

**Epsom and Ewell  
Borough Council  
Local Development  
Framework**

**Annual Monitoring  
Report**

**2008-2009**



# Contents

<b>Section 1</b>	
Introduction	5
<b>Section 2</b>	
Progress and implementation of the Local Development Framework	6
Table 1: Progress on the preparation of Epsom 7 Ewell BC's LDF against the LDF programme	7
Table 2: other documents informing the LDF	9
Performance/ Analysis	11
<b>Section 3</b>	
Performance of existing adopted policies	12
<b>Section 4</b>	
The Context	13
<b>Section 5</b>	
Indicators	16
<b>Section 6</b>	
<b>CONSERVING AND ENHANCING OPEN SPACE AND LANDSCAPE CHARACTER</b>	
6.1 Green Belt	17
Core Strategy Indicator: Number and type of planning permissions granted in the Green Belt	17
6.2 Biodiversity and Designated Nature Conservation Areas	18
Core Strategy indicator: SSSIs- % in favourable condition or improving	18
Table 3: Condition of SSSI sites	18
Core Output Indicator E2 & Core Strategy Indicator: Number and areas of SNCI 2&3 and Ancient Woodlands	19
Core Strategy Indicator: Number of new developments providing mitigation for loss of biodiversity/ or and incorporating features to improve existing biodiversity	20
6.3 Open Space and Green Infrastructure	21
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.	21
<b>Section 7</b>	
<b>CONSERVING AND ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT</b>	
7.1 The Built Environment	22
Core Strategy Indicator:% of Conservation Areas where appraisals and management plans have been completed	22
Core Strategy Indicator: Number of listed buildings within the Borough on the national 'Buildings at Risk' register	22
Core Output Indicator H6: Housing Quality- Building for Life Assessments	23
7.2 Sustainability in new developments	24
Core Output Indicator E1 and Core Strategy Indicator: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	24
Core Output Indicator E3: Renewable Energy Generation	25
<b>Section 8</b>	
<b>PROVIDING FOR HOUSING AND EMPLOYMENT DEVELOPMENT</b>	
8.1 Housing provision	26
Core Output Indicator H1: Plan period and housing targets	26
Table 4: Plan Period and Housing Targets	26

Core Output Indicator H2a: Net additional dwellings in previous years.	
Core Output Indicators H2b: Net additional dwellings for the reporting year (NI154)	27
Table 5: Net additional dwellings	28
Core Output Indicator H2c: Net additional dwellings in future years (housing trajectory)	
Core Output Indicator H2d: Managed delivery target (housing trajectory) (NI 159)	29
Figure 1: Projected Housing Completions	30
Figure 2: Housing Trajectory	31
Table 6: Housing Trajectory	An insert at 31
Core Strategy Indicator and Core Output Indicator H3: New and converted dwellings on previously developed land (previously 2b)	32
Table 7: New and converted dwellings on previously developed land	32
8.2 Affordable housing and meeting housing needs	33
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	33
Table 8: Gross number of affordable housing completions by type	33
Table 9: Gross number of housing completions by type in the last five years	34
Figure 3: Number of housing completions by type	34
Table 10: Affordable housing five year trajectory	35
Table 11: Affordable housing sites included in the trajectory	35
Local Output Indicator: Average property price compared against average earnings	36
Table 12: Average house prices in Epsom and Ewell 2002-09	36
Figure 4: Average residential property price within Epsom and Ewell	37
Table 13: Average house prices 2002-2009	37
Figure 5: Average house prices	38
Table 14: Average male full-time earnings (workplace based)	38
Table 15: Average entry level (flat/maisonette) prices March 2009	38
Table 16: Multiple of male full-time earnings (workplace based) compared to flat/ maisonette price	39
Core Strategy & Core Output Indicator H4: Net additional pitches (Gypsy and Traveller)	40
8.3 Housing density	41
Previously Core Output Indicator 2c: Percentage of new dwellings completed at: Less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare; and Above 50 dwellings per hectare	41
Table 17: Density of completions 2008/09	41
Figure 6: Density of new housing development in Epsom and Ewell	42
Table 18: Density of new development in Epsom and Ewell	42
8.4 Employment Provision	43
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	43
Table 19: Additional floorspace by type	43
Table 20: Changes in floorspace	43
Core Output Indicator BD3: Employment land available by type	44
Table 21: Employment land available	45

<b>Section 9</b>	
<b>MEETING COMMUNITY NEEDS</b>	
9.1 Developer Contributions and Community Infrastructure	46
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.	46
9.2 Community, cultural and built sports facilities	47
Core Strategy Indicator: Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough	47
<b>Section 10</b>	
<b>SUPPORTING EPSOM TOWN CENTRE AND LOCAL CENTRES</b>	
10.1 Epsom town centre	48
Core Output Indicator BD4: Total amount of additional floorspace for 'town centre uses' (previously 4b)	48
Table 22: Town Centre	48
Table 23: Local Authority	48
10.2 Local Centres	49
Core Strategy Indicator: Amount of retail space gained/ lost in the local centres	49
<b>Section 11</b>	
<b>MANAGING TRANSPORT AND TRAVEL</b>	
11.1 Accessibility	50
Core Strategy Indicator: % of major residential developments located within 30 minutes public transport time of health education retail and employment facilities.	50
Appendix A Housing completions 2008-09	52
Appendix B Current outstanding planning permissions	54
Appendix C Money committed through Developer Contributions 08-09	62
Appendix D Money received through Developer Contributions 08-09	74

## Section 1: Introduction

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- 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 fifth AMR that has been produced under the Act, monitoring the period **April 2008 to 31 March 2009**. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on an added importance in providing a check on whether those aims are being achieved.
- 1.3 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 tasks<sup>1</sup> 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 The first LDD, the Core Strategy was found 'sound' in May 2007 and adopted by the Council in July 2007. This AMR will report on all relevant Core Strategy policies and targets, 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.
- 1.5 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 and the AMR will continue to report, where possible, on the most recently published set.
- 1.6 Epsom & Ewell Borough Council will fulfil its commitment to monitor and review its adopted policies. This will ensure that the LDF remains the most appropriate and locally acceptable response to current issues of environmental, social and economic importance.

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<sup>1</sup> **Source** PPS 12 and Local Development Framework Monitoring: A Good Practice Guide

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

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- 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 Government Office of the South East (GOSE) in June 2007. For the monitoring year (1 April 2007 to 31 March 2008), all of the milestones identified in this LDS have been achieved<sup>2</sup> and there have been no Local Development Orders adopted under section 61A of the Town and Country Planning Act 1990.
- 2.3 Table 1 below sets out the progress on the preparation of Epsom and Ewell Borough Council's Local Development Framework and the position at the end of this reporting year.

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<sup>2</sup> In August 2008, the Council submitted a further revised LDS to the GOSE, which reflects the recent changes to the Town & Country Planning Regulations. This has not yet been formally approved by GOSE.

<b>Table 1: Progress on the preparation of Epsom and Ewell BC's LDF against the LDF programme</b>				
<b>Title of Document</b>	<b>Subject of Document</b>	<b>Stages in Preparation completed</b>	<b>LDS Targets Met? 2007 / 08</b>	<b>Notes or Future Stages to be completed</b>
<b>Local Development Scheme</b>	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> <li>✓ Preparation of revised LDS: August 2008</li> <li>✓ Submission to Secretary of State August 2008</li> <li>✓ Awaiting GOSE approval</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• The LDS was revised and submitted to GOSE in August 2008. Formal approval has not yet been received.</li> </ul>
<b>Statement of Community Involvement</b>	Standards and approach to involving stakeholders and the community in production of all Local Development Documents and planning applications	<ul style="list-style-type: none"> <li>✓ Submission to Secretary of State: June 2005</li> <li>✓ Public examination: November 2005</li> <li>✓ Inspectors binding report: February 2006</li> <li>✓ Adopted by Council: April 2006</li> </ul>	None	Complete
<b>Core Strategy</b>	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> <li>✓ Issues and Options Consultation: June/July 2005</li> <li>✓ Preferred Options Consultation: January/February 2006</li> <li>✓ Submission to Secretary of State following Committee approval in June 2006</li> <li>✓ Public hearing held January 2007</li> <li>✓ Examination of Core Strategy September 2006 to February 2007</li> <li>✓ Inspectors binding report issued May 2007</li> <li>✓ Adoption by the Council July 24<sup>th</sup> 2007</li> </ul>	None	Complete



<b>Site Allocations and Development Control Policies DPD (renamed 'The Delivery DPD')</b>	Identifies sites proposed for development and sets out policies relating to the site and its development. Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> <li>✓ Issues and Options Consultation on Site Allocations: June/July 2006</li> <li>✓ LDS revised 2007 to reflect new timetable and to allow preparation of amalgamated DPD.</li> <li>✓ Issues and Options Consultation for amalgamated document: Feb/April 2008</li> <li>✓ Further evidence base work towards preparation of Options Paper</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• Option paper May / August 2009 has been delayed by approximately 6 months</li> <li>• Submission to Secretary of State November / December 2010 remains the target</li> </ul>
<b>Proposals Map</b>	An OS map illustrated to reflect the development plan documents policies	<ul style="list-style-type: none"> <li>✓ None</li> </ul>		<ul style="list-style-type: none"> <li>• Revised in conjunction with Site Allocations DPD.</li> </ul>
<b>Epsom Town Centre Area Action Plan</b>	Sets out detailed policies and site proposals aimed at strengthening the vitality and viability of Epsom Town Centre	<ul style="list-style-type: none"> <li>✓ Stakeholder and LSP Engagement</li> <li>✓ Further evidence base work (retail study)</li> <li>✓ Issues paper consultation September 2008</li> </ul>	No	<ul style="list-style-type: none"> <li>• 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)</li> <li>• Submission to Secretary of State: March/ April 2010</li> </ul>
<b>Annual Monitoring Report</b>	Annual review of policies and LDF preparation progress	<ul style="list-style-type: none"> <li>✓ AMR for 2007 / 2008 submitted: December 2008</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• To be submitted on or before 31 December each year reporting on the previous full financial year</li> </ul>
<b>Developer Contributions SPD (Part 1 Affordable Housing)</b>	Supplementary planning document containing guidance on affordable housing provision expected from developments	<ul style="list-style-type: none"> <li>✓ Stakeholder engagement (began in March 07)</li> <li>✓ Consultation on Draft SPD: Feb-March 2008</li> <li>✓ Adoption June 2008</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• Commitment to review in 2010</li> </ul>
<b>Developer Contributions SPD</b>	Supplementary Planning Document containing	<ul style="list-style-type: none"> <li>✓ None</li> <li>✓ Consultation on Draft SPD: Feb-</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• Commitment to review in 2010</li> </ul>

<b>(Part 2 Infrastructure)</b>	guidance on other Contribution expected from developments	March 2008 ✓ Adoption June 2008		
<b>Design Guidance Supplementary Planning Document (SPD)</b>	Supplementary Planning Document containing guidance on sustainable and inclusive design for all categories of development	✓ Early engagement due to start September 2009.	None	<ul style="list-style-type: none"> <li>The revised LDS programmed work to start during September 2009</li> </ul>

In addition, further work contributing towards the Local Development Framework, which is not identified in the Local Development Scheme (known as evidence based documents) has been under taken:

**Table 2: Other documents informing the LDF**

<b>Title of Document</b>	<b>Stages in Preparation</b>	<b>Date completed</b>
<b>Sustainability Appraisal Scoping Report</b>	✓ Approved and adopted by Council	May 2005
<b>Sustainability Appraisals</b>	✓ Core Strategy Sustainability Appraisal Issues and Options Preferred Options Submission Document	May 2005 January 2006 June 2006
<b>Audit of Open Space, Sport and Recreational Facilities</b>	Publication	March 2006
<b>Employment Land Review</b>	Publication	April 2006
<b>Strategic Flood Risk Assessment</b>	✓ Commissioned consultants ✓ Report Published	July 2007 May 2008
<b>Retail Study</b>	✓ Commissioned consultants ✓ Report Published	September 2007

<b>Environmental Character Study</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants</li> <li>✓ Report published</li> </ul>	<p>February 2008 September 2008</p>
<b>Strategic Housing Market Assessment</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants (jointly with other East Surrey Authorities)</li> <li>✓ Report Published</li> </ul>	<p>April 2007 May 2008</p>
<b>Strategic Housing Land Availability assessment</b>	<ul style="list-style-type: none"> <li>✓ Publication</li> </ul>	<p>March 09</p>
<b>Retail Study and Town Centre Health Check</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants</li> <li>✓ Report published</li> </ul>	<p>April 09</p>

## **Performance/ Analysis**

- 2.4 The Epsom Town Centre AAP (Plan E) Issues Paper in September 2008 marked the first formal stage of consultation under Regulation 25. A series of other forms of continuous engagement have been carried out through the year, including workshops and one to one meetings. The Issues and Options consultation paper for Plan E was formally consulted upon in July- August 2009 (outside of this reporting year). The LDF team are confident that they can make good the slight delay in the formal consultation and adhere to a submission date within 2009-2010.

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

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- 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

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- 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). Describing the wider social, environmental and economic circumstances provides a useful background for the assessment of the effects of policies and the interpretation of the output indicators. Further detailed information on the Borough can be found in the evidence base documents detailed below:
- Strategic Housing Land Availability Assessment (2009)
  - Retail Study and Town Centre Health Check (2009)
  - East Surrey Housing Market Update Report (2009)
  - Environmental Character Study (2008)
  - Strategic Flood Risk Assessment (2008)
  - East Surrey Strategic Housing Market Assessment (2008)
  - Retail Study (2007)
  - Open Spaces Audit (March 2006)
  - Housing Needs Survey (November 2004 & December 2006)
  - Surrey Housing Potential Study (2005)
  - Employment Land Review (April 2006)
  - Characterisation of the Area (May 2005)
  - Baseline data from Appendix 5 of Sustainability Appraisal Scoping Report (2005)
- 4.3 All papers are available on the Council's web site ([www.epsom-ewell.gov.uk](http://www.epsom-ewell.gov.uk)) under "Local Development Framework".
- 4.4 The Council will shortly be commissioning a Landscape Study which will form part of the evidence base for the production of future LDDs. The Council will also be preparing a local centre study. Both of these will be commenced during the next AMR period.

### 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 72,400 (*June 2008 Office for National Statistics mid-year population estimate*), with an economically active population of 86.2% (*Office for National Statistics, Employment and Unemployment Jan 08 – Dec 08*). The population figure has increased by 3,800 people since 2001 and the number of residential dwellings has grown by 3,074 (11.7%) to 29,653 since 1991 (*County Housing Returns to SEERA, 2009*). 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 (62.6% educated to NVQ3 or above) compared to the regional (50.8%) and national average (47%) (*NOMIS, 2008*). Unemployment is low - at the time of the 2001 Census less than 2% of the economically active population were unemployed. Long term unemployment is not a serious problem in the Borough.
- 4.9 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 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 (4<sup>th</sup> 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 (2<sup>nd</sup> Quarter) averaged out at £292,035 a significant decrease compared with the 2006 survey. 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. This sum is still higher than the average for the South East which for the 1<sup>st</sup> Quarter of 2009 was at £234,008 (*Land Registry Residential Property Price Report – 1<sup>st</sup> Quarter 2009*).

## Employment in the Borough

- 4.11 The broad structure of employment favours those in the service sector rather than in agriculture or manufacturing. A high proportion of the Borough's workforce (61.7%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 47.7% in the South-East and 43.4% in Great Britain (*NOMIS: Official Labour Market Statistics January 2008 to December 2008*). 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 2006, there were 2,420 VAT registered businesses in the Borough. Moreover, in 2007 2,570 VAT registered business were located within the Borough (*NOMIS Official Labour Market Statistics 2005*).



## Section 5: Indicators

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- 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. This document has made some minor changes to the indicators used in previous years, although they concentrate on mostly the same themes. The revision to the core output indicators is predominately limited to the rationalisation, clarification and update of indicator definitions to reflect current Government guidance.

The LDF Core Output Indicators as detailed in the revised guidance are outlined under the headings:

- Business Development and Town Centres
  - Housing
  - Environmental Quality
- 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. In total, the AMR reports on 30 Indicators (some of which are both Core Output Indicators and Core Strategy Indicators)
- 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.

## 6. 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 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 (recently commenced), and the remaining undeveloped hospital site of West Park form an important part of the Borough's future housing supply.
- 6.1.6 Apart from the above, there has been no new development within the Green Belt in this reporting year. Outline planning permission has since (in 2009-2010) been granted for the redevelopment of NESCOL (a college in the Green Belt) to provide replacement college buildings and skills park

## Analysis

6.1.7 The Site Allocations DPD will 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 July 2009, 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.

**Table 3: Condition of SSSI sites**

	Favourable 2008/09	Favourable 2007/08	Unfavourable 2008/09	Unfavourable – recovering 2007/08
<b>Stones Road Pond</b>	0.47 ha (standing open water and canals)	0.47 ha (standing open water and canals)		
<b>Epsom Common</b>			105.42 ha (Broadleaved, mixed and yew woodland- lowland)	105.42 ha (Broadleaved, mixed and yew woodland- lowland)
			13.45 ha (Dwarf shrub heath- lowland)	13.45 ha (Dwarf shrub heath-lowland)
<b>TOTAL</b>	<b>0.47 ha</b>	<b>0.47 ha</b>	<b>118.87 ha</b>	<b>118.87 ha</b>

Source: ([www.naturalengland.org.uk](http://www.naturalengland.org.uk))

## 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.
- 6.2.5 Nature conservation and public access on Epsom Common Local Nature Reserve are managed via a ten year management plan which commenced during 2005. The plan has been published in agreement with Natural England who guide the Council's management of the site for nature conservation. Epsom Common Local Nature Reserve has also received a Green Flag award, which is the national standard for parks and green spaces in England and Wales.

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

## Target

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

## Policy

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

## Performance

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

## Analysis

- 6.2.9 The Borough has two designated Ancient Woodlands (Pond Wood & Great Wood) both on Horton Country Park Local Nature Reserve. There are however several other woods in the Borough that are very likely to be Ancient although they are smaller than 2 Hectares which was the cut off point for designation in the 1980's. The Council has recently been involved in commissioning a new Ancient woodland survey which will look at all potential woodland across Surrey (without the 2 hectare threshold).

### Core Strategy Indicator:

Number of new developments providing mitigation for loss of biodiversity/ or and incorporating features to improve existing biodiversity

#### Target

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

#### Policy

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

#### Performance

6.2.12 This indicator has not yet been monitored formally, although there is anecdotal evidence to show that biodiversity is being considered in planning applications. For example, a recent permission granted for Wilberforce Court included the following condition in relation to biodiversity:

*The green roof shall be: a) biodiversity based with extensive substrate base (depth 30-100mm); b) laid out in accordance with Drawing No. E/09/024/B hereby approved; and c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.*

#### Analysis

6.2.13 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 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 To date (31 March 2009), there has been **ten out of the twenty** Conservation Area Appraisals carried out, which equates to 50%. The aim is to complete all appraisals by Spring 2010.

#### Analysis

- 7.1.4 The Council is making good progress in the production of these appraisals and is still on target to have completed all of these by Spring 2010.

**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, but a permanent use which could provide for full restoration is desirable.

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

## **Target**

7.1.9 This is a new indicator which intends to show the level of quality in new housing developments. 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. There have been four developments of over 10 units with completions this year that would qualify for assessment.



## 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.

## 7.2 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 December 2006 the Government published new 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.

### 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.
- 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 will be used to inform LDDs and developments.

- 7.2.8 The Government announced in June 2008 that under the Environment Agency's new strategic overview role in England for all sources of flood risk, local authorities will take responsibility for surface water management, including Surface Water Management Plans. Defra have allocated £5 million to Local Authorities for 'early actions to tackle local flooding' and Epsom & Ewell plan to prepare a bid for some of this funding to prepare a Surface Water Management Plan. Information on this will be contained in next years AMR.

### 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.<sup>3</sup>

#### 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 1000m<sup>2</sup> of non- residential floorspace.

#### Performance

- 7.2.11 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. The Council has put monitoring arrangements in place to record the capacity and type of renewable technologies towards the end of this reporting year.

#### Analysis

- 7.2.12 The Council is preparing a Development Management DPD which will contain policies on energy conservation. In the interim, greater use will be made of the SE Plan policy in development control decision making to ensure early progress is made on this issue.

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<sup>3</sup> The South East Plan, May 2009

## 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 sets out a housing target for Epsom and Ewell. This equates to **3,980** new dwellings during the period 2006-2026 or an annual average of **199** dwellings.

#### Policy

8.1.2 Previously, the Borough's housing targets had been set out in the Surrey Structure Plan, which required the delivery of 200 dwellings a year. The South East Plan has replaced the Surrey Structure Plan and has 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 required the provision of 181 dwellings per annum. Since the adoption of the Core Strategy, the South East Plan, have raised the Borough's housing target to 199 per annum.

**Table 4: 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)	<i>South East Plan 2009</i>
<i>H1 (b) Core Strategy 2007</i>	2007	2022	2,715 dwellings (181 per annum)	<i>Epsom and Ewell Core Strategy 2007</i>

**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

8.1.3 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

8.1.4 The target is identified in Core Output Indicator H1 above as **199** dwellings per year. This is the target set in the South East Plan 2009.

## Policy

8.1.5 As above

## Performance

8.1.6 A total of **221** (net) dwellings have been completed this year (229 gross).

## Analysis

8.1.7 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past five years is contained in the table below, and a more detailed list of this years housing completions is provided in Appendix A. The Council has continued to meet its yearly requirement in relation to the previous Surrey Structure Plan target and the current South East Plan target.

**Table 5: Net additional dwellings (Core Output Indicator H2a)**

		2004/5	2005/6	2006/7	2007/2008	2008/2009	TOTAL (2004 to 2009)
<b>A</b>	<b>Small scale unidentified windfalls</b>	39	29	43	51	41	203
<b>B</b>	<b>Medium scale unidentified windfalls</b>	54	28	40	70	33	225
<b>C</b>	<b>Large scale unidentified windfalls:</b>						
	Glyn House, Ewell	7					7
	Highway House		1	135			136
	Hudson House, Station Approach				51	60	111
	Capitol House, Church Street				55	43	98
<b>D</b>	<b>SHLAA sites</b>					13	13
<b>E</b>	<b>Allocated Sites:</b>						
	Long Grove	4					4
	164-170 Kingston Road	13					13
	Horton A & B	86	155	90	54	31	416
	<b>Past Completions</b>	<b>203</b>	<b>213</b>	<b>308</b>	<b>281</b>	<b>221</b>	<b>1226</b>
<b>F</b>	<b>Cumulative Completions</b>	203	416	724	1005	1226	
	<b>PLAN - Strategic Allocation (annualised)</b>	200	400	599	798	997	997
		Surrey Structure Plan target		South East Plan target			
<b>G</b>	<b>Completions in plan period</b>			308	589	810	810
<b>H</b>	<b>South East Plan Cumulative target</b>			199	398	597	
<b>I</b>	<b>MONITOR - Cumulative over or under provision</b>			109	191	213	213

**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

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

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

## Target

8.1.8 As above

## Performance

8.1.9 In order to meet the South East Plan target of 199 dwellings per year we will need to identify a supply of an additional **1772** dwellings over the period 2009- 2026. This is shown in Table 6: Housing Trajectory and Figures 1 and 2 below.

## Analysis

8.1.10 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. Sites that have been identified through the SHLAA have been identified 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.

8.1.11 With this in mind, this year's trajectory contains three new components. These are identified on the trajectory in blue. The first of these are the 'SHLAA sites' that have been completed this year.

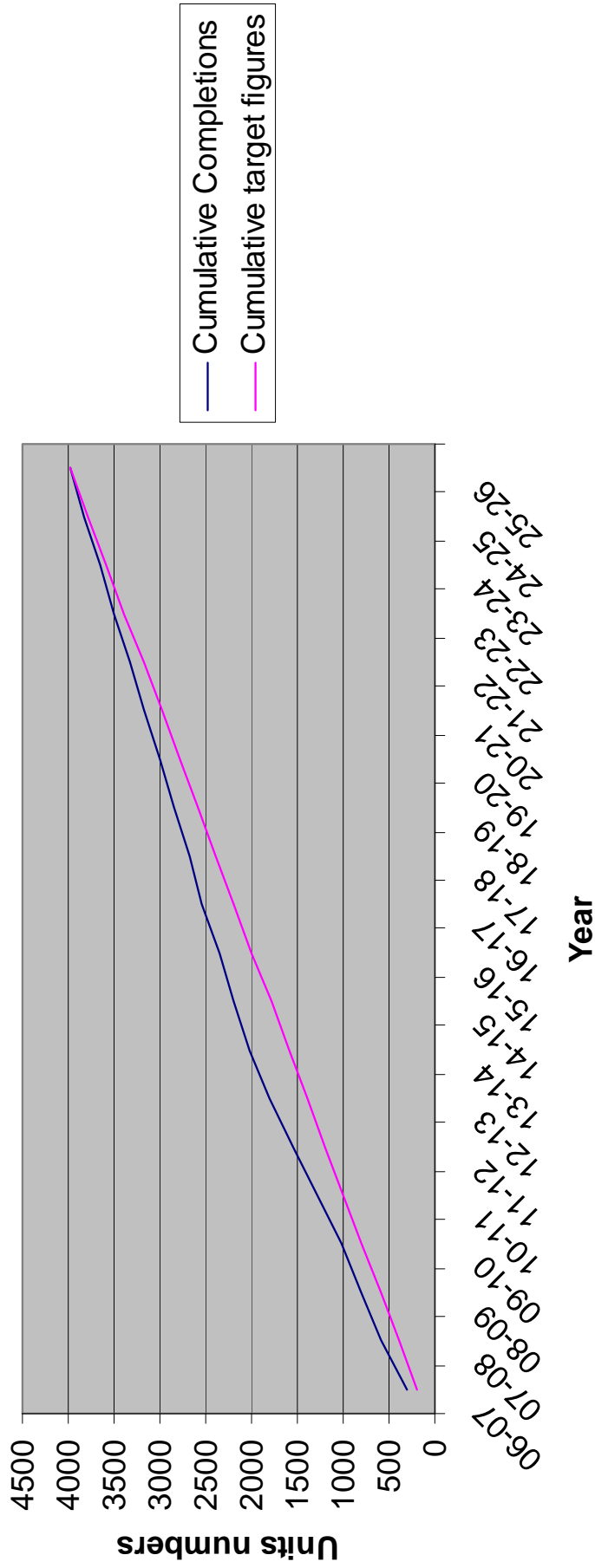
8.1.12 The second new component is 'SHLAA sites with planning permission'. This comprises sites which have current planning permission, and are also included in the SHLAA. In the same way as the 'sites with planning permission' component, the completion dates have been estimated taking in to account the duration of the permission outstanding.

8.1.13 The third new component is 'SHLAA sites under construction'. This comprises sites which are currently under construction and are also included in the SHLAA.

8.1.14 The 'sites to be allocated' component of the trajectory comprises the number of units that need to be identified through the Site Allocations Development Plan Document.

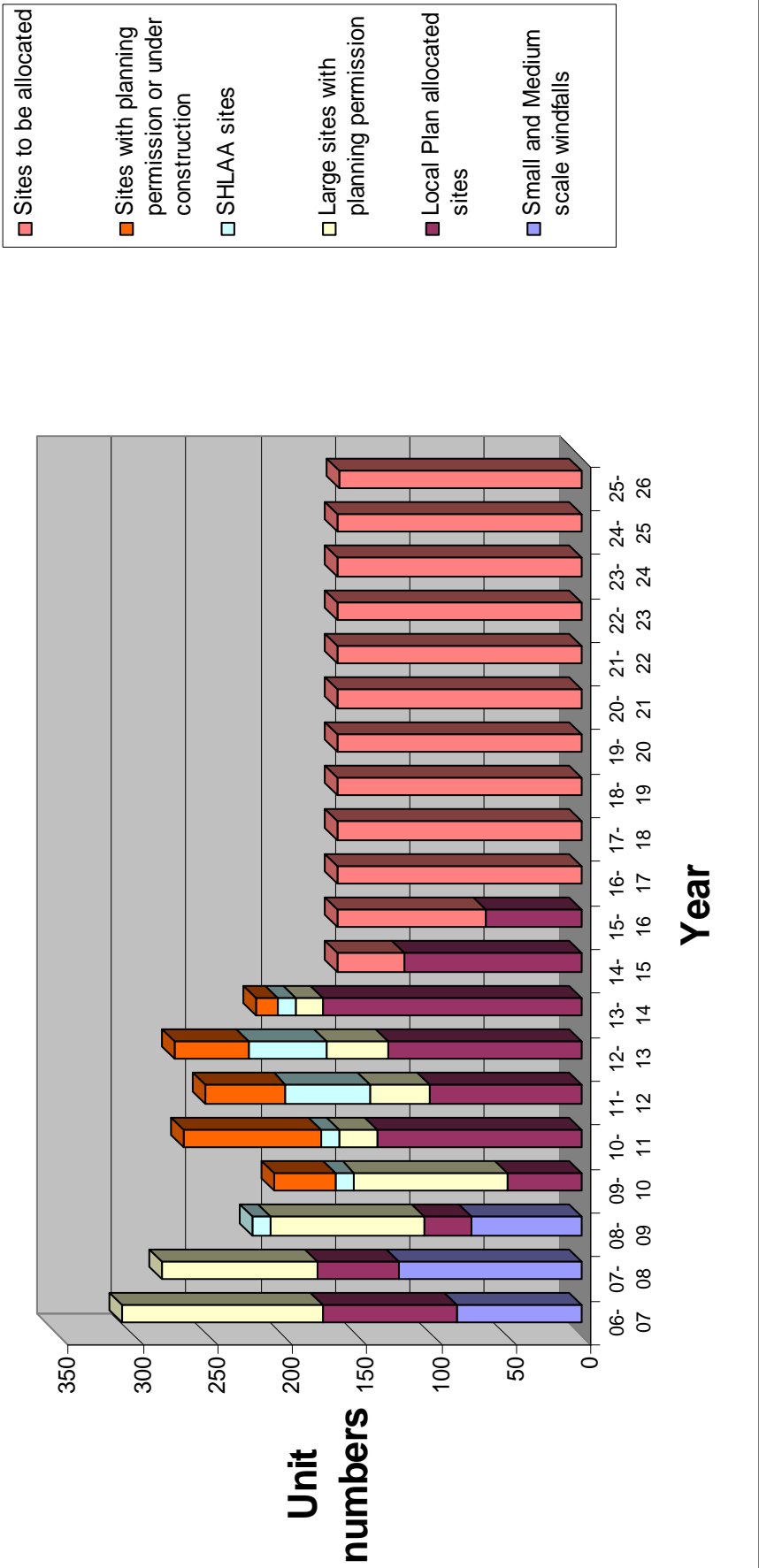


**Figure 1: Projected housing completions**





**Figure 2: Housing Trajectory**



**Core Strategy Indicator and Core Output Indicator H3:  
New and converted dwellings on previously developed land (previously 2b)**

**Target**

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

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

**Policy**

8.1.17 The emphasis of housing policy within the Local Plan promotes the best use of previously developed land and buildings. Policy SP3 of the South East Plan also relates to making best use of previously developed land and PPS3 states ‘The priority for development should be previously developed land, in particular vacant and derelict sites and buildings’.

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

**Performance**

**Table 7: New and converted dwellings on previously Developed Land**

		<b>Dwellings</b>
<b>Indicator H3</b>	<b>Gross</b>	<b>229</b>
	<b>% on PDL</b>	<b>100%</b>

**Analysis**

8.1.19 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.

## 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). This has been reflected in the Core Strategy target of 950 new affordable homes over the period 2007 to 2022. The South East Plan housing target has increased the overall housing target, which means that the affordable housing target has also increased. The target is now **1393 new affordable homes over the period 2006 to 2026 (nearly 70 homes per annum)**.

### Policy

8.2.2 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.

8.2.3 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

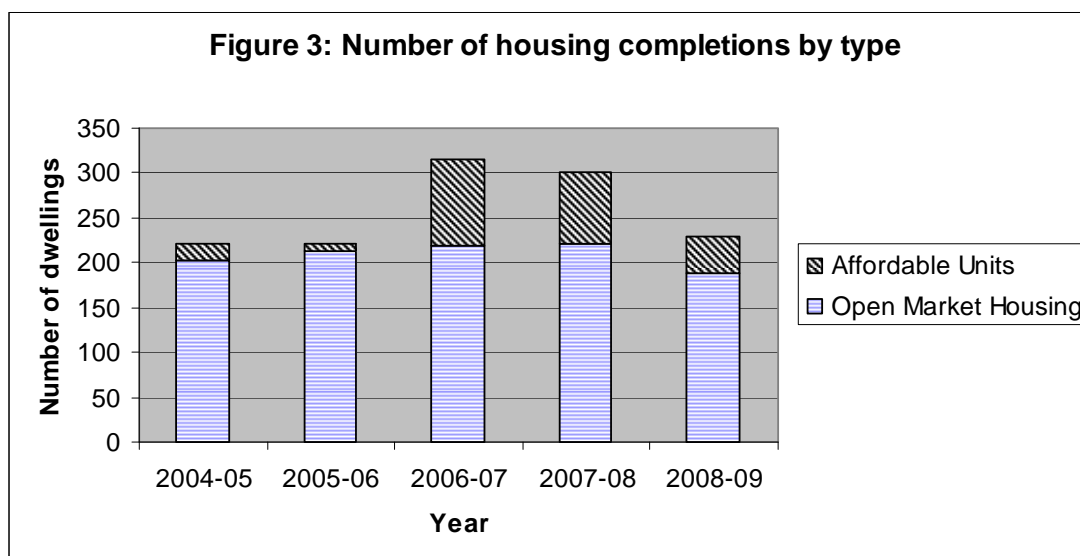
8.2.4 During the five year period from April 2004 to March 2009, 19% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 5% in 2005/06 to 31% in 2006/07. This is displayed below.

**Table 8: Gross number of affordable housing completions by type**

	<b>Social rent homes provided (Gross)</b>	<b>Intermediate homes provided (Gross)</b>	<b>Affordable homes total (Gross)</b>
<b>Indicator H5</b>	<b>41</b>	<b>0</b>	<b>41</b>

**Table 9: Gross number of housing completions by type in the last five years**

	Open Market Housing	Affordable Units	Percentage	<b>Total (gross)</b>
2004-05	203	18	8	221
2005-06	212	10	5	222
2006-07	219	96	31	315
2007-08	222	78	26	300
2008-09	188	41	<b>18</b>	229
	<b>1044</b>	<b>243</b>	<b>19%</b>	1287



## Analysis

- 8.2.5 Although we have not met our target of 35% of **all new dwellings completed** being affordable, we are still on target for 35% of all new dwellings over the plan period (3980) being affordable (1393). This is shown in the table below.
- 8.2.6 A further trajectory has been prepared (Table 10) to show the projected affordable housing completions for the next five years. It is not possible to predict the affordable completions past 2013-14 with any accuracy as there is currently no certainty as to the sites that will be allocated and delivered. Once the Site Allocations DPD has been adopted it will be possible to predict with some certainty what the affordable housing components will be. Table 10 below shows which developments the affordable units are expected to come from. Where the development is expected to be delivered over a number of consecutive years, the affordable element has been predicted to do the same. It can be seen that the projected affordable housing delivered within the period 2006- 2014 is only 8 units below the target figure of 560. It is likely that the target figure could be met if more of the affordable units at West Park were completed before 2014.
- 8.2.7 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 year.

**Table 10: Affordable housing five year trajectory**

	2006/2007 (actual figures)	2007/2008 (actual figures)	2008/2009 (actual figures)	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2006/2014 Totals
Overall housing Target	199	199	199	199	199	199	199	199	1592
Projected overall Housing delivery	315	300	229	206	266	252	273	218	2059
Projected open market delivery	219	222	188	161	203	180	188	141	1502
Cumulative figure	219	441	629	790	992	1172	1360	1501	
Projected affordable housing delivery	96	78	41	45	63	69	85	77	554
% affordable	44%	35%	22%	22%	23%	38%	45%	55%	
Cumulative figure	96	174	215	260	321	390	475	552	
Affordable housing target figure	70	70	70	70	70	70	70	70	560
Cumulative figure	70	140	210	280	350	420	490	560	

**Table 11: Affordable housing sites included in the trajectory**

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Total affordable	Open Market	Total
<b>Horton B</b>	30	9						39	15	70
<b>St Ebbas</b>		34	33	33				100	222	322
<b>West Park</b>				13	59	36	36	144	216	360
<b>The Lintons Centre</b>								0	53	53
<b>Capitol House</b>								0	129	152
<b>Mead &amp; Auriol schools</b>	3	3						6	24	30
<b>Hollymoor Lane</b>				10	18			28	0	28
<b>Rosebery School</b>			14	14				28	44	72
<b>8-12 Dorking Road</b>	3	2						5	36	41
<b>SHLAA sites under construction</b>	9	8						17	8	25
<b>SHLAA sites with planning permission</b>			16	15				31	90	121
<b>Small &amp; medium sites under construction</b>								0	82	82
<b>Small &amp; medium sites with planning permission</b>		5	6					11	158	169

**Local Output Indicator:**  
Average property price compared against average earnings  
**Data for 2008/09:** 9.4 (£284,420/ £30,258.80)

## Target

8.2.8 None currently identified

## Policy

8.2.9 There is no specific policy that relates to these indicators. 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.

8.2.10 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

8.2.11 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 (see tables 12 and 13 and figures 4 and 5 below).

**Table 12: Average house prices in Epsom and Ewell 2002-2009**

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

*Source Land Registry, March Residential Property Prices*

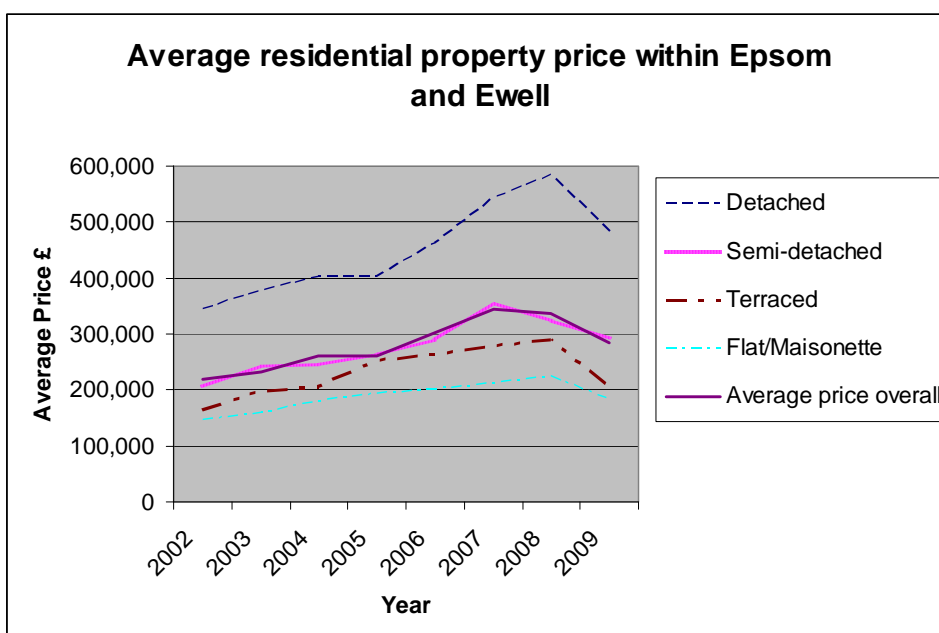


Figure 4

Table 13: Average house prices 2002-2009

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%

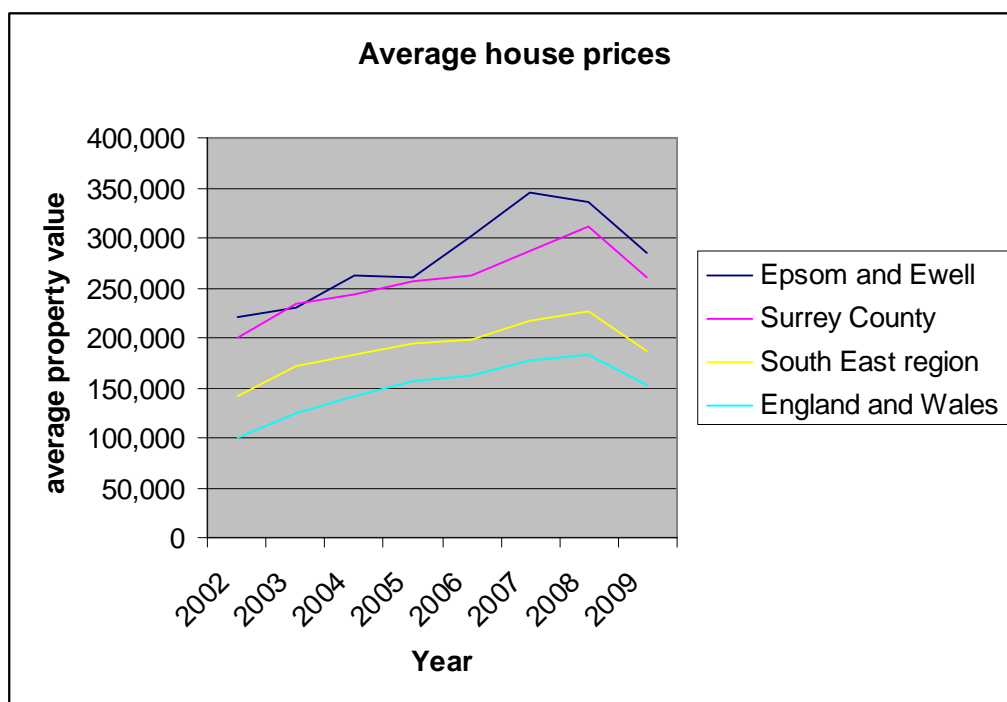


Figure 5 Source: <http://www.landregistry.gov.uk/>

### Analysis

8.2.12 Data from the Land Registry on housing transactions and from the National Statistics Annual Survey of earnings are shown below. These have been compared (table 14) to give an indication of the multiple of annual earnings that an average flat / maisonette (approximate entry level into the market) within the Borough (and elsewhere) costs to purchase.

Table 14: Average male full-time earnings (workplace based)

Average male full time earnings (workplace based)	Epsom & Ewell		Surrey		South East	
	Gross weekly	Gross annual	Gross weekly	Gross annual	Gross weekly	Gross annual
	£581.9	£30,259	£632.4	£32,885	£555.8	£28,902

Table 15: Average entry level (flat/maisonette) prices March 2009

	Epsom & Ewell	Surrey	South East
Average flat/maisonette price March 2009	£183,755	£165,228	£115,421



**Table 16: Multiple of male full-time earnings (workplace based)<sup>4</sup> compared to flat/maisonette price (1<sup>st</sup> quarter)**

<i>Year</i>	<i>Epsom &amp; Ewell</i>	<i>Surrey</i>	<i>South East</i>
<b>2003</b>	5.29	5.26	4.63
<b>2004</b>	5.31	5.75	5.0
<b>2005</b>	6.18	5.7	5.48
<b>2006</b>	7	6.1	5.9
<b>2007</b>	7.7	6.1	4.8
<b>2008</b>	6.1	5	4

8.2.13 According to the figures in table 16 above, the opportunity for a person on an average income to afford a flat or maisonette in Epsom and Ewell has increased since last year (after reducing significantly in subsequent years). To buy an averagely priced property in the Borough, a purchaser would be required to borrow or provide funds equivalent to 6.1x their salary. This ratio remains higher than the rest of Surrey (average) and the South East (average). The apparent increased affordability is reflective of the national reduction in house prices (17.5% drop since 2007 in Epsom & Ewell).

### **The Economy**

***(extracted from East Surrey Housing market update report 2009)***

8.2.14 The UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the Country which has left recent marginal buyers, and those on 100% mortgages with negative equity.

8.2.15 The financial crisis in the mortgage markets has created a major fall in the availability of mortgages and has caused the fastest fall in house sales and new development for over 60 years.

8.2.16 There is a varied national and regional picture in relation to the fall in the volume of market sales, reducing prices and levels of mortgage lending. Logically a market correction on the scale currently being experienced should make a positive contribution to affordability but the lack of lending, other than at 60% of value, is making it almost impossible for first-time buyers to benefit from reducing prices and interest rates.

8.2.17 It is extremely difficult to forecast when the housing finance sector will begin to operate effectively, and when it does so, on the level of lending to be provided to first-time buyers. New loans to first-time buyers are likely to be more cautious in the long term and may not return to industry norms of 3 times income at 90% lending. There is increasing evidence in the media of first time buyers requiring up to 10- 30% deposit. This makes it extremely difficult to judge whether, at least in the short term, a correction in market prices will have any real impact on enabling more young people to enter the housing market without assistance.

8.2.18 Ultimately the level of unemployment will determine how far house prices will fall as a further increase of a million people will cause increases in re-

<sup>4</sup> **Source** Land Registry, Residential Property Prices and New Earnings Survey

possessions and continuing householders concern regarding unemployment, will have a negative influence on market confidence.

**Core Strategy & Core Output Indicator H4:  
Net additional pitches (Gypsy and Traveller)**

**Target**

8.2.19 There is no current target set

**Policy**

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

8.2.21 South East Plan policy H4: Type and size of new housing states that local Authorities should identify the full range of existing and future housing needs in their area, and identifies gypsies, travellers and travelling show people as a group with a particular housing need.

**Performance**

8.2.22 There has been no additional pitches provided this year

**Analysis**

8.2.23 The Council has conducted a Gypsy and Traveller Accommodation Assessment which has been fed into advice to South east England Partnership Board for the panel review of the South East plan which is currently under way. The Council will address any target figures resulting from this in the Site Allocations Development Plan Document.

## 8.3 Housing density

### Previously Core Output Indicator 2c:

Percentage of new dwellings completed at: Less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare; and Above 50 dwellings per hectare

#### Target

8.3.1 Policy H5 of the South East Plan sets out an overall regional density target of 40 dwellings per hectare over the plan period.

#### Policy

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

8.3.3 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. This will be guided by the preparation of Supplementary Design Guidance.

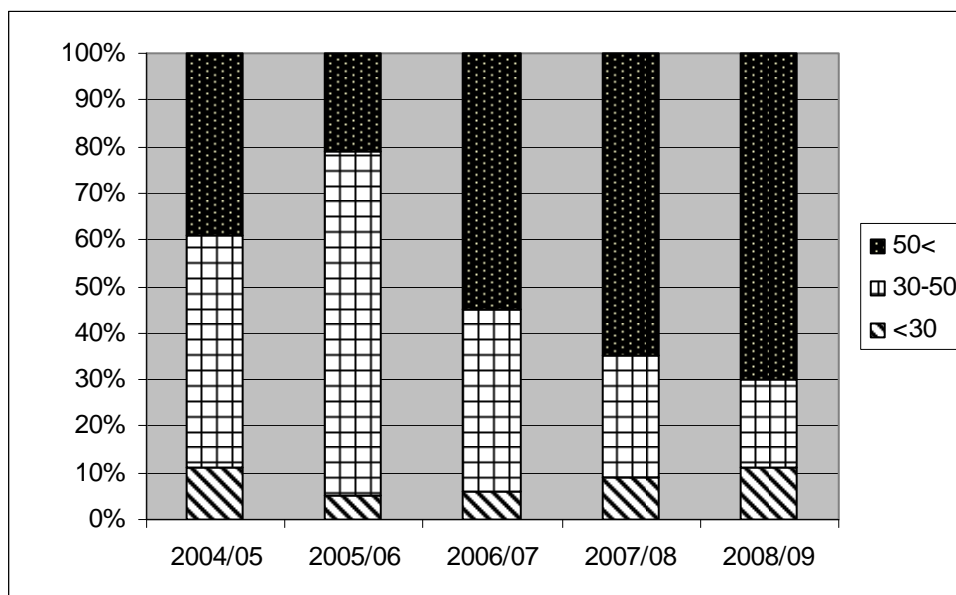
#### Performance

**Table 17: Density of completions 2008/09**

	Gross units on whole site	Units complete this year	Overall Site size	Density (dwellings per hectare)
r/o 49/71 Upper Court Road, Epsom	7	6	0.32	22
46 Manor Drive, Ewell	1	1	0.05	20
24 High Street, Ewell	2	2	0.10	20
14b, 18 & 20 Ruxley Lane	14	1	0.34	41
Rockwell Cottages, Epsom Road	7	1	0.04	175
Danetree Close Plots 31-36, 362-364 Chessington Road	4	2	0.14	29
adj Quelland Beverley Close, Ewell	1	1	0.10	10
265 Hook Road, Epsom	2	2	0.02	100
r/o 285 Kingston Road, Ewell	1	1	0.04	25
11 Alexandra Road, Epsom	4	4	0.16	25
Hillside 15 Langley Vale Road, Epsom	2	2	0.04	50
Kilmuir House, 1 Depot Road, Epsom	15	15	0.06	250
St Andrews House, 22-28 High Street, Epsom	14	3	0.05	280
Chiltern Croft, 35A Windmill Lane, Epsom	1	1	0.04	25
7 High Street, Ewell	1	1	0.06	17
81 College Road, Epsom	1	1	0.09	11
10A & 10B Woodland Avenue, Worcester Park	2	1	0.04	50
Horton Retail (Livingstone Park)	70	31	1.975	35

Greenside, 14 Langley Vale Road, Epsom	1	1	0.28	3.6
2 Elmwood Drive	1	1	0.028	36
434 Chessington Road, West Ewell (Golfside Place)	2	2	0.05	40
434 Chessington Road, West Ewell (Golfside Place)	3	3	0.05	60
429 Kingston Road,	9	9	0.08	113
4&7 College Road, Epsom	1	1	0.20	5
Land adj 30 Carters Road, Epsom	1	1	0.05	20
Capitol House & 4 Church Street	152	43	0.46	330
33A & 35 Cheam Road, Ewell	18	18	0.24	75
r/o 323-329 Kingston Road (Millais Crescent)	18	7	0.20	90
Hudson House (Emperor House)	111	60	0.52	214
Four Winds, The Ridge, Epsom	1	1	0.21	4.8
426 Chessington Road, West Ewell	5	5	0.10	50
Tattenham Corner Stables, Tattenham corner Road	1	1	1.4	0.7
	473	229	7.533	62.8

**Figure 6: Density of new housing development in Epsom and Ewell (in dwellings per hectare)**



**Table 18: Density of new development in Epsom and Ewell (in dwellings per hectare)**

%	<30	30-50	50<
2001/02	85	1	14
2002/03	64	18	18
2003/04	10	13	77
2004/05	11	50	39
2005/06	5	74	21
2006/07	6	39	55
2007/08	9	26	65
2008/09	11	19	70

## Analysis

8.3.4 Density levels on new housing development in the Borough are increasing. This can be seen clearly in figure 6 and table 16 above, and the increase in dwellings developed at 50 dwellings per hectare or more. This may be due to a number of town centre high density schemes such as Kilmuir House, St Andrews House, Capitol House and Hudson House having completions this year. 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).

## 8.4 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

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

### Policy

8.4.2 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.

### Performance

**Table 19: Additional floorspace by type**

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	0	0	0	0	0	0
	Net	-850m2	0	0	0	0	-850m2

**Table 20: Changes in floorspace**

Planning Reference	Address	Completion date	Floorspace Lost	Replaced by
06/00484	Kilmuir House, 1 Depot Road	30/09/08	730m2 B1a	C3 and A2 uses
06/01050	7 High Street, Ewell	8/9/08	120 m2 B1a	C3

## Analysis

- 8.4.3 The decisions on the applications above were made before the adoption of the Core Strategy and its policy CS11, and at the time, was 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.
- 8.4.4 Due to long and unsuccessful marketing periods of office space in the employment/ business areas (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.
- 8.4.5 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.
- 8.4.6 The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes. The Epsom Town Centre Area Action Plan will consider ways to encourage the revitalisation of the Town and to protect employment premises further.

### Core Output Indicator BD3: Employment Land Available by type

#### Target

- 8.4.7 No target currently identified

#### Policy

- 8.4.8 Policy EMP3 of the Local Plan seeks to protect offices (B1) within the Business Areas (in and around Epsom Town Centre).
- 8.4.9 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.
- 8.4.10 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 21: Employment land available**

		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Mixed B uses</b>	<b>Total</b>
<b>BD3</b>	<b>Hectares</b>	<b>0.10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.41</b>	<b>0.51</b>

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

## Analysis

8.4.12 The Council will seek to locate employment uses in the current sustainable business locations, such as Epsom Town Centre, Ewell Village and the two designated Employment Areas. This approach also includes policies to safeguard such uses in these areas. The approach included in Policy CS11 will be developed further in the Site Allocations and Development Management Policies 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 first year that this indicator has been monitored. Appendix C 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 £596,274.80. Appendix D shows all money received in Developer Contributions this reporting year (£744,122.85).



## Analysis

- 9.1.6 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.

## 9.2 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 area installed in Poole Road Recreation Ground
- New multi- use games area installed in Auriol Park
- New basketball court installed in Gibraltar Recreation Ground (one tennis court was lost to accommodate this)
- Re- provision of new children's playground in Rosebery Park and Poole Road Recreation Ground
- Tennis facilities upgraded in Court Recreation Ground and Alexandra Recreation Ground.
- Tennis Courts refurbished at Gibraltar Recreation Ground
- Work started on a new pavilion at Court Recreation Ground

### Analysis

- 9.2.3 There have been many improvements and additions to built sports facilities in the Borough. 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 There are no targets identified for the amount of completed floorspace in the town centre. Targets may be set in the Site Allocations DPD and/ or the Epsom Town Centre Area Action plan.

#### Policy

10.1.2 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.

#### Performance

**Table 22: Town Centre**

		A1	A2	B1a	D2	Total (m2)
BD4 (i)	Gross	434m2	196.8m2			630.8m2
	Net	434m2	196.8m2	-850m2		-219.2m2

**Table 23: Local Authority**

		A1	A2	B1a	D2	Total (m2)
BD4 (i)	Gross	282m2	137m2			419m2
	Net	282m2	137m2	-730m2		-311m2

## Analysis

10.1.3 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 should be 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 Development Control Policies DPD.

### Performance

10.2.4 At the Kingston Road- Ruxley Lane local centre a planning permission has been completed for the erection of a 3 storey building comprising A1 and A2 use at ground floor level with 9 self- contained flats over. The site was previously occupied by a 'Spar' food store in a detached 2 storey building.

### Analysis

10.2.5 This completion is considered to protect the role, function and need of the local centre and does not undermine the retail function of the centre. A local centre study is currently being prepared that will look in detail at the local centres in the Borough and any possible additions. This will be completed in 2009-10.

# 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 2008/09 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. This year Surrey Transport Studies Team have 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: Housing Completions 2008- 2009

Quarter 1 April – June 2008	Address	Units	Totals
05/00427	r/o 49/71 Upper Court Road, Epsom	6Hx4B	
05/00672	33A & 35 Cheam Road, Ewell	16Fx2B	
04/00929	Capitol House & 4 Church Street	1Fx1B, 8Fx2B	
06/00565	46 Manor Drive, Ewell	1H	
04/01324	24 High Street, Ewell	1F, 1H	
03/00611 (06/01319)	14b, 18 & 20 Ruxley Lane	1H	
05/00806	Rockwell Cottages, Epsom Road	1F (affordable)	
	<b>Total</b>	<b>GROSS</b>	<b>36</b>
		<b>NET</b>	<b>35</b>
		<b>Private</b>	<b>35</b>
		<b>Affordable</b>	<b>1</b>

Quarter 2 July- September 2008	Address	Units	Totals
05/01008	Danetree Close Plots 31-36, 362-364 Chessington Road	2H	
04/00929	Capitol House & 4 Church Street	3Fx1B, 24Fx2B (21 affordable)	
05/01081	adj Quelland Beverley Close, Ewell	1H	
07/00167	265 Hook Road, Epsom	2F	
06/00461	r/o 285 Kingston Road, Ewell	1B	
07/00031	11 Alexandra Road, Epsom	4H	
05/00776	Hillside 15 Langley Vale Road, Epsom	2H	
06/00484	Kilmuir House, 1 Depot Road, Epsom	15F	
06/00948	St Andrews House, 22-28 High Street, Epsom	3F	
05/00986	Chiltern Croft, 35A Windmill Lane, Epsom	1H	
07/01135	7 High Street, Ewell	1F	
	<b>Total</b>	<b>GROSS</b>	<b>59</b>
		<b>NET</b>	<b>56</b>
		<b>Private</b>	<b>38</b>
		<b>Affordable</b>	<b>21</b>

Quarter 2 October- December 2008	Address	Units	Totals
05/01219	81 College Road, Epsom	1H	
05/01341/ (06/00871)	10A & 10B Woodland Avenue, Worcester Park	1H	
07/00458 (reserved)	Horton Retail (Livingstone Park) (NHBC)	2Hx2B	

		3Fx2B 1Fx1B 10H x2B (aff) 6Fx2B, 3Fx1B, 6Hx2B (all aff)	
05/00599	Greenside, 14 Langley Vale Road, Epsom	1H	
07/00608	2 Elmwood Drive	1H	
08/00498	434 Chessington Road, West Ewell (Golfside Place)	2F	
06/01271	434 Chessington Road, West Ewell (Golfside Place)	3F	
06/00917	429 Kingston Road, Ruxley Road	9F	
06/00872	4&7 College Road, Epsom	1H	
01/00480	Land adj 30 Carters Road, Epsom	1H	
	<b>Total</b>	<b>GROSS</b>	<b>51</b>
		<b>NET</b>	<b>49</b>
		<b>Private</b>	<b>35</b>
		<b>Affordable</b>	<b>16</b>

Quarter 4 January- March 2008	Address	Units	Total
04/00929 (NHBC)	Capitol House & 4 Church Street (NHBC)	2F (affordable)	
05/00672 (NHBC)	33A & 35 Cheam Road, Ewell	2Fx2B	
06/00665 (NHBC)	r/o 323-329 Kingston Road (Millais Crescent)	4Hx4B 2Hx3B, 1Hx4B	
04/00929 (NHBC)	Capitol House & 4 Church Street (NHBC)	2Fx2B, 2Fx1B, 1Fx3B	
04/01057	Hudson House (Emperor House)	60F (1 affordable)	
07/01078	Four Winds, The Ridge, Epsom	1H	
06/01218/ 07/00193(res)	426 Chessington Road, West Ewell	5F (4 net units)	
04/01203	Tattenham Corner Stables, Tattenham corner Road	1H	
	<b>Total</b>	<b>GROSS</b>	<b>83</b>
		<b>NET</b>	<b>81</b>
		<b>Private</b>	<b>83</b>
		<b>Affordable</b>	<b>3</b>

2008-2009		
	Gross	Net
Q1	36	35
Q2	59	56
Q3	51	49
Q4	83	81
	<b>229</b>	<b>221</b>

**Appendix B**  
**Current outstanding permissions**

SHLAA site	Large sites			
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Application Number	Address	Decision date	Net change	Expires
08/00814	37 & 37A Cheam Road, Ewell	20 Oct 09	10	2012-2013
09/00457	70 Worple Road	1 Oct 09	1	2012-2013
08/01278	60 Worple Road	31 July 09	2	2012-2013
08/00944	Land adj 33 Danetree Road	27 April 09	1	2012-2013
09/00245	15 Riverview Road, Ewell	27-Jul-09	1	2012-2013
09/00070	1-5 Woodcote House court	15-Jun-09	4	2012-2013
08/01230	24 Lintons Lane, Epsom	22-May-09	1	2012-2013
08/01383	71 Cox Lane, West Ewell	08-Jul-09	1	2012-2013
08/00177	Land adj to 87/89 Amis Avenue, West Ewell	28-Apr-09	3	2012-2013
08/01249	80 Grosvenor Road	09-Apr-09	1	2012-2013
08/01353	Garages adj 1 Burnet Grove, Epsom	08-Apr-09	1	2012-2013
08/00918	2 Moormead Drive, Ewell	02-Apr-09	1	2012-2013
		<b>Total</b>	<b>27</b>	<b>-13 SHLAA sites</b>
			<b>14</b>	

Application Number	Address	Decision date	Net change	Expires
08/01280	18 Aragon Avenue, Ewell	23-Mar-09	1	2011/2012
08/00952	34 High St, Ewell	25-Feb-09	1	2011/2012
08/00949	34 High St, Ewell	25-Feb-09	1	2011/2012
07/01649	147 Hook Road, Epsom	16-Feb-09	1	2011/2012
08/01138	Cheam Motors, 4-8 Cheam Road, Ewell	12-Feb-09	28	2011/2012
07/00410	383 Kingston Road, Ewell	09-Jan-09	3	2011/2012
08/00884	St Magnus, The	29-Jan-09	1	2011/2012



	Ridge, Epsom			
08/00956	Orchard House & part of curtilage of Ridge Ct, The Ridge	30-Jan-09	2	2011/2012
08/00878	317 Kingston Road, Ewell	23-Dec-08	1	2011/2012
08/00873	Tall Pines And The Corner House, Epsom Road	18-Dec-08	11	2011/2012
08/00852	48A Stoneleigh Broadway, Stoneleigh	15-Dec-08	1	2011/2012
08/00946	11A Castle Parade, Ewell-By-Pass, Ewell	10-Dec-08	1	2011/2012
08/00841	R/O 51-53 Ravensfield Gardens, Ewell	24-Nov-08	1	2011/2012
08/00871	16 Whitmores Close, Epsom	14-Nov-08	2	2011/2012
08/00733	Land rear of 72 Stoneleigh Broadway, Stoneleigh	29-Oct-08	1	2011/2012
08/00252	291 London Road, Ewell	29-Oct-08	1	2011/2012
08/00429	50 Gadesden Road, West Ewell	20-Oct-08	1	2011/2012
07/00994	57 Salisbury Road, Worcester Park,	25-Sep-08	12	2011/2012
08/00403	Rosebery School, Whitehorse Drive, Epsom	08-Sep-08	58	2011/2012
08/00197	97 College Road, Epsom, Surrey	29-Aug-08	4	2011/2012
08/00500	426 Chessington Road, West Ewell	28-Aug-08	1	2011/2012
07/00282	Berridale, 15 College Road, Epsom,	05-Aug-08	11	2011/2012
08/00196	74 Upper High Street, Epsom	28-Jul-08	1	2011/2012
08/00261	Adjoining Friars Cottage, West Hill, Epsom	16-Jul-08	1	2011/2012
08/00248	1A Chase Road, Epsom	15-Jul-08	1	2011/2012
07/01141	Epsom Post Office, 74 High Street, Epsom	28-May-08	4	2011/2012

07/00606	265 Hook Road, Epsom	30-Apr-08	2	2011/2012
07/01403	Barclays bank, 82-84 High Street, Epsom	23-Apr-08	4	2011/2012
07/00600	Little Springfield, Springfield road, Ewell	09-Apr-08	3	2011/2012
			<b>160</b>	<b>-110 SHLAA and large sites</b>
			<b>50</b>	
04/01393	adj Northey Lodge, Woodcote End, Epsom	12-Mar-08	3	2011/2012
07/01215	81 Grosvenor Road, Epsom	03-Mar-08	1	2010/2011
07/01286	11-13 Upper High Street, Epsom	22-Feb-08	4	2010/2011
07/00893 (see 06/00606)	101-111 Hollymoor Lane, Epsom	12 Feb 08	28	2010/2011
07/00379	The Lintons Centre, lintons Lane, Epsom	05-Feb-08	53	2010/2011
07/00051 (see 07/01005)	68-72 Salisbury Road, Worcester Park	15 Jan 08	10	2010/2011
07/01182	63 West Street, Ewell	14 Jan 08	1	2010/2011
07/00638	Epsom College, College Road	13-Nov-07	1	2010/2011
07/00815	261 Hook Road, Epsom	06-Nov-07	1	2010/2011
07/00352	67 Salisbury Road, Worcester Park	01-Nov-07	1	2010/2011
07/00829	289 London Road, Ewell	30-Oct-07	1	2010/2011
07/00699	Wychwood, Epsom Road, Ewell	22-Oct-07	3	2010/2011
07/00605	40 Manor Green Road, Epsom	02-Oct-07	1	2010/2011
07/00571	28 South Street, Epsom	24-Sep-07	3	2010/2011
06/00426	Former garage block, Teddington Close, Epsom	10-Aug-07	16	2010/2011
06/01318	3 Ruxley Close, West Ewell	02-Aug-07	1	2010/2011
07/00189	Rear of 10 The Parade, Epsom	18-Jul-07	1	2010/2011
07/00104	Etwelle House,	06-Jul-07	10	2010/2011

	Station Approach, Ewell			
07/00163	Ormonde House, 2 High St, Epsom	28-Jun-07	4	2010/2011
06/01216	Danehurst Court 29-33 Alexandra Road, Epsom	13-Jun-07	4	2010/2011
07/00010	71A Stoneleigh Broadway, Stoneleigh	23-May-07	1	2010/2011
06/01554	Scout Hall, Cuncliffe Road	22-May-07	4	2010/2011
06/01472	25 High Street, Epsom	04-May-07	5	2010/2011
06/01346	2nd floor 82-84 High Street, Epsom	5 April 07	1	2010/2011
06/01291	28 South Street, Epsom	04-Apr-07	3	2010/2011
05/00256	462-468 Chessington Road, West Ewell	27 Jul 05	2	2010-2011
05/00159	r/o Lynwood, 4C Lynwood Avenue, Epsom	28 Jul 05	1	2010-2011
05/00152	St Clements Cottage, Fairfield Close, Ewell	28 Jun 05	1	2010-2011
05/00147	adj 67 Salisbury Road, Worcester Park	23 Jun 05	1	2010-2011
			<b>163</b>	<b>-109 SHLAA and large sites</b>
			<b>54</b>	
06/01146	9 Langton Avenue Ewell (amended 05/01183)	19 March 07	1	2009/2010
06/01190	13 The Avenue, Worcester Park	27 Feb 07	5	2009/2010
06/01082	r/o Epsom Cemetary Lodge, Ashley Road	12-Feb-07	1	2009/2010
06/01093	108A Chessington Road, West Ewell	02-Feb-07	1	2009/2010
06/01067	r/o 153-155 Ardrossan Gardens, Worcester Park	22-Jan-07	2	2009/2010
06/01016	51 High Street,	12-Jan-07	0	2009/2010

	Ewell			
06/00972	Land at The Lodge, West Street, Ewell	18-Jan-07	1	2009/2010
06/00260	10a Church Street, Ewell	04 Jan 07	1	2009/2010
06/00479	Land at Former St Francis Church, 65 Ruxley Lane, west Ewell	21-Dec-06	23	2009/2010
06/00871	r/o 1-3 Edenfield Gardens, Worcester Park	06-Dec-06	2	2009/2010
06/00643	92 Chessington Road	02-Nov-06	4	2009/2010
06/00672	60 Worple Road, Epsom	12-Oct-06	1	2009/2010
06/00295	The Willows, West Street, Epsom	24-Jul-06	1	2009/2010
05/01253	Land at South side of 76 Rosebery Road, Epsom	7 Apr 06	1	2009/2010
04/01243	Horton Water Tower, Cavendish Walk, Epsom	16 Mar 05	4	2009-2010
04/01149	9-11 Pine Hill, Epsom	31 Jan 05	2	2009-2010
04/01147	13 Pine Hill, Epsom	19 Jan 05	1	2009-2010
04/01145	11 Warren Hill, Epsom	31 Jan 05	1	2009-2010
			<b>51</b>	

Expires	Units (excl shlaa sites)
2012-13	14
2011-12	50
2010-11	54
2009-10	51

## Units currently under construction

Planning application	Address	Commencement date	Unit numbers in planning permission	Status	Units under construction
08/01291	Land at Auriol & The Mead School, Cuddington Avenue	7 August -09	30	30 units commenced, none yet complete	30
08/00576	St Ebbas Hospital, Hook Road	May 2009	322	8 commenced May & 8 commenced September 2009	16
07/00458	Horton B	April 09	70	9 commenced April 09, 61 complete.	9
04/00929	Capitol House	June 2005	152	All commenced, 56 units yet to complete	56
04/01212	The Old Bank, 41-53 High Street, Epsom	24 September 09	2	2 units commenced	2
08/01407	24A High Street, Ewell	30 July 09	1	1 unit commenced	1
07/00571	28 South Street	21 August 09	2	2 units commenced (conversion)	2
08/00653	Land Rear of 1-3 Gibraltar Crescent	21 September 09	3	3 units commenced none yet complete (NHBC)	3
04/00535	19 Rosebank	26 August 09	1	1 unit commenced	1
08/00261	Adjoining Friars Cottage, West Hill	9 September 09	1	1 unit commenced	1
07/07793	19 Green Lanes	21 August 09	1	1 unit commenced	1
06/00246	8-12 Dorking Road	July 09	41	31 commenced July 2009(10 not yet commenced)	31
06/01056	1-2 market Parade	14 July 09	2	2 units commenced	2
06/00868	r/o 25 Temple Road, Epsom	15-Jun-09	1	1 unit commenced	1
05/01400 (see 07/00624)	53 Ashley Road, Epsom	29-May-09	2	2 units commenced, none yet commenced	2
07/00094-	22 Worple Road,	22-May-09	1	1 unit	1

07/00209	Epsom (Eco House)			commenced	
07/00717	Land at Richards Field, West Ewell	16-Apr-09	6	4 commenced, 2 yet to commence	4
08/00016	Berrow End, Downs Avenue, Epsom	15-May-09	1	1 unit commenced	1
08/01080	53 Horton Hill, Epsom	30-Apr-09	1	1 unit commenced	1
08/00935	43 Alexandra Road, Epsom	09-Feb-09	1	1 unit commenced	1
06/00274	38 High Street, Ewell	27-Jan-09	1	1 unit commenced	1
07/00668	128 Meadow Walk, Ewell	26-Jan-09	1	1 unit commenced	1
07/01039	Drummond Gardens, Christ Church Mount, Epsom	08-Dec-08	2	2 units commenced	2
05/01331	Land rear of 10 Grosvenor Road, Epsom	25 Nov 08	1	1 unit commenced	1
07/01125	Keston, 60 Kendor Avenue, Epsom	14-Nov-08	1	1 unit commenced	1
06/00615	6-8 East Street, Epsom	24-Apr-08	5	5 units commenced	5
06/01551	Methodist Church, Ruxley Lane, West Ewell	17-Jun-08	17	1 commenced (16 not commenced)	1
07/00861	56 Meadow Walk, Ewell	21-May-08	1	1 unit commenced	1
07/01372	Land Rear of 114 Kingston Road, Ewell	04 June 08	1	1 unit commenced	1
06/00260	10a Church Street, Ewell	23-Jan-08	1	1 unit commenced	1
06/00831 (amendment to 05/01421)	Deodar Land btwn Parkside and Cedar Court, The Ridge, Epsom	19-Dec-07	1	1 unit commenced	1
07/00151	The Cedars, 14 Church Street, Epsom	01-Oct-07	10 (3 complete)	All units commenced, 3 units complete.	7
06/01050	7 High Street, Ewell	03 August 07	2	2 units commenced	2
06/00361	17 St Martins Avenue	8 August 07	1	1 unit commenced	1
05/00666	adj to 43 Albert Road, Epsom	18-Jul-07	2	2 units commenced	2
06/01008	89 Rosebery Road, Epsom	21-Jun-07	1	1 unit commenced	1
06/00083	153-155	11 May 07	1	1 unit	1

	Ardrosson Gardens, Worcester Park			commenced	
05/00631	9-15 Manor Green Road, Epsom	29-Jun-07 (phase 2 started Aug 09)	8	8 units commenced	8
03/01435	44 Victoria Place, Epsom	06 June 07	2	2 units commenced	2
05/00908	Verano, 11a The Avenue, Worcester Park	04-Sep-06	9	9 units commenced	9
06/00343 (Outline - 05/00463)	332 Chessington Road, West Ewell	01-Sep-06	1	1 unit commenced	1
06/00114	21-23 High Street, Espom	06 Nov 06	1	1 unit commenced	1
05/00780	White House Hotel, Downs Hill Road,	April 2006	12	10 commenced April 06, 2 not yet commenced.	10
05/00131	268 Chessington Road, West Ewell	18 Aug 05	1	1 unit commenced	1
04/01461	42 Mill Road, Epsom	14 Aug 06	1	1 unit commenced	1
04/00525	21-23 Kingston Road, Ewell	24 Nov 05	1	1 unit commenced	1
04/00944	102 Upper High Street, Epsom	11 March 05	2	2 units commenced	2
02/01381	43a Upper High Street, Epsom	7 May 03	1	1 unit commenced	1
					<b>233</b>
				-Large and SHLAA sites	<b>82</b>

## Appendix C Money Committed through Developer Contributions 08-09

Planning permission		
Date agreed 27/2/09		
08/01138 4-8 Cheam Road	Education	£90,147
	Transport	
	Libraries	
	healthcare	£4,275
	Public Open Space	£40,174
	Resurface footway	£13,000
	Memorial garden works strategy	£12,000
	Monitoring equipment	£15,000
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	£4,342
	Recycling	£1,200
	Monitoring	£9,413
		<b>TOTAL</b>
Planning permission		
Date agreed 25/2/09		
08/00952 Effra House, 34 High Street	Education	£4,907
	Transport	
	Libraries	£168
	healthcare	£234
	Parks & gardens	
	Children's open space	£67
	Amenity green space	
	Recreation	
	Outdoor sports facilities	£1661
	Environmental improvements	
	Community facilities	£242
	Recycling	£180
	Monitoring	£373
		<b>TOTAL</b>
Planning permission		
Date agreed		



23/3/09		
08/01280 18 Aragon Avenue	Education	£5,829
	Transport	£2,879
	Libraries	£198
	healthcare	£276
	Parks & gardens	£125
	Children's open space	£75
	Amenity green space	£237
	Recreation	£1976
	Outdoor sports facilities	
	Environmental improvements	£1080
	Community facilities	£280
	Recycling	£120
	Monitoring	£654
	TOTAL	<b>£13,734</b>
Planning permission		
Date agreed 30/1/09		
08/00956 Orchard House, The Ridge	Education	
	Transport	£4,972
	Libraries	£343
	healthcare	£477
	Parks & gardens	£216
	Children's open space	£130
	Amenity green space	£410
	Recreation	£3,412
	Outdoor sports facilities	
	Environmental improvements	£1865
	Community facilities	£484
	Recycling	£120
	Affordable housing	£131,362
	Monitoring	£1,125
TOTAL	<b>£154,987</b>	
Planning permission		
Date agreed 8/1/09		
08/01149 Land adj 87/89 Amis Avenue	Education	£9,500
	Transport	£4,692
	Libraries	£323
	healthcare	£450

	Parks & gardens	£204
	Children's open space	£123
	Amenity green space	£387
	Recreation	£3220
	Outdoor sports facilities	
	Environmental improvements	£1760
	Community facilities	£457
	Recycling	£120
	Monitoring	£237
	<b>TOTAL</b>	<b>£21,477</b>
Planning permission		
Date agreed 13/1/09		
08/00594 25 Upper High Street	Education	£2321
	Transport	£617
	Libraries	£79
	healthcare	£110
	Parks & gardens	£49.88
	Children's open space	£30
	Amenity green space	£94.60
	Recreation	£786
	Outdoor sports facilities	
	Environmental improvements	£430
	Community facilities	£111
	Recycling	£120
	Monitoring	£237
<b>TOTAL</b>	<b>£4,988</b>	
Planning permission		
Date agreed 24/11/08		
08/00863 317 Kingston R9oad	Education	
	Transport	£1772
	Libraries	
	healthcare	
	Parks & gardens	£77.14
	Children's open space	
	Amenity green space	£146.30

	Recreation	
	Outdoor sports facilities	
	Environmental improvements	£665
	Community facilities	
	Recycling	
	Monitoring	£133
	<b>TOTAL</b>	<b>£2794</b>
Planning permission		
Date agreed 10/12/08		
08/00518 11a Castle Parade	Education	£2,321.14
	Transport	£1,146.38
	Libraries	£79.12
	healthcare	£110.08
	Parks & gardens	£49.88
	Children's open space	
	Amenity green space	£94.60
	Recreation	
	Outdoor sports facilities	£786.90
	Environmental improvements	£430
	Community facilities	£111.80
	Recycling	£120
	Monitoring	£264
		<b>TOTAL</b>
Planning permission		
Date agreed 20/10/08		
08/00429 50 Gadesden Road	Education	£1784
	Transport	
	Libraries	
	healthcare	£84.48
	Parks & gardens	£737.88
	Children's open space	
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community	

	facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£2606</b>
Planning permission		
Date agreed 3/12/08		
08/00935 43 Alexandra Road	Education	£1,457
	Transport	£719.82
	Libraries	£48.68
	healthcare	£69.12
	Parks & gardens	£31.32
	Children's open space	£18.90
	Amenity green space	£59.40
	Recreation	
	Outdoor sports facilities	£494.10
	Environmental improvements	£270
	Community facilities	£70.20
	Recycling	£120
	Monitoring	£168
		<b>TOTAL</b>
Planning permission		
Date agreed 24/11/08		
08/00841 51-53 Ravensfield Gardens	Education	£6,774
	Transport	£3345
	Libraries	£230.92
	healthcare	£321.28
	Parks & gardens	£145
	Children's open space	£87.65
	Amenity green space	£276
	Recreation	
	Outdoor sports facilities	£2296
	Environmental improvements	£1255
	Community facilities	£326
	Recycling	£60
	Monitoring	£756
		<b>TOTAL</b>
Planning permission		
Date agreed 14/11/08		

08/00871 16 Whitmores Close	Education	£13,548
	Transport	£6,691
	Libraries	£461.84
	healthcare	£642.56
	Parks & gardens	£291
	Children's open space	£175
	Amenity green space	£552
	Recreation	
	Outdoor sports facilities	£4593
	Environmental improvements	£2510
	Community facilities	£652
	Recycling	£210
	Monitoring	£1512
	<b>TOTAL</b>	<b>£31,752</b>
	Planning permission	
Date agreed 9/10/08		
08/00252 291 London Road	Education	£4750
	Transport	
	Libraries	
	healthcare	£225
	Parks & gardens	
	Children's open space	
	Amenity green space	£1968
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	£346.65
	<b>TOTAL</b>	<b>£7,289</b>
	Planning permission	
Date agreed 29/10/08		
08/00733 Rear of Stoneleigh Broadway	Education	£6774
	Transport	£1802
	Libraries	£230.92
	healthcare	£321
	Parks & gardens	£145
	Children's open	£87.85

	space	
	Amenity green space	£276
	Recreation	
	Outdoor sports facilities	£2296
	Environmental improvements	£1255
	Community facilities	£326
	Recycling	£60
	Monitoring	£678
		<b>£14,255</b>
Planning permission		
Date agreed 29/8/08		
08/00197 97 College Road	Education	£3536
	Transport	
	Libraries	
	healthcare	£168
	Parks & gardens	
	Children's open space	£1465
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£5169</b>
Planning permission		
Date agreed 3/9/08		
08/00200 426 Chessington Road	Education	£4750
	Transport	£2346
	Libraries	£161
	healthcare	£225
	Parks & gardens	£102
	Children's open space	£61.60
	Amenity green space	£193
	Recreation	
	Outdoor sports facilities	£1610
	Environmental	£880

	improvements	
	Community facilities	£228
	Recycling	£60
	Monitoring	£531
	<b>TOTAL</b>	<b>£11,151</b>
Planning permission		
Date agreed 8/7/08		
08/00196 74 Upper High Street	Education	£2699
	Transport	
	Libraries	
	healthcare	£128
	Parks & gardens	
	Public open space	£1118
	Children's open space	
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
		<b>TOTAL</b>
Planning permission		
Date agreed 29/8/08		
08/00489 Tattenham Corner Stables	Education	£4,750
	Transport	
	Libraries	
	healthcare	£225
	Parks & gardens	
	Children's open space	
	Public open space	£1968
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	

	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£6,943</b>
Planning permission		
Date agreed 21/7/08		
08/00016 Berrow End, Downs avenue	Education	£4697
	Transport	
	Libraries	
	healthcare	£225
	Parks & gardens	
	Children's open space	
	Public open spaces	£1968
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£6890</b>
Planning permission		
Date agreed 16/7/08		
08/00261 Friars Cottage, land West Hill	Education	£,4750
	Transport	
	Libraries	
	healthcare	£225
	Parks & gardens	
	Children's open space	
	Open Spaces	£1,968
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£6,943</b>
Planning		



permission		
Date agreed 2/7/08		
07/00966 37-39 Vernon Close	Education	£9,500
	Transport	
	Libraries	
	healthcare	£2,150
	Parks & gardens	
	Public open space	£11,717
	Children's open space	
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£23,367</b>
Planning permission		
Date agreed 29/5/08		
07/01141 Post Office, 74&76 High Street	Education	£19,000
	Transport	
	Libraries	
	healthcare	
	Parks & gardens	
	Public open spaces	£7,870.72
	Children's open space	
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
Planning permission		
Date agreed 11/6/08		
07/00861 Meadow	Education	£6,774
	Transport	

	Libraries	
	healthcare	
	Parks & gardens	
	Children's open space	
	Amenity green space	
	Recreation	
	Public open spaces	£2,806
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£9,580</b>
Planning permission		
<b>Date agreed 2/12/08</b>		
07/01244 41 Fairfax Avenue	Education	£7,719.14
	Transport	
	Libraries	
	healthcare	
	Parks & gardens	
	Children's open space	
	Amenity green space	
	Recreation	
	Public open spaces	£3,197.48
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
Monitoring		
<b>TOTAL</b>	<b>£10,916.62</b>	
Planning permission		
<b>Date agreed 23/4/08</b>		
07/01403 82-84 High Street, Epsom	Education	£4,750.24
	Transport	
	Libraries	
	healthcare	£860
	Parks &	

	gardens	
	Public open space	£6,361.42
	Children's open space	
	Amenity green space	
	Recreation	
	Outdoor sports facilities	
	Environmental improvements	
	Community facilities	
	Recycling	
	Monitoring	
	<b>TOTAL</b>	<b>£11,971.66</b>
Total agreed April 2008-March 2009		<b>£593,422.80</b>

## Appendix D

### Money received through Developer Contributions 2008-09

61503/01800	S106 Station approach/Receipts	-530,000.00	paid in 2008/9
61515/01800	S106 Apex House /Receipts	-42,000.00	paid in 2008/9
61516/01800	S106 1-5 Windmill Lane/Receipts	-4,000.00	paid in 2008/9
61517/01800	S106 33A and 35 Cheam Ro/Receipts	-39,407.93	paid in 2008/9
61518/01800	S106 7 and 7A Ashley Roa/Receipts	-20,000.00	paid in 2008/9
61520/01800	S106 Friars Cottage Wes/Receipts	-6,943.00	paid in 2008/9
61521/01800	S106 St Andrews Hse 22-2/Receipts	-21,000.00	paid in 2008/9
61522/01800	S106 74 Upper High Stree/Receipts	-3,945.00	paid in 2008/9
61524/01800	S106 The Paddock-Hotel L/Receipts	-2,000.00	paid in 2008/9
61525/01800	S106 56A Meadow Walk, Ew/Receipts	-9,580.00	paid in 2008/9
61526/01800	S106 Lindfields, Epsom R/Receipts	-18,855.92	paid in 2008/9
61527/01800	S106 The Cedars, 14 Chur/Receipts	-46,391.00	paid in 2008/9
		<b>-744,122.85</b>	