



Epsom & Ewell

Local Development Framework

Annual Monitoring Report

2009-2010



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Table of Contents

Section 1: Introduction	3
Section 2: Progress and implementation of the Local Development Framework	4
Table 1: Progress on the preparation of Epsom and Ewell BC's LDF against the LDF programme	5
Section 3: Performance of existing adopted policies	10
Section 4: The Context	11
Section 5: Indicators	13
6.1 GREEN BELT	14
Core Strategy Indicator:	14
Number and type of planning permissions granted in the Green Belt.....	14
6.2 Biodiversity and Designated Nature Conservation Areas	15
SSSIs- % in favourable condition or improving'	15
Table 2: Condition of SSSI sites.....	15
Number and areas of SNCI 2&3 and Ancient Woodlands.....	16
Number of new developments providing mitigation for loss of biodiversity or/ and incorporating features to improve existing biodiversity.....	17
6.3 Open Spaces and Green Infrastructure	18
Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit.....	18
7.1 The Built environment	19
% of Conservation Areas where appraisals and management	19
plans have been completed	19
Number of listed buildings within the Borough	20
on the national 'Buildings at Risk' register.....	20
Housing Quality – Building for Life Assessments.....	20
7.2 Sustainability in new developments	21
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	21
Renewable Energy Generation	22
8.1 Housing Provision	23
Plan period and housing targets.....	23
Table 3: Plan Period and Housing Targets	24
Net additional dwellings in previous years	24
Net additional dwellings for the reporting year (NI154)	24
Number of new housing completions per annum.....	24
Table 5: Housing delivery across Surrey.....	26
Net additional dwellings in future years (housing trajectory)	27
Managed delivery target (housing trajectory) (NI 159)	27
Figure 1: projected Housing Completions	29
Figure 2: Graphical Housing Trajectory.....	30
Five Year Housing Supply	31
New and converted dwellings on previously developed land	31
Table 6: New and converted dwellings on Previously Developed Land.....	31
8.2 Affordable Housing and meeting housing needs	32

Gross affordable housing completions	32
Number of social rented and intermediate affordable housing units per annum.....	32
Table 7: Affordable Housing Target	32
Table 8: Gross number of housing completions by type in the last five years .	33
Figure 3: Affordable housing completions.....	34
Figure 4: projected affordable housing completions.....	35
Table 9: Gross number of affordable housing completions by type	36
Average property price	36
Table 10: Average house prices in Epsom and Ewell 2002-2010.....	37
Figure 5	37
Table 11: Average house prices 2002-2010	37
Figure 6: Average House Prices	38
Net additional pitches (Gypsy and Traveller)	39
Average Housing Density of new development.....	39
Table 12: Density of development complete 2009-10	40
Figure 7: Average Densities on New Housing Developments in Epsom & Ewell	41
8.3 Employment Provision	42
Total amount of additional floorspace- by type.....	42
Total amount of employment floorspace on previously developed land.....	42
Table 13: Additional floorspace by type	42
Table 14: Changes in floorspace.....	43
Employment Land Available by type	44
Table 15: Employment land available	44
9.1 Developer Contributions and Community Infrastructure	44
% of developments that would potentially create, or add to, a deficit in service or community infrastructure provision, that make good the potential deficits.....	45
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
Total amount of additional floorspace for	47
'town centre uses' (previously 4b)	47
Table 16: Town Centre.....	47
Table 17: Local Authority.....	48
10.2 Local Centres.....	48
Amount of retail space gained/ lost in the local centres	48
11.1 Accessibility	49
Core Strategy Indicator:	49
% of major residential developments located within 30 minutes public transport time of health education retail and employment facilities.....	49

Appendices

<u>Appendix A</u>	<u>List and map of Housing Completions 2009-10</u>
<u>Appendix B</u>	<u>Housing Trajectory 2010</u>
<u>Appendix C</u>	<u>EEBC Five Year Housing Supply Statement</u>
<u>Appendix D</u>	<u>Affordable housing five year trajectories</u>
<u>Appendix E</u>	<u>List of outstanding permissions and sites under construction in the Borough (November 2010)</u>
<u>Appendix F</u>	<u>Map of outstanding permissions and sites under construction in the Borough (November 2010)</u>
<u>Appendix G</u>	<u>Developer Contributions agreed 2009-10</u>
<u>Appendix H</u>	<u>Developer Contributions received 2009-10</u>

Section 1: Introduction

- 1.1 The Planning and Compulsory Purchase Act commenced on 28 September 2004. It introduced a system of Local Development Frameworks (LDF) including a requirement to produce an Annual Monitoring Report (AMR).
- 1.2 This is the sixth AMR that has been produced under the Act. It monitors the period **April 2009 to 31 March 2010**. Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities monitoring is important in the planning system in providing a check on whether those aims are being achieved.
- 1.3 Local Authorities are required, by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004 and by PPS12 Local Development Frameworks, to undertake certain key monitoring tasks, all of which are inter-related. The key tasks¹ are as follows:
 - review actual progress in terms of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme;
 - assess the extent to which policies in LDDs are being implemented;
 - where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - check whether the policies in the LDDs need adjusting or replacing because they are not working as intended;
 - check whether the policies need changing to reflect changes in national or regional policy; and
 - set out whether policies are to be amended or replaced.
- 1.4 This AMR will report on plan preparation and developments that have taken place within the period April 2009- March 2010. Consideration will therefore be given to the policy context of the time, which included the South East Plan.
- 1.5 All relevant Core Strategy policies and targets will be considered, using the indicators identified in the document. As forthcoming Development Plan Documents (DPDs) are adopted, future AMRs will focus on monitoring the adopted policies contained within these DPDs.
- 1.6 In addition to the indicators contained in the Core Strategy, there are a national set of **core output indicators**, upon which the authority are required to report. Many of the Core Strategy indicators have been aligned with these national indicators. A revised set of the core output indicators was published in July 2008.
- 1.7 The Secretary of State for Communities and Local Government announced the revocation of Regional Spatial Strategies with immediate effect on 6 July 2010. Since then, this decision has been ruled as 'unlawful' and therefore the South East plan is still officially part of the Development Plan for the Borough.

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

However the Government is committed to abolishing these plans and there is great uncertainty surrounding it's current and future status.

Section 2: Progress and implementation of the Local Development Framework

- 2.1 The Epsom and Ewell Local Development Scheme (LDS) sets out a programme for the production of the Local Development Documents (LDDs) and forms part of the Local Development Framework (LDF) for the Borough. It provides a timetable for their production so as to monitor progress and milestones, as well as identifying the resources required and any potential constraints.
- 2.2 The Council had a revised LDS approved by the Planning Policy Sub Committee in May 2010. For the monitoring year (1 April 2009 to 31 March 2010), the Council was working towards the LDS submitted to the Government office for the South East in August 2008.
- 2.3 Table 1 below sets out the progress on the preparation of Epsom and Ewell Borough Council's Local Development Framework and the position at the end of this reporting year.

Table 1: Progress on the preparation of Epsom and Ewell BC's LDF against the LDF programme				
Title of Document	Subject of Document	Stages in Preparation completed	LDS Targets Met? 2009 / 10	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. 	Yes	<ul style="list-style-type: none"> • It is likely that the LDS should be revised in the future in light of any Government changes to planning policy legislation/ requirements.
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 	None	Complete
Core Strategy	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> ✓ Adoption by the Council July 24th 2007 	None	Complete <ul style="list-style-type: none"> • The outcomes of the consultation processes of the Delivery DPD in relation to the location of housing development could result in a recommendation for a review of the Core Strategy. This would be the case if a decision is made to create an urban extension in the Green Belt to accommodate additional housing.
Site Allocations and Development	Identifies sites proposed for development and sets	<ul style="list-style-type: none"> ✓ Issues and Options Consultation on Site Allocations: June/July 2006 	No	<ul style="list-style-type: none"> • Option paper May / August 2009 has been delayed by approximately

Control Policies DPD (renamed 'The Delivery DPD')	out policies relating to the site and its development. Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> ✓ LDS revised 2007 to reflect new timetable and to allow preparation of amalgamated DPD. ✓ Issues and Options Consultation for amalgamated document: Feb/April 2008 ✓ Further evidence base work towards preparation of Options Paper- ongoing 		<p>6 months</p> <ul style="list-style-type: none"> • Submission to Secretary of State November / December 2010 is no longer achievable. • The revised LDS (May 2010) reflects this and sets a target date for submission as December-February 2012
Proposals Map	An OS map illustrated to reflect the development plan documents policies	<ul style="list-style-type: none"> ✓ None 	No	<ul style="list-style-type: none"> • The timetable has been revised in conjunction with Site Allocations DPD. • The proposals map will be updated to reflect the Plan E inset map and any superseded local Plan policies when Plan E is adopted.
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 30 April 2010 ✓ Examination September 2010 	No	<ul style="list-style-type: none"> • Participation in Issues and options consultation was timetabled for Feb/ May 2009. The consultation actually took place from July-August 2009 (see para 2.4 below) • Submission to Secretary of State was timetabled for Nov/ Dec 2009: actually took place March/ April 2010
Annual Monitoring Report	Annual review of policies and LDF preparation progress	<ul style="list-style-type: none"> ✓ AMR for 2008 / 2009 submitted: December 2009 	Yes	<ul style="list-style-type: none"> • To be submitted on or before 31 December each year reporting on the previous full financial year
Developer	Supplementary planning	<ul style="list-style-type: none"> ✓ Adoption June 2008 	Yes	

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

Other documents informing the LDF

Title of Document	Stages in Preparation	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 Issues and Options Preferred Options Submission Document 	May 2005 January 2006 June 2006
Audit of Open Space, Sport and Recreational Facilities	Publication	March 2006
Employment Land Review	Publication	April 2006
Strategic Flood Risk Assessment	<ul style="list-style-type: none"> ✓ Commissioned consultants ✓ Report Published 	July 2007 May 2008
Retail Study	<ul style="list-style-type: none"> ✓ Commissioned consultants ✓ Report Published 	September 2007
Environmental Character Study	✓ Commissioned Consultants	February 2008

	✓ Report published	September 2008
Strategic Housing Market Assessment	✓ Commissioned Consultants (jointly with other East Surrey Authorities) ✓ Report Published	April 2007 May 2008
Strategic Housing Land Availability assessment	✓ Publication	March 2009
Retail Study and Town Centre Health Check	✓ Commissioned Consultants ✓ Report published	April 2009
Surface Water Management Plan	✓ Received Defra funding ✓ Commissioned Consultants ✓ Project started October 2010	To be complete March 2010

Performance/ Analysis

- 2.4 The Council's LDS was submitted to the Government Office for the South East (GOSE) in July 2008. Since submission, the Council were able to maintain progress of Plan E in accordance with its identified milestones. Unfortunately, the Council were not able to maintain the same level of progress on the Delivery DPD. This is partly due to the scale and complexity of the DPD and its supporting evidence base. Consequently, the Council were not able to meet the targets it set for itself within the 2008 LDS.
- 2.5 In order to address this delay Officers undertook a comprehensive re-assessment of the processes behind the Delivery DPD, Plan E and other planning policy work with an objective of identifying a more accurate timetable. These changes were taken to Members of the Planning Policy Sub Committee.

Section 3: Performance of existing adopted policies

- 3.1 On 24 September 2007 the Secretary of State issued a direction to the Council indicating which policies in the Local Plan were to be saved and which ones were to be deleted (in accordance with paragraph 5.15 of PPS12: Local Development Frameworks).
- 3.2 Therefore the current Development Plan for the Council consists of the saved policies in the Local Plan and the policies contained in the Core Strategy 2007. The performance of these policies will be the focus of this AMR.

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

- 4.5 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.
- 4.6 About 42% of the Borough's area is Green Belt, running along the eastern and western boundaries of the built up area and stretching to the south. There are also two designated Strategic Open Spaces (Nonsuch Park and the Hogsmill) within the urban area. Epsom has long been associated with horse racing and is home to the nationally important Epsom Downs Racecourse and facilities for the local racehorse training industry. The racecourse and many of the associated horse racing uses are located within the Green Belt.

Population of the Borough

- 4.7 The Borough's population numbers approximately 72,700², with an economically active population of 77.9%³. The population figure has increased by 5,600 people since 2001 and the number of residential dwellings has grown by 3,177 (11.9%) to 29,759 since 1991 (*County Housing Returns to CLG, 2010*). The largest increase in households has been in 1 person households with a large increase of 36% from 1991 to 2001 (*Census, 2001*).
- 4.8 A majority (91.3%) of the population falls within the ethnic classification of white British (*Census, 2001*). The population is well educated (67.3% educated to NVQ3 or above) compared to the regional (52.6%) and national average (49.3%) (*NOMIS, 2009*). Unemployment is low - at the time of the 2001 Census less than 2% of the economically active population were unemployed. Long term unemployment is not a serious problem in the Borough. However, in the last year the % of residents claiming job seekers allowance has risen to it's highest since 1996. This pattern is also reflected regionally and nationally.
- 4.9 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 335 (*IMD, 2007*). The health of the population is generally good with the 12th best life expectancy levels in the country (*Local*

² June 2009 Office for National Statistics resident population estimate

³ Office for National Statistics, *Employment and Unemployment April 2009- March 2010*

Knowledge Website). The Borough is also one of the safest places to live (Surrey being the safest county in England) with the second lowest recorded crime rate in the County (*British Crime Survey, 2006/2007*).

Housing in the Borough

- 4.10 Over one third of households live in semi-detached houses (36%), with a further 24% living in detached houses (Housing Needs Survey 2004). The largest volume of sales in the Borough in 2006 (4th Quarter) was for semi – detached houses (34.9%) selling at an average price of £314,761 (*Housing Needs Survey 2006*). However, the average semi detached house price in 2009 (2nd Quarter) averaged out at £292,035 a significant decrease compared with the 2006 survey. In 2010 the average semi detached house price had risen again to £349, 263. Almost 83% are owner occupiers – a figure higher than in Surrey (77%), the South-East (73%) or in England (68%) (*Census 2001*). House conditions across all tenures are good with almost all households having central heating and sole use of facilities. The Housing Needs Assessment Survey 2006 highlighted that Epsom and Ewell Borough had an extremely high average cost price, being £335,954. However, within the 2009 Survey the average house price has decreased to a cost figure of £284,420. The average house price in June 2010 has risen to £346,174, which is even higher than the 2006 average cost.

Employment in the Borough

- 4.11 The broad structure of employment favours those in the service sector (93.6%) rather than in agriculture or manufacturing. A high proportion of the Borough's workforce (62.5%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 48% in the South-East and 44.3% in Great Britain (*NOMIS: Official Labour Market Statistics April 2009- March 2010*). Approximately 61% of the employed people between the ages of 16-74 commute *out* of the Borough for work - 55% use a car or van for their journeys and 16% use the train (*Census 2001*). This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.
- 4.12 There has been a steady rise in the number of VAT registered businesses in the Borough since 1994 where there were 2,205, with small increases in all but two years. As of 2007, there were 2,570 VAT registered businesses in the Borough. (*NOMIS Official Labour Market Statistics 2007*).

Section 5: Indicators

- 5.1 Local Authorities are required to monitor a number of LDF **Core Output Indicators**, and address them in their Annual Monitoring Report (AMR). The purpose of these is to measure physical activities that are affected by the implementation of planning policies.
- 5.2 This AMR will mainly concentrate on reporting the Core Output Indicators which have been set out in '*Regional Spatial Strategy and Local Development Framework Core Output Indicators- Update 2/2008*' published in July 2008.
- 5.3 The AMR will also report on Indicators which derive from the **Core Strategy**, many of which have been streamlined with the Core Output Indicators. Where relevant, **local indicators** are also reported on to provide a local context
- 5.4 As the Council's Core Strategy was adopted in July 2007, and identifies policy principles on which sustainable development will be achieved, this AMR will report under the themes identified in the Core Strategy for consistency with both this document and others being prepared, incorporating the Core Output Indicators into the relevant sections. It will report on all relevant indicators.

CONSERVING AND ENHANCING OPEN SPACE AND LANDSCAPE CHARACTER

6.1 GREEN BELT

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

Target

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

Policy

- 6.1.2 Planning Policy Guidance 2: Green Belts envisages the Green Belt will be maintained without alteration to its boundary for the foreseeable future.
- 6.1.3 The Council's Core Strategy policy CS2 states: 'To ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy.'
- 6.1.4 The South East Plan 2009 policy SP5 seeks to protect the existing broad extent of Green Belts in the region (notwithstanding the need for selective reviews of Green Belt Boundaries at some locations (not in Epsom and Ewell)).

Performance

- 6.1.5 The designated Green Belt covers some 42% of the area of the Borough, with approximately 40% of the Green Belt comprised of public open space. Within the Green Belt lies the 'hospital cluster'. This comprises five large, former psychiatric hospitals (the construction of which pre-dated the designation of the Green Belt). The closure of these hospitals has provided an opportunity for their conversion and redevelopment, predominantly for housing. Schemes involving three of the hospital sites have been completed. St Ebbas and the remaining undeveloped hospital site of West Park form an important part of the Borough's future housing supply.
- 6.1.6 In this reporting year, the only new development in the Green Belt has been at the 'hospital; cluster'. Outline planning permission has also been granted for the redevelopment of NESCOL (a college in the Green Belt) to provide replacement college buildings and a skills park.

Analysis

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

6.2 BIODIVERSITY AND DESIGNATED NATURE CONSERVATION AREAS

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

Target

- 6.2.1 95% of the Sites of Special Scientific Interest 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. In August 2010, the results of an assessment into the condition of these sites were published by Natural England. 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 2009/10	Favourable 2008/09	Unfavourable 2009/10	Unfavourable – recovering 2008/09
Stones Road Pond	0.47 ha (standing open water and canals)	0.47 ha (standing open water and canals)		
Epsom Common			105.42 ha (Broadleaved, mixed and yew woodland- lowland)	105.42 ha (Broadleaved, mixed and yew woodland- lowland)
			13.45 ha (Dwarf	13.45 ha (Dwarf

			shrub heath-lowland)	shrub heath-lowland)
TOTAL	0.47 ha	0.47 ha	118.87 ha	118.87 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. Work to date has seen an increase to 100% from 95.25% in 2006/07.

Core Output Indicator E2 and Core Strategy Indicator: Number and areas of SNCI 2&3 and Ancient Woodlands

Target

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

Policy

6.2.6 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

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

Analysis

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

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

Target

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

Policy

6.2.10 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

6.2.11 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. Examples of where a planning permission has considered mitigating against the loss of biodiversity in this current year are shown below.

09/00285 West Hill Court, Court Lane

Extract from decision notice...

The landscape scheme should incorporate tree, shrub and grassland planting to compensate for the loss of habitats during construction on site. Nectar rich plants with flowers(that are scented at night) be used in any landscaping scheme and alterations to the pond should include planting native marginal species.

Reason: To ensure the provision and maintenance of landscaping, in the interests of visual amenity as required by Policies NE7 and DC1 of the Epsom and Ewell District Wide Local Plan (May 2000) and to protect the nature conservation and biodiversity importance of the site in accordance with Policy CS3 of the Core Strategy Plan 2007

09/00070 1-5 Woodcote House Court

Extract from decision notice...

The mitigation, and recommendation and schedule for badger works as set out in the Thomson Ecology report of April 2009 is to be strictly followed and adhered to in relation to the hereby permitted development.

Reason: To ensure the protection of badgers in accordance with Policy DC14(iii) of the Epsom and Ewell District-Wide Local Plan May 2000, Policy CS3 of the Epsom and Ewell Core Strategy Plan 2007, the provisions of Planning Policy Statement 9 - Biodiversity and Geological Conservation, and the Badgers Act 1992

No works of site clearance or demolition shall begin until a scheme indicating measures to allow and protect badger movement across the site post-development has been submitted to the Local Planning Authority for approval.

Reason: To ensure the protection of badgers in accordance with Policy DC14(iii) of the Epsom and Ewell District-Wide Local Plan May 2000, Policy CS3 of the Epsom and Ewell Core Strategy Plan 2007, the provisions of Planning Policy Statement 9 - Biodiversity and Geological Conservation, and the Badgers Act 1992

Analysis

- 6.2.12 Tree/ hedgerow protection measures are common place conditions on new developments. More specific conditions are placed on planning applications where there are particular areas of biodiversity that may be at risk. Once a target/ targets have been set, a mechanism to monitor this will be established.

6.3 OPEN SPACES AND GREEN INFRASTRUCTURE

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

Target

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

Policy

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

Performance

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

Analysis

- 6.3.4 In line with guidance in PPG17: Open Space, Sport and Recreation 2002 the open space study for the Borough identified where deficiencies exist and also where land did not contribute significantly and was potentially surplus to needs. This will provide guidelines for the levels of provision and other proposals which will be made in forthcoming development plan documents.
- 6.3.5 The Council adopted a Developer Contributions Supplementary Planning Document in June 2008, which sets out the mechanism for achieving contributions from developments towards the Borough's open spaces. This will normally include contributions towards outdoor playing space, public amenity space such as parks and gardens and a contribution towards sporting infrastructure. Housing sites above 0.4 ha would normally be expected to make some sort of on site provision (for example children's playspace).

7. CONSERVING AND ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT

7.1 THE BUILT ENVIRONMENT

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

Target

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

Policy

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

Performance

- 7.1.3 Up to 31 March 2010, there had been **sixteen out of the twenty- one** Conservation Area Appraisals carried out and approved by the Strategy and

Resources Committee. The remaining four have been prepared and consulted upon and will be complete by the end of 2010-11.

Analysis

7.1.4 The Council is making good progress in the production of these appraisals.

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

Target

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

Policy

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

Performance

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

Analysis

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

Core Output Indicator H6: Housing Quality – Building for Life Assessments

Target

7.1.9 This indicator intends to show the level of quality in new housing developments. There is no particular target. Monitoring arrangements for this indicator are yet to be put in place. The guidance requires housing sites of at

least 10 new dwellings to be assessed against the CABE Building for Life criteria.

Policy

7.1.10 More detailed policies on design will be developed in the Development Management DPD.

Performance

7.1.11 The Authority has registered its interest with CABE who are offering training for at least one Building for Life assessor in each Local Authority in England by 2011. Until this training is carried out, Epsom and Ewell are unable to carry out formal Building for Life assessments of developments.

Analysis

7.1.12 Until a target is set in the forthcoming Development Management DPD and a member of Epsom and Ewell staff has been trained as a Building for Life assessor it is not possible to require sites of at least 10 new dwellings to be assessed against the CABE Building for Life criteria.

7.1.13 CABE offer free expert advice on the design quality of schemes, through their 'design review panels'. Anyone can contact CABE to suggest a scheme they may be concerned about. The Council has applied this method in the past to proposals in the Town Centre, and contacted CABE for their impartial opinions and would encourage this approach on larger developments in the future.

7.2 SUSTAINABILITY IN NEW DEVELOPMENTS

**Core Output Indicator E1 and Core Strategy Indicator:
Number of planning permissions granted contrary to Environment
Agency advice on flooding and water quality grounds**

Target:

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

Policy

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

- 7.2.3 In March 2010 the Government published revised guidance on flooding in 'Planning Policy Statement 25: Development and Flood Risk' (PPS25). This outlines a key planning objective of managing risk, by avoiding inappropriate development in areas at risk of flooding, and directing development away from areas at highest risk. PPS25 sets out decision making principles which should be applied when determining planning applications.
- 7.2.4 The Core Strategy Policy CS6 seeks to ensure that that all new development avoids increasing the risk of, or from flooding.

Performance

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

Analysis

- 7.2.6 The Local Development Framework and development control procedures will continue to ensure the referral of applications that have been identified as being partly or wholly within the flood plain, to the Environment Agency. The Council considers that it has a good relationship with the Environment Agency.
- 7.2.7 PPS25 states that Flood Risk Assessments should be carried out to the appropriate degree at all levels of the planning process and that all Local Authorities should carry out a Strategic Flood Risk Assessment (SFRA) to inform future Development Plan Documents. The Council has prepared an SFRA of the Borough which was completed in May 2008. This has been approved by the Environment Agency. This document is used to inform LDDs and developments.
- 7.2.8 Epsom & Ewell have been successful in bidding for £75,000 of Defra Early Action funding to prepare a Surface Water Management Plan (SWMP) for the borough. This study is currently underway and is due to be complete by 31 March 2010. The SWMP will identify areas at risk of surface water flooding and identify opportunities to reduce this risk. It will support the preparation of new policy, in particular the allocation of development sites.

Core Output Indicator E3: Renewable Energy Generation

Target

- 7.2.9 Commercial and residential development over specified sizes should be designed such that a minimum of 10% of the energy requirement is provided by renewable resources. This target is taken from the South East Plan.

Policy

7.2.10 PPS 22 seeks to increase the generation of energy from renewable sources in order to facilitate the delivery of the Government's commitments on both climate change and renewable energy. Policy 'NRM11: Development design for energy efficiency and renewable energy' of the South East Plan (2009) promotes the use of renewable energy and encourages the provision of 10% of energy demand from renewable sources in new developments of over 10 units or 1000m² of non- residential floorspace.

7.2.11 Core Strategy policy CS6 encourages the use of renewable energy by the incorporation of production facilities within the design of the scheme.

Performance

7.2.12 The 10% requirement is routinely applied to all relevant planning applications and if a proposal does not comply with this policy, it will be recommended for refusal.

Analysis

7.2.13 The Council is preparing a Development Management DPD which will contain policies on energy conservation. Before the uncertainty of the South East Plan's future arose it was the Council's intention to make greater use of the South East Plan policy in development control decision making to ensure progress is made on this issue. However, since the South East Plan is no longer reliable, the Council has found itself with a policy vacuum where no specific target is identified in policy. The Core Strategy does not contain a renewable/ low carbon energy generation target for new developments. This does not prevent us from encouraging renewable/ low carbon energy sources from new development, especially as nationally we have to meet the very demanding carbon reduction target set out within the Climate Change Act 2008.

8 PROVIDING FOR HOUSING AND EMPLOYMENT DEVELOPMENT

8.1 HOUSING PROVISION

Core Output Indicator H1: Plan period and housing targets

Target

8.1.1 The South East Plan- Regional Spatial Strategy for the South was published in May 2009. This set out a housing target for Epsom and Ewell. This equated to **3,980** new dwellings during the period 2006-2026 or an annual average of **199** dwellings.

Policy

8.1.2 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.

Table 3: Plan Period and Housing Targets

	<i>Start of plan period</i>	<i>End of plan period</i>	<i>Total housing required</i>	<i>Source of plan target</i>
<i>H1(a) South East Plan 2009</i>	2006	2026	3,980 dwellings (199 per annum)	South East Plan 2009
<i>H1 (b) Core Strategy 2007</i>	2007	2022	2,715 dwellings (181 per annum)	Epsom and Ewell Core Strategy 2007

8.1.3 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 181 dwellings per annum.

**Core Output Indicator H2a:
Net additional dwellings in previous years**

**Core Output Indicator H2b:
Net additional dwellings for the reporting year (NI154)**

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

Housing Trajectories

8.1.4 Housing Trajectories are a useful approach to assess housing delivery, helping to support the 'plan, monitor, manage' concept. They show past performance and estimate future delivery enabling an assessment to be made of whether there is likely to be a future shortfall or surplus of housing in the Borough in relation to the housing targets. PPS3 states that the Local Development Framework should be informed by a robust evidence base on housing need and demand through a Strategic Housing Market Assessment (SHMA), and land availability through a Strategic Housing Land Availability Assessment (SHLAA). It suggests that the housing trajectory should show net additional dwellings over the previous five years. The Council has completed a SHMA and a SHLAA (which feeds into the housing trajectory).

Target

8.1.5 The target for 2009-2010 is identified in Core Output Indicator H1 above as **199** dwellings per year. This is the target that was set in the South East Plan 2009.

Policy

8.1.6 As above

Performance

8.1.7 A total of **103** (net) dwellings have been completed this year (110 gross).

Analysis

		2004/5	2005/6	2006/7	2007/2008	2008/2009	2009/2010	TOTAL (2004 to 2009)
A	Small scale unidentified windfalls	39	29	43	51	41	21	203
B	Medium scale unidentified windfalls	54	28	40	70	33	19	225
C	Large scale unidentified windfalls:							
	Glyn House, Ewell	7						7
	Highway House		1	135				136
	Hudson House, Station Approach				51	60		111
	Capitol House, Church Street				55	43	13	98
D	SHLAA sites					13	3	13
E	Allocated Sites:							
	Long Grove	4						4
	164-170 Kingston Road	13						13
	Horton A & B	86	155	90	54	31	46	416
	St Ebbas						1	
	Past Completions	203	213	308	281	221	103	1329
F	Cumulative Completions	203	213	521	802	1023	1126	
	PLAN - Strategic Allocation (annualised)	200	200	399	598	797	996	996
		Surrey Structure Plan target		South East Plan target				
G	Completions in plan period			308	589	810	913	913
H	South East Plan			199	398	597	796	796

	Cumulative target								
I	MONITOR - Cumulative over or under provision			109	191	213	117		213

Table 4: Development in the last five years

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 the Local Plan 2000
F: Cumulative completions achieved
G: Completions in the South East Plan plan period
H: South East Plan Cumulative target from start of the plan period (2006)
I: Number of dwellings above or below cumulative allocation

8.1.8 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past five years is contained in table 4 above, and a more detailed list and map of this years housing completions is provided in Appendix A. The Council has not been able to continue to meet its yearly requirement in this reporting year. Epsom & Ewell are not alone in this. Table 5 shows that house building has declined in almost every borough in Surrey in 2009/10. Nationally, there was a 23% decrease in net additional dwellings this year compared to 2008-09 (CLG).

8.1.9 In the first six months of 2010-2011 there have already been 153 housing completions The Council is therefore confident that it will be able to meet it's housing target in 2010-11, and that it can remain on track to achieve the overall (cumulative) housing target.

Table 5: Housing delivery across Surrey

District	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	Total 2001-2010
Elmbridge	384	288	416	336	362	450	718	327	201	3,482
Epsom & Ewell	236	222	162	193	213	308	281	221	103	1,939
Guildford	178	294	422	380	531	359	483	144	227	3,018
Mole Valley	178	204	185	201	185	581	269	167	115	2,085
Reigate & Banstead	405	459	393	463	616	607	602	836	654	5,035

Runnymede	172	155	272	220	520	203	251	231	318	2,342
Spelthorne	249	164	473	272	134	180	184	187	211	2,054
Surrey Heath	131	335	201	140	399	339	119	341	34	2,039
Tandridge	206	252	248	243	292	433	285	297	174	2,430
Waverley	174	205	210	230	250	379	255	313	186	2,202
Woking	156	221	314	274	615	437	291	364	263	2,935
Surrey	2,469	2,799	3,296	2,952	4,117	4,276	3,738	3,428	2,486	29,561

**Core Output Indicator H2c:
Net additional dwellings in future years (housing trajectory)**

**Core Output Indicator H2d:
Managed delivery target (housing trajectory) (NI 159)**

Target

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

Performance

8.1.11 The housing trajectory shows that in order to meet the Core Strategy target of 181 dwellings per year we will need to identify a supply of an additional **651** dwellings over the period 2010- 2026. This is shown in 'Appendix B: Housing Trajectory' and Figures 1 and 2 below. This also shows that the Council can demonstrate that it has a five year supply of housing.

Analysis

8.1.12 The Council published its Strategic Housing Land Availability Assessment (SHLAA) in March 2009. This is a technical document that identifies sites with potential for housing. The SHLAA does not allocate land, This is the role of the Site Allocations Development Plan Document (The Delivery DPD). 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.

8.1.13 Appendix E shows a list of sites in the borough with planning permission or on sites that are currently under construction. These sites are included in the appropriate columns of the housing trajectory.

Figure 1: projected Housing Completions

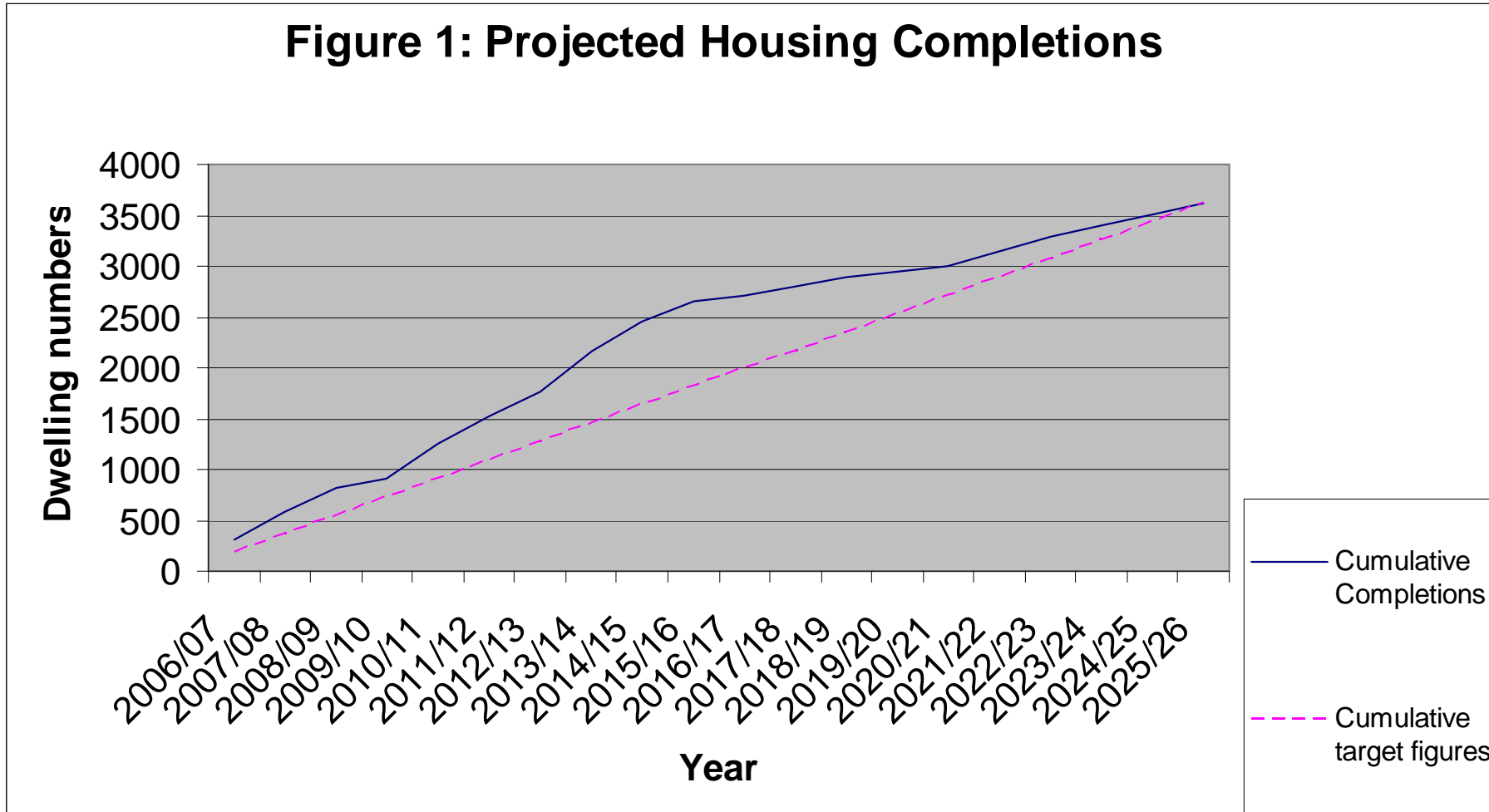
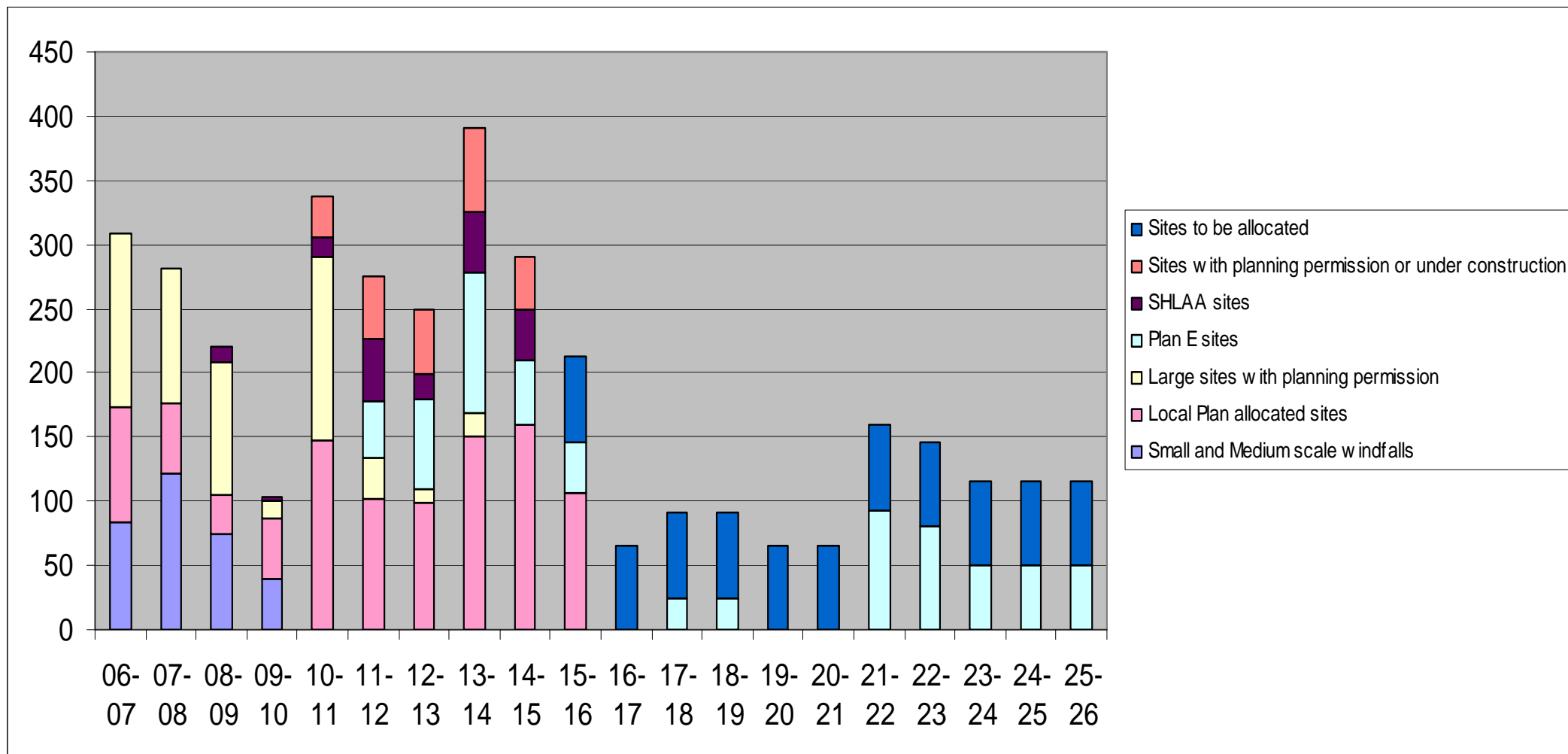


Figure 2: Graphical Housing Trajectory



Five Year Housing Supply

8.1.3 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 2010- March 2015 and demonstrates that there is sufficient provision to meet requirements for the period. A copy of the statement is attached as appendix C.

Core Strategy Indicator and Core Output Indicator H3: New and converted dwellings on previously developed land

Target

8.1.14 The Council has a target of 100% new housing to be provided on previously developed land in urban areas.

8.1.15 The National target set by Government in PPS3 is at least 60%.

Policy

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

8.1.17 Policy CS8 of the Core Strategy emphasises that new housing development will be located within the defined built up areas of Epsom and Ewell and the defined hospital cluster sites. Related issues are the need to protect the Green Belt, retain urban open land, reduce dependence upon the car and reduce journey lengths.

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

8.1.19 Although this amendment was made after this reporting year, the % of development on residential garden land is outlined separately from 'Previously Developed Land' below for information, and consistency with next years AMR.

Performance

Table 6: New and converted dwellings on Previously Developed Land

		Dwellings
Indicator H3	Gross	110
	% on non PDL	0% (0)
	% on PDL	100% (110)
	(Garden Land)	2 (1.8%)

Analysis

8.1.20 Since achieving 85% in 2001-02, 100% of new dwellings have been provided on previously developed land in each subsequent year. All of the named sites currently listed in the housing trajectory fall into this category. Next year's AMR will exclude garden land from this indicator, meaning that the % is likely to go down.

8.2 AFFORDABLE HOUSING AND MEETING HOUSING NEEDS

Core Strategy Indicator & Core Output Indicator H5: Gross affordable housing completions

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

Target

- 8.2.1 Epsom and Ewell Borough Council adopted an overall target of **35% of new dwellings to be provided as affordable** in February 2006 (at Full Council). The 2009-10 South East Plan target of 199 per annum meant a 70 unit per annum target for this reporting year.
- 8.2.2 Since the Government announced it's intention to revoke the South East Plan the Council is working towards the Core Strategy target. The Core Strategy target has resulted in a reduction of the affordable housing target to 64 dwellings per annum (35% of 181). This is set out in table 7 below. To ensure the affordable housing target is consistent with our overall housing target the plan period should be extended to 2026 and run for a 20 year period from 2006. This is shown in the table below.

Table 7: 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

- 8.2.3 The National Indicative minimum site size threshold above which affordable housing requirements may be applied is 15 dwellings. However PPS3 states that local authorities can set lower minimum thresholds where viable and practical.
- 8.2.4 The Council's Core Strategy requires all residential developments of between 5 and 14 dwellings gross (or on sites between 0.15ha and 0.49ha- irrespective of the number of dwellings) to include at least 20% affordable; and of 15 dwellings or more gross (or on sites of 0.5ha or above) to include at least 40% affordable.

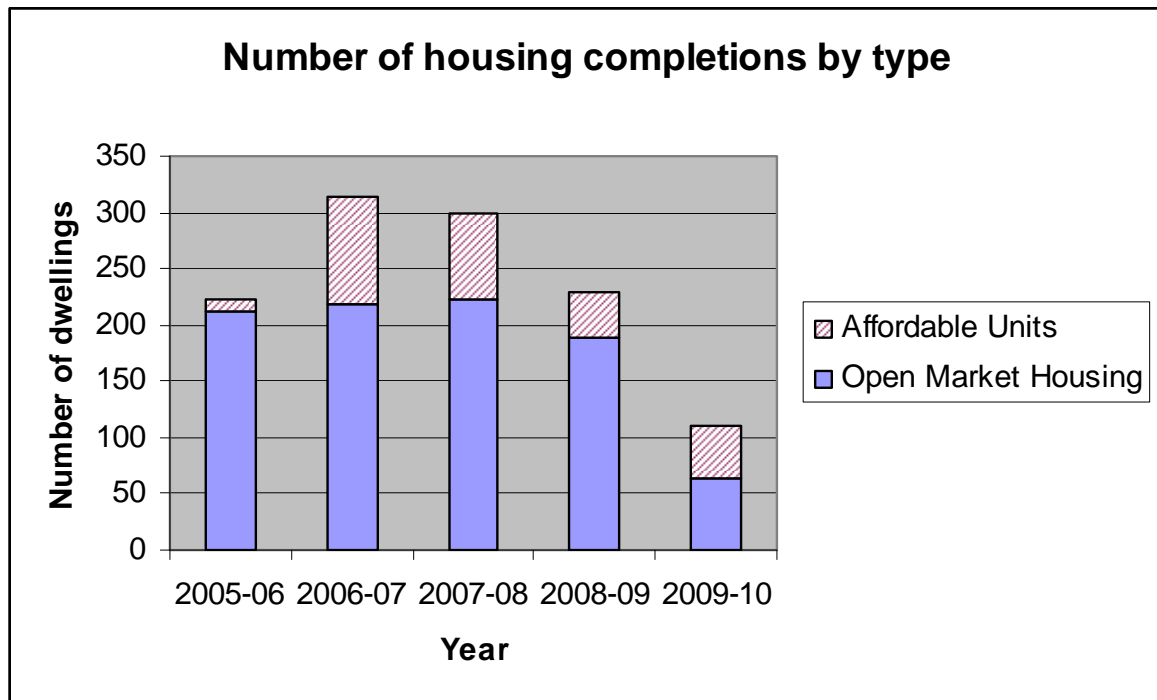
Performance

- 8.2.5 During the five year period from April 2005 to March 2010, 23% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 5% in 2005/06 to 45% in 2009/10. This is displayed below in table 8.
- 8.2.6 In 2009-10 45% of completions were 'affordable housing' (46 units). This is above the target % but below the yearly affordable housing target of dwelling numbers (64 units).

Table 8: Gross number of housing completions by type in the last five years

	Open Market Housing	Affordable Units	Percentage	Total (gross)
2005-06	212	10	5%	222
2006-07	219	96	31%	315
2007-08	222	78	26%	300
2008-09	188	41	18%	229
2009-10	64	46	45%	110
	905	271	23%	1176

Figure 3: Affordable housing completions



Analysis

- 8.2.7 In 2009-10 the borough has met the target of 35% of **all new dwellings completed** being affordable (45%). However, because there were only 110 (gross) completions this year, this does not equate to enough dwellings to meet the annual affordable housing target number of 70 (South East Plan).
- 8.2.8 Two further trajectories have been prepared (Appendix D1 & D2) to show the projected affordable housing completions for the next five years. It is not possible to predict the affordable completions past 2014-15 with any accuracy as there is currently no certainty as to which sites will come forward. Once the Site Allocations DPD has been adopted it will be possible to predict with some certainty what the affordable housing components will be.
- 8.2.9 Appendix D2 shows which developments the affordable units are expected to come from over the next five 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. Appendix D2 shows that there is potential for an additional 141 affordable units to be delivered over the 35% target of 320. However this only equates to 31% of the overall housing delivered in the next 5 years. From appendix D1 it can be seen that the projected affordable housing delivered within the period 2006- 2015 is 722. This is nearly 25% above the target figure of 576 but only 30% of the total housing delivered.
- 8.2.10 The current affordable housing policy requires affordable housing on sites of five units and above. This means that the Council needs to ensure that it delivers sites that are larger than five units in the future if it wishes to continue to meet the target and deliver affordable housing units. This will need to be considered when determining an approach to allocating sites, ensuring the mix of site sizes contributes towards the correct 20/40 split. If sites of five

units and above, and specifically sites of 15 units and above do not come forward, it is unlikely that the Council will be able to meet its affordable housing target of 35% towards the later years (2016-26).

- 8.2.11 An alternative option for the Council would be to consider seeking a contribution towards affordable housing from all residential developments. Rising house prices (reducing affordability), and inability to meet our target would provide some of the evidence required to support a review of the Core Strategy policy CS9.
- 8.2.12 The delivery of housing and affordable housing in particular can be affected by the economic climate. This may present a challenge as individual sites may become unviable. It is difficult to accurately predict the extent that housing delivery will be effected by viability issues, and the Council will monitor this over the coming years.
- 8.2.13 In negotiations with developers on affordable housing contributions it may be that the Housing manager may prefer to receive fewer larger units than more smaller units on particular sites. This may result in less affordable units being delivered, but will be helping to fulfil a more specific identified need.

Figure 4: projected affordable housing completions



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 46 affordable homes completed, 52% were socially rented and 48% were intermediate housing. All affordable completions this year were at the Horton Retail site

Table 9: Gross number of affordable housing completions by type

	Social rent homes provided (Gross)	Intermediate homes provided (Gross)	Affordable homes total (Gross)
Indicator H5	24 (52%)	22 (48%)	46

**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 Average property prices within the Borough increased rapidly from 2002 until 2007. The average house price fell by over £8,500 (2.5%) in 2007-8 and a further £51,534 (15.3%) in 2008-09. In 2009-10 the average house prices rose by £61,754. This is an increase of 21.1%.

Table 10: Average house prices in Epsom and Ewell 2002-2010

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

Source Land Registry, March Residential Property Prices

Figure 5

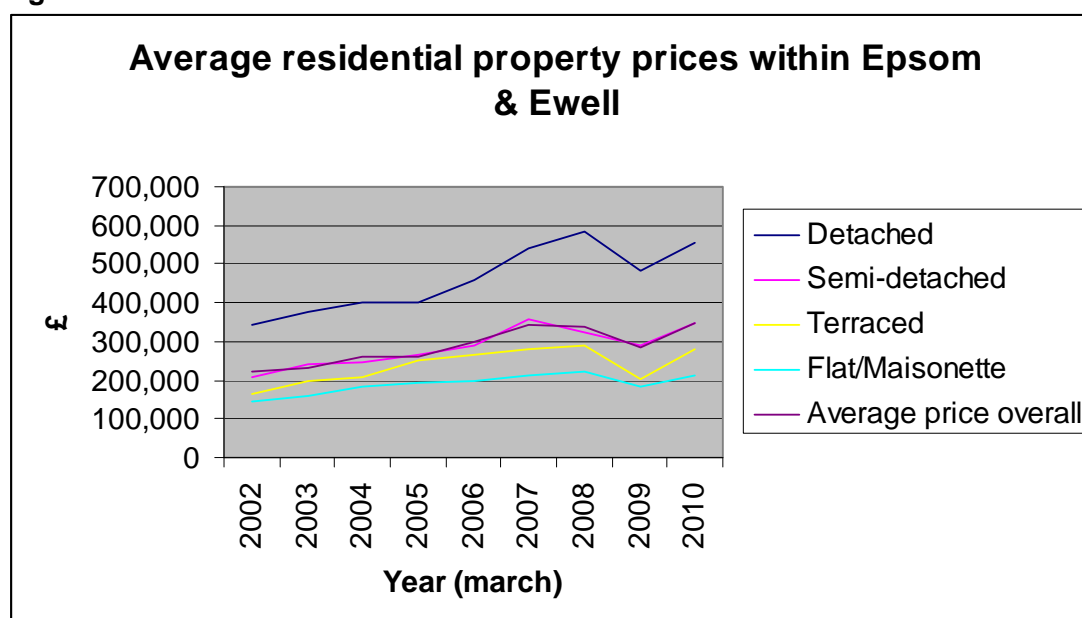
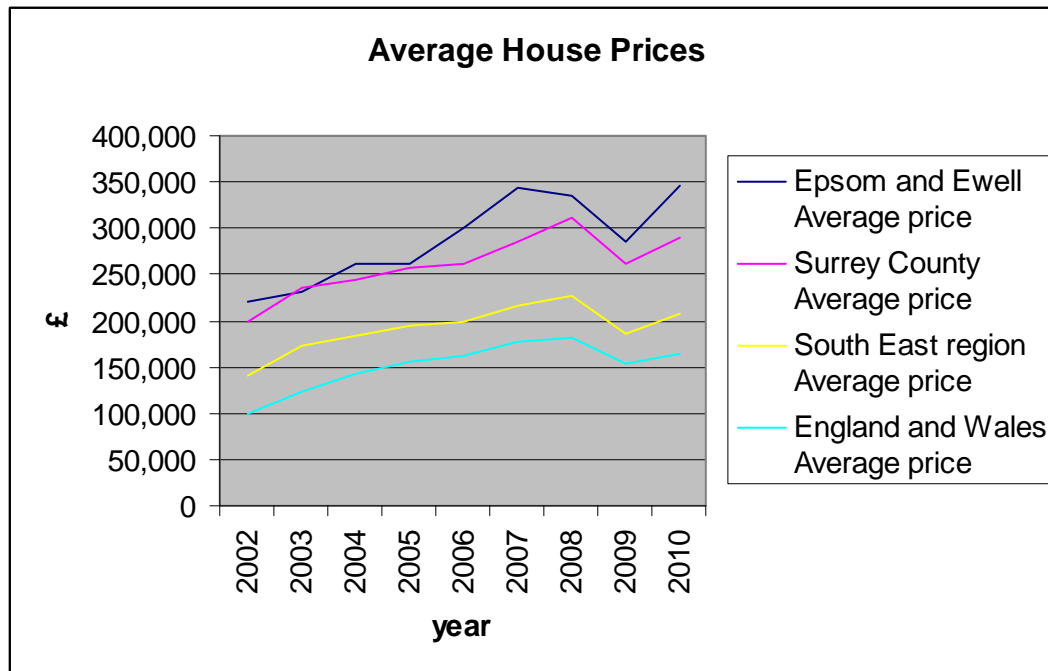


Table 11: Average house prices 2002-2010

Year (March)	Epsom and Ewell Average price		Surrey County Average price		South East region Average price		England and Wales Average price	
2002	220,299		199,481		141,344		100,355	
2003	230,936		234,656		172,305		124,126	
2004	261,458		244,032		183,772		141,666	
2005	261,059		256,728		194,116		156,610	
2006	301,362		261,902		198,514		162,545	
2007	344,690		286,466		216,519		176,693	
2008	335,954	-2.5%	312,087	+8.9%	226,926	+4.8%	182,181	+3.1%
2009	284,420	-15.3%	261,282	-16.3%	186,633	-17.76%	153,041	-16%
2010	346,174	+21.7%	290,265	+11.1%	208,325	+11.6%	165,142	+7.9%

Source Land Registry, March Residential Property Prices

Figure 6: Average House Prices



Analysis

- 8.2.20 The average property prices across the country have risen over the last year. In some areas they appear to be back in line with the 2006/2007 prices. Although this is possibly a positive sign for the Country's economy, this coupled with the deposit demanded by lenders remaining high at typically 25% is constraining the market for first time buyers and making housing even less affordable.
- 8.2.21 The rise in average house price is surprising considering that the economy is still weak. The relative lack of supply in the housing market is one of the reasons why prices have risen over the last year. The lack of first time buyers also means that the average price is calculated on the purchase and sale of more expensive 2nd/3rd/4th etc homes than cheaper starter homes. This also pushes the average house price up. The average house prices appears to have risen more in Epsom & Ewell than in other parts of the country including Surrey as a whole.
- 8.2.22 Whilst the average age of first-time buyers has stayed at around 31 over the last few years, the average age of those doing it without financial backing from relatives has risen from 33 to 37 in the past two years.
- 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," says the Council of Mortgage Lenders.

Core Strategy & Core Output Indicator H4: 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.

Performance

8.2.26 There has been no additional pitches provided this year

Analysis

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

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

Local Output Indicator: Average Housing Density of new development

Target

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

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

Policy

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

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

Performance

Table 12: Density of development complete 2009-10

	Gross units on whole site	Units complete this year	Overall site size	Density (dwellings per hectare)
Lindfields, Epsom Road, Ewell	5	5	0.04	125
19 Marshalls Close, Epsom	2	2	0.03	67
15 High Street, Ewell	3	3	0.023	130
7-7A Ashley Road, Epsom	14	14	0.068	206
97 College Road, Epsom	5	5	0.22	23
14 Longdown Lane, North Ewell	2	2	0.09	22
87 College Road, Epsom	1	1	0.01	100
1A Church Road, Epsom	4	4	0.035	114
8 Percival Way & r/o Riverview Road, Ewell	10	3	0.10	50
9 Langton Avenue Ewell	2	2	0.06	33
119 Longdown Lane South, Epsom	1	1	0.01	10
The Cedars, 14 Church Street, Epsom	10	5	0.04	250
Capitol House & 4 Church Street	152	13	0.46	330
10a Church Street, Ewell	1	1	0.05	20
38 High Street, Ewell	1	1	0.005	200
Deodar Land btwn Parkside	1	1	0.87	1.2

and Cedar Court, The Ridge,				
Horton Retail (Livingstone Park)	52F 18H	10Fx1B,20Fx2B 7Fx2b 6Fx2B, 3Fx1B	1.975	35
Total	284	109	4.085	69.5 DPH
St Ebbas Hospital, Hook Road, Epsom	322 H and F	1Hx4B	18.19	18
Total including St Ebbas	606	110	22.75	27 DPH

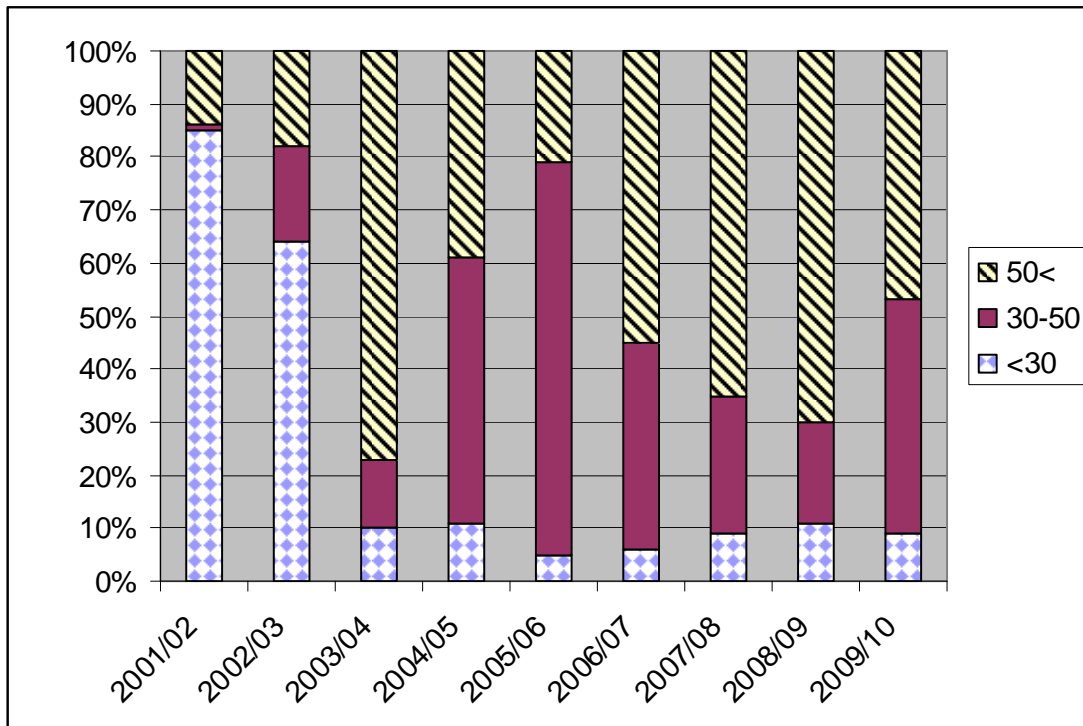


Figure 7: Average Densities on New Housing Developments in Epsom & Ewell

Analysis

8.2.31 Up until 2009-10 the % of developments completed at 50 dwellings per hectare or more was steadily increasing. This can be seen clearly in figure 7 above. In 2009-10 this figure went down. Despite this the number of developments with a density under 30 dwellings per hectare did not rise and remained at below 10%. The average density is still higher than in 2008-09 (62.8) due to the rise in developments at 30-50 dph. This may be due to a number of town centre high density schemes such as Capitol House, The Cedars and 7-7a Ashley Road. 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).

8.2.32 St Ebbas is a unique site situated within the Green Belt. The new development and conversions are based on the previous footprint of the buildings and the density is therefore uniquely low.

8.3 EMPLOYMENT PROVISION

**Core Output Indicator BD1 and Core Strategy Indicator:
Total amount of additional floorspace- by type**

**Core Output Indicator BD2
Total amount of employment floorspace on previously developed land**

Target

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

Policy

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

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

Performance

Table 13: Additional floorspace by type

		<i>B1a</i>	<i>B1b</i>	<i>B1c</i>	<i>B2</i>	<i>B8</i>	<i>Total</i>
<i>BD1</i>	<i>Gross</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
	<i>Net</i>	<i>-134m2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>- 134m2</i>

Table 14: Changes in floorspace

<i>Planning Reference</i>	<i>Address</i>	<i>Completion date</i>	<i>Floorspace Gained/ Lost</i>
05/00540	The Pines, 2 The Parade	28 July 2009	+46m ² B1
05/01422	7-7a Ashley Road, Epsom	15 July 2009	-180m ² B1 -145m ² A2 + 396m ² A3
08/00727	Wallace Fields County Infant School	8 June 2009	+ 182m ² D1
06/01016	51 high Street, Ewell	11 June 2009	+ 53m ² A1
07/01578	The Apiary, Kingston Road, Ewell	24 June 2009	+42.5m ² D1

Analysis

- 8.3.4 The decisions on the applications in table 14 above were made before the adoption of the Core Strategy and its policy CS11, and at the time, were in accordance with local and national policy. The commercial market has slowed down since the 1980s and 1990s in Epsom, and the Borough is currently experiencing very little interest from commercial developers. Financially, residential development has remained more viable in the recent past (although the viability of residential development is now under question), with vacancy rates of commercial property implying that there is not the demand for offices in particular. Epsom also has to compete with neighbouring commercial centres such as Sutton, Croydon, Redhill and Guildford.
- 8.3.5 Due to long and unsuccessful marketing periods of office space in the employment/ business areas over the last few years (namely Epsom Town Centre and Ewell Village), there have been an increasing number of enquiries and applications for the change of use or redevelopment of such premises to residential, and little interest in new development in these use classes.
- 8.3.6 Robust policy, based on a strong evidence base, will be required to deal with the ongoing pressures for the redevelopment of employment premises to residential. This is emphasised in policy CS11 of the adopted Core Strategy, and will be developed in more specific policies contained in the Development Management DPD. Plan E considers ways to encourage the revitalisation of Epsom Town Centre and contains a policy that resists the loss of employment floorspace further.
- 8.3.7 The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes.

Core Output Indicator BD3: Employment Land Available by type

Target

8.3.8 No target currently identified

Policy

8.3.9 Policy EMP3 of the Local Plan seeks to protect offices (B1) within the Business Areas (in and around Epsom Town Centre).

8.3.10 Policy EMP5 seeks to maintain light and general industrial uses (within Classes B1 and B2) and storage and distribution uses (Class B8) within the two defined Employment Areas in the Borough.

8.3.11 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. It seeks to adopt a cautious approach to losses of employment land throughout the Borough.

Performance

Table 15: Employment land available

		B1a	B1b	B1c	B2	B8	Mixed B uses	Total
BD3	Hectares	0.09	0	0	0	0	0	0.09

8.3.12 These sites are made up of developments that either have planning permission or are under construction, but not yet complete.

Analysis

8.3.13 The Council will seek to locate employment uses in the current sustainable business locations, such as Epsom Town Centre, Ewell Village and the two designated Employment Areas. The approach included in Policy CS11 will be developed further in the Delivery DPD where detailed policies for the redevelopment of employment sites within strategic employment areas and elsewhere will be set out, and sites where particular policies apply will be defined.

9 MEETING COMMUNITY NEEDS

9.1 DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

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

Target

- 9.1.1 All development to make good potential deficits

Policy

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

Performance

- 9.1.5 This is the second year that this indicator has been monitored. Appendix G 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 **£750,894.30**. This is an increase from last year (£596,274.80).
- 9.1.6 Appendix H shows all money received in Developer Contributions this reporting year. This totals **£1,176,757.84**. This is an increase from last year (£744,122.85).

Analysis

- 9.1.7 In the past, planning obligations have tended to be used to secure infrastructure improvements only from the larger development sites. Smaller developments, of which there are many in a compact and built up area such as Epsom and Ewell Borough, have been making no contributions to the provision of local infrastructure, services and facilities. The Council recognises that a series of smaller developments will make a cumulative impact on the need for services and facilities locally and therefore wishes to

ensure that all development now makes the necessary provision towards community facilities, services and infrastructure.

9.1.8 The recent Community Infrastructure Levy Regulations have a significant impact on the way in which the Council seeks contributions from new development towards infrastructure. The Council committed to a review of the Developer Contributions Supplementary Planning Document (SPD) two years after its initial adoption. A partial review of the SPD has now been conducted which will help ensure compliance with the CIL Regulations, provide clarity to the process and improve its implementation.

9.1.9 In the short to medium term it is intended that the SPD will continue to be the mechanism through which contributions are sought towards the Borough's infrastructure. To date no further clarification has been received from the Coalition Government as to their intentions for the Community Infrastructure Levy. The current position is that the Council may continue to use S106 (subject to relevant schemes being identified) until 2014 or until CIL is adopted (whichever is the sooner). In the meantime officers will continue to work on the production of the Infrastructure Delivery Plan, which will set out the Borough's planned infrastructure and infrastructure requirements to support new development in the future.

9.2 COMMUNITY, CULTURAL AND BUILT SPORTS FACILITIES

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

Target

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

Policy

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

Performance

- New teenage play facility installed in Chessington Road Recreation Ground
- Additional play equipment at Court Recreation Ground

Analysis

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

10 SUPPORTING EPSOM TOWN CENTRE AND LOCAL CENTRES

10.1 EPSOM TOWN CENTRE

Core Output Indicator BD4: Total amount of additional floorspace for 'town centre uses' (previously 4b)

Target

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

Convenience:

- 1,448 m2 by 2013
- 1,767 m2 by 2018 and
- 2,466 m2 by 2026

Comparison:

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

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

Policy

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

10.1.4 Plan E contains a series of objectives and area specific visions to address the identified issues and deliver the Core Strategy vision for the town centre. It contains policies, actions and management measures for delivering this.

Performance

Table 16: Town Centre

		A1	A2	A3	B1a	D1	D2	Total (m2)

<i>BD4 (i)</i>	<i>Gross</i>			396m2	46 m2			442m2
	<i>Net</i>		-145m2	396m2	-134m2			117m2

Table 17: Local Authority

		A1	A2	A3	B1a	D1	D2	Total (m2)
<i>BD4 (i)</i>	<i>Gross</i>	53m2		396m2	46m2	224.5m2		719.5m2
	<i>Net</i>	53m2	-145m2	396m2	-134m2	224.5m2		394.m2

Analysis

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

10.2 LOCAL CENTRES

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

Target

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

Policy

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

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

Performance

10.2.4 There has been a small extension to the retail unit at 51 High Street, Ewell (A1). Apart from this there has been no gain or loss of retail space in the local centres in this reporting year.

Analysis

- 10.2.5 A survey of the local centres in the borough has been carried out and is currently being written up. It covers all of the local centres in the Borough and any possible additions and changes that may be recommended.

11 MANAGING TRANSPORT AND TRAVEL

11.1 ACCESSIBILITY

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

Target

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

Policy

- 11.1.2 The Core Strategy policy CS12 requires developers to demonstrate that the service and community infrastructure necessary to serve the development is available. Developers will be required to make the necessary provisions or if they are unable to provide these facilities directly, the Council may require proportionate financial contributions towards its provision elsewhere.
- 11.1.3 Core Strategy Policy CS16 encourages improved and integrated transport networks and a shift in emphasis to non car modes of transport as a means of convenient access to services and facilities.

Performance

- 11.1.4 Due to the Borough's size and because of the compact nature of the urban area, 100% of all residential dwellings completed in the year 2009/10 are within 30 minutes public transport catchment of the facilities assessed. The facilities addressed are; Schools, hospitals, GP practices, libraries, large supermarkets.

Analysis

- 11.1.5 In the past we have used Surrey County Council's 'accessibility by public transport to town centres' model (used in the Local Transport Plan) to model travel times from key locations in the Borough. Surrey County Council has not updated this data since 2005/2006. Last year Surrey Transport Studies Team provided us with some slightly more up to date data. The public transport network data was supplied through the National Public Transport Data

Repository and is a snapshot of the public transport network for October 2007. It takes a long time for the data to be released after it is captured, hence the data analysis was done in late 2008. The analysis was for a Tuesday between 7am- 9am. The destinations were selected from a Surrey plus 5km buffer, however no destinations were included from the London Boroughs as the software used can not mix a London public transport network with Surrey's network as they are defined in a different format owing to the size of the London network.

Appendix A

Appendix A: Housing Completions 2009-10

Quarter 1 April – June 2009	Address	Units	Totals
07/00458	Horton Retail (Livingstone Park) (NHBC)	10Fx1B, 20Fx2B 6Fx2B, 3Fx1B (All affordable)	39
07/00619 (DEMOLITION)	Lindfields, Epsom Road, Ewell (NHBC)	5Fx2B	5
07/00432 (CONVERSION)	19 Marshalls Close, Epsom (conversion)	2Fx2B	2
06/00420 (CONVERSION)	15 High Street, Ewell (conversion)	2F x 2B, 1F x 1B	3
05/01422	7-7A Ashley Road, Epsom	9Fx2B	9
08/00197 (CONVERSION)	97 College Road, Epsom (conversion)	4Fx2B, 1Fx1B	5
07/00453 (DEMOLITION)	14 Longdown Lane, North Ewell (NHBC)	1Hx4B	1
	Total	GROSS	64
		NET	59
		PRIVATE	25
		AFFORDABLE	39

Quarter 2 July – September 2009	Address	Units	Totals
07/00453	14 Longdown Lane, North Ewell (NHBC)	1Hx4B	1
07/00151 (CONVERSION)	The Cedars, 14 Church Street, Epsom	3Fx 2B	3
06/01466	87 College Road, Epsom	1Hx3B	1
05/01422	7-7A Ashley Road, Epsom	1Fx2B, 4Fx1B	5
05/01434	1A Church Road, Epsom	2Fx 2B	2
07/00405 (DEMOLITION)	8 Percival Way & r/o Riverview Road, Ewell	2HX2B, 1HX3B	3
		GROSS	15
		NET	14
		PRIVATE	15
		AFFORDABLE	0

Quarter 3 October – December 2009	Address	Units	Totals
06/01146 (DEMOLITION)	9 Langton Avenue Ewell NHBC Oct 09	2Hx3B	2
02/01065	119 Longdown lane South, Epsom	1Fx2B	1
07/00151 (CONVERSION)	The Cedars, 14 Church Street, Epsom	2Fx 1B	2
07/00458	Horton Retail (Livingstone Park) (NHBC)	7Fx2b (all affordable)	7
05/01434	1A Church Road, Epsom	2Fx 2B	2
04/00929	Capitol House & 4 Church Street (NHBC)	1Fx2B, 9Fx2B	10
		GROSS	24
		NET	23
		PRIVATE	17
		AFFORDABLE	7

Quarter 4 January- March 2010	Address	Units	Totals
06/00260	10a Church Street, Ewell	1Hx 2B	1
04/00929	Capitol House & 4 Church Street	3Fx2B	3
06/00274	38 High Street, Ewell	1Fx1B	1
06/00831	Deodar Land btwn Parkside and Cedar Court, The Ridge, Epsom	1Hx 6B	1

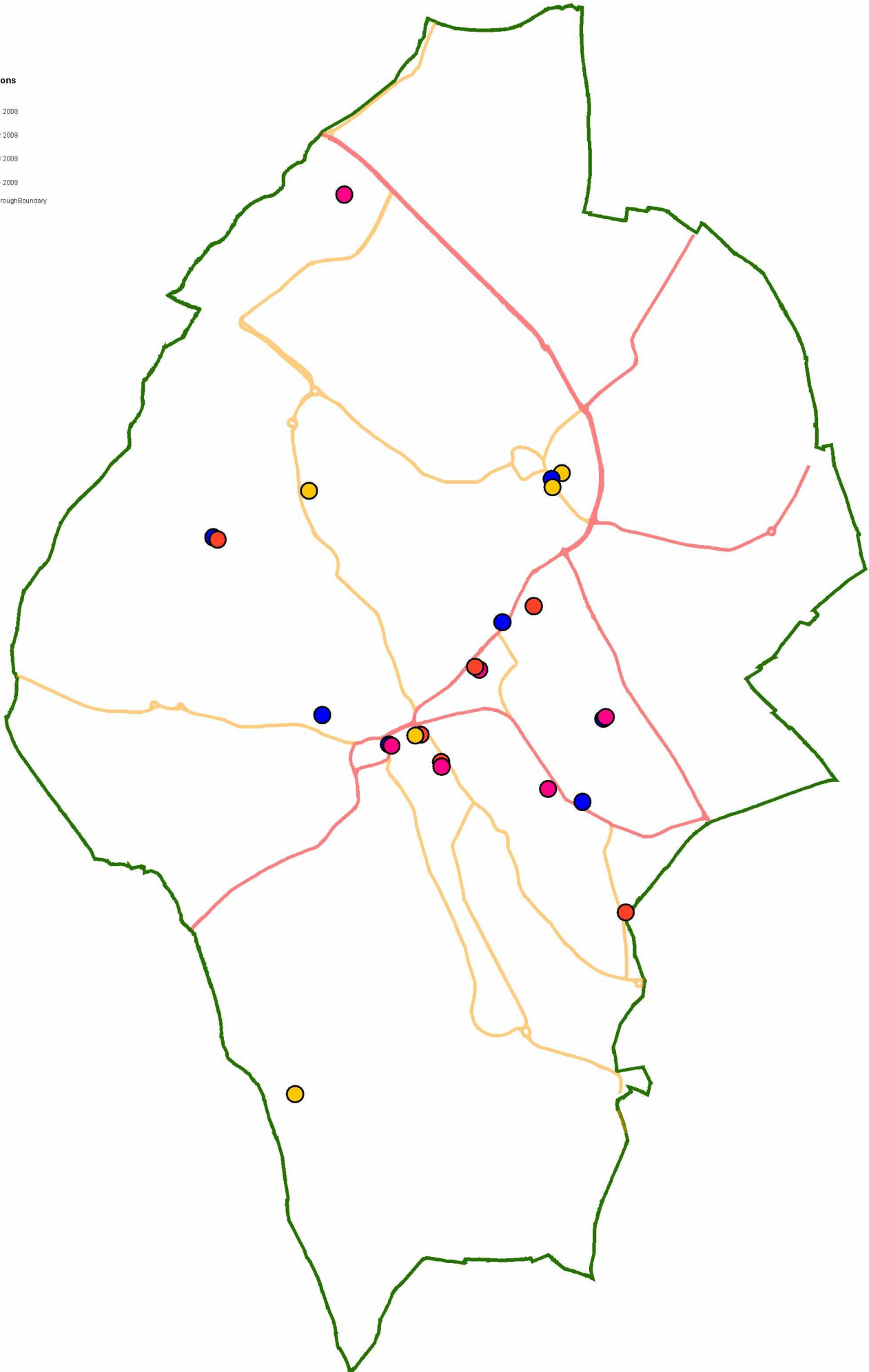
Appendix A: Housing Completions 2009-10

08/00576	St Ebbas Hospital, Hook Road, Epsom, Surrey (1Hx4B	1
		GROSS	7
		NET	7
		PRIVATE	7
		AFFORDABLE	0

2009-10		
	Gross	Net
Q1	64	59
Q2	15	14
Q3	24	23
Q4	7	7
	110	103

Housing Completions 2009/2010

- Legend**
- Completions**
- COMP**
- Q1 2009
 - Q2 2009
 - Q3 2009
 - Q4 2009
 - BoroughBoundary



Appendix B

Appendix C

Epsom & Ewell Borough Council Statement of Five Year Housing land Supply 2010

Introduction

The supply of housing in Epsom & Ewell is monitored throughout the year. Returns are made to CLG on a quarterly basis and formally reported in our Annual Monitoring Report on an annual basis. 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 2010- March 2015 and demonstrates that there is sufficient provision to meet requirements for the next 5-year period

The Planning Policy Context

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

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

To be considered deliverable, sites should:

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

Sites included in the 5 year supply

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

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

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

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

The housing requirement 2010-2015

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

a) The housing requirement for the Borough 2010-26

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

Table 1

		Dwellings	Average Dwellings Per Annum
a)	Housing requirement 2006-2026	3,620	181

b) Net addition to stock 2006-2010

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2010 has been 913 dwellings. This represents over 25% of the Borough's 20 year supply in just four years.

Table 2

b)	Net additions to stock 2006-2010	Dwellings	Average dwellings per annum
	2006/07	308	
	2007/08	281	
	2008/09	221	
	2009/10	103	
	TOTAL	913	228

c) Residual requirement for 2010-26

The housing requirement for the remaining years of the plan period (2010-26) 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.

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

$$3620-913= 2707/16= 169.2$$

d) Requirement for five years 2010-15

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2010-2015 is **846** dwellings

Table 3

5 year housing requirements (based on the Core Strategy)		Dwellings	Average Dwellings Per Annum
a)	Housing requirement 2006-2026	3,620	181
b)	Net additions to stock 2006-2010	913	228
c)	Residual requirement for 2010-2026 (a-b) (residual annual average = 2,707 / 16 years)	2707	169.2
d)	Requirement for 5 years 2010-2015	846	(169.2 x 5)

Calculating the five year supply

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

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

The following approach has therefore been taken:

- a) Identify sites allocated for development in the Epsom & Ewell Borough Wide Local Plan (2000)
- b) Identify sites allocated for development in Plan E (an Area Action Plan for Epsom Town Centre 2010 (currently at examination))
- c) Individually identify all large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission or under construction (or permitted subject to a S106 agreement).
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 1/11/10).
- e) Identify the total capacity of all small and medium sites with planning permission or under construction that are not identified in the SHLAA (1/11/10)

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

Table 4

Component	i. Dwellings on sites under construction	ii. Dwellings on sites not started	iii. No of units that are not considered to be deliverable in the next 5 years	Total
a) Allocated sites in Local Plan	321	443	106	658
b) Allocated sites in Plan E	124	563	413	274
c) Identified Large sites of 10 or more dwellings net on sites of 0.4ha and above with planning permission	175	28	0	203
d) Small and Medium sites under construction or with planning permission (SHLAA)	33	140	0	173
e) Small and Medium sites under construction or with planning permission (NON SHLAA)	62	167	0	229
Total	715	1) 1341 2) 1034	519	(i+ii-iii) 1)1537 2) 1230

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 2010- 2015 (including outstanding planning permissions)	
Deliverable Supply	1537
Requirement	846
Surplus/ Deficit	691

Percentage supply over requirement	82%
------------------------------------	------------

Table 6

2) Comparison of 5 year supply and requirement 2010- 2015 (excluding outstanding planning permissions)	
Deliverable Supply	1230
Requirement	846
Surplus/ Deficit	384
Percentage supply over requirement	45%

Conclusion

Tables 5 and 6 show that the five year requirement (residual) of 846 based on the Core Strategy can be met and will be greatly exceeded. These tables also show that there is a housing over supply of 45-82%. However this is not a concern, as the 20 year housing trajectory (updated alongside the Annual Monitoring Report) shows that over the next 11 years 2015- 2026 this will balance out.

Appendix D

Appendix D Affordable Housing Five year trajectory (gross)

	2006/2007 (actual figures)	2007/2008 (actual figures)	2008/2009 (actual figures)	2009/2010 (actual figures)	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2006/2014 Totals
Overall housing Target	181	181	181	181	181	181	181	181	181	1629
Projected overall Housing delivery	315	300	229	110	337	275	245	390	249	2455
Projected open market delivery	219	222	188	64	256	195	160	265	167	1733
Cumulative figure	219	441	629	693	923	1118	1301	1566	1733	
Projected affordable housing delivery	96	78	41	46	81	88	85	125	82	722
Cumulative figure	96	174	215	261	342	430	515	640	722	
% affordable	31%	26%	18%	42%	24%	32%	35%	32%	33%	
Affordable housing target figure	64	64	64	64	64	64	64	64	64	576
Cumulative target figure	64	128	192	256	320	384	448	512	576	

Appendix D: Affordable housing five year trajectory 2

	2010-11	2011-12	2012-13	2013-14	2014-15	Total affordable	Open Market	Total
St Ebbas	40	40	20			100	222	322
West Park			12	48	48	108	188	296
West Park phase 2					16	16	25	41
Mead & Auriol schools	6					6	24	30
Hollymoor Lane			10	18		28	0	28
Rosebery School	14	14				28	44	72
8-12 Dorking Road	5					5	36	41
Depot Road Upper High Street				17	18	35	55	90
Epsom Station		18	18	18		54	70	124
Magistrates Court site			12	12		24	36	60
SHLAA sites under construction	16					16	17	33
SHLAA sites with planning permission		16	2	10		28	112	140
Small & medium sites under construction						0	62	62
Small & medium sites with planning permission			11	2		13	161	174
Totals	81	88	85	125	82	461	1052	1513
Target	64	64	64	64	64	320		

Appendix E

Appendix E: List of outstanding permissions and sites under construction in the Borough (November 2010)

Outstanding Planning permissions in the Borough

Application No	Address	Ward	Net Change
07/00638	Epsom College, College Road	College	1
07/00351	32 Downs Road, Epsom	College	1
07/00393 (05/00666 amended)	43 Albert Road, Epsom	College	2
07/00815	261 Hook Road, Epsom	Court	1
05/00147	adj 67 Salisbury Road, Worcester Park	Cuddington	1
07/00699	Wychwood, Epsom Road, Ewell	Ewell	3
05/00152	St Clements Cottage, Fairfield Close, Ewell	Ewell Court	1
07/01286	11-13 Upper High Street, Epsom	Town	4
07/01276	St Magnus, The Ridge, Epsom	Woodcote	0
07/01215	81 Grosvenor Road, Epsom	Woodcote	1
07/00606	265 Hook Road, Epsom	Court	2
ESTIMATED DELIVERY		2011-12	17

Application No	Address	Ward	Net Change
06/01216	Danehurst Court 29-33 Alexandra Road, Epsom	College	4
06/01171	11 Alexandra Road, Epsom	College	3
06/01082	r/o Epsom Cemetary Lodge, Ashley Road	College	1
06/01190	13 The Avenue, Worcester Park	Cuddington	5
06/01067	r/o 153-155 Ardrossan Gardens, Worcester Park	Cuddington	2
06/01031	123 Salisbury Road, Worcester Park	Cuddington	0
06/00871	r/o 1-3 Edenfield Gardens, Worcester Park	Cuddington	2
06/00902	7 West Street, Ewell	Ewell	1
06/01016	51 High Street, Ewell	Ewell	0
08/00878	317 Kingston Road, Ewell	Ewell Court	1
08/01280	18 Aragon Avenue, Ewell	Nonsuch	1
08/00248	1A Chase Road, Epsom	Town	1
08/00852	48A Stoneleigh Broadway, Stoneleigh	Stoneleigh	1
08/00733	Land rear of 72 Stoneleigh Broadway, Stoneleigh	Stoneleigh	1
08/00252	291 London Road, Ewell	Stoneleigh	1
07/01649	147 Hook Road, Epsom	Town	1
08/00594	25A Upper High Street, Epsom	Town	0
07/01403	Barclays bank, 82-84 High Street, Epsom	Town	4
06/01093	108A Chessington Road, West Ewell	West Ewell	1
06/00643	92 Chessington Road	West Ewell	4
07/00282	Berridale, 15 College Road, Epsom,	College	11
08/00884	St Magnus, The Ridge, Epsom	Woodcote	1
ESTIMATED DELIVERY		2012-13	46

Appendix E: List of outstanding permissions and sites under construction in
the Borough (November 2010)

Application no	Address	Ward	Net Change
09/00850	The Bungalow, Pitt Road, Epsom	College	2
09/00956	9-15 & 17-25 Manor Green Road, Epsom	Court	2
06/01554	Scout Hall, Cuncliffe Road	Cuddington	4
08/00952	34 High St, Ewell	Ewell	2
08/00949	34 High St, Ewell	Ewell	1
08/00873	Tall Pines And The Corner House, Epsom Road	Ewell	10
08/00946	11A Castle Parade, Ewell-By-Pass, Ewell	Ewell	1
07/01182	63 West Street, Ewell	Ewell	1
08/01391	5A Castle Parade, Ewell By Pass	Ewell	1
08/01383	71 Cox Lane, West Ewell	Ruxley	1
09/00877	97 The Crescent, Epsom	Stamford	1
09/00285	West Hill Court, Court lane, Epsom	Stamford	6
08/01353	Garages adj 1 Burnet Grove, Epsom	Stamford	1
09/00597	Land rear of 23 Stoneleigh Broadway	Stoneleigh	5
07/00829	289 London Road, Ewell	Stoneleigh	1
07/00010	71A Stoneleigh Broadway, Stoneleigh	Stoneleigh	1
07/00163	Ormonde House, 2 High St, Epsom	Town	4
06/01472	25 High Street, Epsom	Town	5
06/01346	2nd floor 82-84 High Street, Epsom	Town	1
06/01291	28 South Street, Epsom	Town	3
09/00457	70 Worple Road, Epsom,	Woodcote	1
09/00070	1-5 Woodcote House court	Woodcote	4
08/01249	80 Grosvenor Road	Woodcote	1
04/01393	adj Northey Lodge, Woodcote End, Epsom	Woodcote	3
08/01278	60 Worple Road, Epsom	Woodcote	2
ESTIMATED DELIVERY		2013-14	64

Application no	Address	Ward	Net Change
08/00944	Land adj 33 Danetree Road, West Ewell	West Ewell	1
09/00290	25 Alexandra Road, Epsom	College	13
08/01230	24 Lintons Lane, Epsom	Town	1
09/01039	11 Warren Hill, Epsom	Woodcote	1
09/00988	Plots at 9 and 11 Pine Hill	Woodcote	2
10/00277	10 The Parade, Epsom	Town	1
10/00561	Sands House St Ebbas Hospital, Hook Road, Epsom	Court	1
10/00090	153 London Road, Ewell	Stoneleigh	1
10/00366	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	2
10/00351	Aberfoyle, Epsom Road, Ewell	Ewell	1
10/00200	32 Downs Road, Epsom	College	1
10/00073	1 Cuddington Glade, Epsom	Stamford	13
10/00027	7 Worlds End, Woodcote End, Epsom	Woodcote	1
10/00026	3 Worlds End, Woodcote End, Epsom	Woodcote	1
ESTIMATED DELIVERY		2014-15	40

Appendix E: List of outstanding permissions and sites under construction in the Borough (November 2010)

SHLAA sites with planning permission

Application no	Address	Ward	Net Change
07/00410	383 Kingston Road, Ewell	Ewell Court	3
05/00159	r/o Lynwood, 4C Lynwood Avenue, Epsom	College	1
06/00426	Former garage block, Teddington Close, Epsom	Court	16
07/00994	57 Salisbury Road, Worcester Park,	Cuddington	12
	ESTIMATED DELIVERY	2011-12	32
08/00814	37 and 37A Cheam Road, Ewell	Nonsuch	10
08/00500	426 Chessington Road, West Ewell	Ruxley	1
08/00241	468 Chessington Road, West Ewell	Ruxley	0
08/00196	74 Upper High Street, Epsom	Town	1
07/01141	Epsom Post Office, 74 High Street, Epsom	Town	4
08/00956	Orchard House & part of curtilage of Ridge Ct, The Ridge	Woodcote	2
08/00871	16 Whitmores Close, Epsom	Woodcote	2
	ESTIMATED DELIVERY	2012-13	20
08/01138	Cheam Motors, 4-8 Cheam Road, Ewell	Ewell	28
07/00104	Etwelle House, Station Approach, Ewell	Nonsuch	12
09/00340	The Plough public house, Plough Road, West Ewell	West Ewell	8
	ESTIMATED DELIVERY	2013-14	48
09/01208	462-468 Chessington Road, West ewell	Ruxley	2
09/00915	Land at St Francis Church, 65 Ruxley lane	Ewell Court	24
09/00055	25 Alexandra Road, Epsom	College	14
	ESTIMATED DELIVERY	2014-15	40

Appendix E: List of outstanding permissions and sites under construction in the Borough (November 2010)

Housing sites under construction in the Borough

(NB: There is often a time delay between a site appearing to be complete, and a completion certificate being issued. The list below is based on sites where a completion certificate has not been issued, and where the housing figures have not yet been counted towards our housing target.)

Application No	Address	Ward	Net Change
08/00841 (NHBC)	R/O 51-53 Ravensfield Gardens, Ewell	Auriol	1
09/00972	Dame Annis Barn, 16 Burgh Heath Road, Epsom	College	3
09/00984	113 Longdown Lane South	College	1
08/00016	Berrow End, Downs Avenue, Epsom	College	1
08/00935	43 Alexandra Road, Epsom	College	1
06/00361	17 St Martins Avenue	College	1
05/00666	adj to 43 Albert Road, Epsom	College	2
04/01461	42 Mill Road, Epsom	College	1
07/01553	72-74 Temple Road, Epsom	Court	0
05/00631	9-15 Manor Green Road, Epsom	Court	8
07/01040	The Lodge, Old Malden Lane, Worcester Park	Cuddington	0
07/00352	69 Salisbury Road, Worcester Park	Cuddington	1
05/00772	43 The Avenue, Worcester Park	Cuddington	0
06/00083	153-155 Ardrosson Gardens, Worcester Park	Cuddington	1
06/00972	Land at The Lodge, West Street, Ewell	Ewell	1
08/01407	24A High Street, Ewell	Ewell	1
06/01056	1-2 Market Parade, High Street, Ewell (COU)	Ewell	2
07/00861	56 Meadow Walk, Ewell	Ewell	1
07/01372	Land Rear of 114 Kingston Road, Ewell	Ewell	1
04/00525	21-23 Kingston Road, Ewell	Ewell	2
09/00805	15 Riverview Road, Ewell	Ewell Court	1
05/01400 (see 07/00624)	53 Ashley Road, Epsom	Woodcote	2
07/00600	Little Springfield, Springfield road, Ewell	Nonsuch	3
06/01318	3 Ruxley Close, West Ewell	Ruxley	2
07/00605	40 Manor Green Road, Epsom	Stamford	1
07/01125	Keston, 60 Kendor Avenue, Epsom	Stamford	1
05/00851	22 Hook Road, Epsom	Town	3
04/01212	The Old Bank PH, 41-53 High Street, Epsom	Town	2
04/00535	19 Rosebank, Epsom	Town	1
06/00868	r/o 25 Temple Road, Epsom	Town	1
07/00094-07/00209	22 Worple Road, Epsom (Eco House)	Town	1
06/00615	6-8 East Street, Epsom	Town	5
10/00477	78 Upper High Street, Epsom	Town	1
08/00429	50 Gadesden Road, West Ewell	West Ewell	1
09/00512	91 Northcroft Road	West Ewell	1
06/00343 (Outline - 05/00463)	332 Chessington Road, West Ewell	West Ewell	1

Appendix E: List of outstanding permissions and sites under construction in the Borough (November 2010)

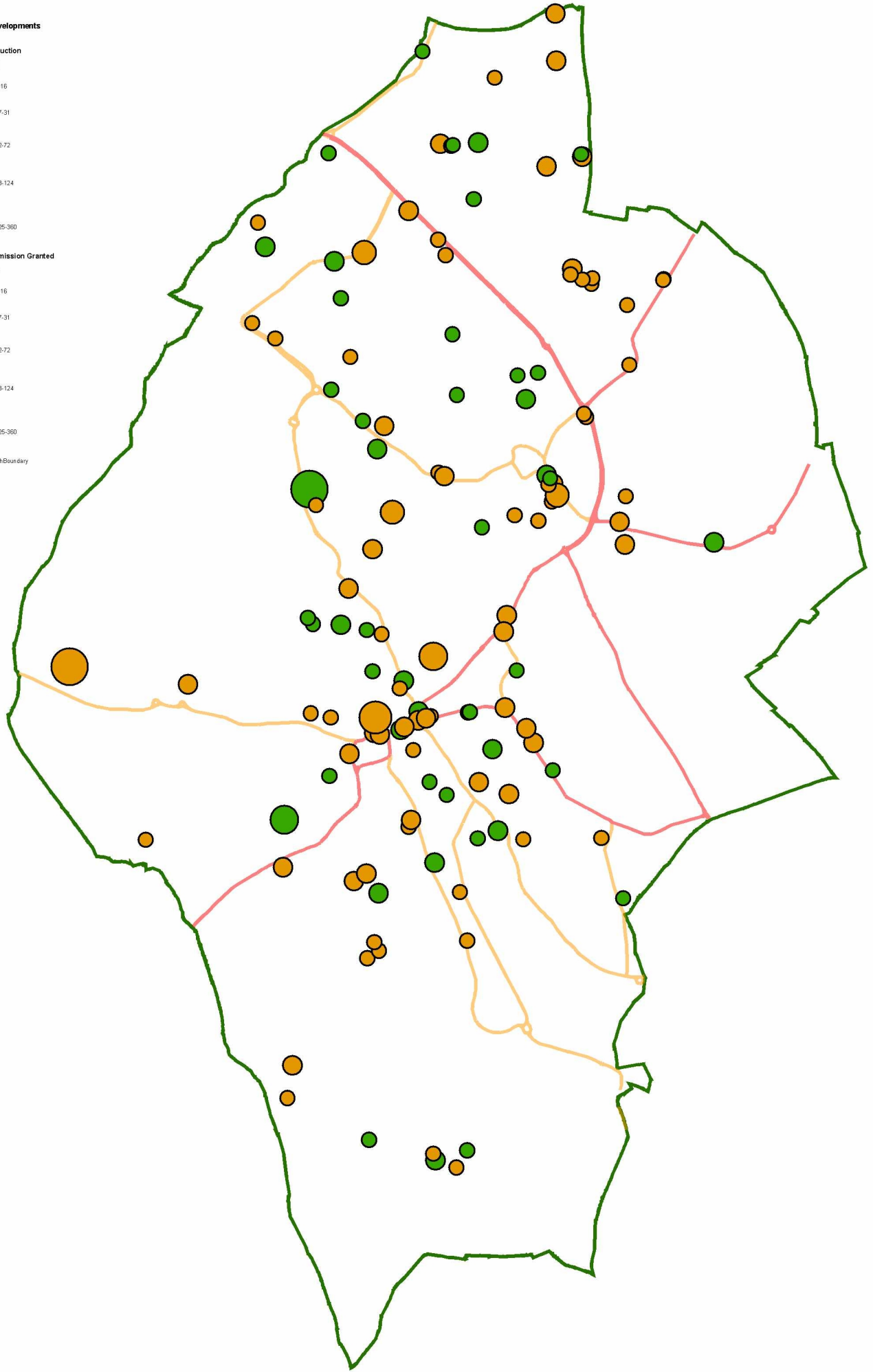
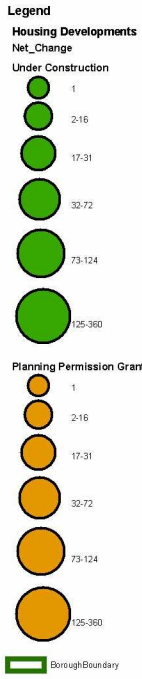
05/00131	268 Chessington Road, West Ewell	West Ewell	1
09/00985	Land adj to Northey Lodge, Woodcote End, Epsom	Woodcote	2
09/01056	56 Grosvenor Road, Epsom	Woodcote	2
06/01008	89 Rosebery Road, Epsom	Woodcote	1
		TOTAL	62
	ESTIMATED DELIVERY	2010-11	31
		2011-12	31

SHLAA sites under construction

Application No	Address	Ward	Net Change
06/01551	Methodist Church, Ruxley Lane, West Ewell	Ruxley	16
	ESTIMATED DELIVERY	2010-11	16
05/01331	Land rear of 10 Grosvenor Road, Epsom	Woodcote	1
07/00717	Land at Richards Field, West Ewell	West Ewell	6
07/00051	68-72 Salisbury Road, Worcester Park	Cuddington	10
	ESTIMATED DELIVERY	2011-12	17

Appendix F

Housing Developments 2009/2010



Appendix G

**Developer
Contributions
agreed 2009-10**

Address	Date agreed	Education	Transport	Libraries	Health care	Childrens Playspace	Parks & gardens	Amenity Green Space	Outdoor Sports facilities	Environmental Improvements	Community Facilities	Recycling	Public Open Space	Affordable housing	Recreation	Monitoring	Total (£)
2 Moormead Drive 08/00918	02/04/2009	3535.69	1746.23	120.52	167.68	45.85	75.98	144.1	1198.65	655	170.3	60				396	8316
80 Grosvenor Road 08/01249/FUL	09/04/2009	6774.49	3345.83	320.92	321.28	87.85	145.58	276.1	2296.65	1255	326.3	60				756	15966
11 Warren Hill 09/01039/REN	30/04/2009	7719.14	3812.38	263.12		100.1	165.88	314.6	2616.9	1430		60				824.1	17306.22
Auriol & The Mead School 08/01291	30/04/2009		20000														20000
Land R/O 1-3 Gibraltar Crescent 08/00653/FUL	11/05/2009	20323.47	10037.49	692.76	963.84	236.55	436.74	828.3	6889.95	3765	978.9	180				2268	47601
24 Lintons Lane 08/01230/COU	20/05/2009	0	0	89.94					1167.97	137	139.62	29.32				78.19	1642.04
land adj to 33 Danetree Road	20/05/2009	6774.49	3345.83	230.92	321.28	87.85	145.58	276.1	2296.65	1255	326.3	60				756	15876
Linden House 09/00124/FUL	06/06/2009		22661	1104	1536		290	550	1968	8500	1560	720				1944.45	40833.45
Wilberforce Court 08/01403	12/06/2009		56185.95	3877.8	5398.2		2444.7	4636.5	38567.25	21075	5479.5	720				6919.1	145304
1-5 Woodcote House Court 09/00070/ful	15/06/2009	27610.77	13636.59	941.16	1309.4	358.05	593.34	1125.3	9360.45	5115	1329.9	480		114419.2		3093	179372.2
Sainsburys 09/00009/FUL	24/06/2009		30000													1449.56	31449.56
71 Cox Lane 08/01383/OUT	08/07/2009	4750.12	2346	161.92	225.28	61.6	102.28	193.6	1610.4	880	228.8				60	531	11151
15 Riverview Road 09/00245/FUL	23/07/2009	2261.6	2346.08	387.2		61.6	102.08	193.6	1610.4	880	228.8	60				406.57	8537.93
60 Worple Road 08/01278/ful	30/07/2009	5856.83	2892.61	199.64	277.76	75.95	125.86	238.7	1985.55	1085	282.1	180				660	13860
2-2a East Street 09/00117/FUL	07/08/2009	6007.41		204.46	284.61					270.66	289.37	223.7	2205.14			441.65	9927
72-74 Temple Road 07/01553/FUL	12/08/2009												6498				6498
70 Worple road 09/00457/FUL	17/09/2009	6774.49	3345.85	230.92	321.28	87.85	145.58	276.1	2296.65	1255	326.3	60				756	15876.02
West Hill Court Lan adj 91	23/09/2009	0	18115.47	1250.28	1739.5		788.22	1494.9	3108.71	6795	1766.7	540				1779.94	37378.74
Northcroft Road 09/00512/ful	30/12/2009	6774.49	3345.83	230.92		87.85	145.58	276.1	2296.85	1255		60				723.63	15196.25
97 The Crescent 09/00877/FUL	15/01/2010	1781.34	879.78	60.72	84.48	23.1	38.28	72.6	603.9	330	85.8	120				204	4284
Land adj 87-89 Amis avenue 09/00937/FUL	01/02/2010	19000.96	9384.32	647.68		246.4	408.32	774.4	6441.6	3520		240				2033.18	42696.86
Epsom Station 13 Pine Hill	02/02/2010 09/02/2010	7719.14	3812.38	263.12		100.1	165.88	314.6	2616.9	1430		60				824.1	17306.22

9-11 Pine Hill 09/00988/REN	16/02/2010	15438.28		526.24		200.2	331.76		5233.8	2860		120				1648.21	26358.49
15-17 Manor Green Road	18/02/2010	2121.41	3492.46	241.04		27.21	151.96	288.2	2397.3	1310		120				507.49	10657.3
25 High Street, Epsom 06/01472	15/03/2010												7500				7500
TOTAL (£)		151224.12	214732.08	12045.28	12951	1888.11	6803.6	12273.8	96564.53	65057.66	13518.69	4153.02	16203.14	114419.2	60	29000.17	750894.28

Appendix H

APPENDIX H

EEBC/SCC/PCT S106 Income 2009/10

S106 base	Code	Description	Actual
114	61534	S106 128 Meadow Walk	10,848.68
135	61547	S106 2 Moormead Drive, Epsom	8,316.00
131	61536	S106 24 Lintons Lane	1,642.00
149	61546	S106 25 High Street, Epsom	7,500.00
32	61541	S106 7-9 Windmill Lane (Lammtarra PI)	3,600.00
41	61540	S106 7-9 Windmill Lane (Lammtarra Place)	8,000.00
90	61532	S106 97 College Road, Epsom	5,169.00
15	61504	S106 Capital House Church Street	815,551.00
129	61533	S106 Land at Auriol & The Mead School	20,000.00
115	61530	S106 Plan Contrib 11 Alexandra Road	6,000.00
118	61529	S106 Plan Contrib 19 Green Lanes	1,500.00
124	61528	S106 Plan contrib 53 Horton Hill	1,465.00
61	61542	S106 Rosebery School, White Horse Drive,	109,924.00
134	61535	S106 Sainsburys Kiln Lane	30,441.16
31	61519	S106 White Hse, Cot & 7 Downs Hill Rd	1,500.00
132	61537	S106 Wilberforce Court	145,301.00
			1,176,757.84