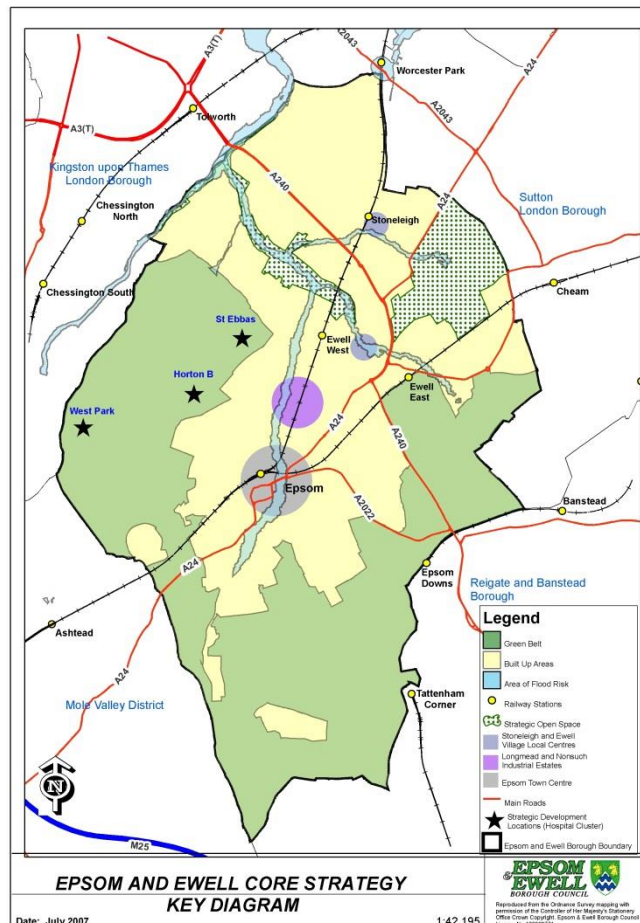




Local Plan Annual Monitoring Report 2014- 2015



Annual Monitoring Report 2014-2015

Table of Contents

Section 1:	Introduction	4
Section 2:	Progress and implementation of the Local Plan	5
	Table 1: Progress on the preparation of Epsom and Ewell BC's Local Plan against the Local Plan Programme	6
Section 3:	Performance of existing adopted policies	11
Section 4:	The Context	12
Section 5:	Indicators	14
6.1	Green Belt	15
6.2	Biodiversity and Designated Nature Conservation Areas	17
	SSSIs- % in favourable condition or improving'	17
	Table 2: Condition of SSSI sites	17
	Number and areas of SNCI 2&3 and Ancient Woodlands	18
	Number of new developments mitigating for loss of biodiversity or/and incorporating features to improve existing biodiversity	19
6.3	Open Spaces and Green Infrastructure	20
	Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit.	20
7.1	The Built Environment	21
	% of Conservation Areas where appraisals and management plans have been completed	21
	Number of listed buildings within the Borough on the national 'Buildings at Risk' register	22
7.2	Sustainability in New Developments	23
	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	23
8.1	Housing Provision	24
	Number of new housing completions per annum	24
	Table 3: Housing Development in the last eight years	26
	Net additional dwellings in future years (housing trajectory)	27
	Figure 1: Graphical Housing Trajectory	29
	% of Housing completed on previously developed land	30
	Table 4: New and converted dwellings on Previously Developed Land	30
8.2	Affordable Housing and Meeting Housing Needs	31
	Number of social rented and intermediate affordable housing units per annum	31
	Table 5: Affordable Housing Target	31
	Table 6: Gross number of housing completions by type in the last five years	33
	Figure 2: Affordable housing completions	33

	Table 7: Projected Affordable Housing completions	34
	Table 8: Estimated future Affordable Housing completions by site	35
	Table 9: Gross number of Affordable housing completions by type	36
	Average Property price	37
	Net additional pitches (Gypsy and Traveller)	38
	Average Housing Density of new development	39
	Table 10: Density of development complete 2014-15	40
	Figure 3: Average Densities on New Housing Developments in Epsom & Ewell	41
8.3	Employment Provision	42
	Total amount of additional floorspace- by type	42
	Table 11: Changes in commercial office floorspace implemented in 2013/14	43
9.1	Developer Contributions and Community Infrastructure	46
	% of developments that make good the potential deficits in service or community infrastructure provision	46
	Table 12: CIL and S106 agreed and received 2013-15	48
9.2	Community, Cultural and Built Sports Facilities	48
	Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough	48
10.1	Epsom Town Centre	49
	Amount of retail space gained/ lost within the town centre and % within primary and secondary retail frontages	49
10.2	Local Centres	51
	Amount of retail space gained/ lost in the local centres	51
11.1	Accessibility	53
	% of major residential developments located within 30 minutes public transport time of health, education, retail and employment facilities	53

Appendices

Appendix A	List of Housing Completions 2014-15
Appendix B	Preferred Housing Site Options
Appendix C	Housing Trajectory 2014
Appendix D	Sites with planning permissions and sites under construction in the Borough (April 2014)
Appendix E	EEBC Five Year Housing Supply Statement April 2014
Appendix F	Developer Contributions agreed 2014-15
Appendix G	Developer Contributions received 2014-15
Appendix H	CIL Regulation 62 Report 2014-15

Section 1: Introduction

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to make an Annual Monitoring Report (AMR) about the implementation of their Local Development Schemes and local development policies to the Secretary of State prior to 31st December each year. Section 113 of the Localism Act amends this requirement so that local planning authorities must publish this information direct to the public at least yearly in the interests of transparency. The local planning authority is no longer required to send a report to the Secretary of State.
- 1.2 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. It also requires monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually. In essence it is a matter for each Local Planning Authority to decide what to include in their monitoring report over and above the prescribed minimum information.
- 1.3 This is the eleventh AMR that has been produced under the Planning and Compulsory Purchase Act. It monitors the period **1st April 2014 to 31 March 2015**.
- 1.4 Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities monitoring is important in the planning system in providing a check on whether those aims are being achieved. This AMR in the spirit of transparency and the need to focus on key information that matters most to local communities covers the Core Strategy and Plan E (Epsom Town Centre Area Action Plan) targets and indicators for the period April 2014 – March 2015.
- 1.5 During 2014-15 the Council;
 - (i) Has not made a neighbourhood development order nor received an application to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012;
 - (ii) Has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010 (contained in section 9)
 - (iii) Has not undertaken action under the duty to co-operate.

Section 2: Progress and implementation of the Local Plan

- 2.1 The Epsom and Ewell Local Plan Programme (September 2014), succeeds the September 2012 Programme and sets out a rolling project plan for the production of documents comprising the Epsom and Ewell Local Plan (formerly Local Development Documents). It provides a timetable for their production so as to monitor progress and milestones, as well as identifying the resources required and any potential constraints.

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

Table 1: Progress on the preparation of Epsom and Ewell BC's Development Plan against the Local Plan Programme				
Title of Document	Subject of Document	Stages in Preparation completed	LPP Targets Met? 2014-2015	Notes or Future Stages to be completed
Local Plan Programme	A programme for the preparation of documents comprising the Local Plan (formerly Development Plan Documents)	✓ Local Plan Programme replacing the previous 2012 version approved by the Licensing and Planning Policy Committee Sept 2014	N/A	• Complete
Core Strategy	Strategic document containing broad policies setting out the development principles for the Borough	✓ Adopted by the Council: July 24 th 2007	N/A	• Complete
Site Allocations DPD	Identifies sites proposed for development and sets out policies relating to the site and its development.	<ul style="list-style-type: none"> ✓ Housing Land Supply Strategy consultation October/ November 2010 ✓ The Housing Site Allocations Consultation took place in August – October 2011 ✓ Other Sites Allocations- Consultation- October 2013- January 2014 	Yes	• Submission to Secretary of State due January 2016.
Development Management Policies DPD	Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> ✓ Consultation on Draft Document July-Sept 2012 ✓ Pre-submission draft approved March 2013 ✓ Public consultation April – June 2013 	Yes	• Adoption of Development Management Policies DPD estimated in October 2015.

		<ul style="list-style-type: none"> ✓ Submission to Secretary of State November 2014 ✓ Examination In Public February 2015 ✓ Main Modifications Consultation March – April 2015 		
Depot Road/Upper High Street/Church Street Development Brief	Sets out guidance for the redevelopment of 2 strategic sites identified within Plan E for Epsom town centre	<ul style="list-style-type: none"> ✓ Consultation with landowners May – Sept 2011 ✓ Consultation on Draft Development Brief Options Dec 2011 – Feb 2012 ✓ Consultation on Draft Development Brief June – Sept 2012 ✓ Adoption Nov 2012 	N/A	<ul style="list-style-type: none"> • Complete
Proposals Map	An OS map illustrated to reflect the development plan documents policies	<ul style="list-style-type: none"> ✓ Plan E Proposals Map April 2011 	N/A	<ul style="list-style-type: none"> • Awaiting completion of Development Management Policies DPD and Site Allocations DPD before further work can take place
Plan E- Epsom Town Centre Area Action Plan	Sets out detailed policies and site proposals aimed at strengthening the vitality and viability of Epsom Town Centre	<ul style="list-style-type: none"> ✓ Stakeholder and LSP Engagement ✓ Further evidence base work (retail study) ✓ Issues paper consultation September 2008 ✓ Consult on Sustainability Appraisal October 2009 ✓ Submission to Secretary of State 30 April 2010 ✓ Examination September 2010 ✓ Adoption April 2011 	N/A	<ul style="list-style-type: none"> • Complete
Community Infrastructure Levy-Charging Schedule	The new principle mechanism for collecting financial contributions from new developments	<ul style="list-style-type: none"> ✓ Infrastructure Delivery Plan produced April 2013 ✓ Consultation on preliminary Draft Charging Schedule July/ August 	Yes	<ul style="list-style-type: none"> • Complete • Regulation 62 Report to be included in AMR from 2014/15

	(to replace most Developer Contributions)	<p>2013</p> <ul style="list-style-type: none"> ✓ Consultation on Draft Charging Schedule September- November 2013 ✓ Submission for Examination December 2013 ✓ Examination held March 2014 ✓ Inspector's Report received 9 April 2014 ✓ Charging schedule adopted 29 April 2014 to be implemented from 1 July 2014. 		
Annual Monitoring Report	Annual review of policies and LDF preparation progress	<ul style="list-style-type: none"> ✓ AMR 2011/12 submitted: Sept 2012 ✓ AMR 2012/13 published July 2013 ✓ AMR 2013/14 published 	Yes	
Sustainable Design SPD	Supplementary planning document containing guidance on measures and opportunities available for integrating sustainability into new developments.	<ul style="list-style-type: none"> ✓ Draft Document issued for public consultation March 2012 ✓ Adoption June 2012 	N/A	<ul style="list-style-type: none"> • To be revised during 2015/16
Developer Contributions SPD (Part 1 Affordable Housing)	Supplementary planning document containing guidance on affordable housing provision expected from developments	<ul style="list-style-type: none"> ✓ Adoption June 2008 ✓ Review of SPD August 2010 ✓ Consult on proposed changes September 2010 ✓ Consideration of changes at S&R Committee November 2010 and approved ✓ Consult on revised SPD following 	N/A	<ul style="list-style-type: none"> • Complete

		introduction of CIL June- July 2014 ✓ Adoption of revised SPD September 2014		
Developer Contributions SPD (Part 2 Infrastructure)	Supplementary Planning Document containing guidance on other Contribution expected from developments	<ul style="list-style-type: none"> ✓ Adoption June 2008 ✓ Review of SPD August 2010 ✓ Consult on proposed changes September 2010 ✓ Consideration of changes at S&R Committee November 2010 and approved ✓ Consult on revised SPD following introduction of CIL June- July 2014 ✓ Adoption of revised SPD September 2014 	N/A	<ul style="list-style-type: none"> • Part 2 has mostly been removed in line with the adoption of CIL

Other documents informing the Local Plan

Title of Document	Stages in Preparation Completed	Date completed
Sustainability Appraisal Scoping Report	✓ Approved and adopted by Council	May 2005
Sustainability Appraisals	<ul style="list-style-type: none"> ✓ Core Strategy Sustainability Appraisal ✓ Plan E Sustainability Appraisal ✓ Draft Development Management Policies Sustainability Appraisal ✓ Sustainability Appraisal of Main Modifications to DM Policies 	<ul style="list-style-type: none"> June 2006 January 2010 August 2012 March 2015
Audit of Open Space, Sport and Recreational Facilities	✓ Publication	March 2006
Employment Land Review 2012	✓ Publication	October 2012
Strategic Flood Risk Assessment	✓ Publication	May 2008
Retail Study	✓ Publication	September 2007

Retail Study and Town Centre Health Check	✓ Publication	April 2009 To be revised during 2015
Local Centre Study	✓ Publication	July 2012
Environmental Character Study	✓ Publication	September 2008
Strategic Housing Market Assessment	✓ Publication	May 2008
Strategic Housing Land Availability assessment	✓ Publication	March 2009
Office Demand Study	✓ Publication	February 2013
Surface Water Management Plan	✓ Publication	July 2011
Biodiversity and Planning	✓ Publication	February 2012 To be revised during 2015
Shop Front Guide	✓ Publication	May 2012
Street Furniture Strategy	✓ Approved	May 2012
Parking Strategy	✓ Publication	June 2012
East Street Office Demand Study	✓ Publication	February 2013
Sites of Nature Conservation Review	✓ Publication	August 2013
Green Infrastructure Study	✓ Publication	September 2013

Section 3: Performance of existing adopted policies

- 3.1 On 24 September 2007 the Secretary of State issued a direction to the Council indicating which policies in the May 2000 Local Plan were to be saved and which ones were to be deleted (in accordance with the then paragraph 5.15 of PPS12: Local Development Frameworks). Paragraph 215 of the National Planning Policy Framework states that the weight to be given to pre 2004 adopted policies will be dependent upon their degree of consistency with the NPPF. These policies may therefore be at risk and accordingly they are being reviewed through the Development Management Policies DPD in order that new policies are adopted as soon as possible.
- 3.2 The Development Plan for the Council in 2014-15 consisted of the saved policies in the Local Plan (2000), the policies contained in the Core Strategy 2007 and Plan E (Epsom Town Centre Area Action Plan) 2011.
- 3.3 The Development Management Policies document is at an advanced stage in its production and therefore its policies are a material consideration in determining planning applications. They are not monitored in this AMR as their current status is still 'emerging'. It is anticipated that this document will be adopted in 2015/16 and will therefore feature heavily in the 2015/16 AMR onwards. This will necessitate a review of the format of the AMR for future years.

Section 4: The Context

- 4.1 This section provides an overview of the Borough, setting out the key contextual characteristics, which will be useful to consider whilst examining the performance of the adopted planning policies.
- 4.2 Possessing a sound understanding of the social, economic and environmental issues that affect the Borough is an important part of the LDF 'spatial' planning approach.

Key Characteristics of the Borough

- 4.3 Epsom & Ewell is situated in the North East of Surrey, on the edge of the London's suburbs. It is based around the market town of Epsom, the ancient village of Ewell, and the 1930s centre at Stoneleigh. It is the smallest of the Surrey districts, covering an area of 3,411 hectares.
- 4.4 About 42% of the Borough's area is Green Belt, running along the eastern and western boundaries of the built up area and stretching to the south. There are also two designated Strategic Open Spaces (Nonsuch Park and the Hogsmill) within the urban area. Epsom has long been associated with horse racing and is home to the internationally important Epsom Downs Racecourse and facilities for the local racehorse training industry. The racecourse and many of the associated horse racing uses are located within the Green Belt.

Population of the Borough

- 4.5 The Borough's population numbers 77,100 according to the Office for National Statistics. This represents an increase in the population of 10,041 from 2001. 85.9% of the population is economically active¹. The number of residential dwellings has grown by 2,961 to 30,947 since 2001. The 2011 census shows that household size has not changed significantly since 2001, with the largest household type in the Borough being a married couple with no dependent children.
- 4.6 85.9% of the population falls within the ethnic classification of white, with 78.6% defined as White British². The population is well educated (50.4% educated to NVQ4 or above) compared to the regional (39.1%) and national average (36%)³. Unemployment is low, notwithstanding the impact of the recession, with 0.7% of residents aged 16-64 claiming Jobseekers Allowance (JSA) in March 2015⁴ albeit there are pockets of higher levels of claimants in Court, Ruxley and Town wards. It should be noted that many more residents are on other out-of-work benefits such as Employment Support Allowance and Incapacity Benefits than on JSA. The latest figures available indicate a total of 6.2% of borough residents on key out-of-work benefits compared to the regional (9.2%) and national (12.7%) position⁵.

¹ *NOMIS Jan-Dec 2014*

² *2011 Census*

³ *ONS Annual Population Survey Jan-Dec 2014*

⁴ *ONS claimant count April 2014*

⁵ *DWP Benefit Claimants August 2014*

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

Housing in the Borough

- 4.8 There are 29,784 households in the Borough according to the 2011 Census, an increase of 2,422 since 2001. 35.6% of households in the Borough live in semi-detached houses, with 27.2% detached, and 22.8% flats, maisonettes or apartments⁹. The average overall house price in Epsom over the past year is £424,928. This is a 13% increase from 2013¹⁰. Approximately 78% of households are owner-occupiers, a figure higher than the regional (68.7%) or national (64.2%) average¹¹. House conditions across all tenures are good with 98.3% of households having central heating¹².

Employment in the Borough

- 4.9 There are 43,000 people of economically active age in the Borough¹³. A high proportion of the Borough's workforce (59.2%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 49.4% in the South-East and 44.3% in Great Britain¹⁴. Approximately 65% of the employed people between the ages of 16-74 commute out of the Borough for work¹⁵ - 36.6% use a car or van for their journeys and 14.3% use the train¹⁶. This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.
- 4.10 The latest figures from the All Active Enterprises (ONS) dataset, which aims at obtaining the best estimates of new business formations and contains information on VAT traders and PAYE employers, indicates a total of 3360 active enterprises in the Borough with 360 births and 340 deaths over the previous year¹⁷. This shows that business performance in the Borough is not as strong as the last year's report which showed 375 births and 310 deaths.

⁶ *IMD 2010*

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

⁸ *CSEW, Dec 2012*

⁹ *2011 Census*

¹⁰ *Rightmove Average Property Prices*

¹¹ *2011 Census*

¹² *2011 Census*

¹³ *NOMIS Jan-Dec 2014*

¹⁴ *NOMIS Jan-Dec 2014*

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

¹⁶ *2011 Census*

¹⁷ *ONS: Business Demography 2011*

Section 5: Indicators

- 5.1 This AMR reports on Indicators which derive from the Core Strategy and Plan E, many of which have been streamlined with the Core Output Indicators¹⁸. Where relevant, Local Output Indicators¹⁹ are also reported on to provide a local context.
- 5.2 As the Council's Core Strategy was adopted in July 2007, and identifies policy principles on which sustainable development will be achieved, this AMR reports under the themes identified in the Core Strategy for consistency with both this document and others being prepared. It will report on all relevant indicators.

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

¹⁹ *Local Indicators are those not prescribed by central government and are chosen by the Local Planning Authority to address outputs not covered by the Core Output Indicators*

CONSERVING AND ENHANCING OPEN SPACE AND LANDSCAPE CHARACTER

6.1 GREEN BELT

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

Target

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

Policy

- 6.1.2 The provisions of paragraphs 79-92 of the National Planning Policy Framework state that “the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.
- 6.1.3 The Council’s Core Strategy policy CS2 states: ‘To ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy.’

Performance

- 6.1.4 The designated Green Belt covers some 42% of the area of the Borough, with approximately 40% of the Green Belt comprised of public open space. Within the Green Belt lies the ‘hospital cluster’. This comprises five large, former psychiatric hospitals (the construction of which pre-dated the designation of the Green Belt). The closure of these hospitals has provided an opportunity for their conversion and redevelopment, predominantly for housing. Schemes involving four of the hospital sites have been completed over previous years, whilst the West Park site has been largely completed during 2013- 15. In the past, these have formed an important part of the Borough’s housing supply.
- 6.1.5 In this reporting year, excluding (i) amendments or details to approved schemes at the “hospital; cluster” or (ii) alterations/extensions to completed development at the “hospital cluster”, the number and type of planning permissions in the Green Belt were:
- ✓ Ethel Bailey Close- Residential development for 48 new units (6 two bed houses, 4 two bed flats, 20 three bed houses, 17 four bed houses and 1 five bed house) and associated parking and landscaping.

- ✓ Oak Glade, Epsom- The change of use of 5 blocks to 15 residential units (C3) from staff consulting rooms (D1), office accommodation (B1) and patient living accommodation (C2) and works to improve the external appearance and energy efficiency of the proposed dwellings.
- ✓ South Hatch Racing Club, 46 Burgh heath Road- Change of use from A3 (Restaurant) to C3 (Residential).
- ✓ Pine Lodge, Horton Lane- Erection of 2x3 bed semi-detached houses, 3x4 bed and 5x5 bed detached houses with associated car parking and landscaping.
- ✓ Priest Hill Sports Pavilion- Proposed single-storey extension to the south of the existing pavilion providing three changing rooms and extension within the roof of the first floor, providing additional usable space together with an internal refurbishment and relocation of storage containers.
- ✓ 111 Longdown Lane South- External alterations to dwelling and stables.
- ✓ Downs Lodge- 87 Burgh Heath Road- Two-storey flank extension, part rear two-storey extension
- ✓ The Royal Automobile Country Club- Listed Building Consent-Redevelopment of Woodcote Park. Listed Building Consent application for:
 - a) Demolition of the secretariat and administration building and partial demolition of clubhouse with replacement new five-storey (basement, ground and 3 upper levels) motor heritage wing to provide overnight accommodation, offices, banqueting, events and club facilities.
 - b) Internal reconfiguration of clubhouse and demolition of rear ground floor kitchen extension of the clubhouse.
 - c) Creation of new arrival reception to clubhouse, including landscaping and public realm works.
 - d) Restoration of the wall to the Walled Garden.
 - e) Restoration of the Gardener's Cottage including replacement roof, and demolition of single storey later additions.
 - f) Provision of children's facilities within the Walled Garden, including a children's activity centre, indoor swimming pool, cafe and associated areas.

Analysis

- 6.1.6 The Core Strategy policy seeks to maintain the existing extent of the Green Belt and strictly control inappropriate development. This policy appears to be functioning well.
- 6.1.7 All permissions granted in the Green Belt comprised extensions or alterations to buildings or development within the existing footprint, that were considered to have limited impact on the openness of the Green Belt and deemed to be appropriate development under Green Belt policy.

- 6.1.8 The Council will continue to oppose inappropriate development within the Green Belt and will consider whether the precise Green Belt boundary needs to be amended in the Site Allocations document. The emerging Development Management Policies document will seek to manage the size of new extensions in the Green Belt by ensuring that no increase in size over 30% of the original footprint would be permitted. The replacement of existing buildings in the Green Belt will be managed by retaining existing uses and ensuring that replacement buildings are not materially larger than those they replace.

6.2 BIODIVERSITY AND DESIGNATED NATURE CONSERVATION AREAS

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

Target

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

Policy

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

Performance

- 6.2.3 Epsom & Ewell has 119.33 hectares of designated SSSI. Natural England carries out reviews of the conditions of SSSIs on a regular basis. The most recent review was published in April 2013. At each site the condition was assessed against a set of ecological objectives identified to maintain the special habitat and species features in a healthy state. 100% of the designated areas within the Borough were reported to be in favourable or unfavourable/recovering condition. This is the same position as the previous year.

Table 2: Condition of SSSI sites

	Favourable 2014/15	Unfavourable - recovering 2014/15	Favourable 2013/14	Unfavourable – recovering 2013/14	Comments
Stones Road Pond	0.47 ha (standing open water and canals) ²⁰		0.47 ha (standing open water and canals)		There is still a significant population of Great Crested Newts and Smooth

²⁰ Latest Assessment date 14/04/2008

					Newts at this site
Epsom Common	105.42 ha (Broadleaved, mixed and yew woodland-lowland) ²¹		105.42 ha (Broadleaved, mixed and yew woodland-lowland)		
		13.45 ha (Dwarf shrub heath-lowland) ²²		13.45 ha (Dwarf shrub heath-lowland)	
TOTAL	105.89ha	13.45 ha	105.89ha	13.45 ha	

Analysis

- 6.2.4 Work has been carried out in partnership with Natural England to bring the Borough's SSSIs to a favourable and recovering condition. In 2009/10 the 105.42 ha of woodland/ lowland was in an unfavourable- recovering condition, but it is now considered favourable. The 13.45 ha of dwarf shrub heath lowland has not been assessed since 14 January 2009 by Natural England but on the basis that it was then assessed as "recovering" it is deemed to be not yet fully conserved but all the necessary management measures are in place. Provided that the recovery work is sustained, the SSSI will reach favourable condition in time.
- 6.2.5 It should be noted that Natural England has not officially reviewed the condition of the Borough's SSSIs in some time, with the last assessment date of the Stones Road Pond site being in 2008. A Management Plan is in place that has been agreed by Natural England and much of the plan has now been implemented in partnership with the Lower Mole Project. Work is currently underway to reinstate a semi-natural environment on part of the adjoining former allotment that will provide additional habitat for the protected species on the site and may help further improve the quality of the Stones Road SSSI.

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

Target

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

²¹ Latest Assessment date 23/09/2010

²² Latest Assessment date 14/01/2009

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

Policy

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

Performance

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

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

Analysis

6.2.11 The Borough has 4 Local Nature Reserves: Epsom Common, Horton Country Park, The Hogsmill, and Howell Hill. Of these, Horton Country Park and parts of The Hogsmill and Epsom Common are afforded SNCI status. The Borough has 12 designated SNCIs which comprise: Epsom Golf Course, Epsom Cemetery, Horton Country Park, Nonsuch Park, Epsom Common South, Walton Downs B, Pond Wood, Butchers Grove, Walton Downs A, Howell Hill Local Nature Reserve, Epsom Downs West, and Hogsmill River at West Ewell. 11 of these have active management plans in place (some of which are currently being updated). Additionally the Borough has 14 Ancient Woodlands covering a total area of 23 ha or 0.7% of the Borough area.

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

Target

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

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

Policy

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

Performance

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

Analysis

- 6.2.15 Tree/hedgerow protection measures are common place conditions on new developments. More specific conditions are placed on planning applications where there are particular areas of biodiversity that may be at risk. The Council adopted guidance on Biodiversity in Planning in February 2012 which sets out advice and requirements for planners and developers. The Council is also proposing to include a criteria based policy seeking to mitigate or compensate for the on-site loss of biodiversity to development within the forthcoming Development Management Policies Document (Policy DM4).

6.3 OPEN SPACES AND GREEN INFRASTRUCTURE

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

Target

- 6.3.1 Provision should meet defined local standards as set out in the Borough’s open space audit and which will be reflected in the forthcoming Design Quality SPD.

Policy

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

Performance

- 6.3.3 There has been no change in the amount of open space provided in the Borough in this reporting year. Every year since 2007/2008 Epsom Common Local Nature Reserve received a Green Flag award, which is the national standard for parks and green spaces in England and Wales. This represents 22% of the Borough's open space. Nonsuch Park, Alexandra Recreation Ground, Rosebery Park and Ewell Court also have Green Flag Status.

Analysis

- 6.3.4 In line with the former guidance in PPG17: Open Space, Sport and Recreation 2002 the open space study for the Borough identified where deficiencies exist and also where land did not contribute significantly and was potentially surplus to needs. This provides helpful guidelines for the levels of provision and other proposals which will be made in forthcoming development plan documents.
- 6.3.5 The Development Management Policies Document will contain a criteria based policy on Open Space Provision. On- site improvements will be delivered through the S106 process and off- site improvements can be funded through the Community Infrastructure Levy.

7. CONSERVING AND ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT

7.1 THE BUILT ENVIRONMENT

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

Target

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

Policy

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

Performance

- 7.1.3 All twenty-one Conservation Area Appraisals have been carried out and work to implement management plans is on-going. Additionally, Article 4 Directions, that enable the Council to exercise greater control through removal of certain

Permitted Development (PD) rights, are now in force for the following Conservation Areas: Burgh Heath Road, College Road, Church Street, Worple Road, , The Downs Road Estate, Pikes Hill, Lintons Lane, Ewell Village including the extended area, Stamford Green, Ewell Downs Road and The Green, Higher Green and Longdown Lane North. The remaining Conservation Areas are not thought to warrant the introduction of Article 4 Directions due to the substantial number of properties within them that have undergone changes to their visual appearance.

Analysis

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

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

Target

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

Policy

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

Performance

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

Analysis

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

7.2 SUSTAINABILITY IN NEW DEVELOPMENTS

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

Target:

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

Policy

- 7.2.2 The extreme weather variations experienced in the last few years have highlighted the potential dangers of locating development in areas at high risk of flooding.
- 7.2.3 Paragraphs 99-104 of the National Planning Policy Framework outline a key planning objective of managing risk, by avoiding inappropriate development in areas at risk of flooding, and directing development away from areas at highest risk. Where development is brought forward in areas that are vulnerable, care should be taken to ensure that risks can be managed through sustainable adaptation measures. Local Plans should be supported by Strategic Flood Risk Assessment (SFRA) and develop policies to manage flood risk.
- 7.2.4 The Core Strategy Policy CS6 seeks to ensure that all new development avoids increasing the risk of, or from flooding.

Performance

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

Analysis

- 7.2.6 The Local Plan and Development Management procedures will continue to ensure the referral of applications that have been identified as being partly or wholly within the flood plain, to the Environment Agency. The Council considers that it has a good relationship with the Environment Agency.
- 7.2.7 The Council prepared an SFRA of the Borough in May 2008 which was subsequently approved by the Environment Agency. This document is used to inform the documents making up the Local Plan and developments.
- 7.2.8 Epsom & Ewell successfully secured £75,000 of EA/Defra Early Action funding to prepare a Surface Water Management Plan (SWMP) for the Borough. This study was completed in July 2011. The SWMP Action Plan provides priority options that can be implemented generically across the Borough together with location-specific priority options for flood alleviation

measures. It also provides evidence for the Council to support the preparation of new policy, in particular the allocation of development sites, and a basis to prepare future funding bids to carry out the suggested mitigation measures. The overall philosophy of the SWMP Study and Action Plan, however, is to take advantage of opportunities as they arise to implement options which cumulatively have the effect of better managing flood risk.

- 7.2.9 From 6 April 2015 the Government has required all major planning applications (generally 10 or more dwellings and over 1000 m² floorspace) to demonstrate how the developer will implement a sustainable Drainage System (SuDs) on their site in perpetuity. The Lead Local Flood Authorities (LLFAs) (in our case Surrey County Council) has been made a statutory consultee on major applications in relation to the SuDs element of the application. The results of this process will be included in next year's AMR.

8 PROVIDING FOR HOUSING AND EMPLOYMENT DEVELOPMENT

8.1 HOUSING PROVISION

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

Target

- 8.1.1 Since the intention to revoke the South East Plan was announced the Council has chosen to retain the adopted Core Strategy housing target. This position was endorsed at the Planning Policy Sub Committee on 9 September 2010. Therefore, the projected completions will be assessed against the Core Strategy requirement of 2715 homes for the period 2007-2022. This equates to 181 new dwellings per annum.
- 8.1.2 This indicator is also relevant to the Single Data List²⁴ Targets 002-00, 003-00. In addition it is important to note that Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports, requires information on net additional dwellings to be included.

Policy

- 8.1.3 The South East Plan replaced the Surrey Structure Plan and influenced the Borough's housing targets from 2006. The Core Strategy's Housing Policy CS7 was based on the emerging South East Plan, which at the time (2007) required the provision of at least 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. The South East Plan was since revoked under the

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

provisions of the Localism Act and the Council reverted back to the Core Strategy housing target.

- 8.1.4 The National Planning Policy Framework requires local planning authorities to boost significantly the supply of housing by using their evidence base. This ensures that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, subject to this being consistent with other policies set out in the NPPF.

Housing Trajectories

- 8.1.5 Housing Trajectories are a useful approach to assess housing delivery, helping to support the 'plan, monitor, manage' concept. They show past performance and estimate future delivery enabling an assessment to be made of whether there is likely to be a future shortfall or surplus of housing in the Borough in relation to the housing targets. The NPPF requires local planning authorities to prepare a robust evidence base on housing need and demand through a Strategic Housing Market Assessment (SHMA), and land availability through a Strategic Housing Land Availability Assessment (SHLAA). Additional emphasis is placed upon the need to identify and annually update a supply of deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. In addition Councils should identify a supply of specific, developable sites or broad locations for growth, for the following 6-10 years and where possible 11-15 years. To illustrate the expected rate of market and affordable housing delivery a housing trajectory for the plan period is suggested. The Council has completed a SHMA and a SHLAA (which feeds into the housing trajectory). Both of these documents are considered to be dated (SHMA 2008 and SHLAA 2009). The Council is involved in the preparation of the North east Surrey and South West London SHMA that is expected to be complete later in 2015. A review of the SHLAA should be considered once this has been complete.

Performance

- 8.1.6 A total of **193** (net²⁵) dwellings have been completed this year (**200 gross**).

²⁵ The net figure takes account of demolitions and replacement of dwellings.

Analysis

Table 3: Housing Development in the last eight years

		2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/15	Total
A	Small scale unidentified windfalls	43	51	41	21	28	29	27	42	38	320
B	Medium scale unidentified windfalls	40	70	33	19	1	12	13	26	20	234
C	Large scale unidentified windfalls										
	Highway House	135									135
	Hudson House, Station Approach		51	60							111
	Capitol House, Church Street		55	43	13	40					151
	Land at Mead & Auriol					30					30
	Rosebery School					30	42				72
	St Francis Church							24			24
	138 Ruxley lane									20	20
	Cheam Motors							28			28
D	Small SHLAA sites			13	3	43	16	13	4	17	109
E	Plan E sites										
	Epsom Station							117			117
	Magistrates Court							46			46
F	Allocated sites										
	Horton A/B	90	54	31	46						221
	St Ebbas				1	79	176	71			327
	West Park						14	178	162	98	452
G	Total Annual Completions	308	281	221	103	251	289	517	234	193	2397
H	Core Strategy Cumulative target	181	362	543	724	905	1086	1267	1448	1629	
I	Cumulative over or under provision	127	227	267	189	259	367	703	756	768	

A: Small sites deliver 1-9 dwellings

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

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

D: Sites identified in the Strategic Housing Land Availability Assessment

E: Sites allocated in Plan E (2011)

F: Sites allocated in the Local Plan 2000

G: Total Annual Completions

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

I: Number of dwellings above or below cumulative allocation

- 8.1.7 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past nine years is contained in Table 3 above, and a more detailed list of this year's housing completions is provided in Appendix A. The Council has met its target of 181 housing completions this year. The total is lower than anticipated in last year's AMR and is mostly due to delays in anticipated completions at The Lintons Centre (Utilities Site) and Shaftsbury House and fifteen of the anticipated smaller sites (shown as small/ medium sites under construction in last year's housing trajectory) not being completed this year. There is no clear reason as to why these sites have been delayed but it is worth noting that the housing trajectory can only ever act as an estimate of housing delivery and some site specific delays can occur that cannot be anticipated. An example is at the Lintons Centre where there have been delays with the relocation of the endangered species. The Council is currently 768 units ahead of its target figure.

Net additional dwellings in future years (housing trajectory)

Target

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

Performance

- 8.1.9 Following public consultation on Housing Site Allocations Policy Options, the Council's Planning Policy Sub-Committee agreed a list of 18 preferred housing site allocation options to be brought forward through the emerging Site Allocations Policy Document. These 18 sites were initially identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) in March 2009. Other sites that have been identified through the SHLAA have been shown separately in the housing trajectory to allow the Council to monitor the progress of these sites and to confirm that the identified potential sources of supply are coming forward. Appendix B shows the 18 preferred sites identified by the Council via the Housing Site Allocations document and their current status.
- 8.1.10 The housing trajectory shows that with the addition of these preferred sites, the Core Strategy target of 3620 dwellings (181 per year) is set to be exceeded by **563** units by 2026. This is detailed in Appendix C and Figure 1 below. The trajectory also shows that the Council can demonstrate that it has a five year supply of housing.

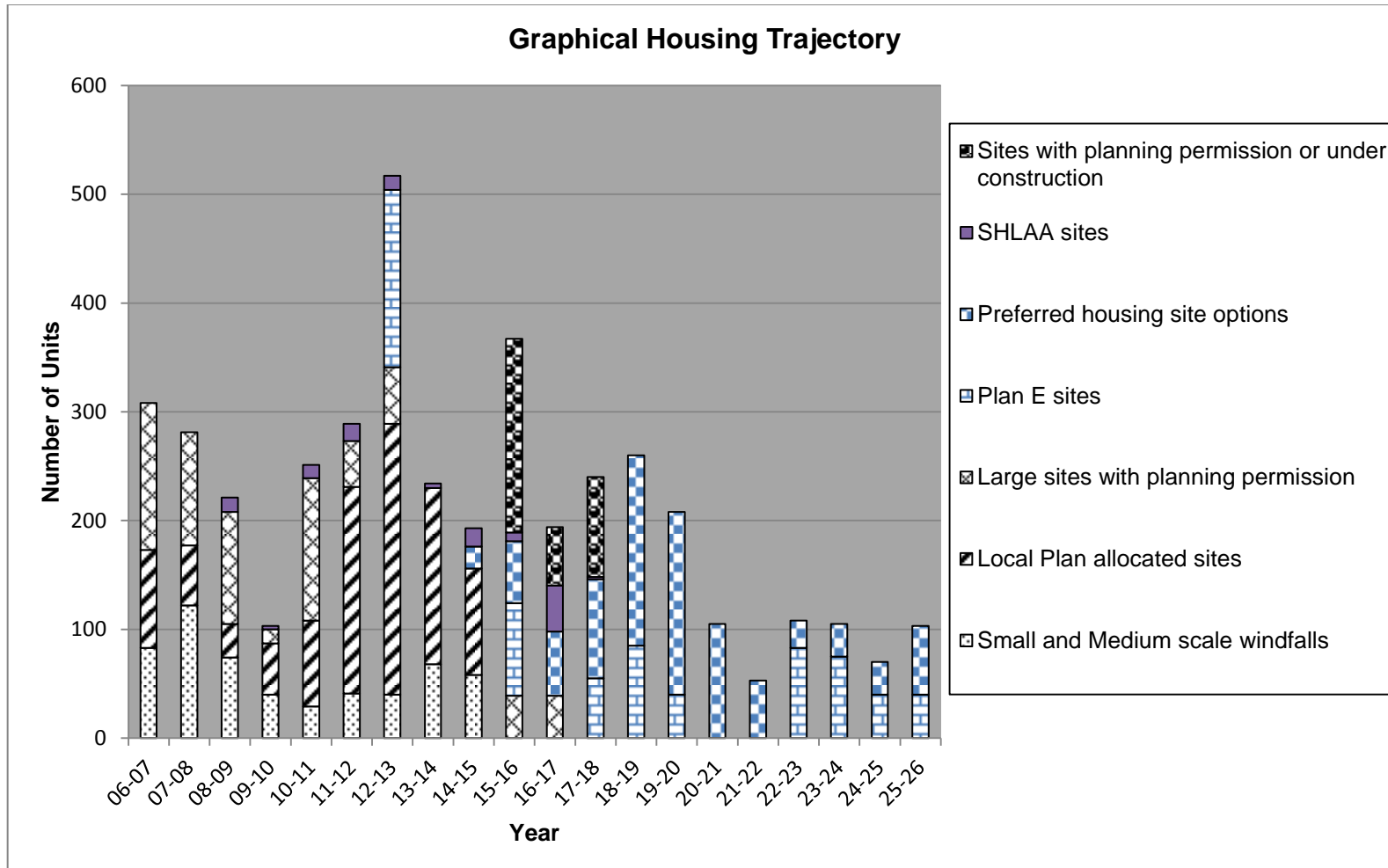
Analysis

- 8.1.11 Many of the planning permissions granted in 2009/10/11 have since expired without being implemented²⁶. The Council should look favourably upon these

²⁶ Section 51 (1) of the Planning and Compulsory Purchase Act 2005 reduced the standard duration of a planning application from five years to three years.

sites for re-submission of planning applications for housing in the future, to maintain the level of sites in the planning process. Appendix B shows a list of sites in the borough with planning permission or on sites that are currently under construction. These sites are included in the appropriate columns of the housing trajectory. The trajectory shows that even if only half of the 'preferred housing site options' come forward up to 2026 we should still be able to meet our overall housing target.

Figure 1: Graphical Housing Trajectory 2015



Five Year Housing Supply

8.1.12 The Council has prepared a statement of five year housing land supply. This sets out the Borough's position over the five year period April 2015 – March 2020 and demonstrates that there is sufficient provision to meet requirements for the period. A copy of the statement is attached as Appendix E.

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

Target

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

Policy

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

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

Performance

Table 4: New and converted dwellings on Previously Developed Land

	PDL	Non PDL	Total
2014-15	(195) 97.5%	(5) 2.5%	200
2014-15	(271) 97%	(9) 3%	280
2012-13	(495) 94.8%	(27) 5.2%	522
2011-12	(248) 84.6%	(45) 15.4%	293
2010-11	(214) 85.3%	(37) 14.7%	251

Analysis

8.1.16 With the removal of back gardens from the definition of PDL the % of development on PDL reduced to 85.3% in 2010-11 and further reduced to 84.6% in 2011-12. There was a significant improvement in 2012-13 and 2014-15 with 94.8% and 97% of new dwellings on previously developed land. This level has been maintained this year (97.5%).

8.2 AFFORDABLE HOUSING AND MEETING HOUSING NEEDS

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

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

Target

8.2.1 Epsom and Ewell Borough Council adopted an overall target of **35% of new dwellings to be provided as affordable** in February 2006 (at Full Council).

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

8.2.3 Since the revocation of the South East Plan the Council has been working towards the Core Strategy housing target. The Core Strategy target has resulted in a reduction of the affordable housing target to 63 dwellings per annum (35% of 181). This is set out in Table 5 below. To ensure the affordable housing target is consistent with our overall housing target the plan period should be extended to 2026 and run for a 20 year period from 2006.

Table 5: Affordable Housing Target

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

Policy

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

8.2.5 In November 2014 the Government introduced a new threshold for affordable housing contributions so that only developments of over 10 dwellings or 1,000 square metres of gross floorspace would be required to provide a contribution to the provision of affordable housing. The Government considers that this will assist in the delivery of housing on small-scale sites.

8.2.6 In taking account of the changes to national policy as a material consideration, the Council no longer requires affordable housing or affordable housing financial contributions for sites of less than 11 dwellings unless more than 1,000 square metres of new gross internal floorspace is proposed. Where more than 1,000 square metres of gross floorspace is proposed for sites of less than 11 dwellings, the Council will seek the following contributions:

- On sites of 0.15ha to 0.49ha, 20% of the dwellings as affordable
- On sites of 0.5ha and above, 40% of the dwellings as affordable

Where 11 or more dwellings are provided, the Council will seek the following contributions:

- On sites providing between 11 and 14 dwellings gross, 20% of the dwellings as affordable
- On sites providing 15 or more dwellings gross, 40% of the dwellings as affordable

All other parts of Core Strategy Policy CS9 will remain as before.

8.2.7 The Government has also introduced the Vacant Building Credit, in order to incentivise the development of brownfield sites. This is a financial credit equivalent to the existing gross floorspace of vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. The credit applies where vacant buildings are proposed to be brought back into lawful use or demolished and redeveloped. The credit does not apply to buildings which have been abandoned.

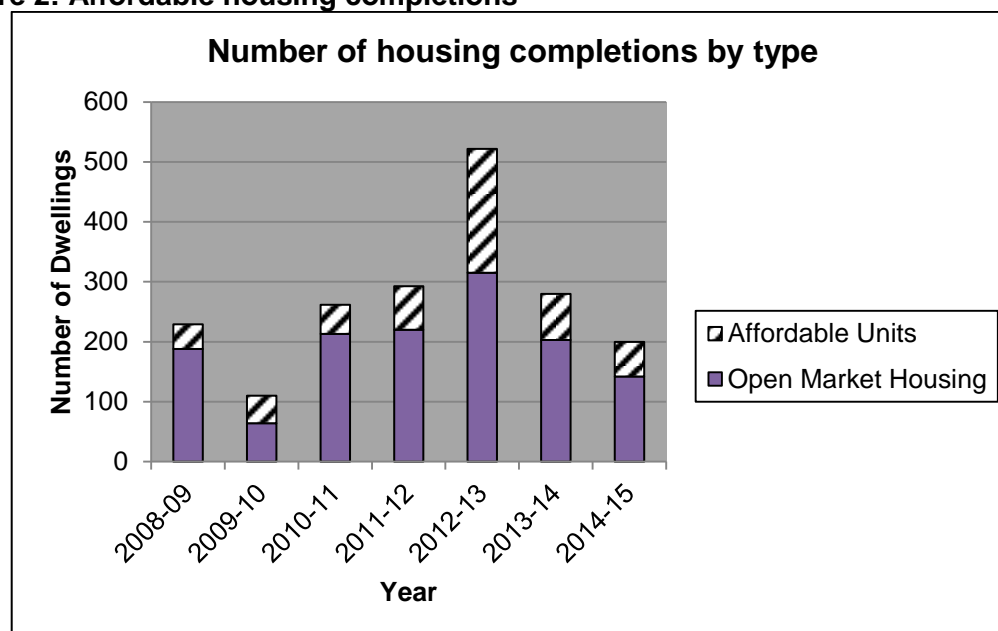
Performance

8.2.8 During the seven year period from April 2008 to March 2015, 29% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 18% in 2008/09 to 45% in 2009/10. This is displayed below in table 6.

8.2.9 In 2014-15 58 (29%) of completions were affordable. This is below the target of 35% and 63 affordable units (35% of 181).

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

	Open Market Housing	Affordable Units	Percentage	Total (gross)
2008-09	188	41	18%	229
2009-10	64	46	45%	110
2010-11	213	49	19%	262
2011-12	220	73	25%	293
2012-13	315	207	40%	522
2013-14	203	77	28%	280
2014-15	142	58	29%	200
Total	1345	551	29%	1890

Figure 2: Affordable housing completions

Analysis

8.2.10 In 2014-15 the Borough has failed to meet the target of 35% of all new dwellings completed being affordable. The delivery of 207 new affordable dwellings in 2012-13 was a considerable improvement on previous years due to the continued completions at the St Ebbas, West Park and Epsom Station developments. Now that these large sites are being finished we are seeing a fall in the number of affordable units being delivered. Delivery has also slowed on some sites that were anticipated to be completed this year (The Lintons Centre and Shaftsbury House) reducing the number of affordable units delivered this year. It is likely that the number of affordable units being delivered on a yearly basis remains lower than previously anticipated due to a number of reasons including the change in threshold at a national level discussed above, the continuation of permitted development for office to residential and the impact of viability on planning permissions granted.

8.2.11 Table 7 below shows the projected affordable housing completions for the next three years and the actual delivery figures for the previous six years. It

is not possible to predict the affordable completions past 2017-18 with any accuracy as there is currently no certainty as to which sites will come forward. Once the Site Allocations DPD has been adopted it will be possible to predict with greater certainty what the affordable housing components will be.

Table 7: Projected Affordable Housing completions

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2007/2018 Totals
Overall housing Target	181	181	181	181	181	181	181	181	181	181	181	1810
Actual and Projected overall Housing delivery	300	229	110	262	293	522	280	200	356	186	232	2738
Actual and Projected open market delivery	222	188	64	213	220	315	203	142	256	120	160	2103
Cumulative open market figure	222	410	474	687	907	1222	1425	1567	1823	1943	2103	2103
Actual and Projected affordable housing delivery	78	41	46	49	73	207	77	58	100	66	72	867
Cumulative affordable housing figure	78	119	165	214	287	494	571	629	729	795	867	867
Affordable housing target figure	63	63	63	63	63	63	63	63	63	63	63	693
% affordable	26%	18%	42%	19%	25%	40%	28%	29%	28%	36%	31%	32%
Cumulative target figure	63	126	189	252	315	378	441	504	567	630	693	693

8.2.12 Table 8 below shows which developments the affordable units are expected to come from over the next three years. Where the development is expected to be delivered over a number of consecutive years, the affordable element has been predicted to do the same. The table shows that there is potential for an additional 48 affordable units to be delivered over the 35% target of 189. However this will only equate to 31% of the overall housing delivered in the next three years.

Table 8: Estimated future affordable completions by site

	2015-16	2016-17	2017-18	Total affordable
The Lintons Centre	7	27		34
West Hill Court	2			2
Hollymoor Lane		10	21	31
138 Ruxley Lane	5			5
Acer House		2		2
Berridale		2		2
Burnett Grove	3			3
Teddington Close	16			16
37 Cheam Road			2	2
Epsom Baptist Church			19	19
Shaftsbury House	45			45
379-393 Kingston Road	2			2
NESCOT		16	20	36
102 Upper High Street (acquisition)	8			8
(Former) Bytes Building	11			11
Ethel Bailey Close		9	10	19
Total affordable	99	66	72	237
Target	63	63	63	189
Open Market	256	120	160	536
Totals	355	186	232	773
% affordable	28%	36%	31%	31%

- 8.2.13 With the raising of the affordable housing threshold to ten units or more and 100 square metres gross floorspace and above, the Council needs to ensure that it delivers sites that are larger than eleven units in the future if it wishes to continue to meet the target and deliver affordable housing units. This was not fully considered when determining housing site allocations as our policy was five units and above at this time. If sites of eleven units and above and specifically sites of 15 units and above do not come forward, it is unlikely that the Council will be able to meet its affordable housing target of 35% towards the later years (2016-26).
- 8.2.14 The delivery of housing and affordable housing in particular can also be affected by the economic climate. This may present a challenge as individual sites may become unviable. It is difficult to accurately predict the extent that housing delivery will be affected by viability issues, and the Council will monitor this over the coming years.
- 8.2.15 In negotiations with developers on affordable housing contributions it may be that the Council may prefer to receive fewer large units rather than many smaller units on particular sites. Although this may result in fewer affordable units being delivered, it will help to fulfil the need for affordable family sized homes.
- 8.2.16 The Core Strategy Policy CS9 states that the affordable housing completions should comprise a tenure mix of 70% social rented, and 30% intermediate affordable housing.
- 8.2.17 Of the 58 affordable homes completed in 2014-15, 57% were socially rented and 43% were intermediate housing. This is not in line with the Council's policy. The reason for the higher proportion of Shared Ownership properties this year is mostly due to a number of shared ownership properties at West Park being released at the end of the programme as the rented units were released earlier to assist in meeting priority housing needs. The affordable units at 138 Ruxley lane were also all shared ownership (5 units).

Table 9: Gross number of affordable housing completions by type

Social rent homes provided (Gross)	Intermediate homes provided (Gross)	Affordable homes total (Gross)
33 (57%)	25 (43%)	58

Local Output Indicator: Average property price

Target

8.2.18 None currently identified

Policy

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

8.2.20 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

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

8.2.22 Property website Rightmove shows the average overall house price in Epsom over the past year (2014) as £424,928. This is a 13% increase (from £375,885) from 2013. In Ewell the average house prices based on the past year's sales was £424,928 (10% increase from 2013), £440,738 in Stoneleigh (9% increase from 2013), and £441,145 in Epsom Downs (24% increase from 2013). All house prices have increased from the 2012 and 2013 figures. Over the last year most property sales in Epsom involved flats which sold for on average £255,129. Semi-detached properties sold for an average price of £458,756, while detached properties fetched £662,888. The average house prices based on overall sales in the last year is compounded by prices being skewed according to the release of certain types of new development at a point in time, for example flats within the West Park development.

Analysis

8.2.23 House prices have fluctuated over the last five years due to on-going economic instability associated with the recent recessions, with a decrease of 12.7% being recorded in 2009, followed by an increase of 22% the following year. There was another decline in price of 6.6% in 2011 before a small increase of 0.1% in 2012. The last two years have seen a rise again of the average house price but not to the extreme of the fluctuations

experienced in the immediate aftermath of recession. According to Rightmove, house prices are up by 20% since 2012.

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

8.2.25 The Council of Mortgage Lenders are quoted as stating: "Lending criteria have been scaled back to such an extent in the credit crunch that it has become exceptionally difficult for young people to get a mortgage without external help for a deposit". The new Government has announced that the Housing Bill will contain plans to deliver 200,000 starter homes available at a 20% discount to first time buyers under 40. It is currently unclear how this will operate alongside the Council's current policies.

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

Target

8.2.26 There is no current target set.

Policy

8.2.27 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.

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

Performance

8.2.29 There have been no additional pitches provided this year.

Analysis

8.2.30 The Council is currently undertaking its own Gypsy and Traveller Accommodation Assessment in order to provide the evidence base from which to inform the forthcoming Site Allocations DPD. The recently examined Development Management Policies Document also sets out a criteria-based

approach for allocating proposed new sites, and consultation on site allocation options will take place in due course.

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

Target

8.2.31 There is currently no local or national target.

Policy

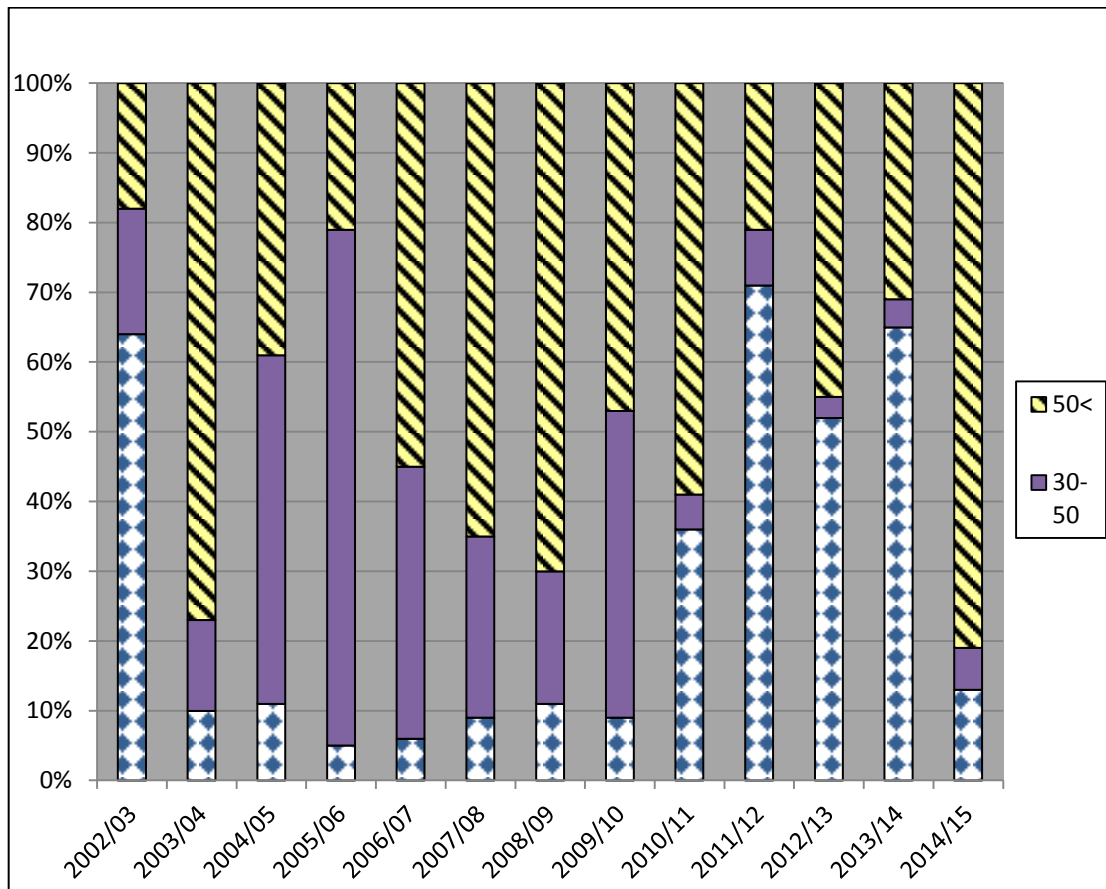
8.2.32 Policy HSG11 of the Local Plan seeks to ensure that residential development is constructed at an appropriate density

8.2.33 The former PPS3 with its national indicative minimum density of 30 dwellings per hectare has been replaced by the NPPF that urges authorities to set out their own approach to housing density to reflect local circumstances. This approach resonates closely with that of the Core Strategy which highlights the potential conflict between the pursuit of higher densities and safeguarding the environmental character of an area. It states that it is important that a blanket approach to applying densities is not adopted and that a more flexible approach is taken.

Performance

Table 10: Density of development completed 2014-2015

	Gross units on whole site	Units complete this year	Overall site size	Density (dwellings per hectare)
Pickard House, 57A Upper High Street	11	11	0.01	1100
Kingfisher Public House, Gatley Avenue, Epsom	4	4	0.12	33
1 Worthfield Close, West Ewell	1	1	0.03	33
7 Worlds End, Woodcote End, Epsom	1	1	0.04	25
3 Worlds End, Woodcote End, Epsom	1	1	0.11	9
1A Corner House Parade, Ewell	2	2	0.01	200
Orchard House, The Ridge, Epsom	1	1	0.34	3
Eclipse House, 26 West Hill	4	4	0.02	200
100 Grosvenor Road	2	1	0.07	29
Kings Mill Cottage, Christ Church Mount, Epsom	2	2	0.10	20
33 High Street Ewell	1	1	0.01	100
Land at The Lodge, Old Malden Lane	1	1	0.07	14
111 Longdown Lane South, Epsom	1	1	0.11	9
66 Beaconsfield Rd, Epsom	1	1	0.06	17
2C Danetree Road, West Ewell	4	4	0.07	57
153-155 Ardrossan Gardens, Worcester Park	1	1	0.06	17
12A Stoneleigh Broadway, Stoneleigh	2	2	0.02	100
33A Waterloo Road	1	1	0.02	50
2 Hartwell House, The Ridge, Epsom	1	1	0.20	5
First Floor (Residential) 21 High Street, Epsom	1	1	0.01	100
23 Stoneleigh Broadway (Flats 1-4 Mulberry House, 2A Rosedale Road)	4	4	0.04	100
87 Rosebery Road	2	2	0.09	22
Chesham House, 55 South Street, Epsom	7	7	0.02	350
1A Stoneleigh Park Road	1	1	0.01	100
7 Stoneleigh Park Road	1	1	0.01	100
(Wesley Close) Methodist Church, Ruxley Lane, West Ewell (Wesley Close)	16	16	0.02	800
138 Ruxley Lane	20	20	0.15	133
34-42 Waterloo Road	32	9	0.05	640
Total	126	102	1.87	67
West Park Hospital, Horton Lane	369	98	25.67	14
Total Including Green Belt development	495	200	27.54	18

Figure 3: Average Densities on New Housing Developments

Analysis

8.2.34 Densities are worked out on the overall site size and the overall number of units to be on the site (not the number of units completed this year). The average density of development in 2014-15 was 67dph with 81% of dwellings being delivered at a density of 50 dph or more (not including the Hospital Cluster). This is higher than 2014-15 primarily due to the completion of high density sites in the Town Centre (Pickard House, Chesham House and Waterloo Road) and two sites at Ruxley Lane.

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

8.2.36 The average density each year is related to the type and location of development completed. Higher density developments are more appropriate and encouraged in areas with community infrastructure capacity, transport links and facilities such as Epsom Town Centre and its edges. Higher density developments (such as Pickard House) fit well within these areas with imaginatively designed flattened developments above shops or on stand-alone sites often being a sustainable use of space. In the more suburban areas of the Borough, high density development is often inappropriate, particularly in terms of their visual character and appearance. Many small sites that come forward within residential areas are located within areas where the relative

low density of the housing is an important characteristic of the area. In these locations only low density development is appropriate (such as The Ridge and Woodcote End). These low density areas also face pressure from an increase in parking and traffic that high density development can bring and a loss of trees, landscape and biodiversity- a distinctive characteristic of the Borough. The Environmental Character Study (2008) identifies the distinct characteristics across the Borough and areas where intensification of development would potentially harm this.

8.3 EMPLOYMENT PROVISION

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

Target

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

Policy

- 8.3.2 The Core Strategy Policy CS11 resists losses of employment land in the strategic employment areas of the Nonsuch and Longmead Industrial Estates and within Epsom town centre and Ewell village centre.
- 8.3.3 Plan E Policy E5 requires the provision of around 6,000 sq m of new employment floorspace in the town centre by 2026 and resists the loss of existing employment floorspace unless certain specified criteria are met. Site allocations in the Plan identify the potential for 5,000 sq m commercial floorspace within the Utilities Site, Epsom.
- 8.3.4 The NPPF sets out a strong commitment to “ensuring that the planning system does everything it can to support sustainable economic growth”. It emphasises that planning should encourage sustainable economic growth and not act as an impediment to it. The NPPF emphasises a “town centre” first approach to the location of main town centre uses which includes offices. A range of suitable sites should be allocated in town centres to meet the scale and type of commercial, office, leisure, tourism and cultural development needed and an assessment of suitable site availability should be undertaken to ensure these needs can be met in full.
- 8.3.5 The emerging Development Management Policies DPD contains a section on ‘Economic Development’ and Employment Land Provision. This includes a policy on the loss of employment floorspace outside of existing employment policy areas (set out in the Core Strategy) and development of employment premises. It also includes a specific policy on equestrian-related development/ employment uses and working from home. This policy will hopefully be in place by mid- 2015 and will be monitored in the next AMR.

Performance

Table 11: Changes in commercial office floorspace PERMITTED in 2014/15

Planning Reference	Address	Permission date	Floorspace Gained/ Lost (m ² Metres Squared)
14/01724/PDCOU	6-7 Market Parade, Ewell	March 15	142.32 m ² B1 LOSS
14/01522/PDCOU	Rutland House, 57-59 South Street	March 15	1335.86 m ² B1 LOSS
14/01278/PDCOU	Flat 2, Kings Lodge, 28 Church Street, Epsom	January 2015	118.6 m ² B1 LOSS
14/01280/PDCOU	Flat 3, Kings Lodge, 28 Church Street, Epsom	January 2015	100 m ² B1 LOSS
14/01281/PDCOU	Flat 4, Kings Lodge, 28 Church Street, Epsom	January 2015	118.6 m ² B1 LOSS
14/01282/PDCOU	Flat 5, Kings Lodge, 28 Church Street, Epsom	January 2015	68.3 m ² B1 LOSS
14/01283/PDCOU	Flat 6, Kings Lodge, 28 Church Street, Epsom	January 2015	104 m ² B1 LOSS
14/01240/PDCOU	Formerly Bytes Technology Group, Headway House, 15-17 Chessington Road	January 2015	825 m ² B1 LOSS
14/01219/PDCOU	Ryebrook Studios, Woodcote Side	December 2014	1298 m ² B1 LOSS
14/01031/PDCOU	Apex House, 10 West Street	November 2014	524.5 m ² B1 LOSS
14/00957/PDCOU	129 East Street, Epsom	November 2014	62 m ² B1 LOSS
14/00954/PDCOU	Flat, 131 East Street, Epsom	November 2014	63 m ² B1 LOSS
14/00724/PDCOU	19 Church Road	December 2014	185 m ² B1 LOSS
14/00637/PDCOU 14/00638/PDCOU 13/01548/PDCOU 13/01550/PDCOU 13/01552/PDCOU 13/01553/PDCOU	Charles Stuart House, 28 Church Street	September 2014	1079 m ² B1 LOSS
14/00504/PDCOU	Novellus Court, 61 South Street, Epsom	August 2014	1224 m ² B1 LOSS
14/01218/OUT	168 East Street, Epsom	January 2015	525 m ² B1 LOSS
14/00606/FUL	Crossways House & Bradford House, East Street	October 2014	1368.58 m ² B1 LOSS
14/00384/FUL	The Pavillions, Weston Road, Epsom	September 2014	3749 m ² B1 LOSS

			2220 m ² B2 GAIN
14/01150/FUL	Woodcote Grove, Ashley Road	January 2015	1536 m ² B1 gain.
14/00022/FUL	Unit B1 Longmead Business centre	May 2014	69 m ² B1 GAIN
		Total Loss	12,890.76 m ² B1 LOSS
		Total Gain	2220 m ² B2 GAIN 1605 m ² B1 GAIN
		OVERALL TOTAL LOSS OF B1 FLOORSPACE	11,285.76 m ²

Analysis

- 8.3.6 As part of changes to permitted development rights introduced in May 2013, changes from B1 office use to C3 residential use are permitted subject to a prior approval process covering flooding, highways and transport issues and contamination. This has had a significant impact on the number of employment sites looking to convert to residential, particularly in Epsom Town Centre. The Government has recently extended this permitted development right to 31 May 2016.
- 8.3.7 In terms of planning permissions granted during 2014/15 that involved commercial office premises there were 25 permissions granted totalling a loss of 11,285.76 square metres of B1 office space. Of these, 20 were prior approvals. This is a considerably higher potential loss than last year where five permissions were granted totalling a loss of 859 square metres of B1 (office) floorspace. Of these five, three were prior approvals.
- 8.3.8 The Epsom and Ewell Office Demand Study (Feb 2013) identified the office stock in the Town Centre as being of a comparatively poorer quality than that in other sub-regional centres such as Reigate and Croydon. Secondary office stock such as that found in Epsom will also become harder to let successfully in future, reflecting the lack of demand in the current market for lower quality office stock.
- 8.3.9 The recommendations of the Office Demand Study were: to safeguard losses of employment land through implementing a demand criteria policy, requiring a compelling case to be made for alternative uses before allowing them; to restrict the forthcoming increase in permitted development rights in East Street via exemption or Article 4 direction; to redefine the East Street Office Employment Area boundary to allow the introduction of more mixed use schemes to the Eastern end of East Street; and to improve signage and public realm in East Street, along with other measures to stimulate demand and raise the profile of East Street as an employment site.

- 8.3.10 An Article 4 Direction has been introduced that covers three properties on East Street, Epsom, namely Adelphi Court, Nos. 1-3; Crossways House, No. 29, and Bradford House, No. 29A. This Direction was made in 2013 in response to the Government's changes to Permitted Development Rights allowing the conversion of B1 office use to C3 residential use without the need for planning permission. The three sites covered by the Article 4 Direction were deemed to be of significant strategic importance and therefore this Permitted Development Right was removed.
- 8.3.11 Robust policy, based on a strong evidence base, will be required to deal with expected additional pressures for the redevelopment of employment sites to residential use. The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes in development trends and the emerging Development Management Policies DPD proposes a criteria-based policy to protect employment uses outside of existing employment policy areas, in accordance with Policy CS11 of the adopted Core Strategy, where this can be justified.

9 MEETING COMMUNITY NEEDS

9.1 DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

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

Target

9.1.1 All development to make good potential deficits

Policy

9.1.2 Circular 05/2005 provides guidance on negotiating planning obligations and the adopted Developer Contributions Supplementary Planning Document was developed in accordance with this.

9.1.3 Core Strategy policy CS12 states: 'Where implementation of a development would create the need to provide additional or improved community facilities and infrastructure, or would exacerbate an existing deficiency in their provision, developers will be expected to make the necessary provision.' This may be achieved by directly providing the required facility or through a proportionate financial contribution from the developer by means of a legal planning obligation.

9.1.4 The Developer Contributions SPD (2010) states that the Council will publish annually the schedule of monies received or committed and the progress towards securing the related infrastructure projects.

9.1.5 Epsom & Ewell Borough Council introduced the Community infrastructure Levy (CIL) on 1st July 2014. It replaced this previous tariff- based approach for collecting infrastructure contributions and means that S106 agreements can now only be used to secure affordable housing and on- site infrastructure.

9.1.6 The Developer Contributions SPD has been amended to take into account the CIL and now focuses on affordable housing contributions.

9.1.7 This Indicator will continue to monitor Developer Contributions agreed so as to ensure that affordable housing contributions are included and will continue to monitor money received and spent whilst it continues to be collected on contributions agreed prior to the introduction of CIL.

9.1.8 Part 7 (Regulation 62 (4)) of the CIL Regulations 2010 states that a charging authority must prepare a report for any financial year that it collects CIL. The report must include:

(a) the total CIL receipts for the reported year;

(b) the total CIL expenditure for the reported year;

- (c) summary details of CIL expenditure during the reported year including—
- (i) the items of infrastructure to which CIL (including land payments) has been applied,
 - (ii) the amount of CIL expenditure on each item,
 - (iii) the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),
 - (iv) the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation; and
- (d) the total amount of CIL receipts retained at the end of the reported year.

This information is provided below.

Performance

- 9.1.9 Appendix F contains a full schedule of S106 agreements signed in this reporting year and the money committed through the permission. There is no guarantee that all of these permissions will be implemented, and therefore no guarantee that the money will be received. The total figure agreed through the granting of planning permissions was £1,095,103. This is £850,000 less than last year mostly due to the introduction of CIL.
- 9.1.10 Appendix G shows money received in Developer Contributions this reporting year. It also shows amounts committed by the Council to identified schemes as well as restrictions on the use of monies held. Developer contributions for this year totalled approximately **£1,131,000**. This is similar to last year (£1,282,000) which was a significant increase from 2012/13 (£290,000). This may be due to the thorough monitoring work that has been carried out since April 2013, with invoices and checks being carried out on a more regular basis.
- 9.1.11 Appendix H contains a Regulation 62 (4) report monitoring the potential income from CIL liable planning permissions for the year, the developments where commencement has triggered an invoice to be raised for CIL and the total CIL receipts (a in the Regulations). This year there has been no CIL spending (b and c in the regulations) but this is likely to be included in next year's AMR. Although there is no legal requirement to monitor the potential CIL income, this is included as it is a very useful tool to help the Council anticipate income for infrastructure projects.
- 9.1.12 Appendix H shows that for this reporting year £62,700 of CIL money has been received from one development at Kingston Road (Aldi). £641,946.53 has been invoiced and is due to be paid through instalments over the next year, and £1,552,962.53 will potentially be received from all CIL liable planning permissions granted in this reporting year.

Analysis

9.1.13 The Community Infrastructure Levy (CIL) Regulations have a significant impact on the way in which the Council seeks contributions from new development towards infrastructure. Epsom & Ewell adopted the Charging Schedule for the CIL in April 2014 and began charging on all new CIL liable planning approvals from July 1 2014.

9.1.14 This year, the Borough has received more funds through the previous S106 system than CIL receipts. This is because CIL was adopted in July and there is always a delay before development commences and triggers payment. This amount of CIL receipts is likely to increase as developments permitted this year commence over the next few months/ years. The comparison chart below shows that the amount of CIL agreed through the granting of planning permission, together with the S106 contributions for affordable housing are higher than the S106 Developer Contributions under the tariff system agreed in 2013/14. The overall money received is slightly less this year.

Table 12: CIL and S106 AGREED AND RECEIVED 2013-2015.

	S106 AGREED	CIL AGREED	SUB TOTAL	S106 RECEIVED	CIL RECEIVED	SUB TOTAL
2014/15	£1,095,103	£1,552,962.53	£2,648,065.53	£1,131,000	£62,700	£1,193,700
2013/14	£1,926,713.18		£1,926,713.18	£1,282,000		£1,282,000

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

- Reinstatement of 2 tennis courts in Auriol Pak

- Introduction of 4 Touch Tennis courts at Court Rec.

Analysis

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

10 SUPPORTING EPSOM TOWN CENTRE AND LOCAL CENTRES

10.1 EPSOM TOWN CENTRE

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

Target

- 10.1.1 Plan E contains capacity figures for retail uses in the Town Centre (Policy E3):

Convenience goods:

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

Comparison goods:

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

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

Policy

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

- 10.1.4 Plan E contains a series of objectives and area specific visions to address the identified issues and deliver the Core Strategy vision for the Town

Centre. It contains policies, actions and management measures for delivering this.

Performance

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

10.1.6 There were 3 planning permissions granted for change of use involving the loss of A1 uses in the Town Centre this reporting year. These are listed below. The percentage of A1 units within the primary retail frontage remains above the 66% target identified in Plan E Policy E4.

- change of use from A1 to A3 at 11 High Street
- Prior approval for the change of use from A1 to C3 at 129 East Street, Epsom (approved at appeal),
- Change of use from A1, A2 and B1a to use as a personal training and health and fitness premise at 57A Upper High Street

Analysis

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

10.1.8 The Government has recently introduced changes to the permitted development regime relating to the change of use of A1 (shops) to A2 (financial and professional services). This change of use can now take place without the need for planning permission. There is significant concern that this change in the permitted development regime will have a harmful impact upon the economic vitality and viability of our major retail centres and undermine our adopted strategy for the Borough. In order to protect the retail function of our core shopping centres of Epsom Town Centre, Ewell Village and Stoneleigh, it is proposed to introduce an Article 4 Direction to restrict this new permitted development right along the primary retail frontages identified in each centre. This is likely to be in place by the end of 2015.

10.2 LOCAL CENTRES

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

Target

10.2.1 There is currently no target identified for this indicator.

Policy

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

10.2.3 Emerging Development Management Policy DM28 states that we will protect the Borough's local centres by resisting proposals that threaten the predominance of A1 uses. Development at ground floor level should not lead to an over proliferation of non-retail use, and the overall percentage of A1 retail uses should not fall below 50% of the total shopping units within the shopping centre. The policy also states that development for community uses with a strong retail element will be permitted provided that the wider objectives of the policy are met.

Performance

10.2.4 Planning permission has been granted at 19 Manor Green Road for the change of use from A1 Retail use to D1 Non Residential Institution. This unit had been vacant since it was developed in early 2014 and marketed for longer with no success. The change of use of this unit results in 75% of the units at this centre being A1 and brings a vacant unit into use. Planning permission for change of use from A1 to A5 was also granted at 409 Kingston Road (within the Kingston Road/ Ruxley Lane Secondary Town Centre (as defined in the Local Plan 2000)). The loss of this unit will reduce the percentage of A1 uses to 58% which is considered acceptable and unlikely to harm the viability and vitality of the shopping centre.

Analysis

10.2.5 The Epsom and Ewell Local Shopping Centre Study was published in July 2012, and characterises retail areas outside Epsom Town Centre as Secondary Town Centres, Local Centres and Shopping Parades. The study highlighted the issue of high vacancy rates in several local centres, and found that it may be appropriate to allow a more diverse range of activities where it can be shown that traditional A class uses are not viable or appropriate, to bring these vacant properties back into use. This could include D1 and D2 uses as well as some B1 and sui generis uses.

- 10.2.6 The study sought to define primary and secondary retail frontages in the District Centres of Ewell Village and Stoneleigh Broadway, as the two largest centres outside Epsom Town Centre, in order to protect their District Centre function and in conformity with the provisions of the NPPF.
- 10.2.7 The emerging Site allocations document will seek to re-define the boundaries of the Local Centres in line with the recommendations made in the study.

11 MANAGING TRANSPORT AND TRAVEL

11.1 ACCESSIBILITY

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

Target

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

Policy

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

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

Performance

11.1.4 Due to the Borough's size and because of the compact nature of the urban area, 100% of all residential dwellings completed in the year 2014/2015 are within 30 minutes public transport catchment of the facilities assessed. The facilities addressed are: schools, hospitals, GP practices, libraries, large supermarkets.

11.1.5 £100,429.61 of developer contributions have been agreed in this financial year towards Surrey County Council Transport and Highways Improvements.

Analysis

11.1.6 In the past we have used Surrey County Council's 'accessibility by public transport to town centres' model (used in the Local Transport Plan) to model travel times from key locations in the Borough. Surrey County Council has not updated this data since 2005/2006. Surrey Transport Plan LTP3 contains 2 indicators and targets relevant to this Core Strategy Indicator: AC1- Access to employment measurable through the National Highways and Transport Network (NHT) public satisfaction survey and AC2- Access to health care measurable through data collected by the Department for Transport which aims to ensure no increase in average travel time in any of the boroughs.

APPENDIX A: Housing Completions 2014-2015

Application No	Address	Ward	Units Proposed	Units Complete	Units Lost	Net Change	Status	GROSS CHANGE	PDL
2014/2015									
Quarter 1									
13/00305	Pickard House, 57A Upper High Street, Epsom	Town	9F x 2B, 2F x 1B	9F x 2B, 2F x 1B	0	11	medium windfall	11	PDL
12/00645	Kingfisher Public House, Gatley Avenue, Epsom	Ruxley	4F	4F	0	4	small windfall	4	PDL
13/00147	1 Worthfield Close, West Ewell	West Ewell	1H x 3B	1H x 3B	0	1	small windfall	1	PDL
10/00027 (NHBC)	7 Worlds End, Woodcote End, Epsom	Woodcote	1H x 4B	1H x 4B	0	1	small windfall	1	PDL
10/00026 (NHBC)	3 Worlds End, Woodcote End, Epsom	Woodcote	1H x 5B	1H x 5B	0	1	small windfall	1	PDL
13/00221 (conversion)	1A Corner House Parade, Ewell	Ewell	1F x 1B, 1F x 2B	1F x 1B, 1F x 2B	1	1	small windfall	2	PDL
10/00468	Orchard House, The Ridge, Epsom	Woodcote	1H	1H	0	1	SHLAA	1	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	3Hx4B	0	3	WEST PARK	3	PDL
09/00971 (NHBC)	Admin phase 4 West Park Hospital, Horton lane	Stamford	369 dwellings	2Hx4B	0	1	WEST PARK	1	PDL
09/00971 (NHBC)	Phase 4 West Park Hospital, Horton lane	Stamford	369 dwellings	14Fx2B	0	14	WEST PARK	14	PDL
11/01371 (NHBC)	Eclipse House, 26 West Hill	Stamford	1x2B, 2x1B, 1x studio.	1x2B, 2x1B, 1x studio.	0	4	small windfall	4	PDL
12/01322	100 Grosvenor Road	Woodcote	1F x 1B, 1F x 3B	1	1	0	small windfall	1	PDL
12/00500	Kings Mill Cottage, Christ Church Mount, Epsom	Stamford	2H	2H	1	1	small windfall	2	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	1Fx1B	0	1	WEST PARK	1	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	5Hx4B (pri), 4Fx2B (pri), 2Fx3B (pri), 2Fx1B (pri)2H (aff)	0	15	WEST PARK	15	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	1Fx2B	0	1	WEST PARK	1	PDL
11/00614 (NHBC)	34-42 Waterloo Road	Town	32 flats	1Fx2B	0	1	large scale unidentified	1	PDL
				(2 affordable)		61		64	
Quarter 2									
13/00656/PDCOU	33 High Street Ewell	Ewell	1Fx2B	1Fx2B	0	1	small windfall	1	PDL
12/01013	Land at The Lodge, Old Malden Lane	Cuddington	1H	1H	1	0	small windfall	1	PDL
12/00797	111 Longdown Lane South, Epsom	College	1Hx5B	1Hx5B	0	1	small windfall	1	PDL
11/01150	66 Beaconsfield Rd, Epsom	Woodcote	1Hx2B	1Hx2B	0	1	small windfall	1	GARDEN
13/00674	2C Danetree Road, West Ewell	West Ewell	4Hx4B	4Hx4B	1	3	small windfall	4	GARDEN
06/00083	153-155 Ardrossan Gardens, Worcester Park	Cuddington	1H x 4B	1	0	1	small windfall	1	GARDEN
13/00294	12A Stoneleigh Broadway, Stoneleigh	Stoneleigh	2F x 1B	2	1	1	small windfall	2	PDL
12/00197	33A Waterloo Road	Town	1 x 1B F	1	0	1	small windfall	1	PDL
06/00573	2 Hartwell House, The Ridge, Epsom	Woodcote	1F x	1	0	1	small windfall	1	PDL
06/00114	First Floor (Residential) 21 High Street, Epsom	Town	1F	1	0	1	small windfall	1	PDL
10/00888	23 Stoneleigh Broadway (Flats 1-4 Mulberry House, 2A Rosedale Road)	Stoneleigh	4Fx2B	4Fx2B	0	4	small windfall	4	PDL
09/00971 (NHBC)	Phase 4 West Park Hospital, Horton lane	Stamford	369 dwellings	12Fx2B, 4Fx1B (all private)	0	16	WEST PARK	16	PDL
11/00614 (NHBC)	34-42 Waterloo Road	Town	32 flats	6Fx2B, 2Fx1B	0	8	medium windfall	8	PDL
09/00971 (NHBC)	Phase 4 West Park Hospital, Horton lane	Stamford	369 dwellings	1Hx4B, 1Fx2B	0	1	WEST PARK	1	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	1Fx2B	0	1	WEST PARK	1	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	6Fx2B (pri) 2Hx4B (pri) 6Fx2B (aff) 1Fx1B (aff) 1Fx3B (aff)	0	16	WEST PARK	16	PDL

12/00707	87 Rosebery Road	Woodcote	2H x 4B	1	1	0	small windfall	1	PDL
13/00764 COU	Chesham House, 55 South Street, Epsom	Town	3F x 2B, 4F x 1B	7	0	7	small windfall	7	PDL
				(8 affordable)		64		68	
Quarter 3								GROSS CHANGE	
11/00774 (conversion)	1A Stoneleigh Park Road	Auriol	1Fx1B	1	0	1	small windfall	1	PDL
14/00355 (conversion)	7 Stoneleigh Park Road	Stoneleigh	1Fx1B	1	0	1	small windfall	1	PDL
06/01551 (NHBC)	(Wesley Close) Methodist Church, Ruxley Lane, West Ewell (Wesley Close)	Ruxley	4H, 12F All affordable	16	0	16	SHLAA	16	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	1Hx3B	1	0	1	WEST PARK	1	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	1Fx2B	1	0	1	WEST PARK	1	PDL
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	2Hx2B (aff)	2	0	2	WEST PARK	2	PDL
12/00707	87 Rosebery Road	Woodcote	2H x 4B	1	0	1	small windfall	1	PDL
				(18 affordable)		23		23	
Quarter 4									
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	23Fx1B, 2Fx2B (all affordable)	0	25	WEST PARK	25	PDL
12/00507/FUL	138 Ruxley Lane	Ruxley	8F, 12H	20 (5 affordable shared ownership)	0	20		20	
				30 affordable		45		45	
									5 GARDEN-2.9%
					NET Total	193		200	

APPENDIX B: Preferred Housing Site Options

No	Site Description	Status
1	Dairy Crest Site	Site has been sold and owner considering mixed use development- some highways concerns
2	Builders' Yard, Mill Road	No change
3	Land at Mill Road	Current application in for 77 student units 14/01784 – extant permission for 10 dwellings
4	Land at Longmead Road/Gibraltar Crescent	No change
5	The former Sefton Arms	Council planning brief for site complete.
6	Grafton Stables	No change
7	TAVR site	No change
8	NESCOT animal husbandry land	Planning permission granted for 91 units- Revised planning application in progress. Permission also granted for 150 bed care home ²⁷ .
9	Former Cox Lane Community Centre	No change
10	Land at Epsom & Ewell High School	No change
11	138 Ruxley Lane	20 units – development COMPLETE
12	Hollydene, Birchcroft and Court Lodge	Recent withdrawn application for Court lodge- new scheme expected soon
13	Remaining West Park sites	Some cottage hospital services have relocated, opening up potential for release. Council in discussion with landowner RE: disposal strategy.
14	The Organ & Dragon	Building demolished. Pre-app ongoing , no further progress
15	Swail House	Discussions on-going with landowner
16	Epsom Baptist Church	No current progress
17	Shaftsbury House	45 units under construction
18	Land at Vernon Close	No change

²⁷ The 150 bed care home is included for information. We have not included this in our housing trajectory in this case. In the past we have included care facilities and student accommodation where the equivalent number of housing units is easily identifiable, usually where rooms are based around a communal area, or where the rooms are equivalent to self-contained flats. In this case it has been impossible to accurately calculate the equivalent number of housing units that this care home provides.

APPENDIX C: Housing Trajectory

	2006/07 (actual figures)	2007/08 (actual figures)	2008/09 (actual figures)	2009/10 (actual figures)	2010/11 (actual figures)	2011/12 (actual figures)	2012/13 (actual figures)	2013/14 (actual figures)	2014/15 (actual figures)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26 Totals
Small and Medium Scale Windfalls	83	122	74	40	29	41	40	68	58												555
Allocated sites (Local Plan)																					
Horton A	90	55																			145
Horton B			31	46																	77
St Ebbas				1	79	176	71														327
West Park						14	178	162	15												369
West Park phase 2									83												83
Large sites under construction or with permission																					
Highways Hse	135																				135
Emporor Hse		51	60																		111
Capitol Hse		53	43	13	40																149
Mead & Auriol Schools					30																30
Rosebery School					30	42															72
8-12 Dorking Road					31																31
Cheam Motors							28														28
Priest Hill										4	11										15
Ethel Bailey Close										20	28										48
St Francis Church							24														24
Oak Glade										15											15
Plan E sites																					
Depot Road & Upper High St												30	60	40							130
The Utilities Site										85							45	40	40	40	250
Epsom Station							117														117
Magistrates Court							46														46
TK Maxx Store																	30	35			65
Emergency Services Site												25	25								50
Land R/O the Albion PH																	8				8
Preferred Housing Site Options																					
Dairy Crest site														13	13						26
Builders' Yard, Mill Road																				17	17
Land at Mill Road											10										10

Land at Longmead Road/Gibraltar Crescent															25	25				50	
101-111 Hollymoor Lane										10	21									31	
Grafton Stables													20							20	
TAVR site																	30	30		60	
NESCOT animal husbandry land										31	30	30								91	
Former Cox Lane Community Centre														12						12	
138 Ruxley Lane								20												0	
Land at Epsom & Ewell High School											40	75	60							175	
Hollydene, Birchcroft and Court Lodge																		16		16	
Remaining West Park sites												50	50	50						150	
The Organ & Dragon																		20		20	
Swail House														30	28					58	
Epsom Baptist Church												20	25							45	
Shaftsbury House									45											45	
Land at Vernon Close																		10		10	
Other sites in the Planning Process																					
Other SHLAA sites			13	3	12	16	13	4	17											78	
Other SHLAA sites under construction										9										9	
Other SHLAA sites with planning permission											42	2								44	
Small /medium sites under construction										58										58	
Small /medium sites with planning perm										120	54	84								258	
Projected completions	308	281	221	103	251	289	517	234	193	356	186	232	260	208	105	53	108	105	70	103	4183
Cumulative Completions	308	589	810	913	1164	1453	1970	2204	2397	2753	2939	3171	3431	3639	3744	3797	3905	4010	4080	4183	
Cumulative target figures	181	362	543	724	905	1086	1267	1448	1629	1810	1991	2172	2353	2534	2715	2896	3077	3258	3439	3620	3620
Target		181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	3620

APPENDIX D: Small sites with planning permission and under construction June 2015²⁸

Under Construction²⁹							
Application No	Address	Ward	Submission Date	Decision Date	Commencement Date	Estimated Completion	Proposal
13/00057	3 & 4 Pitt Road, Epsom	College	11/4/13	6/6/13	25/3/14	2015-16	6Fx2B
13/00176/FUL (conversion)	177 Hook Road	Town	17/05/2013	12/07/2013	10/03/2015	2015-16	3F
11/01197	Land to the north of 2 Burnet Grove, Epsom	Stamford	03/02/2012	23/03/2012	13/03/2015	2015-16	2Hx3B
10/00653	Caithness Cottage, 60 Worple Road, Epsom	Woodcote	09/09/2010	04/04/2012	01/04/2015	2015-16	2Fx1B, 1Fx2B
14/00868/FUL	West Hill Court, Court Lane, Epsom	Stamford	03/10/2014	11/11/2014		2015-16	2Fx1B
13/00617 (conversion)	7A Ashley Road, Epsom	Town	09/08/2013	20/09/2013	23/09/2014	2015-16	3F x 2B
13/01392	Land R/O 54 - 56 South Street, Epsom	Woodcote	07/02/2014	01/04/2014	30/10/2014	2015-16	2Hx2B
13/01546	413A Kingston Road, Ewell	Ewell Court	28/03/2014	19/05/2014	06/06/2014	2015-16	2F
13/00714	19 Beaconsfield Road, Epsom	Woodcote	18/11/2013	13/01/2014	02/09/2014	2015-16	2H x 4B
12/01258	47 Upper High Street, Epsom	Town	25/04/2013	27/09/2013	12/12/2012	2015-16	1F x 1B
14/00176 COU	121 East Street, Epsom	Town	26/04/2014	20/06/2014	16/07/2014	2015-16	1F
13/01553 COU	Second Floor (Rear) Charles Stuart House, 28 Church Street	Town	21/03/2014	09/05/2014	29/08/2014	2015-16	1Fx3B
13/01552 COU	Second Floor (Front) Charles Stuart House, 28 Church Street	Town	21/03/2014	09/05/2014	29/08/2014	2015-16	1Fx2B
13/01550 COU	First Floor (Front) Charles Stuart House, 28 Church Street	Town	21/03/2014	09/05/2014	29/08/2014	2015-16	1Fx2B
13/01548 COU	First Floor (Rear) Charles Stuart House, 28 Church Street	Town	21/03/2014	09/05/2014	29/08/2014	2015-16	1Fx3B
13/01490	96 Grosvenor Road, Epsom	Woodcote	14/03/2014	20/05/2014	01/07/2014	2015-16	3H
11/01469 COU	Barclays Bank Ltd, 82-84 High Street, Epsom	Town	27/03/2012	14/11/2012	14/08/2014	2015-16	1F x 4B
11/00366 CONV	117 Ruxley Lane, West Ewell	Ruxley	01/07/2011	17/08/2011	16/07/2014	2015-16	2Fx2B
13/00037	Rear of 72 Stoneleigh Broadway, Stoneleigh	Stoneleigh	17/04/2013	25/06/2013	25/10/2011	2015-16	1H x 3B
13/00688	The Lane House, 33 Epsom Road, Ewell	Ewell	23/08/2013	13/11/2013	24/03/2014	2015-16	1H x 5B
13/01096	2 St Martins Avenue, Epsom	College	11/12/2013	11/03/2014	08/04/2014	2015-16	1Fx1B
13/00804	The Water Tower, Longland Place, Epsom	Stamford	19/09/2013	09/12/2013		2015-16	1H
10/00650	Water Tower, St Ebbas Hospital, Hook Road	Court	14/09/2010	20/12/2010	31/01/2014	2015-16	5Fx1B, 1Fx2B
10/00465	13 The Avenue, Worcester Park	Cuddington	27/07/2010	26/10/2010	05/02/2013	2015-16	3F, 2H
12/00249	St Elmo, Burgh Heath Road, Epsom	College	04/07/2012	03/12/2012	16/08/2013	2015-16	1H x 6B
10/00641	Land adj 41 Plough Road, West Ewell	West Ewell	24/09/2010	18/01/2011	10/06/2013	2015-16	1H x 3B
12/00148	11 Warren Hill, Epsom	Woodcote	11/05/2012	16/08/2012	21/05/2013	2015-16	1H
12/00985	8 The Hawthorns, Ewell	Ewell	20/12/2012	18/03/2013	09/05/2013	2015-16	2H
11/00075	Land Adjacent to 2 Queensmead Avenue, Ewell	Nonsuch	27/05/2011	19/07/2011	07/12/2012	2015-16	1Hx5B
							58
SHLAA SITES UNDER CONSTRUCTION							
13/00520	379 - 393 Kingston Road, Ewell	Ewell Court	22/07/2013	21/10/2013		2015-16	8Fx2B
14/00471	379 - 393 Kingston Road, Ewell	Ewell Court	30/06/2014	22/08/2014		2015-16	1Fx1B
							9

Planning permissions³⁰

Application Number	Address	Ward	Decision Date	Estimated Completion	Units Proposed
2015/16					
14/01522/PDCOU	Rutland House, 57-59 South Street, Epsom	Town	02/03/2015	2015/16	32F- (25Fx1B, 7Fx2B)
14/01219/PDCOU	Ryebrook Studios, Woodcote Side, Epsom	Woodcote	29/12/2014	2015/16	12F
14/01240/PDCOU	Formerly Bytes Technology Group, Headway House, 15-17 Chessington Road, Ewell	Ewell	09/01/2015	2015/16	11F
14/00724/PDCOU	19 Church Road, Epsom	Town	01/12/2014	2015/16	1H
13/00021	13-15 High Street, Epsom	Town	20/09/2013	2015/16	8 (6F x 1B and 2 x studio)

²⁸ This excludes large sites with planning permission and allocated sites, which are covered in the Housing Trajectory above.

²⁹ These sites have been recorded as 'started' by Building Control or Council Tax departments and a completion date has been estimated based on past completion rates and inspection knowledge. There is no guarantee that all of these sites will come forward but it is reasonable to predict that they will.

³⁰ This table includes planning permissions granted after April 2015 before the production of the AMR (May 2015). This is to ensure the housing trajectory contains the most up to date estimate of future completions based on all knowledge available at the time of production.

12/01154	125A East Street	Town	04/10/2013	2015/16	2F x 1B
12/01484	271 Hook Road, Epsom	Court	17/07/2013	2015/16	2F x 1B
12/00567	Keston, Kendor Avenue, Epsom	Stamford	28/11/2012	2015/16	1H x 2B
11/01074	West Park Hospital, Horton Lane	Stamford	30/07/2013	2015/16	3F
12/01159	9 and 11 Pine Hill	Woodcote	03/05/2013	2015/16	2Hx4B
12/01128	13 Pine Hill	Woodcote	03/05/2013	2015/16	1Hx4B
11/01109	18 Aragon Avenue, Ewell	Nonsuch	18/05/2012	2015/16	2Hx3B
12/00924	13-15 High Street, Epsom	Town	29/01/2013	2015/16	11F
14/00176	Epsom family Chiropractic, 121 East Street	Town	20/06/2014	2015/16	1Fx1B
13/00403	Toni and Guy, 76 High Street, Epsom	Town	30/06/2014	2015/16	3F
13/01334	6 Chuters Grove, Epsom	Ewell	27/06/2014	2015/16	2H
13/01637	63 The Avenue, Worcester Park	Cuddington	19/05/2014	2015/16	1H
12/00819	70 Worple Road, Epsom	Woodcote	11/12/2012	2015/16	1H x 3B
14/01110/FUL	Tony & Guy, 76 High Street, Epsom	Town	08/12/2014	2015/16	3F
14/00638	Ground Floor (Front Of) Charles Stuart House 28 Church Street Epsom Surrey KT17 4QP	Town	25/09/2014	2015-16	1Fx3B
14/00637	Ground Floor (Rear Of) Charles Stuart House 28 Church Street Epsom Surrey KT17 4QP	Town	25/09/2014	2015/16	1Fx3B
13/00530	31 High Street, Epsom	Town	18/09/2013	2015/16	1F x 2B
13/00380	31 High Street, Epsom	Town	10/09/2013	2015/16	2F x 1B, 1F x 2B
13/00575	Highridge Court, Highridge Close, Epsom	College	27/11/2013	2015/16	3H x 3B
13/00251	19 Cleveland Gardens, Worcester Park	Cuddington	09/09/2013	2015/16	4H x 4B
13/01192	The Durdans Stables, Chalk lane	Woodcote	11/02/2014	2015/16	1
13/01082	Nelson House, 1A Church Street, Epsom	Town	13/01/2014	2015/16	3F
14/00606	Crossways House & Bradford House 39/39A East Street	Town	19/11/2014	2015/16	97 student beds/ 4F
				Total	120
2016-17					
14/00760/FUL	Acer House, 97-101 East Street, Epsom, Surrey, KT17 1EA	Town	03/12/2014	2016/17	14F
14/00167	Garages 1-9 Ormonde Avenue	Court	28/07/2014	2016/17	1Hx3B, 1Hx2B
14/01213/FUL	Novellus Court, 61 South Street, Epsom	Town	08/01/2015	2016/17	3F
14/00085	6 Rosebery Avenue, Epsom	College	23/06/2014	2016/17	3Hx3B
14/01036/FUL	2 Elm Way, Ewell	Ewell Court	05/12/2014	2016/17	1H
14/00993/FUL	3 Alexandra Road, Epsom	College	07/11/2014	2016/17	3Fx3B, 1Fx1B
14/00727/FUL	38 The Avenue, Worcester Park	Cuddington	21/11/2014	2016/17	1H
14/00952/FUL	5A Stoneleigh Park Road, Stoneleigh	Auriol	07/11/2014	2016/17	1Fx1B
14/00736/FUL	122 Hook Road, Epsom, KT19 8TX	Town	04/11/2014	2016/17	1Fx1B, 2Fx3B
14/00296/FUL	Ewell Post Office, 4-5 Market Parade, High Street, Ewell	Ewell	26/08/2014	2016/17	2Fx1B, 2Fx2B
14/00077	287 Kingston Road	Ewell Court	06/08/2014	2016/17	1Hx2B
14/00242	70 Worple Road, Epsom	Woodcote	11/07/2014	2016/17	2H
14/00032	Pine Lodge, Horton Lane	Stamford	20/06/2014	2016/17	2Hx3B, 3Hx4B, 5Hx5B
13/00930	16A East Street, Epsom	Town	12/12/2013	2016/17	2F x 1B
13/00751	289 London Road, Ewell	Stoneleigh	28/11/2013	2016/17	1H x 2B
13/00886	Deeburn, 15 Depot Road, Epsom	Town	03/12/2013	2015/16	1F x 1B
13/00311	32 Downs Road, Epsom	College	20/09/2013	2016/17	1H x 4B
				Total	54
2017/18					
12/00712	West Hill Court, Court Lane	Stamford	13/12/2012	2017/18	38F

14/01579/FUL	3 Alexandra Road Epsom Surrey KT17 4BH	College	01/04/2015	2017/18	2Fx3B, 2Fx2B, 1Fx1B
14/01442/FUL	54 Rosebery Road, Epsom	Woodcote	04/03/2015	2017/18	4H
14/01014/FUL	Berridale, 15 College Road, Epsom	College	05/03/2015	2017/18	9Fx1B, 3Hx2B (affordable)
14/01255/OUT	24 Ruxley Close, West Ewell	Ruxley	27/01/2015	2017/18	4H
13/01718/FUL	Meadowcroft, 56 Longmead Road, Epsom	Court	10/02/2015	2017/18	3Hx2B
14/01408/OUT	57 Woodlands Road, Epsom	Stamford	21/01/2015	2017/18	6Hx3B
14/01194/FUL	68 Larkspur Way, West Ewell	Ruxley	26/01/2015	2017/18	1Hx3B
14/01218/OUT	168 East Street, Surrey, KT17 1ET	Town	20/01/2015	2017/18	4Fx2B, 2Fx1B, 2Hx2B, (1 office)
14/01153/FUL	South Hatch Racing Club, 46 Burgh Heath Road	College	09/01/2015	2017/18	1H
13/01759	Wey Stores, 34 Hogsmill Way	Ruxley	23/9/2014	2017/18	2Fx1B
				Total	84

SHLAA SITES WITH PLANNING PERMISSION

Application Number	Address	Ward	Decision Date	Estimated Completion	Units Proposed
14/00833/FUL	Land at Teddington Close, Epsom	Court	05/12/2014	2016/17	14Fx2B, 2Fx1B
12/00580	37 & 37A Cheam Road, Ewell	Nonsuch	06/02/2013	2016/17	10F x 2B, 2F x 1B
13/01613	Heron Court, Alexandra Road, Epsom	College	04/09/2014	2016/17	1Hx4B, 1Hx3B, 8Fx2B
13/00251	19 Cleveland Gardens, Worcester Park	Cuddington	09/09/2013	2016/17	4H x 4B
					42
14/00167/FUL	Ormonde Avenue, Epsom, Surrey, KT19 9EP	Court	08/01/2015	2017/18	1Hx3B, 1Hx2B
					2

APPENDIX E: Epsom & Ewell Borough Council Statement of Five Year Housing Land Supply 2015

Introduction

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

This statement sets out the Borough's position over the five year period April 2015- March 2020 and demonstrates that there is sufficient provision to meet requirements for the next 5-year period.

The Planning Policy Context

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

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

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

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

To be considered deliverable, sites should:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

Sites included in the 5 year supply

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

- sites allocated in the Development Plan (i.e. Local Plan and Plan E)
- sites that have planning permission that have not been implemented
- sites allocated as preferred housing options as a result of housing site allocations consultation and agreed by the Planning Policy Sub-Committee in February 2012

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

Windfall sites are not included in the five year supply, although these have been a steady source of housing supply in the Borough historically. Since the adoption of the SHLAA in 2009 (six years ago), there has still been an average windfall delivery of 46 units per year. This figure is well above the 5% buffer required by the NPPF.

The housing requirement 2014-2019

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

a) The housing requirement for the Borough 2010-26

The South East Plan replaced the Surrey Structure Plan and influenced the Borough's housing targets from 2006. The Core Strategy's Housing Policy CS7 was based on the emerging South East Plan, which at the time (2007) required the provision of 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. The South East Plan has since been revoked under the provisions of the Localism Act, meaning that the policies in the South East Plan, including the regional housing targets have been removed. Therefore the Council is once again working towards an annual target of **181** new dwellings, as set out in the Core Strategy. This was formally agreed by the Council's Planning Policy Sub-Committee during September 2010.

Table 1

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

b) Net addition to stock 2006-2014

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2015 has been 2397 dwellings. This represents over 66% of the Borough's 20 year supply in just nine years (45%).

Table 2

b)	Net additions to stock 2006-2012	Dwellings	Average dwellings per annum
	2006/07	308	
	2007/08	281	
	2008/09	221	
	2009/10	103	
	2010/11	251	
	2011/12	289	
	2012/13	517	
	2013/14	234	
	2014/15	193	
	TOTAL	<u>2397</u>	266

c) Residual requirement for 2015-26

The housing requirement for the remaining years of the plan period (2015-26) is adjusted from the requirement of 181 dwellings per annum to reflect the level of housing that has already been delivered since 2006. This is the residual rate. The residual rate is; net completions for any elapsed years of the plan period; taken away from the total plan requirement; this figure is then divided by the number of years within the remaining period to give an annual residual housing requirement.

$$\frac{(a-b)/\text{years remaining}}{3620-2397 = 1223/11 = \underline{111}}$$

d) Requirement for five years 2015-20

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2015-2020 is 555 dwellings.

Table 3

5 year housing requirements (based on the Core Strategy)		Dwellings	Average Dwellings Per Annum
a)	Housing requirement 2006-2026	3,620	181
b)	Net additions to stock 2006-2015	2397	266
c)	Residual requirement for 2015-2026 (a-b) (residual annual average = 1,223 / 11 years)	1223	111
d)	Requirement for 5 years 2014-2019	555	(111 x 5)

Calculating the five year supply

For the site to be deemed deliverable it must also be **achievable**. Under normal market conditions, the area is economically buoyant and one of high demand for housing, consequently, once planning permission is granted for residential development there is a high degree of certainty that the units will be constructed.

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

The following approach has therefore been taken:

- a) Identify sites allocated for development in the Epsom & Ewell Borough Wide Local Plan (2000)
- b) Identify sites allocated for development in Plan E (an Area Action Plan for Epsom Town Centre 2010)
- c) Identify further large sites for development as part of the preferred Housing Site options agreed by the Planning Policy Sub-Committee in February 2012
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 31/03/14)
- e) Identify the total capacity of all small and medium sites with planning permission or under construction that are not identified in the SHLAA (at 31/03/14)

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

Table 4

Component	i. Dwellings on sites under construction	ii. Dwellings on sites not started	iii. No of units that are not considered to be deliverable in the next 5 years	Total
a) Allocated sites in Local Plan	0	0	0	0
b) Allocated sites in Plan E	85	418	238	265
c) Large sites with planning permission or identified as preferred Housing Site options	108	802	306	604
d) Small and Medium sites under construction or with planning permission (SHLAA)	8	44	0	52
e) Small and Medium sites under construction or with planning permission (Non-SHLAA)	58	258	0	316
Total	259	1) 1522 2) 1220	544	(i+ii-iii) 1) 1237 2) 935

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

Table 5

1) Comparison of 5 year supply and requirement 2015 - 2020 (including outstanding planning permissions)	
Deliverable Supply	1237
Requirement	555
Surplus/ Deficit	682
Percentage supply over requirement	123%
Representative number of years supply	11.1 years

Table 6

2) Comparison of 5 year supply and requirement 2015 - 2020 (excluding outstanding planning permissions)	
Deliverable Supply	935
Requirement	555
Surplus/ Deficit	380
Percentage supply over requirement	68.5%
Representative number of years supply	8.4 years

Conclusion

Tables 5 and 6 show that the five year requirement (residual) of 555 based on the Core Strategy can be met and greatly exceeded, even if none of the sites with planning permission are brought forward to completion. The large oversupply of housing identified above is not overly concerning as the 20 year housing trajectory (Appendix C) shows a fall in the number of completions from 2020-21 onwards. Therefore, whilst the Council will still exceed its target of 3620 units by 2026, this oversupply will not be nearly as large as that identified over the next 5 years.

APPENDIX F: Developer Contributions Agreed 2014-15

Address	Date Agreed	SCC Education	SCC Transport	SCC Highways	SCC Libraries	Open Space	Environ. Improve	Aff. Housing	Other	Monitor SCC	Monitor EEBC	Total (£)
Heron Court, Alexandra Road, Epsom	10/12/14							£145,470				£145,470
Acer House, 97-101 East Street, Epsom	1/12/14							£17,500				£17,500
168 East Street, Epsom	22/10/14							£185,649				£185,649
1 Oak Glade, Epsom	25/9/14							£142,073				£142,073
NESCOT	23/6/14	£232,542.80	£50,000		£14,988.40					£2,975.31	£11,901.25	£312,407.76
Pine Lodge, Horton lane	19/6/14	£42,669.41	£39,837.49		£2,750.23	£33,411.21	£14,949.27			£1336.18	£5,344.70	£140,298.49
Ground Floor, 121 East Street, Epsom	6/6/14	£631.62	£1,916.53		£132.31	£1557.59	£719.19			£49.57	£198.29	£5,205.10
6 Chuters Grove	6/6/14	£2209.47	£2,062.83		£142.41	£1,415.64				£58.30	£233.22	£6,121.87
13/15 High Street, Epsom	3/6/14							£69,916	£16,719.20	£866.35	£3465.41	£90,966.96
74-76 High Street, Epsom	3/6/14	£12,816.69				£4,849.32	£2,651.67			£176.66	£706.64	£21,200.98
413A Kingston Road	13/5/14	£1,316.85	£1,916.53		£132.31	£1,572.91	£719.19			£56.57	£226.31	£5,940.67
96 Grosvenor Road, Epsom	30/4/14	£10,487.07	£4696.23		£3214.21	£3938.67	£1,762.29			£212.08	£848.34	£22,268.89
TOTAL £		£302,673.91	£100,429.61		£21359.87	£46745.34	£20801.61	£560,608	£16719.2	£5731.02	£22,924.16	£1,095,103

APPENDIX G: Developer Contributions Received 14-15**Section 106 Funds**

	£'000	£'000
Balances held as at 1/04/14		3,727
Total Receipts for the year		1,131
<u>Expenditure for the year</u>		(1,332)
Balances held as at 31/03/15		3,526
<u>Less Monies Held on Behalf of :</u>		
Surrey County Council	(249)	
Transport for London	0	
PCT	(15)	
		(264)
Less funds committed to finance identified schemes		(1,664)
Balances held and useable by EEBC		1,598

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

Funds committed to finance identified schemes	S106 Agreement	£'000
Approved Capital Projects		
Affordable Housing – The Foyer, Hollymoor Lane	Salisbury Rd, 71 Epsom Tall Pines, Plough Inn, Dame Annis Barn, 1-5 Woodcote Hse 34- 42 Waterloo Road, Orchard House, The Ridge, Land Former St Francis Church	901
New Path on Epsom Common Local Nature Reserve	Ashley Road, Rosebery School	126
Gatley Avenue Playground	Land Former St Francis Church, 87-89 Amis Avenue, 434 Chessington Rd, 468 Chessington Road, Kingfisher Public House, 379-393 Kingston Road, Ewell, 117 Ruxley Lane, 426 Chessington Road,	34
Improvements to West Ewell Station – time expired	Revere Way, Highway House	20
Rosebery Park Pond	The Cedars, 8-12	18

	Dorking Road	
QEII Parks Improvements	Apex House, 53 Horton Hill, R/O 1/3 Gibraltar Crescent , 72-74 Temple Road, Land Adj. to 33 Danetree Road, Plot 3 & 7 Worlds End, , 41 Plough Road, 15-17 Manor Green Road, 13 The Avenue, , Northcroft Rd, 16 Whitmores, 7 High St Ewell, 1-5 Woodcote House, 100 Grosvenor Road, Langley Vale	21
Pemberly Chase Playground	Chessington Road, 137 & 139, Ewell	3
Path and Alleys Watersedge	Land former St Francis Church	15
Horton Chapel	Horton Chapel	495
Approved Revenue Projects		
Ewell Grove Open Space	Ewell Grove School	4
Provision of Signs near Epsom Racecourse	Grandstand	2
Epsom High Street Crossing Improvements	Wilberforce Court	20
Epsom War Memorial	63 Rosebery Road, 7 Worlds End, Woodcote End. Wilberforce Court	2
Longrove	Capital House,	3
Balance committed by EEBC		1,664

Of the £1,602,000 funding available to Epsom & Ewell Council there are restrictions within all of the agreements on how these monies can be applied. However some of these restrictions are less limiting (for example maintenance to open spaces within the Borough) than others.

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

Restrictions on use	Ref	£'000
Improvements to the open space which adjoins the site and lies between Blenheim Road, Longmead Road and Hook Road	3	20
Maintenance and upkeep of public open space within the vicinity of College Rd , Epsom	25	1
Provision for recreational facilities within the Borough	31	2
Works to Hospital Cluster Site (excluding Horton Chapel)		88
Open space facilities within the borough	8, 17,37,59,63,	69

	64,72,88,98,9 9,101,102	
Open space facilities within the vicinity of Temple Road	52	4
Maintenance and upkeep of public open space within the Borough	19,21,34	3
Open space and recreation in the vicinity of Depot Road	33	20
Open space in the vicinity of Windmill Lane	35	8
Public Open Space and Recreation	38	1
Improvement of public open space in EEBC	39	8
Enhancement of tree and shrub planting along the north-western off site boundary	47	2
West Park - Community Facilities	62	881
Miscellaneous (time expired-ref 4)	4	10
Various income split via the supplementary planning document	Various	*481
Balances useable by EEBC		1,598

*

Breakdown of income split via the supplementary planning document		£'000
Affordable Housing		56
Open Space - Children & Young people		19
Open Space - Park & Gardens		40
Open Space - Amenity Green Space		9
Open Space - Outdoor Sports Facilities		202
Environmental Improvements		64
Community Facilities		9
Monitoring Charge		82
Balances useable by EEBC		481

APPENDIX H: Community Infrastructure Levy Regulation 62 Report

Summary table

2014-15	Total	Total with exemptions granted
Potential CIL receipts agreed through the granting of planning permission (<i>including sites that have commenced/ paid</i>)	£2,080,361	£1,552,962.53
CIL Liable developments commenced, demand notices issued and invoices raised (including CIL receipts)	£870,345	£641,946.53
Total CIL Receipts	£69,450	£62,700

1. Potential CIL receipts agreed through the granting of planning permission (*including sites that have commenced/ paid*)

Planning application	Address	Proposal	Decision date	Total CIL Amount	Exemption granted
14/00471/FUL	Kingston Court 379 - 393 Kingston Road Ewell Surrey KT19 0BS	Single-storey ground floor extension to approved food store (ref. 13/00520/FUL), creation of additional residential unit (9 units created in total), and associated car parking and landscaping works.	25-Aug-14	£69,450	£6750 Affordable Housing Exemption
14/00306/FUL	1 Oak Glade Epsom Surrey KT19 8NW	The change of use of 5 blocks to 15 no. residential units (C3) from staff consulting rooms (D1), office accommodation (B1) and patient living accommodation (C2) and works to improve the external appearance and energy efficiency of the proposed dwellings.	29-Sep-14	£138,250	None

14/00727/FUL	38 The Avenue Worcester Park Surrey KT4 7EY	Demolish existing dwelling and erection of new two-storey dwelling with habitable room in the roof space. Single-storey garage to side. Erection of front boundary fencing and gates.	27/11/2014	£33517.50	Self- Build exemption for full amount £33517.50
14/01213/FUL	Novellus Court 61 South Street Epsom Surrey KT18 7PX	External alterations and creation of an additional three residential units.	15/01/2015	£17,875	None
14/00825/FUL	Ethel Bailey Close Epsom Surrey KT19 8NQ	Residential development for 48 new units (10 two bed houses, 22 three bed houses, 15 four bed houses and 1 five bed house) and associated parking and landscaping.	03/12/2014	£589877.50	£174,880.97 Affordable Housing Exemption
14/01194/FUL	68 Larkspur Way West Ewell Surrey KT19 9LX	Change of use of side extension to separate three bedroom attached dwelling with off street parking, boundary treatment and associated landscaping.	03/02/2015	£8,125	None
14/01300/FLH	31A Ewell Downs Road Ewell Surrey KT17 3BT	Demolition of existing garage and erection of two-storey side and rear extensions.	29/01/2015	£13,250	Self -Build Exemption for full amount £13,250
13/01613/FUL	Heron Court Alexandra Road Epsom Surrey KT17 4BY	Erection of ten residential units (1 no 4 bed house, 1 no 3 bed house, 8 no 2 bed flats) to the rear of Heron Court, and associated parking and landscaping.	19/06/2014	£65,375	None
13/01759/FUL	Wey Stores, 34 Hogsmill Way West Ewell Surrey	Erection of first floor extension above existing shop to provide 2 x 1 bedroom flats.	01-Jul-14	£9,000	None

14/00242/FUL	70 Worples Road Epsom Surrey KT18 7AG	Demolition of the existing garage and erection of two new double garages and a new two storey dwelling house with associated access and external works	11-Jul-14	£30,500	Self- Build Exemption £30,500
14/00077/FUL	287 Kingston Road, Ewell	New two bedroom dwelling and associated parking.	06-Aug-14	£9,250	None
14/00355/FUL	7 Stoneleigh Park Road Stoneleigh Surrey KT19 0QR	Conversion of existing roof space to form a 1 bedroom flat. Alteration to roof form from hip-to-gable and erection of rear dormer extension.	14-Aug-14	£4,625	None
14/00296/FUL	Ewell Post Office 4 - 5 Market Parade High Street Ewell Surrey KT17 1SL	Erection of first and second floor infill extension to provide 2 x 1 bed and 2 x 2 bed self-contained residential flats.	26-Aug-14	£34,500	None
14/00706/OUT	168 East Street Epsom Surrey KT17 1ET	Outline application (access, appearance, layout and scale) for demolition of existing building and the erection of 4 x two bedroom flats, 2 x one bedroom flats, 2 x two bedroom attached dwellings, 1 x self contained office and associated works.	02-Oct-14	£64,707.50	None
14/00785/CLP	Hill House Tattenham Corner Road Epsom Surrey KT18 5PP	Certificate of Lawful Development for erection of two storey rear extension, single storey extensions to each side elevation and addition of outbuildings for purposes incidental to the enjoyment of the dwellinghouse.	24/10/2014	£32,750	Self- Build Exemption £32,750
14/00952/FUL	5A Stoneleigh Park Road Stoneleigh Surrey KT19 0QR	Conversion of existing roof space to form a 1 bedroom flat. Erection of rear dormer extension, installation of front rooflights and solar panels.	20/11/2014	£4,750	None
14/00993/FUL	3 Alexandra Road Epsom Surrey KT17 4BH	Proposed demolition of existing building (currently split into 2 x 4 bed apartments) and erection of new three-storey development comprising 4	04/12/2014	£25,375	None

		new build apartments (3 x 3 bed, 1 x 1 bed) with undercroft parking and additional vehicular access.			
14/00760/FUL	Acer House 97 - 101 East Street Epsom Surrey KT17 1EA	Demolition and change of use of vacant D1 premises and erection of 2-3 storey building to accommodate 14 No Flats for C3 use.	03/12/2014	£109875	£19,375 Social housing relief
14/00833/FUL	Land At Teddington Close Epsom Surrey	Erection of block of 16 flats (comprising 14 x two-bedroom and 2 x one-bedroom self-contained units) and associated parking spaces and landscaping.	17/12/2014	£149,875	Full social housing exemption £149,875
14/01036/FUL	2 Elm Way Ewell Surrey KT19 0HB	New attached two-storey dwelling.	09/12/2014	£5,525	None
14/00085/FUL	6 Rosebery Avenue, Epsom, Surrey. KT17 4LB	Demolition of bungalow and erection of 3 no. attached three bedroom houses, and associated parking and landscaping.	16/12/14	£26,917.50	None
14/00606/FUL	Crossways House & Bradford House 39 & 39A East Street Epsom Surrey KT17 1BL	Change of Use from offices (Use Class B1a), extension and external alterations to Crossways House to provide offices and a Hall of Residence (Use Class C1) comprising 97 student bedrooms. Change of Use from offices (B1a), part demolition and external alterations to Bradford House to provide offices and 4 flats (C3) and associated landscaping and parking.	19/11/14	£76,231	None
14/00868/FUL	West Hill Court Court Lane Epsom Surrey KT19 8JF	Remodelling of existing communal areas into 2 No. additional one bedroom flats. Installation of an additional external entrance and ramp to serve Flats 1-8. Replacement of existing timber windows with wood effect uPVC framed doubled glazed units.	11/11/14	Unsure	None

14/00167/FUL	Garages 1-9 Ormonde Avenue Epsom Surrey	Demolition of existing garages 1-9, erection of 1 no. 3 bed 5 person and 1 no. 2 bed 4 person dwellings with associated parking, replacement parking and hard and soft landscaping.	06-Aug-14	£7375	Full social housing exemption £7375
14/00967/FUL	NESCOT Agricultural Land Reigate Road Ewell Surrey	Development of a 150 room dementia care home, nursing home and Assisted Living Extra Care units (Class C2) Resubmission, with associated landscaping and car parking.	30/12/2014	£264,660	None
14/01275/FLH	29 Hambledon Hill Epsom Surrey KT18 7BZ	Demolition of existing attached garage and store and existing single storey gym/office and construction of new two-storey front/side extensions, new single storey rear extension and new single storey basement level garden room extension.	21/01/2015	£15,375	Self Build exemption likely £15,375
14/01218/OUT	168 East Street Epsom Surrey KT17 1ET	Outline application (access, appearance, layout and scale) for demolition of existing building and the erection of 4 x two bedroom flats, 2 x one bedroom flats, 2 x two bedroom attached dwellings, 1 x self contained office and associated works.	07/01/2015	£64,707.50	None
14/01255/OUT/ 14/01796/RES	24 Ruxley Close West Ewell Surrey KT19 9ND	Outline application (access, appearance, layout and scale) for the construction of 4 two-storey terraced houses with 8 parking spaces on land to the rear of 24 Ruxley Close.	27/01/2014	£50,892.86	None
14/01408/OUT/ 14/01750/RES	57 Woodlands Road Epsom Surrey KT18 7HP	Outline application (access, appearance, layout and scale) for demolition of existing bungalow and the erection of 6 No. 3 bedroom dwellings and associated works.	13/02/2015	£54,750	None
13/01718/FUL	Meadowcroft 56 Longmead Road Epsom Surrey KT19 9BQ	Demolition of existing two-storey detached dwelling and erection of 3 x 2 bedroom terrace houses with new access and boundary treatment.	22/01/2015	£16,000	None

14/01442/FUL	54 Rosebery Road Epsom Surrey KT18 6AA	Demolition of the existing house and erection of 4 no. semi-detached dwellings and associated works and landscaping.	06/03/2015	£27,750	None
14/01372/FLH	35A Worple Road Epsom Surrey KT18 7AA	Addition of first floor to existing dwelling including raising the ridge height by 3.0m; erection of full width rear extension together with part first floor rear extension with Juliet balcony; alterations to existing dwelling to provide first floor accommodation and alterations to existing access.	12/02/2015	£15,500	None
14/01014/FUL	Berridale 15 College Road Epsom Surrey KT17 4HQ	Demolition of existing house, garage and laundry block and erection of three-storey building accommodating, 9 x one bedroom flat units, and 3 x two bedroom terraced houses, with associated access road, car and cycle parking and landscaping.	11/02/2015	£43,750	Likely social housing exemption £43,750
				£2,080,361	Total CIL Liabilities excluding exemptions= £1,552,962.53

2. CIL Liable developments commenced and invoices raised

Planning application	Address	Proposal	Decision date	Total CIL Amount	Exemption granted
14/00471/FUL	Kingston Court 379 - 393 Kingston Road Ewell Surrey KT19 0BS	Single-storey ground floor extension to approved food store (ref. 13/00520/FUL), creation of additional residential unit (9 units created in total), and associated car parking and landscaping works.	25-Aug-14	£69,450	£6750 Affordable Housing Exemption

14/00306/FUL	1 Oak Glade Epsom Surrey KT19 8NW	The change of use of 5 blocks to 15 no. residential units (C3) from staff consulting rooms (D1), office accommodation (B1) and patient living accommodation (C2) and works to improve the external appearance and energy efficiency of the proposed dwellings.	29-Sep-14	£138,250	None
14/00727/FUL	38 The Avenue Worcester Park Surrey KT4 7EY	Demolish existing dwelling and erection of new two-storey dwelling with habitable room in the roof space. Single-storey garage to side. Erection of front boundary fencing and gates.	27/11/2014	£33517.50	Self- Build exemption for full amount
14/01213/FUL	Novellus Court 61 South Street Epsom Surrey KT18 7PX	External alterations and creation of an additional three residential units.	15/01/2015	£17,875	None
14/00825/FUL	Ethel Bailey Close Epsom Surrey KT19 8NQ	Residential development for 48 new units (10 two bed houses, 22 three bed houses, 15 four bed houses and 1 five bed house) and associated parking and landscaping.	03/12/2014	£589877.50	£174,880.97 Affordable Housing Exemption
14/01194/FUL	68 Larkspur Way West Ewell Surrey KT19 9LX	Change of use of side extension to separate three bedroom attached dwelling with off street parking, boundary treatment and associated landscaping.	03/02/2015	£8,125	None
14/01300/FLH	31A Ewell Downs Road Ewell Surrey KT17 3BT	Demolition of existing garage and erection of two-storey side and rear extensions.	29/01/2015	£13,250	Self -Build Exemption for full amount
				£870,345	Total excluding exemptions= £641,946.53

3. Total CIL Receipts

Planning application	Address	Proposal	Decision date	Total CIL Amount	Exemption granted	Date funds received
14/00471/FUL	Kingston Court 379 - 393 Kingston Road Ewell Surrey KT19 0BS	Single-storey ground floor extension to approved food store (ref. 13/00520/FUL), creation of additional residential unit (9 units created in total), and associated car parking and landscaping works.	25-Aug-14	£69,450	£6750 Affordable Housing Exemption	21/10/14
Total: £62,700						