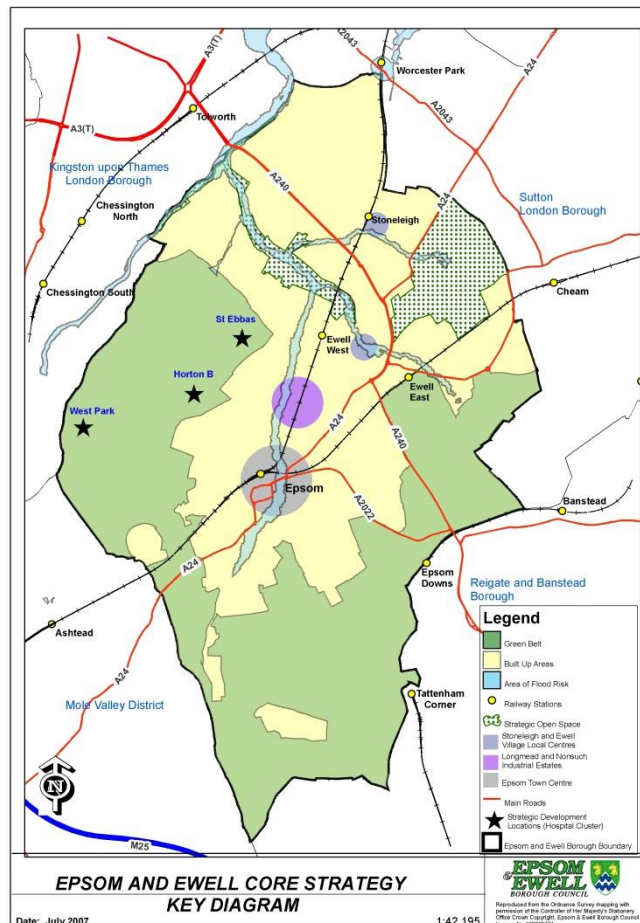




Local Plan Annual Monitoring Report 2013- 2014



Annual Monitoring Report 2013-2014

Table of Contents

Section 1:	Introduction	4
Section 2:	Progress and implementation of the Local Plan	5
	Table 1: Progress on the preparation of Epsom and Ewell BC's Local Plan against the Local Plan Programme	6
Section 3:	Performance of existing adopted policies	11
Section 4:	The Context	12
Section 5:	Indicators	15
6.1	Green Belt	16
6.2	Biodiversity and Designated Nature Conservation Areas	17
	SSSIs- % in favourable condition or improving'	17
	Table 2: Condition of SSSI sites	18
	Number and areas of SNCI 2&3 and Ancient Woodlands	19
	Number of new developments mitigating for loss of biodiversity or/and incorporating features to improve existing biodiversity	20
6.3	Open Spaces and Green Infrastructure	21
	Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit.	21
7.1	The Built Environment	22
	% of Conservation Areas where appraisals and management plans have been completed	22
	Number of listed buildings within the Borough on the national 'Buildings at Risk' register	23
7.2	Sustainability in New Developments	23
	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	23
8.1	Housing Provision	25
	Number of new housing completions per annum	25
	Table 3: Housing Development in the last eight years	27
	Net additional dwellings in future years (housing trajectory)	28
	Figure 1: Graphical Housing Trajectory	29
	% of Housing completed on previously developed land	30
	Table 4: New and converted dwellings on Previously Developed Land	30
8.2	Affordable Housing and Meeting Housing Needs	31
	Number of social rented and intermediate affordable housing units per annum	31
	Table 5: Affordable Housing Target	31
	Table 6: Gross number of housing completions by type in the last five years	32
	Figure 2: Affordable housing completions	32

	Table 7: Projected Affordable Housing completions	33
	Table 8: Estimated future Affordable Housing completions by site	34
	Table 9: Gross number of Affordable housing completions by type	35
	Average Property price	36
	Net additional pitches (Gypsy and Traveller)	37
	Average Housing Density of new development	38
	Table 10: Density of development complete 2013-14	39
	Figure 3: Average Densities on New Housing Developments in Epsom & Ewell	40
8.3	Employment Provision	41
	Total amount of additional floorspace- by type	41
	Table 11: Changes in commercial office floorspace implemented in 2013/14	42
9.1	Developer Contributions and Community Infrastructure	44
	% of developments that make good the potential deficits in service or community infrastructure provision	44
9.2	Community, Cultural and Built Sports Facilities	46
	Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough	46
10.1	Epsom Town Centre	47
	Amount of retail space gained/ lost within the town centre and % within primary and secondary retail frontages	47
10.2	Local Centres	48
	Amount of retail space gained/ lost in the local centres	48
11.1	Accessibility	50
	% of major residential developments located within 30 minutes public transport time of health, education, retail and employment facilities	50
<u>Appendices</u>		
Appendix A	List of Housing Completions 2013-14	
Appendix B	Preferred Housing Site Options	
Appendix C	Housing Trajectory 2014	
Appendix D	Sites with planning permissions and sites under construction in the Borough (April 2014)	
Appendix E	EEBC Five Year Housing Supply Statement April 2014	
Appendix F	Developer Contributions agreed 2013-14	
Appendix G	Developer Contributions received 2013-14	

Section 1: Introduction

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to make an Annual Monitoring Report (AMR) about the implementation of their Local Development Schemes and local development policies to the Secretary of State prior to 31st December each year. Section 113 of the Localism Act amends this requirement so that local planning authorities must publish this information direct to the public at least yearly in the interests of transparency. The local planning authority is no longer required to send a report to the Secretary of State.
- 1.2 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. It also requires monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually. In essence it is a matter for each Local Planning Authority to decide what to include in their monitoring report over and above the prescribed minimum information.
- 1.3 This is the tenth AMR that has been produced under the Planning and Compulsory Purchase Act. It monitors the period **1st April 2013 to 31 March 2014**.
- 1.4 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. This AMR in the spirit of transparency and the need to focus on key information that matters most to local communities covers the Core Strategy and Plan E (Epsom Town Centre Area Action Plan) targets and indicators for the period April 2013 – March 2014.
- 1.5 As the Council during 2013-14 has not: i) made a neighbourhood development order nor received an application to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012; nor ii) prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010; nor iii) undertaken action under the duty to co-operate - it is not necessary to report on these matters as required by the Local Planning Regulations.

Section 2: Progress and implementation of the Local Plan

- 2.1 The Epsom and Ewell Local Plan Programme (September 2012), succeeds the Local Development Scheme (LDS) devised in 2010 and sets out a rolling project plan for the production of documents comprising the Epsom and Ewell Local Plan (formerly Local Development Documents). 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 Local Plan Programme focusses on the production of the Development Management Policies and Site Allocation Policies documents and the Proposals Map. The Local Planning Regulations referred to in paragraph 1.2 require the AMR to include information on the LDS (now Local Plan Programme) and to specifically report on progress being made on local plans and supplementary planning documents against the timetable for their preparation together with any necessary explanation if timescales are not met. Table 1 shows the progress on the preparation of Epsom and Ewell Borough Council's Local Plan against the Local Plan Programme and the position at the end of this reporting year.

Table 1: Progress on the preparation of Epsom and Ewell BC's Development Plan against the Local Plan Programme				
Title of Document	Subject of Document	Stages in Preparation completed	LPP Targets Met? 2013-2014	Notes or Future Stages to be completed
Local Development Scheme	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> ✓ Preparation of revised LDS: August 2008 ✓ Preparation of revised LDS: May 2010 ✓ Approval of revised LDS at Planning Policy Sub Committee May 2010 	N/A	<ul style="list-style-type: none"> • Superseded by Local Plan Programme Sept 2012
Local Plan Programme	A programme for the preparation of documents comprising the Local Plan (formerly Development Plan Documents)	<ul style="list-style-type: none"> ✓ Local Plan Programme replacing the previous Local Development Scheme (2010-13) approved by Planning Policy Sub Committee Sept 2012 	N/A	<ul style="list-style-type: none"> • Complete
Statement of Community Involvement	Standards and approach to involving stakeholders and the community in production of all Local Development Documents and planning applications	<ul style="list-style-type: none"> ✓ Adopted by Council: April 2006 	N/A	<ul style="list-style-type: none"> • Complete
Core Strategy	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> ✓ Adopted by the Council: July 24th 2007 	N/A	<ul style="list-style-type: none"> • Complete
Site Allocations DPD	Identifies sites proposed for development and sets	<ul style="list-style-type: none"> ✓ Housing Land Supply Strategy consultation October/ November 	No	<ul style="list-style-type: none"> • Further consultation on gypsy and traveller sites to take place later in

	out policies relating to the site and its development.	<p>2010</p> <ul style="list-style-type: none"> ✓ The Housing Site Allocations Consultation took place in August – October 2011 ✓ Other Sites Allocations- Consultation- October 2013- January 2014 		2014, with a view to submitting for examination in the first half of 2015 in combination with Development Management Policies DPD (date to be determined).
Development Management Policies DPD	Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> ✓ Consultation on Draft Document July-Sept 2012 ✓ Pre-submission draft approved March 2013 ✓ Public consultation April – June 2013 	No	<ul style="list-style-type: none"> • To be submitted for examination alongside Site Allocations Document DPD to enable joint examination. Date to be determined.
Depot Road/Upper High Street/Church Street Development Brief	Sets out guidance for the redevelopment of 2 strategic sites identified within Plan E for Epsom town centre	<ul style="list-style-type: none"> ✓ Consultation with landowners May – Sept 2011 ✓ Consultation on Draft Development Brief Options Dec 2011 – Feb 2012 ✓ Consultation on Draft Development Brief June – Sept 2012 ✓ Adoption Nov 2012 	N/A	<ul style="list-style-type: none"> • Complete
Proposals Map	An OS map illustrated to reflect the development plan documents policies	<ul style="list-style-type: none"> ✓ Plan E Proposals Map April 2011 	No	<ul style="list-style-type: none"> • Awaiting completion of Development Management Policies DPD and Site Allocations DPD before further work can take place
Plan E- Epsom Town Centre Area Action Plan	Sets out detailed policies and site proposals aimed at strengthening the vitality and viability of Epsom Town Centre	<ul style="list-style-type: none"> ✓ Stakeholder and LSP Engagement ✓ Further evidence base work (retail study) ✓ Issues paper consultation September 2008 ✓ Consult on Sustainability Appraisal October 2009 ✓ Submission to Secretary of State 	N/A	<ul style="list-style-type: none"> • Complete

		<p>30 April 2010</p> <ul style="list-style-type: none"> ✓ Examination September 2010 ✓ Adoption April 2011 		
Community Infrastructure Levy-Charging Schedule	The new principle mechanism for collecting financial contributions from new developments (to replace most Developer Contributions)	<ul style="list-style-type: none"> ✓ Infrastructure Delivery Plan produced April 2013 ✓ Consultation on preliminary Draft Charging Schedule July/ August 2013 ✓ Consultation on Draft Charging Schedule September- November 2013 ✓ Submission for Examination December 2013 ✓ Examination held March 2014 	Yes	<ul style="list-style-type: none"> • Inspector's Report received 9 April 2014 • Charging schedule adopted 29 April 2014 to be implemented from 1 July 2014.
Annual Monitoring Report	Annual review of policies and LDF preparation progress	<ul style="list-style-type: none"> ✓ AMR 2011/12 submitted: Sept 2012 ✓ AMR 2012/13 published July 2013 	Yes	
Sustainable Design SPD	Supplementary planning document containing guidance on measures and opportunities available for integrating sustainability into new developments.	<ul style="list-style-type: none"> ✓ Draft Document issued for public consultation March 2012 ✓ Adoption June 2012 	N/A	<ul style="list-style-type: none"> • Complete
Developer Contributions SPD (Part 1 Affordable Housing)	Supplementary planning document containing guidance on affordable housing provision expected from developments	<ul style="list-style-type: none"> ✓ Adoption June 2008 ✓ Review of SPD August 2010 ✓ Consult on proposed changes September 2010 ✓ Consideration of changes at S&R Committee November 2010 and approved 	N/A	<ul style="list-style-type: none"> • Complete • Review to be carried out in line with the adoption of the Community Infrastructure Levy (July 2014)

Developer Contributions SPD (Part 2 Infrastructure)	Supplementary Planning Document containing guidance on other Contribution expected from developments	<ul style="list-style-type: none"> ✓ Adoption June 2008 ✓ Review of SPD August 2010 ✓ Consult on proposed changes September 2010 ✓ Consideration of changes at S&R Committee November 2010 and approved 	N/A	<ul style="list-style-type: none"> • Review to be carried out in line with the adoption of the Community Infrastructure Levy (July 2014)
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Other documents informing the Local Plan

Title of Document	Stages in Preparation Completed	Date completed
Sustainability Appraisal Scoping Report	✓ Approved and adopted by Council	May 2005
Sustainability Appraisals	<ul style="list-style-type: none"> ✓ Core Strategy Sustainability Appraisal ✓ Plan E Sustainability Appraisal ✓ Draft Development Management Policies Sustainability Appraisal 	<p>June 2006</p> <p>August 2012</p>
Audit of Open Space, Sport and Recreational Facilities	✓ Publication	March 2006
Employment Land Review 2012	✓ Publication	October 2012
Strategic Flood Risk Assessment	✓ Publication	May 2008
Retail Study	✓ Publication	September 2007
Retail Study and Town Centre Health Check	✓ Publication	April 2009
Local Centre Study	✓ Publication	July 2012
Environmental Character Study	✓ Publication	September 2008
Strategic Housing Market Assessment	✓ Publication	May 2008
Strategic Housing Land Availability assessment	✓ Publication	March 2009
Office Demand Study	✓ Approved	February 2013
Surface Water Management Plan	✓ Publication	July 2011
Biodiversity and Planning	✓ Publication	February 2012
Shop Front Guide	✓ Publication	May 2012

Street Furniture Strategy	✓ Approved	May 2012
Parking Strategy	✓ Approved	June 2012
East Street Office Demand Study	✓ Publication	February 2013
Sites of Nature Conservation Review	✓ Publication	August 2013
Green Infrastructure Study	✓ Publication	September 2013

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 May 2000 Local Plan were to be saved and which ones were to be deleted (in accordance with the then paragraph 5.15 of PPS12: Local Development Frameworks). Paragraph 215 of the National Planning Policy Framework states that the weight to be given to pre 2004 adopted policies will be dependent upon their degree of consistency with the NPPF. These policies may therefore be at risk and accordingly they are being reviewed through the Development Management Policies DPD in order that new policies are adopted as soon as possible.
- 3.2 The Development Plan for the Council in 2013-14 consisted of the saved policies in the Local Plan (2000), the policies contained in the Core Strategy 2007 and Plan E (Epsom Town Centre Area Action Plan) 2011.
- 3.3 The Development Management Policies document is at an advanced stage in its production and therefore its policies are a material consideration in determining planning applications. They are not monitored in this AMR as their current status is still 'emerging'.

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 internationally 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 75,102 according to 2011 Census. This represents an increase in the population of 8,043 from 2001. 76.1% of the population is economically active¹. The number of residential dwellings has grown by 2,786 to 30,772 since 2001. The 2011 census shows that household size has not changed significantly since 2001, with the largest household type in the Borough being a married couple with no dependent children.
- 4.6 85.9% of the population falls within the ethnic classification of white, with 78.6% defined as White British². The population is well educated (46.4% educated to NVQ4 or above) compared to the regional (38.3%) and national average (35.2%)³. Unemployment is low, notwithstanding the impact of the recession, with 1.1% of residents aged 16-64 claiming Jobseekers Allowance (JSA) in April 2014⁴ albeit there are pockets of higher levels of claimants in Court, Ruxley and Town wards. Long term unemployment is not a serious problem in the Borough but the JSA rate for those claiming over 12 months remains at 0.9% in April 2014. It should be noted that many more residents are on other out-of-work benefits such as Employment Support Allowance and Incapacity Benefits than on JSA. The latest figures available indicate a total of

¹ *NOMIS Jan-Dec 2013*

² *2011 Census*

³ *ONS Annual Population Survey Jan-Dec 2013*

⁴ *ONS claimant count April 2014*

6.6% of borough residents on key out-of-work benefits compared to the regional (9.7%) and national (13.3%) position⁵.

- 4.7 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 307th⁶. The health of the population is generally good with the 4th best life expectancy levels from birth in the country for females (average age 86.0) and the 8th for males (average age 81.6)⁷. The Borough is also one of the safest places to live. Latest figures from the Crime Survey for England and Wales (CSEW) show no statistically significant change in overall crime. Figures for the Borough are in line with the general national trend of a decline in recorded crime over the last 5 years. The number of crimes recorded by the police fell by 6% in the year ending December 2012 compared with the same period in 2011⁸.

Housing in the Borough

- 4.8 There are 29,784 households in the Borough according to the 2011 Census, an increase of 2,422 since 2001. 35.6% of households in the Borough live in semi-detached houses, with 27.2% detached, and 22.8% flats, maisonettes or apartments⁹. The average semi-detached house price in December 2013 was £398,526 an annual increase from the previous year of 5% whilst the average detached house price in December 2013 was £601,912 an increase from the previous year of 4%¹⁰. Approximately 78% of households are owner-occupiers, a figure higher than the regional (68.7%) or national (64.2%) average¹¹. House conditions across all tenures are good with 98.3% of households having central heating¹².

Employment in the Borough

- 4.9 There are 40,400 people of economically active age in the Borough¹³. A high proportion of the Borough's workforce (52%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 48.6% in the South-East and 44.2% in Great Britain¹⁴. Approximately 65% of the employed people between the ages of 16-74 commute out of the Borough for work¹⁵ - 36.6% use a car or van for their journeys and 14.3% use the train¹⁶. This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.

⁵ DWP Benefit Claimants November 2013

⁶ IMD 2010

⁷ ONS, Oct 2011, Average life expectancy from birth 2008-2010

⁸ CSEW, Dec 2012

⁹ 2011 Census

¹⁰ BBC, based on Land Registry Figures Oct-Dec 2013

¹¹ 2011 Census

¹² 2011 Census

¹³ NOMIS Jan-Dec 2013

¹⁴ NOMIS Jan-Dec 2013

¹⁵ ONS: Commuting Patterns from Annual Population Survey 2010 & 2011

¹⁶ 2011 Census

- 4.10 The latest figures from the All Active Enterprises (ONS) dataset, which aims at obtaining the best estimates of new business formations and contains information on VAT traders and PAYE employers, indicates a total of 3330 active enterprises in the Borough with 375 births and 310 deaths over the previous year¹⁷. This shows that business performance in the Borough is improving when compared to the previous figures in last year's report, with more births than deaths over the course of the year.

¹⁷ ONS: *Business Demography 2011*

Section 5: Indicators

- 5.1 This AMR reports on Indicators which derive from the Core Strategy and Plan E, many of which have been streamlined with the Core Output Indicators¹⁸. Where relevant, Local Output Indicators¹⁹ 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 reports 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.

¹⁸ *Core Output Indicators were part of the Local Development Framework introduced by the Planning and Compulsory Purchase Act 2004. These indicators were prescribed to Local Planning Authorities by the Local Development Framework Monitoring: A Good Practice Guide 2005*

¹⁹ *Local Indicators are those not prescribed by central government and are chosen by the Local Planning Authority to address outputs not covered by the Core Output 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 The provisions of paragraphs 79-92 of the National Planning Policy Framework state that “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”.
- 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.’

Performance

- 6.1.4 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 four of the hospital sites have been completed whilst the West Park site has been largely completed during 2013/14. These form an important part of the Borough’s housing supply.
- 6.1.5 In this reporting year, excluding (i) amendments or details to approved schemes at the “hospital; cluster” or (ii) alterations/extensions to completed development at the “hospital cluster”, the number and type of planning permissions in the Green Belt were:

9x alterations/ extensions of existing domestic properties
3x Alterations and extensions at NESCOL (including a new MUGA, tarmac play area and external refurbishment of existing educational buildings.
2x alterations/ demolition and replacement at Hobbledown.

2x applications at Epsom Racecourse including an aerial to the roof of the Queens Stand and new open and enclosed stable boxes
1x Change of Use from Office to residential at The Durdens
1x detached stable block at The Equestrian Centre, Horton Country Park
1x Refurbishment to non-domestic buildings at Epsom College
1x new pergola at the Derby Arms
1x application at the RAC Club for 122 photovoltaic panels
1x replacement of the hut and the Epsom and Walton Downs Conservators Hut

Analysis

- 6.1.6 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.
- 6.1.7 All permissions granted in the Green Belt comprised extensions or alterations to buildings that were considered to have limited impact on the openness of the Green Belt and deemed to be appropriate development under Green Belt policy.
- 6.1.8 The Council will continue to oppose inappropriate development within the Green Belt and will consider whether the precise Green Belt boundary should be amended in the Site Allocations document. The emerging Development Management Policies document will seek to manage the size of new extensions in the Green Belt by ensuring that no increase in size over 30% of the original footprint would be permitted. The replacement of existing buildings in the Green Belt will be managed by retaining existing uses and ensuring that replacement buildings are not materially larger than those they replace.

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 SSSIs on a regular basis. The most

recent review was published in April 2013. 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

	Favourable 2013/14	Unfavourable - recovering 2013/14	Favourable 2012/13	Unfavourable – recovering 2012/13	Comments
Stones Road Pond	0.47 ha (standing open water and canals) ²⁰		0.47 ha (standing open water and canals)		There is still a significant population of Great Crested Newts and Smooth Newts at this site
Epsom Common	105.42 ha (Broadleaved, mixed and yew woodland-lowland) ²¹		105.42 ha (Broadleaved, mixed and yew woodland-lowland)		
		13.45 ha (Dwarf shrub heath-lowland) ²²		13.45 ha (Dwarf shrub heath-lowland)	
TOTAL	105.89ha	13.45 ha	105.89ha	13.45 ha	

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. In 2009/10 the 105.42 ha of woodland/ lowland was in an unfavourable- recovering condition, but it is now considered favourable. The 13.45 ha of dwarf shrub heath lowland has not been assessed since 14 January 2009 by Natural England but on the basis that it was then assessed as "recovering" it is deemed to be not yet fully conserved but all the necessary management measures are in place. Provided that the recovery work is sustained, the SSSI will reach favourable condition in time.

6.2.5 It should be noted that Natural England has not officially reviewed the condition of the Borough's SSSIs in some time, with the last assessment date of the Stones Road Pond site being in 2008. A Management Plan is in place that has been agreed by Natural England and much of the plan has now been

²⁰ Latest Assessment date 14/04/2008

²¹ Latest Assessment date 23/09/2010

²² Latest Assessment date 14/01/2009

implemented in partnership with the Lower Mole Project. Work is currently underway to reinstate a semi-natural environment on part of the adjoining former allotment that will provide additional habitat for the protected species on the site and may help further improve the quality of the Stones Road SSSI.

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

Target

6.2.6 The target for the number and area of Sites of Nature Conservation Importance (SNCI) Grades 2 and 3, and ancient woodlands will be set in the Site Allocations DPD, informed by the local Biodiversity Action Plan. It should be noted that no longer is any distinction made between Grade 2 and Grade 3 sites.

6.2.7 This indicator is also relevant to the Single Data List²³ Target 160-00.

Policy

6.2.8 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

6.2.9 There has been no reduction in size, amount and range of these areas and no development that could harm this.

6.2.10 Key actions in the Epsom and Ewell Local Biodiversity Action Plan commenced during 2012. A review was carried out in 2013 of Epsom & Ewell's SNCIs through the Surrey Local Sites Partnership, which consists of Epsom & Ewell Borough Council, Surrey County Council and Surrey Wildlife Trust. Implementation of Management Plans for Stones Road SSSI and Nonsuch Park also commenced during 2012. A new Management Plan for Nonsuch Park should be in place by Autumn 2014, with Plans for Epsom Common, the Country Park and the Hogsmill being prepared and put in place in the next two years.

Analysis

6.2.11 The Borough has 4 Local Nature Reserves: Epsom Common, Horton Country Park, The Hogsmill, and Howell Hill. Of these, Horton Country Park and parts of The Hogsmill and Epsom Common are afforded SNCI status. The Borough has 12 designated SNCIs which comprise: Epsom Golf Course, Epsom Cemetery, Horton Country Park, Nonsuch Park, Epsom Common South, Walton Downs B, Pond Wood, Butchers Grove, Walton Downs A, Howell Hill

²³ *The Single Data List is a list of all the datasets that local government must submit to central government as part of data requirements from the DCLG*

Local Nature Reserve, Epsom Downs West, and Hogsmill River at West Ewell. 11 of these have active management plans in place (some of which are currently being updated). Additionally the Borough has 14 Ancient Woodlands covering a total area of 23 ha or 0.7% of the Borough area.

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

Target

6.2.12 There is no target as such for this indicator as it is more a case of putting in place mechanisms to monitor the protection and biodiversity on development sites, in accordance with target 5.5 of the Borough's Local Biodiversity Action Plan.

Policy

6.2.13 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

6.2.14 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

6.2.15 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. The Council adopted guidance on Biodiversity in Planning in February 2012 which sets out advice and requirements for planners and developers. The Council is also proposing to include a criteria based policy seeking to mitigate or compensate for the on-site loss of biodiversity to development within the forthcoming Development Management Policies Document.

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 and which will be reflected in the forthcoming Design Quality SPD.

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. Every year since 2007/2008 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. Nonsuch Park, Alexandra Recreation Ground, Rosebery Park and Ewell Court also have Green Flag Status.

Analysis

- 6.3.4 In line with the former 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 provides helpful guidelines for the levels of provision and other proposals which will be made in forthcoming development plan documents.
- 6.3.5 The Council's Developer Contributions Supplementary Planning Document June 2008 (revised in 2010), sets out the mechanism for achieving contributions from developments towards the Borough's open spaces. Until July 2014 (When the Community Infrastructure Levy will be formally adopted by the Council) this normally includes 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 are normally expected to make some sort of on-site provision (for example children's playspace). It is proposed to include a criteria based policy for circumstances where loss of on-site recreational open space may be acceptable within the forthcoming Development Management Policies Document.

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 All twenty-one Conservation Area Appraisals have been carried out and work to implement management plans is on-going. Additionally, Article 4 Directions, that enable the Council to exercise greater control through removal of certain Permitted Development (PD) rights, are now in force for the following Conservation Areas: Burgh Heath Road, College Road, Church Street, Worple Road, , The Downs Road Estate, Pikes Hill, Lintons Lane, Ewell Village including the extended area, Stamford Green, Ewell Downs Road and The Green, Higher Green and Longdown Lane North. The remaining Conservation Areas are not thought to warrant the introduction of Article 4 Directions due to the substantial number of properties within them that have undergone changes to their visual appearance.

Analysis

7.1.4 The Council has been very successful in the production of Conservation Area Appraisals, and the associated management plans are in the process of being implemented.

**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 are no properties on the Buildings at Risk Register in the Borough. Until 2012/13 there was one property in the Borough on the Register- the Riding School at The Durdans, Chalk Lane, Epsom.

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 previous building at risk at The Durdans 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 the school has been 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.

- 7.2.3 Paragraphs 99-104 of the National Planning Policy Framework outline 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. Where development is brought forward in areas that are vulnerable, care should be taken to ensure that risks can be managed through sustainable adaptation measures. Local Plans should be supported by Strategic Flood Risk Assessment (SFRA) and develop policies to manage flood risk.
- 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 Plan and Development Management 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 The Council prepared an SFRA of the Borough in May 2008 which was subsequently approved by the Environment Agency. This document is used to inform the documents making up the Local Plan and developments.
- 7.2.8 Epsom & Ewell successfully secured £75,000 of EA/Defra Early Action funding to prepare a Surface Water Management Plan (SWMP) for the Borough. This study was completed in July 2011. The SWMP Action Plan provides priority options that can be implemented generically across the Borough together with location-specific priority options for flood alleviation measures. It also 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 overall philosophy of the SWMP Study and Action Plan, however, is to take advantage of opportunities as they arise to implement options which cumulatively have the effect of better managing flood risk.

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 for the period 2007-2022. This equates to 181 new dwellings per annum.
- 8.1.2 This indicator is also relevant to the Single Data List²⁴ Targets 002-00, 003-00. In addition it is important to note that Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports, requires information on net additional dwellings to be included.

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 at least 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 South East Plan was since revoked under the provisions of the Localism Act and the Council reverted back to the Core Strategy housing target.
- 8.1.4 The National Planning Policy Framework requires local planning authorities to boost significantly the supply of housing by using their evidence base. This ensures that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, subject to this being consistent with other policies set out in the NPPF.

Housing Trajectories

- 8.1.5 Housing Trajectories are a useful approach to assess housing delivery, helping to support the 'plan, monitor, manage' concept. They show past performance and estimate future delivery enabling an assessment to be made of whether there is likely to be a future shortfall or surplus of housing in the Borough in relation to the housing targets. The NPPF requires local planning

²⁴ *The Single Data List is a list of all the datasets that local government must submit to central government as part of data requirements from the DCLG*

authorities to prepare 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). Additional emphasis is placed upon the need to identify and annually update a supply of deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. In addition Councils should identify a supply of specific, developable sites or broad locations for growth, for the following 6-10 years and where possible 11-15 years. To illustrate the expected rate of market and affordable housing delivery a housing trajectory for the plan period is suggested. The Council has completed a SHMA and a SHLAA (which feeds into the housing trajectory).

Performance

8.1.6 A total of **234** (net) dwellings have been completed this year (280 gross).

Analysis

Table 3: Housing Development in the last eight years

		2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	Total
A	Small scale unidentified windfalls	43	51	41	21	28	29	27	42	286
B	Medium scale unidentified windfalls	40	70	33	19	1	12	13	26	214
C	Large scale unidentified windfalls									
	Highway House	135								135
	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	42			72
	St Francis Church							24		24
	Cheam Motors							28		28
D	Small SHLAA sites			13	3	43	16	13	4	92
E	Plan E sites									
	Epsom Station							117		117
	Magistrates Court							46		46
F	Allocated sites									
	Horton A/B	90	54	31	46					221
	St Ebbas				1	79	176	71		327
	West Park						14	178	162	354
G	Total Annual Completions	308	281	221	103	251	289	517	234	2204
H	Core Strategy Cumulative target	181	362	543	724	905	1086	1267	1448	
I	Cumulative over or under provision	127	227	267	189	259	367	703	756	

A: Small sites deliver 1-9 dwellings

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

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

D: Sites identified in the Strategic Housing Land Availability Assessment

E: Sites allocated in Plan E (2011)

F: Sites allocated in the Local Plan 2000

G: Total Annual Completions

H: Core Strategy from start of plan period (2007)

I: Number of dwellings above or below cumulative allocation

- 8.1.7 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past eight years is contained in Table 3 above, and a more detailed list of this year's housing completions is provided in Appendix A. The Council has exceeded its target of 181 housing completions by 53 units this year. This is under half of the amount of units delivered last year yet still in excess of the annual target.

Net additional dwellings in future years (housing trajectory)

Target

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

Performance

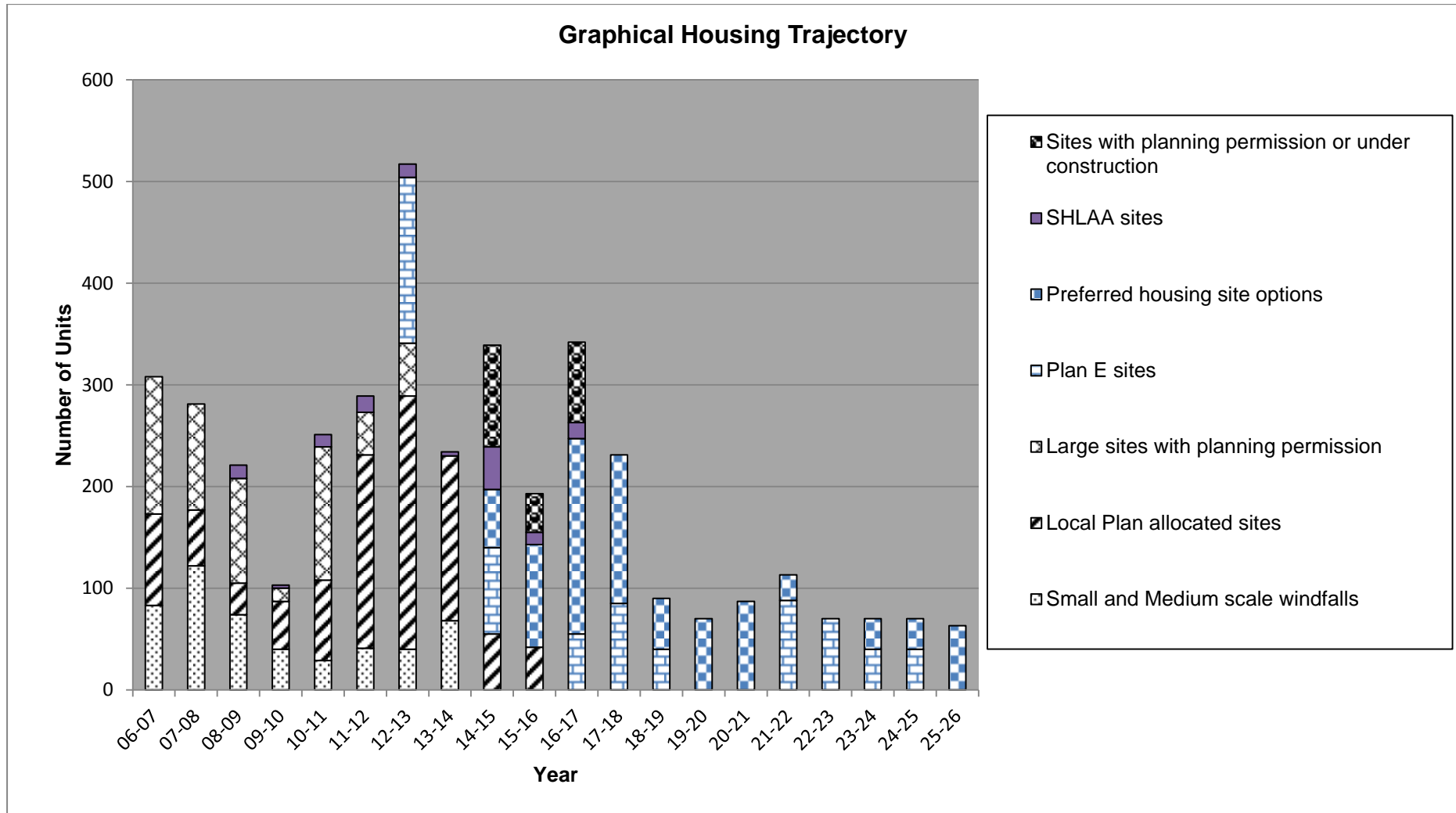
- 8.1.9 Following public consultation on Housing Site Allocations Policy Options, the Council's Planning Policy Sub-Committee agreed a list of 18 preferred housing site allocation options to be brought forward through the emerging Site Allocations Policy Document. These 18 sites were initially identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) in March 2009. Other 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. Appendix B shows the 18 preferred sites identified by the Council via the Housing Site Allocations document and their current status.
- 8.1.10 The housing trajectory shows that with the addition of these preferred sites, the Core Strategy target of 3620 dwellings (181 per year) is set to be exceeded by **322** units by 2026. This is detailed in Appendix C and Figure 1 below. The trajectory also shows that the Council can demonstrate that it has a five year supply of housing.

Analysis

- 8.1.11 Many of the planning permissions granted in 2008/9/10 have since expired without being implemented²⁵. 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 B 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.

²⁵ Section 51 (1) of the Planning and Compulsory Purchase Act 2005 reduced the standard duration of a planning application from five years to three years.

Figure 1: Graphical Housing Trajectory



Five Year Housing Supply

8.1.12 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 2014 – March 2019 and demonstrates that there is sufficient provision to meet requirements for the period. A copy of the statement is attached as Appendix E.

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

Target

8.1.13 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 a high percentage of development should be on PDL.

Policy

8.1.14 The emphasis of housing policy within the Local Plan promotes the best use of previously developed land and buildings. Paragraph 17 of the NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value. The definition of previously developed land in the glossary to the NPPF also continues the previous amendment to the former PPS3 by excluding private residential gardens, parks, recreation grounds and allotments from the definition of previously developed land. Paragraph 53 also advises that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example, where development would cause harm to the local area. Policy DM16 (Backland Development) of the emerging Development Management Policies sets out a presumption against the loss of rear domestic gardens.

8.1.15 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.

Performance

Table 4: New and converted dwellings on Previously Developed Land

	PDL	Non PDL	Total
2013-14	(271) 97%	(9) 3%	280
2012-13	(495) 94.8%	(27) 5.2%	522
2011-12	(248) 84.6%	(45) 15.4%	293
2010-11	(214) 85.3%	(37) 14.7%	251

Analysis

8.1.16 Since achieving 85% in 2001-02, 100% of new dwellings had been provided on previously developed land in each subsequent year up until 2009-10. With the removal of back gardens from the definition of PDL this reduced to 85.3% in 2010-11 and further reduced to 84.6% in 2011-12. There was a significant improvement in 2012-13 and 2013-14 with 94.8% and 97% of new dwellings on previously developed land.

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).

8.2.2 It is important to note that Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports requires information on net additional affordable dwellings to be included.

8.2.3 Since the revocation of the South East Plan the Council has been working towards the Core Strategy housing 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 5 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.

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
Core Strategy extended plan period target	2006	2026	3620	1260	181	63

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

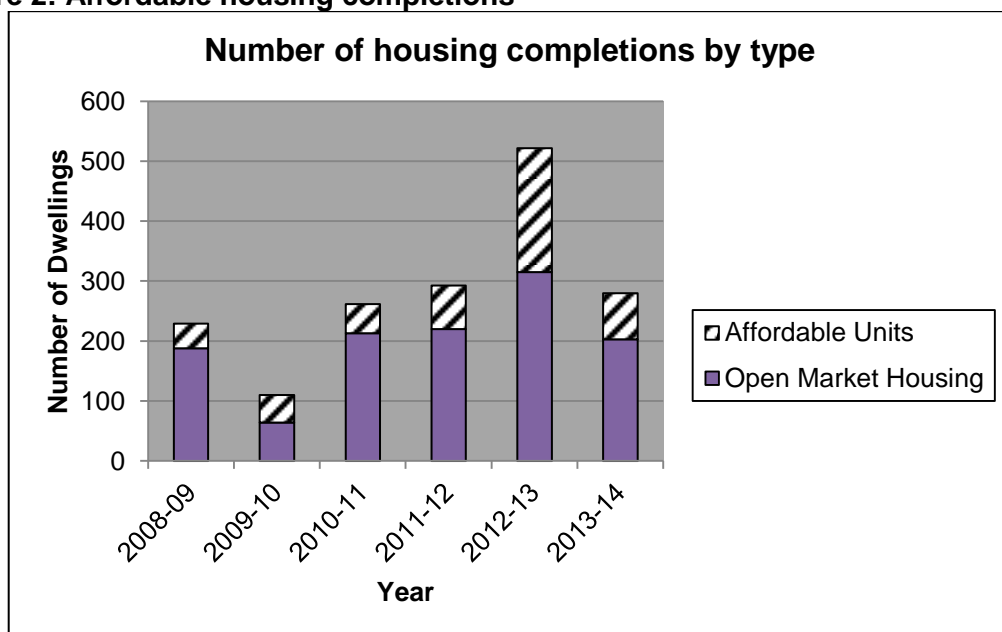
8.2.5 During the six year period from April 2008 to March 2014, 29% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 18% in 2008/09 to 45% in 2009/10. This is displayed below in table 6.

8.2.6 In 2013-14 28% of completions were affordable. This is below the target of 35% although it exceeds the notional annual 63 affordable unit target (35% of 181) by 14 units.

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

	Open Market Housing	Affordable Units	Percentage	Total (gross)
2008-09	188	41	18%	229
2009-10	64	46	45%	110
2010-11	213	49	19%	262
2011-12	220	73	25%	293
2012-13	315	207	40%	522
2013-14	203	77	28%	280
Total	1203	493	29%	1690

Figure 2: Affordable housing completions



Analysis

8.2.7 In 2013-14 the Borough has failed to meet the target of 35% of all new dwellings completed being affordable although it has exceeded the notional target of 63 new affordable homes per annum set out within the Core Strategy. The delivery of 207 new affordable dwellings in 2012-13 was a considerable improvement on previous years due to the continued completions at the St Ebbas, West Park and Epsom Station developments.

8.2.8 Table 7 below shows the projected affordable housing completions for the next three years and the actual delivery figures for the previous six years. It is not possible to predict the affordable completions past 2016-17 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 greater 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	2015/ 2016	2016/ 2017	2007/2017 Totals
Overall housing Target	181	181	181	181	181	181	181	181	181	181	1810
Actual and Projected overall Housing delivery	300	229	110	262	293	522	280	339	193	342	2870
Actual and Projected open market delivery	222	188	64	213	220	315	203	212	145	160	1942
Cumulative open market figure	222	410	474	687	907	1222	1425	1637	1782	1942	1942
Actual and Projected affordable housing delivery	78	41	46	49	73	207	77	127	48	182	928
Cumulative affordable housing figure	78	119	165	214	287	494	571	698	746	928	928
Affordable housing target figure	63	63	63	63	63	63	63	63	63	63	630
% affordable	26%	18%	42%	19%	25%	40%	28%	37%	25%	53%	32%
Cumulative target figure	63	126	189	252	315	378	441	504	567	630	630

8.2.9 Table 8 below shows which developments the affordable units are expected to come from over the next three 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 168 affordable units to be delivered over the 35% target of 189. This equates to 41% of the overall housing delivered in the next three years.

Table 8: Estimated future affordable completions by site

	2014-15	2015-16	2016-17	Total affordable
West Park (Noble Park)	27			27
Darwin Ct (West Park)	32			32
Hollymoor Lane			26	26
138 Ruxley Lane	5			5
Methodist Church, Ruxley Lane	16			16
Berridale		2		2
Burnett Grove		3		3
Teddington Close		16		16
37 Cheam Road		2		2
Epsom Baptist Church			19	19
Shaftsbury House	45			45
379-393 Kingston Road	2			2
Sites at Pre-app stage		25	137	162
Total affordable	127	48	182	357
Target	63	63	63	189
Open Market	212	145	160	517
Totals	339	193	342	874
% affordable	37%	25%	53%	41%

- 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 has been considered when determining housing site allocations, 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 its 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 affected 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 Council may prefer to receive fewer large units rather than many smaller units on particular sites. Although this may result in fewer affordable units being delivered, it will help to fulfil a more specific identified need in the Borough.
- 8.2.13 In March/ April 2014 the DCLG consulted on a proposal to introduce a 10 unit and 100 square metre gross floor space threshold for section 106 affordable housing contributions. The Council has strongly objected to this proposal and believe that raising the affordable housing threshold in our Borough (and many others) will substantially impact upon the number of affordable units being delivered. The public feedback to this consultation is currently being analysed and we are hopeful that this proposal will not be implemented.
- 8.2.14 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.
- 8.2.15 Of the 77 affordable homes completed in 2013-14, 71% were socially rented and 29% were intermediate housing. This is very close to the Council's desired tenure mix.

Table 9: Gross number of affordable housing completions by type

Social rent homes provided (Gross)	Intermediate homes provided (Gross)	Affordable homes total (Gross)
55 (71%)	22 (29%)	77

Local Output Indicator: Average property price

Target

8.2.16 None currently identified

Policy

8.2.17 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.

8.2.18 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

8.2.19 Previous Annual Monitoring Reports (Up until 2012/13) have shown data from the BBC website based upon Land Registry Data indicating average house prices at borough level as well as county, regional and national levels. This data is no longer available and it has proved difficult to determine average house prices at a Borough level.

8.2.20 Property website Rightmove shows the average overall house price in Epsom over the past year as £375,885. This is a 5% increase (from £355,687) from 2012/13. In Ewell the average house prices based on the past year's sales was £384,921, £403,0136 in Stoneleigh, and £353,615 in Epsom Downs. These have all increased from the 2012/13 figures. Over the last year most property sales in Epsom involved flats (as oppose to semi-detached properties 2012-13) which sold for on average £224,981. Semi-detached properties sold for an average price of £398,526, while detached properties fetched £601,912. The average house prices based on overall sales in the last year is compounded by prices being skewed according to the release of certain types of new development at a point in time, for example flats within the Park Views development at St Ebbas.

Analysis

8.2.21 House prices have fluctuated over the last five years due to on-going economic instability associated with the recent recession, with a decrease of 12.7% being recorded in 2009, followed by an increase of 22% the following year. There was another decline in price of 6.6% in 2011 before a small increase of 0.1% in 2012. The last two years have seen a flattening out of the average house price compared to the fluctuations experienced in the immediate aftermath of the recession but the average house prices appear to

be on the rise again. According to Rightmove, house prices are up by 7% since 2010.

8.2.22 According to recent research by Money Supermarket, the average age of first time buyers for the UK as a whole is now 37, increasing to 38 for those looking to buy in London.

8.2.23 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 has agreed an Affordable Housing Delivery Plan to increase the supply of affordable housing.

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

Target

8.2.24 There is no current target set.

Policy

8.2.25 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.

8.2.26 The revocation of the South East Plan under the provisions of the Localism Act means that the guidance document "Planning policy for traveller sites" together with the provisions of the NPPF that were issued concurrently assume particular importance. Local Planning Authorities are required to use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions and to work collaboratively with neighbouring authorities to develop fair and effective strategies to meet need through the identification of land for sites, including a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets.

Performance

8.2.27 There have been no additional pitches provided this year.

Analysis

8.2.28 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. The Council is currently undertaking its own Gypsy and Traveller Accommodation Assessment in order to provide the evidence base from which to inform the

forthcoming Site Allocations DPD and meet the need for a rolling supply of Gypsy and Traveller sites. The recently published draft Development Management Policies Document also sets out a criteria-based approach for allocating proposed new sites, and consultation on site allocation options will take place in due course.

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

Target

8.2.29 There is currently no local or national target.

Policy

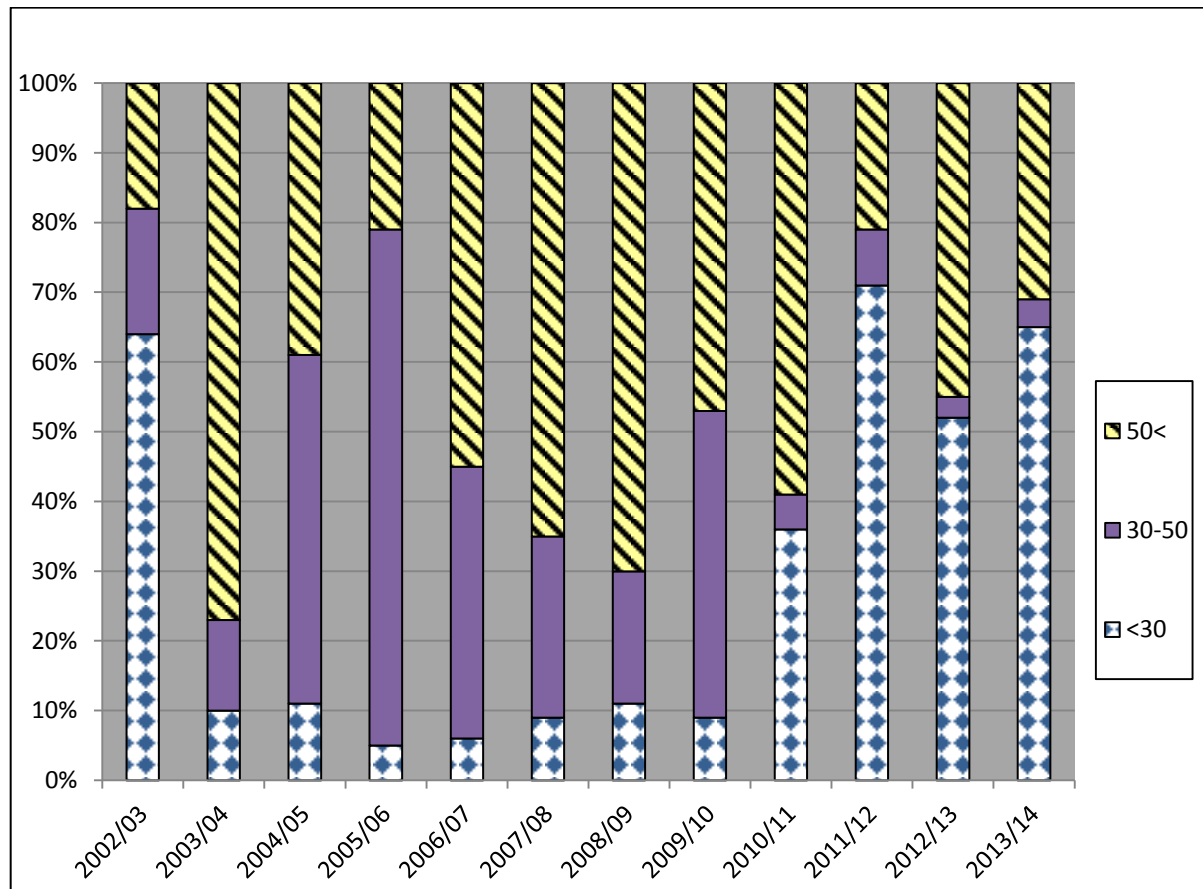
8.2.30 Policy HSG11 of the Local Plan seeks to ensure that residential development is constructed at an appropriate density

8.2.31 The former PPS3 with its national indicative minimum density of 30 dwellings per hectare has been replaced by the NPPF that urges authorities to set out their own approach to housing density to reflect local circumstances. This approach resonates closely with that of the Core Strategy which highlights 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 10: Density of development complete 2013-2014

	Gross units on whole site	Units complete this year	Overall site size	Density (dwellings per hectare)
468 Chessington Road	4	1	0.11	36
7 Lower Hill Road, Epsom	1	1	0.06	17
97 The Crescent, Epsom	2	2	0.05	40
7 West Street, Ewell	1	1	0.01	100
Sands House St Ebbas Hospital, Hook Road, Epsom	1	1	0.07	14
Westview, Horton lane, Epsom	1	1	0.09	11
180A Kingston Road, Ewell	1	1	0.01	100
122 Riverview Road, Ewell	1	1	0.04	25
56 Beaconsfield Road	1	1	0.06	17
57 Burgh Heath Road, Epsom	1	1	0.12	8
Peters Court, St Martins Avenue, Epsom (sheltered)	21	21	0.18	117
268 Chessington Road, West Ewell	2	2	0.06	33
43 Alexandra Road, Epsom	2	2	0.12	17
69 Salisbury Road, Worcester Park	1	1	0.04	25
Little Springfield, Springfield Road, Ewell	4	3	0.14	29
2-2A East Street	6	6	0.02	133
Tall Pines And The Corner House, Epsom Road	12	12	0.09	133
33 Danetree Road, West Ewell	1	1	0.03	33
Lime, 11-13 Upper High Street	4	4	0.02	417
9 Ruxley Close, West Ewell	1	1	0.04	25
Adj 16 Holmwood Close	4	4	0.79	5
Canford, Danetree Road, West Ewell	4	4	0.07	57
First & Second Floor Offices, 58 - 62 High St, Epsom	2	2	0.02	100
First & Second Floor Offices, 58 - 62 High St, Epsom	1	1	0.02	50
29A Waterloo Road	1	1	0.01	100
177 Hook Road, Epsom	2	2	0.04	50
1-5 Woodcote House Court, Woodcote Green Road, Epsom	9	9	0.13	69
78 Upper High Street, Epsom	2	2	0.01	200
Land adj 33 Danetree Road, West Ewell	1	1	0.03	33
Lavandou Stables, 26 Chalk lane (3 Sir Visto Mews)	4	4	1.05	4
Land on the South side of 76 Rosebery Road, Epsom	1	1	0.03	33
34-42 Waterloo Road	32	23	0.05	640
Total	131	118	3.61	36
West Park Hospital, Horton Lane	369	162	25.67	14
Total Including Green Belt development	500	280	29.28	17

Figure 3: Average Densities on New Housing Developments

Analysis

8.2.32 Until 2009-10 the percentage of developments completed at 50 dwellings per hectare or more was steadily increasing. This can be seen clearly in Figure 5 above. In 2012-13 this figure increased again to 45%. 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 in 2013-14 was 36dph (not including the Hospital Cluster). This was the same as in 2011-12. In 2012-13 the average was 65 dwellings per hectare, increasing by 29 DPH. This was primarily due to the completion of high density sites at Epsom Station and the former Magistrates Court this year. This year a high percentage of completions have been at West Park which is being developed at only 14dph.

8.2.33 St Ebbas and West Park are unique sites 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.

8.2.34 The average density each year is related to the type and location of development completed. Higher density developments are more appropriate and encouraged in areas with community infrastructure capacity, transport links and facilities such as Epsom Town Centre and its edges. Higher density developments (such as 11-13 Upper High Street) fit well within these areas with imaginatively designed flatted developments above shops or on stand-

alone sites often being a sustainable use of space. In the more suburban areas of the Borough, high density development is often inappropriate, particularly in terms of their visual character and appearance. Many small sites that come forward within residential areas are located within areas where the relative low density of the housing is an important characteristic of the area. In these locations only low density development is appropriate (such as Holmwood Close, Burgh Heath Road or Springfield Road). These low density areas also face pressure from an increase in parking and traffic that high density development can bring and a loss of trees, landscape and biodiversity- a distinctive characteristic of the Borough. The Environmental Character Study (2008) identifies the distinct characteristics across the Borough and areas where intensification of development would potentially harm this.

8.3 EMPLOYMENT PROVISION

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

Target

- 8.3.1 There is no target identified in the Core Strategy but there is a target in Plan E (Epsom Town Centre Area Action Plan) for around 6,000 sq m of new employment floorspace in the Town Centre by 2026.

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 Plan E Policy E5 requires the provision of around 6,000 sq m of new employment floorspace in the town centre by 2026 and resists the loss of existing employment floorspace unless certain specified criteria are met. Site allocations in the Plan identify the potential for 5,000 sq m commercial floorspace within the Utilities Site, Epsom.
- 8.3.4 The NPPF sets out a strong commitment to “ensuring that the planning system does everything it can to support sustainable economic growth”. It emphasises that planning should encourage sustainable economic growth and not act as an impediment to it. The NPPF emphasises a “town centre” first approach to the location of main town centre uses which includes offices. A range of suitable sites should be allocated in town centres to meet the scale and type of commercial, office, leisure, tourism and cultural development needed and an assessment of suitable site availability should be undertaken to ensure these needs can be met in full.
- 8.3.5 The emerging Development Management Policies DPD contains a section on ‘Economic Development’ and Employment Land Provision. This includes a policy on the loss of employment floorspace outside of existing employment policy areas (set out in the Core Strategy) and development of

employment premises. It also includes a specific policy on equestrian-related development/ employment uses and working from home.

Performance

Table 11: Changes in commercial office floorspace implemented in 2013/14

<i>Planning Reference</i>	<i>Address</i>	<i>Permission date</i>	<i>Floorspace Gained/ Lost</i>
13/00617 (Prior Approval)	7A Ashley Road	September 13	Loss of 274m ² B1 to residential
13/01082 (Prior Approval)	Nelson House, 1A Church Street	January 14	Loss of approx 80m ² B1 to residential
13/00886 (Prior Approval)	Deeburn, 15 Depot Road	December 13	Loss of approx. 33m ² B1 to residential
13/00930 (Change of Use)	16A East Street	December 13	Loss of approx. 146m ² B1 to residential
13/00021 (Full planning)	13-15 High Street, Epsom	September 13	Loss of 326m ² B1 to residential
		<i>Total Loss</i>	859 m ² (approx.)

<i>Planning Reference</i>	<i>Address</i>	<i>Implementation date</i>	<i>Floorspace Gained/ Lost</i>
11/01276 (change of use)	1 st and 2 nd floor offices, 58-62 High Street	December 13	Loss of 195m ² B1 to residential
		<i>Total Loss</i>	195 m ²

Analysis

- 8.3.6 Table 12 indicates that there was very little activity in the Borough during 2013/14 for implementation of planning permissions relating to commercial office premises. This is not uncommon in Epsom & Ewell.
- 8.3.7 As part of changes to permitted development rights introduced in May 2013, changes from B1 office use to C3 residential use are permitted subject to a prior approval process covering flooding, highways and transport issues and contamination. This is already having a significant impact on the number of employment sites looking to convert to residential in Epsom Town Centre.
- 8.3.8 In terms of planning permissions granted during 2013/14 that involved commercial office premises there were five permissions granted totally a loss of 859 square metres of B1 (office) floorspace. Of these five, three were prior approvals (of which we have little planning control).
- 8.3.9 The Epsom and Ewell Office Demand Study (Feb 2013) identified the office stock in the Town Centre as being of a comparatively poorer quality than that

in other sub-regional centres such as Reigate and Croydon. Secondary office stock such as that found in Epsom will also become harder to let successfully in future, reflecting the lack of demand in the current market for lower quality office stock. This is coupled with high vacancy rates in the Borough, where there is around 25,262 sq m of office space currently available, and an average annual take up of only 3,373 sq m, which is among the lowest level of take up when compared with other office centres in the sub-region.

- 8.3.10 The recommendations of the Office Demand Study were: to safeguard losses of employment land through implementing a demand criteria policy, requiring a compelling case to be made for alternative uses before allowing them; to restrict the forthcoming increase in permitted development rights in East Street via exemption or Article 4 direction; to redefine the East Street Office Employment Area boundary to allow the introduction of more mixed use schemes to the Eastern end of East Street; and to improve signage and public realm in East Street, along with other measures to stimulate demand and raise the profile of East Street as an employment site.
- 8.3.11 An Article 4 Direction has been introduced that covers three properties on East Street, Epsom, namely Adelphi Court, Nos. 1-3; Crossways House, No. 29, and Bradford House, No. 29A. This Direction was made in 2013 in response to the Government's changes to Permitted Development Rights allowing the conversion of B1 office use to C3 residential use without the need for planning permission. The three sites covered by the Article 4 Direction were deemed to be of significant strategic importance and therefore this Permitted Development Right was removed.
- 8.3.8 Robust policy, based on a strong evidence base, will be required to deal with expected additional pressures for the redevelopment of employment sites to residential use. The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes in development trends and the emerging Development Management Policies DPD proposes a criteria-based policy to protect employment uses outside of existing employment policy areas, in accordance with Policy CS11 of the adopted Core Strategy, where this can be justified.

9 MEETING COMMUNITY NEEDS

9.1 DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

**Core Strategy Indicator:
% of developments that make good the potential deficits in service or
community infrastructure provision.**

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 (2010) 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 fifth year that this indicator has been monitored. Appendix F 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 **£1,926,713.18**. This is substantially higher than the £636,443.09 agreed last year.

9.1.6 Appendix G shows money received in Developer Contributions this reporting year. It also shows amounts committed by the Council to identified schemes as well as restrictions on the use of monies held. Developer contributions for this year totalled approximately **£1,282,000**. This is a significant increase from last year (£290,000). This may be due to the thorough monitoring work that has been carried out since April 2013, with invoices and checks being carried out on a more regular basis.

Analysis

- 9.1.7 The significant increase in the amount of Developer Contributions agreed through planning permissions is probably due to a range of factors. The development industry has started to recover from the financial crisis and build rates are increasing. Therefore more sites are coming forward for development that have been held back for the past few years. The planning permission granted at the Lintons Centre has agreed over £500,000 of contributions, increasing the total. And the impending introduction of the CIL may have encouraged some developers to gain planning permission before its implementation.
- 9.1.8 The Community Infrastructure Levy (CIL) Regulations have a significant impact on the way in which the Council seeks contributions from new development towards infrastructure. Epsom & Ewell adopted the Charging Schedule for the CIL in April 2014 and will begin charging on all new CIL liable planning approvals from July 1 2014. This will have a significant impact on the amount of money received through developer contributions (s106 agreements) as they will be limited to Affordable Housing and On-site infrastructure. More information on the workings of CIL and its background is available on our website²⁶
- 9.1.9 The Developer Contributions SPD has been amended to take into account the CIL (currently subject to public consultation) and the 2014/15 AMR will report on both S106 Developer Contributions and CIL.

²⁶ [http://www.epsom-ewell.gov.uk/EEBC/Planning/Community+Infrastructure+Levy+\(CIL\).htm](http://www.epsom-ewell.gov.uk/EEBC/Planning/Community+Infrastructure+Levy+(CIL).htm)

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

- Completion and opening of two new BMX/ skate facilities in Cox Lane and Long Grove Park

Analysis

9.2.3 The policy appears to be working well and will be supported through a new social infrastructure policy within the proposed Development Management Policies Document.

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 goods:

- 1,448 sq m by 2013
- 1,767 sq m by 2018 and
- 2,466 sq m by 2026

Comparison goods:

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

10.1.2 It also contains a target range of between 6,000 and 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.

Performance

10.1.5 The Council has not yet been able to meet the target of 1,448 sq m of extra convenience floorspace identified in Plan E. Throughout the reporting period the Council has been in negotiation with the landowner of a site on Upper High Street seeking to deliver further floorspace for convenience goods compliant with the policies of the Local Plan. The negotiations are expected to be completed within the short term and once the scheme is completed it will make up a significant proportion of the target up to 2019.

- 10.1.6 There were 2 planning permissions for change of use involving the loss of A1 uses in the Town Centre this reporting year. One was for the change of use of a rear part of a shop unit at 47 Upper High Street to form a one bed dwelling. The other was 91 & 91A High Street, Epsom including a new shop front and change of use to A2 Estate Agency and Financial Services use (Metro Bank). The percentage of A1 units within the primary retail frontage remains above the 66% target identified in Plan E Policy E4.

Analysis

- 10.1.7 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.

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 Development Management Policies Document.

Performance

- 10.2.4 Work commenced at the Kingfisher Public House, Gatley Avenue on the extension and conversion of the former public house to create four self-contained flats above a ground floor retail unit. This has resulted in a 324m² convenience store.

Analysis

- 10.2.6 The Epsom and Ewell Local Shopping Centre Study was published in July 2012, and characterises retail areas outside Epsom Town Centre as Secondary Town Centres, Local Centres and Shopping Parades. The study highlighted the issue of high vacancy rates in several local centres, and found that it may be appropriate to allow a more diverse range of activities where it can be shown that traditional A class uses are not viable or appropriate, to bring these vacant properties back into use. This could include D1 and D2 uses as well as some B1 and sui generis uses.
- 10.2.7 The study sought to define primary and secondary retail frontages in the District Centres of Ewell Village and Stoneleigh Broadway, as the two largest centres outside Epsom Town Centre, in order to protect their District Centre function and in conformity with the provisions of the NPPF.
- 10.2.8 The emerging Site allocations document will seek to re-define the boundaries of the Local Centres in line with the recommendations made in the study.

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 2013/2014 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 £818,646.23 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. Surrey Transport Plan LTP3 contains 2 indicators and targets relevant to this Core Strategy Indicator: AC1- Access to employment measurable through the National Highways and Transport Network (NHT) public satisfaction survey and AC2- Access to health care measurable through data collected by the Department for Transport which aims to ensure no increase in average travel time in any of the boroughs.

APPENDIX A: Housing Completions 2013-2014

Application No	Address	Ward	Units Proposed	Units Complete	Units Lost	Net Change
Quarter 1						
11/00408	468 Chessington Road	Ruxley	4Hx4B	1H x 4B (private)	0	1
10/01307	7 Lower Hill Road, Epsom	Stamford	1F	1F granny annex (private)	0	1
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	8Fx1B, 28Fx2B, 3Fx3B, 8Fx2BH, 4Hx3B, 15Hx4B, 4Hx5B, 3Fx1B (aff), 3Fx2B (aff).	0	76
10/00333 (NHBC)	The Durdans (lavandou Stables), Woodcote End, Epsom	Woodcote	4H x 3B	4H x 3B (private)	0	4
09/00877	97 The Crescent, Epsom	Stamford	2H x 2B	2H x 2B (private)	1	1
06/00902	7 West Street, Ewell	Ewell	1F	1F (private)	0	1
10/00561	Sands House St Ebbas Hospital, Hook Road, Epsom	Court	1H	1H (private)	0	1
10/01021	Westview, Horton lane, Epsom	Stamford	1H (from C2)	1H (private)	0	1
10/00869	180A Kingston Road, Ewell	Auriol	1Fx1B	1F x 1B (private)	0	1
11/00559	122 Riverview Road, Ewell	Ewell Court	1Hx2B	1H x 2B (private)	0	1
06/00675	56 Beaconsfield Road	Woodcote	1H	1H (private)	0	1
07/01055	57 Burgh Heath Road, Epsom	College	1F converted from 3F	1F (private)	3	-2
06/00628	Peters Court, St Martins Avenue, Epsom (sheltered)	College	21F x 1B	21F x 1B (affordable)	28	-7
05/00131	268 Chessington Road, West Ewell	West Ewell	1F x 2B, 1F x 3B	1F x 2B, 1F x 3B (private)	1	1
08/00935	43 Alexandra Road, Epsom	College	1F x 2B, 1F x 3B	1F x 2B, 1F x 3B (private)	1	1
07/00352	69 Salisbury Road, Worcester Park	Cuddington	1H x 5B	1H x 5B (private)	0	1
07/00600	Little Springfield, Springfield Road, Ewell	Nonsuch	4H x 4B	3H x 4B (private)	1	2

09/00117	2-2A East Street	Town	4F x 1B, 2F x 2B	4F x 1B, 2F x 2B (private)	1	5
08/00873	Tall Pines And The Corner House, Epsom Road	Ewell	12F	8F x 2B, 4F x 1B (private)	2	10
12/00150	33 Danetree Road, West Ewell	West Ewell	1H x 3B	1H x 3B (private)	0	1
			(139 gross)	27 affordable		101
Quarter 2						
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	1Fx2B, 2Hx3B, 7Hx4B, 1Hx5B, 3Fx1B (aff), 20Fx2B (aff), 4Hx2B (aff), 2Hx4B (aff)	0	40
10/01260	Lime, 11-13 Upper High Street	Town	4F x 1B	4F x 1B (private)	0	4
11/00755	9 Ruxley Close, West Ewell	Ruxley	1H x 2B	1H x 2B (private)	0	1
11/01021	Adj 16 Holmwood Close	Nonsuch	4H x 4B	4H x 4B (private)	0	4
			(49 gross)	29 affordable		49
Quarter3						
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	3x2BH, 2x3BH, 8x4BH, 5x5BH, 9x2BH (aff), 6x2BH (aff), 5x3BH (aff),	0	38
12/00738	Canford, Danetree Road, West Ewell	West Ewell	4H x 3B	4H x 3B (private)	1	3
11/01276 (COU)	First & Second Floor Offices, 58 - 62 High St, Epsom	Town	15 student rooms	15 student rooms 2 flats	0	2
12/00944 (Conv)	First & Second Floor Offices, 58 - 62 High St, Epsom	Town	6 student rooms	6 student rooms 1 flat	0	1
12/01125 (COU)	29A Waterloo Road	Town	1F x 2B	1F x 2B (private)	0	1
13/00176 (Conv)	177 Hook Road, Epsom	Town	2F	2F	1	1
			(48 gross)	20 affordable		46

Quarter 4						
09/00070	1-5 Woodcote House Court, Woodcote Green Road, Epsom	Woodcote	4H x 3B, 2H x 2B, 1F x 2B, 2H x 3B	4H x 3B (private), 2H x 2B (private), 1F x 2B (affordable), 2H x 3B (private)	5	4
10/00477	78 Upper High Street, Epsom	Town	2Fx2B	2Fx2B	1	1
12/00150	Land adj 33 Danetree Road, West Ewell	West Ewell	1Hx3B	1Hx3B	0	1
12/00927	Land on the South side of 76 Rosebery Road, Epsom	Woodcote	1H	1	0	1
11/00614 (NHBC)	34-42 Waterloo Road	Town	32 flats	4Fx2B, 4Fx1B, 6Fx2B, 9Fx1B	0	23
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	4Hx4B 2HX4B, 1HX5B, 1Hx5B	0	8
			(44 gross)	1 affordable		38
	Total		(280 gross)	77 affordable		234

APPENDIX B: Preferred Housing Site Options

No	Site Description	Status
1	Dairy Crest Site	Site has been sold and is now vacant
2	Builders' Yard, Mill Road	No change
3	Land at Mill Road	Planning Permission granted May 2013
4	Land at Longmead Road/Gibraltar Crescent	No change
5	The former Sefton Arms	Council planning brief for site in progress
6	Grafton Stables	No change
7	TAVR site	No change
8	NESCOT animal husbandry land	Planning application in progress
9	Former Cox Lane Community Centre	No change
10	Land at Epsom & Ewell High School	Discussions on-going with landowner
11	138 Ruxley Lane	20 units under construction
12	Hollydene, Birchcroft and Court Lodge	No change
13	Remaining West Park sites	Council in discussion with landowner RE: disposal strategy
14	The Organ & Dragon	Site sold and building to be demolished
15	Swail House	Discussions on-going with landowner
16	Epsom Baptist Church	Discussions on-going with landowner
17	Shaftsbury House	45 units under construction
18	Land at Vernon Close	No change

APPENDIX C: Housing Trajectory

	2006/07 (actual figures)	2007/08 (actual figures)	2008/09 (actual figures)	2009/10 (actual figures)	2010/11 (actual figures)	2011/12 (actual figures)	2012/13 (actual figures)	2013/14 (actual figures)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/26 Totals
Small and Medium scale windfalls	83	122	74	40	29	41	40	68													497
Allocated sites (Local Plan)																					
Horton A	90	55																			145
Horton B			31	46																	77
St Ebbas				1	79	176	71														327
West Park						14	178	162	14												368
West Park Phase 2									41	42											83
Large sites under construction or with permission																					
Highways Hse	135																				135
Emporor Hse		51	60																		111
Capitol Hse		53	43	13	40																149
Mead & Auriol Schools					30																30
Rosebery School					30	42															72
8-12 Dorking Road					31																31
Cheam Motors							28														28
St Francis Church							24														24
Plan E sites																					
Depot Road & Upper High St											30	60	40								130
The Utilities Site									85							45	40	40	40		250
Epsom Station							117														117
Magistrates Court							46														46
TK Maxx Store																35	30				65
Emergency Services Site											25	25									50
Land RW the Albion PH																8					8
Preferred Housing Site Options																					
Dairy Crest site										13	13										26
Builders' Yard, Mill Road																				17	17
Land at Mill Road									10												10
Land at Longmead Road/Gibraltar Crescent															25	25					50
The former Setton Arms											26										26
Grafton Stables														20							20
TAVR site																		30	30		60
NESCOT animal husbandry land									30	30	31										91
Former Cox Lane Community Centre															12						12
138 Ruxley Lane									12	8											20
Land at Epsom & Ewell High School										40	75	60									175
Hollydene, Birchcroft and Court Lodge																				16	16
Remaining West Park sites													50	50	50						150
The Organ & Dragon																				20	20
Swall House											28	30									58
Epsom Baptist Church											20	25									45
Shaftsbury House									45												45
Land at Vernon Close																				10	10
Other sites in the Planning Process																					
Other SHAA sites			13	3	12	16	13	4													61
Other SHAA sites under construction									32												32
Other SHAA sites with planning permission									10	12	16										38
Small/medium sites under construction									92												92
Small/medium sites with planning perm									8	38	79										125
Projected completions	308	281	221	103	251	289	517	234	339	193	342	231	90	70	87	113	70	70	70	63	3942
Cumulative Completions	308	589	810	913	1164	1453	1970	2204	2543	2736	3078	3309	3399	3469	3556	3669	3739	3809	3879	3942	3942
Cumulative Target figures	181	362	543	724	905	1086	1267	1448	1629	1810	1991	2172	2353	2534	2715	2896	3077	3258	3439	3620	3620
Target	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	3620

APPENDIX D: Sites with planning permission and under construction April 2014

Under Construction²⁷							
App No	Address	Ward	Submission date	Decision date	Commencement date	Estimated completion	Proposal
13/00057	3 & 4 Pitt Road, Epsom	College	11 April 13	6 June 13	25 March 14	2014-15	6F x 2B
12/00797	111 Longdown lane South, Epsom	College	23 Oct 12	18 Dec 12	10 Jan 14	2014-15	1H
10/00888	23 Stoneleigh Broadway	Stoneleigh	26 Nov 10	07 Jan 11	01 Dec 13	2014-15	4F x 2B
13/00294	12A Stoneleigh Broadway	Stoneleigh	7 June 13	02 Aug 13	27 Sept 13	2014-15	2F x 1B
12/00249	St Elmo, Burgh Heath Road, Epsom	College	04 July 12	03 Dec 12	16 Aug 13	2014-15	1H x 6B
10/00641	Land adj 41 Plough Road, West Ewell	West Ewell	24 Sept 10	18 Jan 11	10 June 13	2014-15	1H x 3B
12/00148	11 Warren Hill, Epsom	Woodcote	11 May 12	16 Aug 12	21 May 13	2014-15	1H
12/00985	8 The Hawthorns, Ewell	Ewell	20 Dec 12	18 Mar 13	09 May 13	2014-15	2H
12/00197	33A Waterloo Road	Town	23 May 12	10 Sept 12	21 Mar 13	2014-15	1F
12/00500	Kings Mill Cottage, Christ Church Mount, Epsom	Stamford	02 Aug 12	27 Sept 12	02 Jan 13	2014-15	2H
12/01128	13 Pine Hill, Epsom	Woodcote	24 Dec 09	18 Feb 10		2014-15	1H
11/00075	Land adjacent to 2 Queensmead Ave, Ewell	Nonsuch	19 Apr 11	19 July 11	05 Sept 12	2014-15	1H x 5B
12/00707	87 Rosebery Road, Epsom	Woodcote	21 Sept 12	28 Jan 13		2014-15	2H x 4B
10/00366	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	12 July 10	21 Sept 10	26 Mar 13	2014-15	2F
06/00972	Land at The Lodge, West Street, Ewell	Ewell	01 Dec 06	18 Jan 07	04 Jan 10	2014-15	1H x 4B
10/00465	13 The Avenue, Worcester Park	Cuddington	27 July 10	26 Oct 10	05 Feb 13	2014-15	3F, 2H
09/00984	113 Longdown Lane South, Epsom	College	22 Jan 10	12 Apr 10	05 May 10	2014-15	1F
08/00429	50 Gadesden Road, West Ewell	West Ewell	04 Jul 08	20 Oct 08	16 Jul 10	2014-15	2F x 2B
10/00709	68 High Street, Epsom	Town	01 Oct 10	26 Nov 10		2014-15	2F x 2B
12/01066	87 East Street, Epsom	Town	18 Dec 12	28 Mar 13		2014-15	45F x 1B
13/00305	Pickard House, 57A Upper High Street, Epsom	Town	07 June 13	16 Aug 13	20 Aug 13	2014-15	9F x 2B, 2F x 1B
11/01371	Eclipse House, 26 West Hill, Epsom	Stamford	01 Mar 12	27 Feb 13	01 Jul 13	2014-15	3F x 1B, 1F x 2B
13/00147	1 Worthfield Close, West Ewell	West Ewell	03 May 13	24 Jul 13	18 Nov 13	2014-15	1H x 3B
12/00507	138 Ruxley Lane, West Ewell	Ruxley	03 Aug 12	01 Feb 13	15 Feb 13	2014-15	8F, 12H
13/00250	The Lintons Centre, Lintons Lane, Epsom	Town	24 May 13	23 Aug 13		2014-15	85 H & F
10/00468	Orchard House, The Ridge	Woodcote	03 Aug 10	28 Sept 10	25 Sept 12	2014-15	1H
10/00026	3 Worlds End, Woodcote End, Epsom	Woodcote	30 Apr 10	19 Aug 10	14 Aug 13	2014-15	1H x 5B
10/00027	7 Worlds End, Woodcote End, Epsom	Woodcote	30 Apr 10	19 Aug 10	14 Aug 13	2014-15	1H x 4B

²⁷ These sites have been recorded as 'started' by Building Control or Council Tax departments and a completion date has been estimated based on past completion rates and inspection knowledge. There is no guarantee that all of these sites will come forward but it is reasonable to predict that they will.

13/00221	1A Corner House Parade, Ewell	Ewell	23 May 13	14 Aug 13	03 Oct 13	2014-15	1F x 1B, 1F x 2B
10/00650	Water Tower, St Ebbas Hospital, Hook Road	Court	14 Sept 10	20 Dec 10	31 Jan 14	2014-15	5F x 1B, 1F x 2B
13/00804	The Water Tower, Longland Place, Epsom	Stamford	19 Sept 13	09 Dec 13		2014-15	1H
12/01013	Land at The Lodge, Old Malden Lane	Cuddington	30 Nov 12	25 June 13		2014-15	1H
12/01322	100 Grosvenor Road, Epsom	Woodcote	22 Feb 13	17 Apr 13		2014-15	1F x 1B, 1F x 3B
13/00520	379-393 Kingston Road, Ewell	Ewell Court	22 July 13	21 Oct 13		2014-15	8F
11/01150	66 Beaconsfield Road, Epsom	Woodcote	11 Jan 12	25 June 12	02 May 13	2014-15	1H x 2B
13/00688	The Lane House, 33 Epsom Road, Ewell	Ewell	23 Aug 13	13 Nov 13	24 Mar 14	2014-15	1H x 5B
13/00674	2C Danetree Road, West Ewell	West Ewell	23 Aug 13	28 Nov 13		2014-15	4H x 4B
Total							242

SHLAA under construction							
11/00986	Land at Priest Hill, Reigate Road, Ewell	Nonsuch	24 Nov 11	18 May 12	03 Dec 12	2014-15	15 dwellings
06/01551 (NHBC)	Methodist Church, Ruxley Lane, West Ewell	Ruxley	11 April 07	15 June 07	27 April 13	2014-15	17
Total							32

Planning permissions²⁸

Application No	Address	Ward	Decision Date	Estimated Completion	Units proposed
13/01096	2 St Martins Avenue, Epsom	College	11 Mar 14	2014-15	1F x 1B
10/00768	Verona, Horton Lane, Epsom	Stamford	20 Dec 10	2014-15	1H
10/00769	Timaru, Horton Lane, Epsom	Stamford	20 Dec 10	2014-15	1H
10/01181	4A Elm Way, Ewell	Ewell Court	19 April 11	2014-15	1H
12/00567	Keston, Kendor Avenue, Epsom	Stamford	31 Jul 13	2014-15	1H x 2B
12/01159	9 and 11 Pine Hill	Woodcote	03 May 13	2014-15	2H
13/00037	Rear of 72 Stoneleigh Broadway, Stoneleigh	Stoneleigh	25 June 13	2014-15	1H x 3B
				2014-15	8
13/00930	16A East Street, Epsom	Town	12 Dec 13	2015-16	2F x 1B
13/00886	Deeburn, 15 Depot Road, Epsom	Town	03 Dec 13	2015-16	1F x 1B
13/00021	13-15 High Street, Epsom	Town	20 Sept 13	2015-16	6F x 1B and 2 x studio

²⁸ This table includes planning permissions granted after April 2014 before the production of the AMR (June 2014). This is to ensure the housing trajectory contains the most up to date estimate of future completions based on all knowledge available at the time of production.

12/01258	47 Upper High Street, Epsom	Town	27 Sept 13	2015-16	1F x 1B
12/01154	125A East Street, Epsom	Town	04 Oct 13	2015-16	2F x 1B
11/01197	Land to the north of 2 Burnet Grove, Epsom	Stamford	23 Mar 12	2015-16	2H x 3B
11/01198	Land Adjacent To 1 Burnet Grove, Epsom	Stamford	23 Mar 12	2015-16	1H x 2B
11/00780	1 Meadowview Road	West Ewell	2 Dec 11	2015-16	1
11/00774	1A Stoneleigh Park Road	Auriol	12 Dec 11	2015-16	1F x 1B
11/00501	Berridale, 15 College Road	College	27 Oct 11	2015-16	9F x 1B, 3H x 2B
11/00366	117 Ruxley Lane, West Ewell	Ruxley	17 Aug 11	2015-16	2F x 2B
10/00653	Caithness Cottage, 60 Worple Road, Epsom	Woodcote	4 April 12	2015-16	3F
10/01104	27 Ewell Park Way, Stoneleigh	Stoneleigh	27 April 11	2015-16	1H
10/00277	10 The Parade, Epsom	Town	27 Aug 10	2015-16	1H
				2015-16	38
13/01392	Land R/O 54 - 56 South Street, Epsom	Woodcote	1 April 14	2016-17	2H x 2B
13/00617	7A Ashley Road, Epsom	Town	20 Sept 13	2016-17	3F x 2B
13/01161	Public Convenience, High Street, Ewell	Ewell	31 Jan 14	2016-17	2H x 1B
13/00714	19 Beaconsfield Road, Epsom	Woodcote	13 Jan 14	2016-17	2H x 4B
13/01082	Nelson House, 1A Church Street, Epsom	Town	13 Jan 14	2016-17	3F
13/01075	177 Hook Road, Epsom	Town	17 Jan 14	2016-17	2F x 1B
13/00791	178A Kingston Road, Ewell	Auriol	9 Jan 14	2016-17	1F x 1B
13/00790	176A Kingston Road, Ewell	Auriol	9 Jan 14	2016-17	1F x 1B
13/00764	Chesham House, 55 South Street, Epsom	Town	7 Jan 14	2016-17	3F x 2B, 4F x 1B
13/00751	289 London Road, Ewell	Stoneleigh	28 Nov 13	2016-17	1H x 2B
13/00530	31 High Street, Epsom	Town	18 Sept 13	2016-17	1F x 2B
13/00380	31 High Street, Epsom	Town	10 Sept 13	2016-17	2F x 1B, 1F x 2B
13/00311	32 Downs Road, Epsom	College	20 Sept 13	2016-17	1H
13/00195	West Park Hospital, Horton Lane	Stamford	11 July 13	2016-17	1H
12/01484	271 Hook Road, Epsom	Court	17 July 13	2016-17	2F x 1B
12/00819	70 Worple Road, Epsom	Woodcote	11 Dec 12	2016-17	1H x 3B
12/00712	West Hill Court, Court Lane	Stamford	13 Dec 12	2016-17	38F
11/01469	Barclays Bank Ltd, 82-84 High Street, Epsom	Town	14 Nov 12	2016-17	1F x 4B
11/01109	18 Aragon Avenue, Ewell	Nonsuch	18 May 12	2016-17	2H x 3B
11/01179	69-71 High Street, Epsom	Town	9 Mar 12	2016-17	1F x 2B
11/00385	35A Upper High Street	Town	6 Sept 11	2016-17	2F x 1B
10/00090	153 London Road, Ewell	Stoneleigh	19 Oct 10	2016-17	2H
				2016-17	79

SHLAA sites with planning permission					
13/01192	The Durdans Stables, Chalk Lane	Woodcote	11 Feb 14	2014-15	1F
10/00540	Court Lodge, Court Lane, Epsom	Stamford	17 Nov 10	2014-15	8F x 1B, 1F x 2B
Total					10
12/00580	37 & 37A Cheam Road, Ewell	Nonsuch	06 Feb 13	2015-16	10F x 2B, 2F x 1B
Total					12
10/00554	Land at Teddington Close, Epsom	Court	30 June 11	2016-17	14F x 2B, 2F x 1B
Total					16

APPENDIX E: Epsom & Ewell Borough Council Statement of Five Year Housing Land Supply 2013

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 2014- March 2019 and demonstrates that there is sufficient provision to meet requirements for the next 5-year period.

The Planning Policy Context

The NPPF requires Local Planning Authorities (LPAs) to boost significantly the supply of housing by:

- Using their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area,
- Identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land;
- identifying a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrating the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target;
- setting out their own approach to housing density to reflect local circumstances.

Paragraph 48 of the NPPF indicates that allowances for windfalls can be included in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

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.

To be considered deliverable, sites should:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now.
- 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 (i.e. Local Plan and Plan E)
- sites that have planning permission that have not been implemented
- sites allocated as preferred housing options as a result of housing site allocations consultation and agreed by the Planning Policy Sub-Committee in February 2012

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.

Windfall sites are not included in the five year supply, although these have been a steady source of housing supply in the Borough historically. Since the adoption of the SHLAA in 2009 (five years ago), there has still been an average windfall delivery of 44 units per year. This figure is well above the 5% buffer required by the NPPF.

The housing requirement 2014-2019

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 South East Plan has since been revoked under the provisions of the Localism Act, meaning that the policies in the South East Plan, including the regional housing targets have been removed. Therefore the Council is once again working towards an annual target of **181** new dwellings, as set out in the Core Strategy. This was formally agreed by the Council's Planning Policy Sub-Committee during September 2010.

Table 1

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

b) Net addition to stock 2006-2014

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2014 has been 2204 dwellings. This represents over 61% of the Borough's 20 year supply in just eight years (40%).

Table 2

b)	Net additions to stock 2006-2012	Dwellings	Average dwellings per annum
	2006/07	308	
	2007/08	281	
	2008/09	221	
	2009/10	103	
	2010/11	251	
	2011/12	289	
	2012/13	517	
	2013/14	234	
	TOTAL	<u>2204</u>	276

c) Residual requirement for 2014-26

The housing requirement for the remaining years of the plan period (2014-26) 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.

$$\frac{(a-b)/\text{years remaining}}{3620-2204 = 1416/12 = 118}$$

d) Requirement for five years 2014-19

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2014-2019 is **590** 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 2006-2014	2204	276
c)	Residual requirement for 2014-2026 (a-b) (residual annual average = 1,416 / 12 years)	1416	118
d)	Requirement for 5 years 2014-2019	590	(118 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.

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) Identify further large sites allocated for development as part of the preferred Housing Site options agreed by the Planning Policy Sub-Committee in February 2012
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 31/03/14)
- e) Identify the total capacity of all small and medium sites with planning permission or under construction that are not identified in the SHLAA (at 31/03/14)

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 not considered to be deliverable in the next 5 years	Total
a) Allocated sites in Local Plan	14	83	0	97
b) Allocated sites in Plan E	85	418	323	180
c) Large sites identified as preferred Housing Site options	65	786	305	481
d) Small and Medium sites under construction or with planning permission (SHLAA)	32	38	0	70
e) Small and Medium sites under construction or with planning permission (Non-SHLAA)	92	125	0	217
Total	288	1) 1450 2) 1287	628	(i+ii-iii) 1) 1110 2) 947

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

Table 5

1) Comparison of 5 year supply and requirement 2014 - 2019 (including outstanding planning permissions)	
Deliverable Supply	1110
Requirement	590
Surplus/ Deficit	520
Percentage supply over requirement	88%
Representative number of years supply	9.4 years

Table 6

2) Comparison of 5 year supply and requirement 2014 - 2019 (excluding outstanding planning permissions)	
Deliverable Supply	947
Requirement	590
Surplus/ Deficit	357
Percentage supply over requirement	60.5%
Representative number of years supply	8 years

Conclusion

Tables 5 and 6 show that the five year requirement (residual) of 590 based on the Core Strategy can be met and greatly exceeded, even if none of the sites with planning permission are brought forward to completion. The large oversupply of housing identified above is not overly concerning as the 20 year housing trajectory (Appendix C) shows a fall in the number of completions from 2018-19 onwards. Therefore, whilst the Council will still exceed its target of 3620 units by 2026, this oversupply will not be nearly as large as that identified over the next 5 years.

APPENDIX F: Developer Contributions Agreed 2013-14

Address	Date Agreed	SCC Edu (Secondary)	SCC Edu (Primary)	SCC Transport	SCC Highways	SCC Libraries	Open Space	Environ. Improve	Aff. Housing	Other	Monitor SCC	Monitor EEBC	Total (£)
54/56 South Street	19/02/14	5984	515.84	514976		355.52	4319.04	1932.48			232	930.83	24419.47
2 St Martin's Avenue	13/02/14		631.62	1916.53		132.31	1315.24				40	189.78	4195.48
Chesham House, 55 South Street	19/12/13								35000		350	1400	36750
Public Convenience Ewell	02/01/14				3833.06	264.62	2630.48	1438.38			81.66	326.66	8574.86
19 Beaconsfield Road	08/01/14	5457	5030.07	4696.23		324.21	3938.67				194.46	777.84	20418.48
178A Kingston Road, Ewell	02/01/14		631.62	1916.53									2548.15
176A Kingston Road	02/01/14		631.62	1916.53		132.31	1315.24				39.96	159.82	4195.48
16A East Street	20/11/13					264.62	2630.48				28.95	115.8	3039.85
289 London Road	09/10/13		2757.92	2574.88		177.76	2159.52	966.24			86.36	345.45	9068.13
2C Danetree Road	06/11/13	13993.31		13064.59		901.93	8965.72				369.26	1477.02	38771.83
Crossways House, East Street	16/10/13					2260.38	22469.52				247.3	989.18	25966.39
The Lane House, 33 Epsom Road	06/11/13	1479	1363.29	1272.81		87.87	1067.49	477.63			57.48	229.92	6035.49
379-393 Kingston	16/10/13	9418	8681.18	130000		559.54	13380.14	20832.16			1828.71	7314.84	192014.57

Road													
47 Upper High Street	11/09/13					132.31	1315.24				14.47	57.9	1519.92
31 High Street	17/09/13	5749.92		1388.64		177.76	2159.52	966.24			104.42	417.68	10964.18
31 High Street	09/09/13	2633.7		2067.18		264.62	3145.81	1438.38			95.5	381.98	2633.7
32 Downs Road	03/09/13			5456.99		376.73	3744.92				95.79	383.14	10057.57
The Lintons Centre	22/08/13	99817.4 6	92083.4 3	88555.3 9		12227.06	148402. 77	66461.94			7878.54	31514.15	546940.74
13-15 High Street, Epsom	19/09/13								83773	12159. 4			95932.4
34-42 Waterloo Road	23/07/13								210482.1 8				210482.18
Pickard House	14/08/13	8976	8273.76	4165.92		533.28	6478.56	2898.72			313.26	1253.05	32892.55
1A Corner House Parade	07/08/13			1033.59		132.31	1557.59	719.19			34.43	137.7	3614.81
Kingfisher Public House	26/07/13		4423.76				4542.25				89.66	358.64	9414.31
72 Stoneleigh Broadway	16/04/13		3933.17	1980.39		253.51	3079.77	1377.99			106.25	424.99	11156.07
West Park	02/07/13			9756			5903.52	3228					18887.52
1 Worthfield Close	03/07/13			3672.13			2615.42				62.87	251.5	6601.92
29A Waterloo Road	12/04/13	5679.92				177.76	1767.04			246.4	80.08	320.32	8271.52
The Lodge, Old Malden Lane	15/06/13	548.45		512.05		35.35	429.45	192.15			17.17	68.7	1803.32

3 & 4 Pitt Road	04/06/13	13789.6		12874.4		880.8					193.72	774.89	28513.41
13 Pine Hill	30/04/13	3933.17		3672.13		235.51	3079.77	1377.99			123.16	492.66	12914.39
9 & 11 Pine Hill	30/04/13		7866.34	7344.26		507.02	6159.54	2755.98			246.33	985.32	25864.79
TOTAL £		177459.53	136823.62	814813.17	3833.06	21395.09	258572.71	107063.47	329255.18	12405.80	13011.79	52079.76	1,926,713.18

APPENDIX G: Developer Contributions received 2013-14

Section 106 Funds

£'000	
Balances held as at 1/04/13	3,605
Receipts for the year:	
18 Whitmore Close (Ref 66)	16
71Epsom Road and Tall Pines (Ref 70)	42
1-5 Woodcote House Court (Ref 83)	179
Plot 7, Worlds End, Woodcote End (Ref 85)	13
Plot 3 Worlds End, Woodcote End (Ref 86)	17
West Park (Ref 62)	10
Site Adjacent to Holmwood Close (Ref 81)	53
34-42 Waterloo Road (Ref 87)	210
468 Chessington Road (Ref 88)	62
41 Plough Road (Ref 89)	2
Queensmead Avenue (Ref 90)	19
76 Rosebery Road (Ref 91)	9
Norwich Hse, 58-62 High St, Epsom (Ref 92)	13
1 Worthfield Close (Ref 93)	7
Orchard House, The Ridge (Ref 94)	53
Land Adjacent to 33 Danetree Road (Ref 95)	16
Kingfisher Public House (Ref 96)	9
100 Grosvenor Road, Langley Vale (Ref 98)	3
429 Kingston Road (Ref 98)	14
Tattenham Corner Stables Downs (Ref 99)	7

Magistrate County Court Site (Ref 63)	30
137&139 Chessington Road, Ewell (Ref 88)	68
2c Danetree Road, West Ewell (Ref 100)	39
Land Former St Francis Church	160
St Elmo Burgh Heath Rd	2
1A Corner House Parade Ewell	4
Pickard House Upper High St Epsom	33
379 - 393 Kingston Road, Ewell	192
Total Receipts for the year	1,282
<u>Payments for the year:</u>	
The Padlock Hotel – Langley Vale	-2
The Grand Stand Epsom Downs Racecourse	-6
St Andrews House, 22-28 High Street	-3
Horton Park Childrens' Farm (£625)	-1
1 Worthfield Close	-3
Capitol House, Capitol Square, Church Street	-63
Affordable Housing (various)	-512
Payment to Surrey County Council (various)	-552
Epsom Station	-3
Land adjacent to 15 Riverview Road	-2
Dame Annis Barn, 16 Burgh Heath Road	-6
43 Alexandra Road	-1
16 Whitmores Close	-5
97 The Crescent	-1

Total Payments for the year	-1,160
Balances held as at 31/03/14	3,727
Less Monies Held on Behalf of :	
Surrey County Council	176
PCT	14
	-190
Less funds committed to finance identified schemes	-1,899
Balances held useable by EEBC	1,638

Outlined below is an analysis of the contributions that are committed to finance identified schemes.

Funds committed to finance identified schemes	S106 Agreement	£'000
Approved Capital Projects		
Affordable Housing – The Foyer, Hollymoor Lane	Capitol House, Salisbury Rd, 8-12 Dorking Rd, 71 Epsom Tall Pines, Plough Inn, Dame Annis Barn, 1-5 Woodcote Hse Ct	1,098
New Path on Epsom Common Local Nature Reserve	Ashley Road, Rosebery School	126
Improvements to West Ewell Station – time expired	Revere Way, Highway House	20
Rosebery Park Pond	The Cedars, 8-12 Dorking Road	35
Auriol Tennis Courts	Salisbury Rd, 63 Rosebery Rd, Site Adj to Holmwood Close, Land Adjacent to Queensmere Close, Norwich House, Land Adj to 33 Danetree Rd, 434 Chessington Road,	51
Horton Chapel	Horton Chapel	525
Approved Revenue Projects		
Ewell Grove Open Space	Ewell Grove School	4

Provision of Signs near Epsom Racecourse	Grandstand	1
Epsom High Street Crossing Improvements	Wilberforce Court	20
Bourne Hall War Memorial	3 Market Parade	1
Stones Road Allotment Fencing	24 Lintons Lane, Dame Annis Barn, 43 Alexandra Rd, 42 Meadow Walk, 2 East St, Downs Avenue (Sunninghill)	9
Epsom War Memorial	63 Rosebery Road, 1- 5 Woodcote House Court, 7 Worlds End, Woodcote End.	9
Balances committed by EEBC		1,899

Of the £1,638,000 funding available to Epsom & Ewell Council there are restrictions within all of the agreements on how these monies can be applied. However some of these restrictions are less limiting (for example maintenance to open spaces within the Borough) than others.

Detailed below is a breakdown of the restrictions on how the balance can generally be applied. Each of the agreements has been analysed to identify what constraints there are on use of monies held. Schemes are being developed that will potentially use the balances currently held.

Restrictions on use	Ref	£'000
Improvements to the open space which adjoins the site and lies between Blenheim Road, Longmead Road and Hook Road	3	20
Maintenance and upkeep of public open space within the vicinity of Horton Hill	22	1
Maintenance and upkeep of public open space within the vicinity of College Rd , Epsom	25	1
Provision for recreational facilities within the Borough	31	2
Works to Hospital Cluster Site (excluding Horton Chapel)		88
Open space facilities within the borough	8, 17,37,59,61,6 3,64,78,88,98, 99,101,102	80
Open space facilities within the vicinity of Temple Road	52	6
Maintenance and upkeep of public open space within the Borough	19,21,34,73	5
Open space and recreation in the vicinity of Depot Road	33	20
Open space in the vicinity of Windmill Lane	35	8
Public Open Space and Recreation	38	1
Improvement of public open space in EEBC	39	8
Enhancement of tree and shrub planting along the north-western off site boundary	47	2
Affordable Housing	55,70,87,101	437

West Park - Community Facilities	62	690
Miscellaneous (time expired-ref 4)	4	10
Various income split via the supplementary planning document	Various	*259
Balances useable by EEBC		1,638

*

Breakdown of income split via the supplementary planning document		£'000
Open Space - Children & Young people		4
Open Space - Park & Gardens		23
Open Space - Amenity Green Space		17
Open Space - Outdoor Sports Facilities		76
Environmental Improvements		81
Community Facilities		9
Monitoring Charge		49
Balances useable by EEBC		259