
10/01104	27 Ewell Park Way, Stoneleigh	Stonelwich	27-Apr-11	2014-15	1H
09/00988	Plots at 9 and 11 Pine Hill	Woodcote	05-Mar-10	2014-15	2H
08/01391	5A Castle Parade, Ewell By Pass	Ewell	09-Mar-10	2014-15	2Fx1B
10/00027	7 Worlds End, Woodcote End, Epsom	Woodcote	19-Aug-10	2014-15	1Hx4B
10/00026	3 Worlds End, Woodcote End, Epsom	Woodcote	19-Aug-10	2014-15	1Hx5B
10/00277	10 The Parade, Epsom	Town	27-Aug-10	2014-15	1H
08/01383	71 Cox Lane, West Ewell	Ruxley	08-Jul-09	2014-15	1H
11/00410	Wilberforce Court, Heathcote Road	Town	20-Sep-11	2014-15	11 student rooms
Total					21

SHLAA sites with planning permission					
08/00956	Orchard House & part of curtilage of Ridge Ct, The Ridge	Woodcote	30-Jan-09	2012-13	2H
10/00468	Orchard House, The Ridge, Epsom	Woodcote	28-Sep-10	2012-13	1H

09/00055	25 Alexandra Road, Epsom	College	01-Sep-10	2012-13	14F
09/00915	Land at St Francis Church, 65 Ruxley lane	Ewell Court	05-Mar-10	2012-13	24F
08/00814	37 and 37A Cheam Road, Ewell	Nonsuch	20-Oct-09	2012-13	10Fx2B, 2Fx1B
Total					53
09/01208	462-468 Chessington Road, West ewell	Ruxley	13-Oct-10	2013-14	4H
07/00410	383 Kingston Road, Ewell	Ewell Court	09-Jan-09	2013-14	9F and mixed use
10/00540	Court lodge, Court lane	Stamford	17-Nov-10	2013-14	8Fx1B, 1Fx1B
Total					22
10/00333	The Durdans (lavandou Stables), Woodcote End, Epsom	Woodcote	01-Sep-11	2013-14	4H
Total					4

# APPENDIX D

## **Epsom & Ewell Borough Council Statement of Five Year Housing Land Supply 2011**

### **Introduction**

The supply of housing in Epsom & Ewell is monitored throughout the year. Returns are made to the Department of Communities and local Government on a quarterly and yearly basis and formally reported in our Annual Monitoring Report. The monitoring function is used to assess whether there is adequate provision to meet the housing requirements of the Borough.

This statement sets out the Borough's position over the five year period April 2011- March 2015 and demonstrates that there is sufficient provision to meet requirements for the next 5-year period

### **The Planning Policy Context**

PPS3 – Housing (June 2010), seeks to underpin the Government's step change in housing delivery through a more responsive approach to land supply at the local level. As part of this step change Local Planning Authorities (LPA's) are required to identify and maintain a rolling five-year supply of deliverable land for housing; particularly in connection with making planning decisions.

In this context LPA's are expected to draw upon their Strategic Housing Land Availability Assessment (SHLAA) and/or other relevant evidence to identify sufficient **deliverable** sites to deliver housing (as set out in para 54).

To be considered deliverable, sites should:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

### **Sites included in the 5 year supply**

Sites that have the potential to deliver housing during the 5 years include:

- sites allocated in the Development Plan (ie Local Plan and Plan E)
- sites that have planning permission that have not been implemented
- specific, unallocated brownfield sites that have the potential to make a significant contribution.

Para 59 of PPS3 indicates that allowances for windfalls should not be included unless LPAs can provide robust evidence of genuine local circumstances that prevent sites being identified.

The main source of supply for an assessment of the Borough's 5 years housing are sites with planning permission (SHLAA and non- SHLAA) and allocated sites.

### **The housing requirement 2011-2016**



There are four required components to calculate the Borough's five year supply requirements. These are set out below and summarised in table 3.

**a) The housing requirement for the Borough 2010-26**

The South East Plan replaced the Surrey Structure Plan and influenced the Borough's housing targets from 2006. The Core Strategy's housing policy CS7 was based on the emerging South East Plan, which at the time (2007) required the provision of 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. The Secretary of State for Communities and Local Government announced their intention to revoke the Regional Spatial Strategies on 6 July 2010. This means that the policies in the South East Plan, including the regional housing targets are soon to be deleted. Therefore the Council is once again working towards an annual target of **181** new dwellings, as set out in the Core Strategy.

**Table 1**

		Dwellings	Average Dwellings Per Annum
<b>a)</b>	Housing requirement 2006-2026	3,620	<b>181</b>

**b) Net addition to stock 2006-2011**

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2011 has been 1164 dwellings. This represents over 32% of the Borough's 20 year supply in just five years (25%).

**Table 2**

<b>b)</b>	Net additions to stock 2006-2010	Dwellings	Average dwellings per annum
	2006/07	308	
	2007/08	281	
	2008/09	221	
	2009/10	103	
	2010/11	251	
	<b>TOTAL</b>	<b>1164</b>	233

**c) Residual requirement for 2011-26**

The housing requirement for the remaining years of the plan period (2011-26) is adjusted from the requirement of 181 dwellings per annum to reflect the level of housing that has already been delivered since 2006. This is the residual rate. The residual rate is; net completions for any elapsed years of the plan period; taken away from the total plan requirement; this figure is then divided by the number of years within the remaining period to give an annual residual housing requirement.

$$\frac{(a-b)}{\text{years remaining}}$$

$$3620-1164= 2456/15= \underline{163.7}$$

d) **Requirement for five years 2011-16**

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2011-2016 is **819** dwellings

**Table 3**

5 year housing requirements (based on the Core Strategy)		Dwellings	Average Dwellings Per Annum
a)	Housing requirement 2006-2026	3,620	181
b)	Net additions to stock 2006-2010	1164	233
c)	Residual requirement for 2010-2026 (a-b) (residual annual average = 2,707 / 16 years)	2456	163.7
d)	Requirement for 5 years 2010-2015	818.5	(163.7 x 5)

**Calculating the five year supply**

For the site to be deemed deliverable it must also be **achievable**. Under normal market conditions, the area is economically buoyant and one of high demand for housing, consequently, once planning permission is granted for residential development there is a high degree of certainty that the units will be constructed. However, due to the current economic downturn it is likely that not all schemes within the Borough will be built out.

With this in mind, this year's five year housing supply will conclude with two figures. One which includes the small and medium sites with planning permission within the five year supply (1), and one which excludes them due to the relative uncertainty of their delivery (2).

The following approach has therefore been taken:

- a) Identify sites allocated for development in the Epsom & Ewell Borough Wide Local Plan (2000)
- b) Identify sites allocated for development in Plan E (an Area Action Plan for Epsom Town Centre 2010)
- c) Individually identify all large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission or under construction (or permitted subject to a S106 agreement).
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 1/11/11).

- e) Identify the total capacity of all small and medium sites with planning permission or under construction that are not identified in the SHLAA (1/11/10)

The outcome of this approach is shown below in table 4.

**Table 4**

Component	i. Dwellings on sites under construction	ii. Dwellings on sites not started	iii. No of units that are <b>not</b> considered to be deliverable in the next 5 years	Total
a) Allocated sites in Local Plan	319	367	0	686
b) Allocated sites in Plan E	170	503	413	260
c) Identified Large sites of 10 or more dwellings net on sites of 0.4ha and above with planning permission	70	63	0	133
d) Small and Medium sites under construction or with planning permission (SHLAA)	10	79	0	89
e) Small and Medium sites under construction or with planning permission (NON SHLAA)	48	140	0	188
<b>Total</b>	<b>617</b>	<b>1) 1152 2) 933</b>	<b>413</b>	<b>(i+ii-iii) 1)1356 2) 1137</b>

Tables 5 and 6 below assess the five year supply compared with the residual requirement of the Core Strategy.

**Table 5**

<b>1) Comparison of 5 year supply and requirement 2011- 2016 (including outstanding planning permissions)</b>	
Deliverable Supply	1356
Requirement	819
Surplus/ Deficit	<b>537</b>
Percentage supply over requirement	<b>66%</b>
Representative number of years supply	<b>7.5 years</b>

**Table 6**

<b>2) Comparison of 5 year supply and requirement 2010- 2015 (excluding outstanding planning permissions)</b>	
Deliverable Supply	1137
Requirement	819
Surplus/ Deficit	<b>318</b>
Percentage supply over requirement	<b>39%</b>
Representative number of years supply	<b>6.3 years</b>

**Conclusion**

Tables 5 and 6 show that the five year requirement (residual) of 819 based on the Core Strategy can be met and will be greatly exceeded. These tables also show that there is a housing over supply of 39-66%. However this is not a concern, as the 20 year housing trajectory (updated alongside the Annual Monitoring Report) shows that over the next 10 years 2016- 2026 this will balance out.

# APPENDIX E



# APPENDIX F

**EEBC/SCC/PCT S106 Income 2010/11**

<b>Description</b>	<b>Ref_no</b>	<b>Actual</b>
1 Depot Road	33	<b>6,004.70</b>
R/O 1/3 Gibraltar Crescent	41	<b>47,601.00</b>
87-89 Amis Avenue	42	<b>42,696.86</b>
51-53 Ravensfield Gardens	43	<b>15,875.60</b>
8-12 Dorking Road & 6 Elm Grove	44	<b>232,820.00</b>
Epsom Station	45	<b>8,300.00</b>
91 Northcroft Road, Epsom	46	<b>15,196.25</b>
Salisbury Road Bellway Homes	47	<b>221,000.00</b>
15-17 Manor Green Road	48	<b>10,657.30</b>
		<b>600,151.71</b>