





## Annual Monitoring Report 2011- 2012

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## **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 The new provisions of the Localism Act have in turn led to new Regulation 34 The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing 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 eighth AMR that has been produced under the Planning and Compulsory Purchase Act. It monitors the period **April 2011 to 31 March 2012**. In order to comply with the requirements under the Localism Act and new Regulations for making monitoring information available as quickly as possible this AMR is being reported to the September meeting of the Planning Policy Sub-Committee rather than the December meeting as has been the case in previous years.
- 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 2011- March 2012.
- 1.5 As the Council during 2011-12 has not: i) made a neighbourhood development order nor received an application to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012; ii) nor prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010; iii) nor undertaken action under the duty to co-operate - it is not necessary to report on these matters as required by the new Local Planning Regulations implementing the provisions of the Localism Act.

## **Section 2: Progress and implementation of the Local Plan**

- 2.1 The Epsom and Ewell Local Plan Programme (also known as Local Development Scheme) sets out a programme for the production of the Local Development Documents (LDDs) and forms part of the Local Development Framework (LDF), now known again as Local Plan, for the Borough. It provides a timetable for their production so as to monitor progress and milestones, as well as identifying the resources required and any potential constraints.
  
- 2.2 The Council had a revised Local Development Scheme approved by the Planning Policy Sub-Committee in May 2010 but there is now a clear requirement to review and update this again in the light of fundamental planning legislative and regulatory amendments, local circumstances, changing priorities together with available staff resources. The new Local Planning Regulations referred to in paragraph 1.2 requires the AMR to include information on the Local Plan Programme and to specifically report on progress being made on local plans and supplementary planning documents against the timetable for their preparation together with any necessary explanation if timescales are not met. A revised Local Plan Programme was approved at the September 2012 meeting of the Planning Policy Sub-Committee. Table 1 shows the progress on the preparation of Epsom and Ewell Borough Council's Local Plan against the new Local Plan Programme and where applicable the former Local Development Scheme at the end of this reporting year.

<b>Table 1: Progress on the preparation of Epsom and Ewell BC's Local Plan documents (formerly known as the Local Development Framework and constituent Development Plan Documents) against the new Local Plan Programme (September 2012) and where applicable the previous Local Development Scheme (June 2010).</b>				
<b>Title of Document</b>	<b>Subject of Document</b>	<b>Stages in Preparation completed</b>	<b>LPP/LDS Targets Met?</b>	<b>Notes or Future Stages to be completed</b>
<b>Local Development Scheme</b>	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> <li>✓ Approval of revised LDS at Planning Policy Sub Committee May 2010.</li> <li>✓ Approval of new Local Plan Programme Sept 2012</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• It is important that the LDS is further revised to provide an updated schedule of Local Development Documents that make up the LDF.</li> </ul>
<b>Statement of Community Involvement</b>	Standards and approach to involving stakeholders and the community in production of all Local Development Documents and planning applications	<ul style="list-style-type: none"> <li>✓ Adopted by Council: April 2006</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Complete</li> </ul>
<b>Core Strategy</b>	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> <li>✓ Adoption by the Council July 24<sup>th</sup> 2007</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Complete</li> </ul>
<b>Site Allocations Policies</b>	Identification of sites for development, and areas for conservation.	<ul style="list-style-type: none"> <li>✓ Consultation on Housing Site Allocations options August – October 2011</li> </ul>		<ul style="list-style-type: none"> <li>• Further consultation on policy proposals Mar-Apr 2013</li> <li>• Publication of pre-submission document July-Sept 2013</li> <li>• Pre-submission consultation Oct-Nov 2013</li> <li>• Submission to Secretary of State Dec 2013</li> </ul>

<b>Development Management Policies</b>	New and replacement development management policies that protect and enhance the visual, natural and environmental character of the Borough	<ul style="list-style-type: none"> <li>✓ Consultation on Draft Document July-Sept 2012</li> </ul>		<ul style="list-style-type: none"> <li>• Publication of pre-submission document Jan 2013</li> <li>• Pre-submission consultation Feb-Mar 2013</li> <li>• Submission to Secretary of State Mar 2013</li> </ul>
<b>Upper High Street/Depot Road/Church Street Development Brief</b>	Sets out guidance for the redevelopment of 2 strategic sites identified within Plan E for Epsom town centre	<ul style="list-style-type: none"> <li>✓ Consultation with landowners May-Sept 2011</li> <li>✓ Consultation on Draft Development Brief Options Dec 2011 – Feb 2012</li> <li>✓ Consultation on Draft Development Brief June –Sept 2012</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Adoption of Development Brief Nov 2012</li> </ul>
<b>Proposals Map</b>	To map development plan policies and proposals	<ul style="list-style-type: none"> <li>✓ Plan E Proposals Map April 2011</li> </ul>		<ul style="list-style-type: none"> <li>• Submission to Secretary of State of borough-wide Proposals Map updated to reflect the Plan E inset map and any evolving Local Plan documents Dec 2013.</li> </ul>
<b>Plan E- Epsom Town Centre Area Action Plan</b>	Sets out detailed policies and site proposals aimed at strengthening the vitality and viability of Epsom Town Centre	<ul style="list-style-type: none"> <li>✓ Stakeholder and LSP Engagement</li> <li>✓ Further evidence base work (retail study)</li> <li>✓ Issues paper consultation September 2008</li> <li>✓ Consult on Sustainability Appraisal October 2009</li> <li>✓ Submission to Secretary of State 30 April 2010</li> <li>✓ Examination September 2010</li> <li>✓ Adoption April 2011</li> </ul>	No	<ul style="list-style-type: none"> <li>• Submission to Secretary of State was timetabled for Nov/ Dec 2009: actually took place March/ April 2010</li> <li>• The adoption of Plan E was 3 months behind the timetables date.</li> </ul>



<b>Annual Monitoring Report</b>	Annual review of policies and LDF preparation progress	✓ AMR 2010/11 submitted: December 2011	Yes	<ul style="list-style-type: none"> <li>The AMR is no longer required to be prepared for December each year for submission to the Secretary of State with the Localism Act. In future the AMR will be published as soon as it is practicable to publish the information.</li> </ul>
<b>Sustainable Design SPD</b>	Supplementary planning document containing guidance on measures and opportunities available for integrating sustainability into new developments.	<ul style="list-style-type: none"> <li>✓ Draft Document issued for public consultation March 2012</li> <li>✓ Adoption June 2012</li> </ul>	N/A	<ul style="list-style-type: none"> <li>Complete.</li> </ul>
<b>Developer Contributions SPD (Part 1 Affordable Housing)</b>	Supplementary planning document containing guidance on affordable housing provision expected from developments	<ul style="list-style-type: none"> <li>✓ Adoption June 2008</li> <li>✓ Review of SPD August 2010</li> <li>✓ Consult on proposed changes September 2010</li> <li>✓ Consideration of changes at S&amp;R Committee November 2010 and approved</li> </ul>	Yes	<ul style="list-style-type: none"> <li>Complete.</li> </ul>
<b>Developer Contributions SPD (Part 2 Infrastructure)</b>	Supplementary Planning Document containing guidance on other Contribution expected from developments	<ul style="list-style-type: none"> <li>✓ Adoption June 2008</li> <li>✓ Review of SPD August 2010</li> <li>✓ Consult on proposed changes September 2010</li> <li>✓ Approval of changes at S&amp;R Committee November 2010</li> </ul>	Yes	<ul style="list-style-type: none"> <li>A revised document is required to incorporate the provisions of the Community Infrastructure Levy Regulations (2010).</li> </ul>

## Other documents informing the Epsom and Ewell Local Plan

Title of Document	Stages in Preparation	Date completed
<b>Sustainability Appraisal Scoping Report</b>	✓ Approved and adopted by Council	May 2005
<b>Sustainability Appraisals</b>	<ul style="list-style-type: none"> <li>✓ Core Strategy Sustainability Appraisal Issues and Options</li> <li>✓ Preferred Options</li> <li>✓ Submission Document</li> </ul>	May 2005  January 2006 June 2006
<b>Audit of Open Space, Sport and Recreational Facilities</b>	✓ Publication	March 2006
<b>Employment Land Review</b>	✓ Publication	April 2006
<b>Strategic Flood Risk Assessment</b>	<ul style="list-style-type: none"> <li>✓ Commissioned consultants</li> <li>✓ Report Published</li> </ul>	July 2007 May 2008
<b>Retail Study</b>	<ul style="list-style-type: none"> <li>✓ Commissioned consultants</li> <li>✓ Report Published</li> </ul>	September 2007
<b>Environmental Character Study</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants</li> <li>✓ Report published</li> </ul>	February 2008 September 2008
<b>Strategic Housing Market Assessment</b>	<ul style="list-style-type: none"> <li>✓ Commissioned Consultants (jointly with other East Surrey Authorities)</li> <li>✓ Report Published</li> </ul>	April 2007  May 2008
<b>Strategic Housing Land Availability assessment</b>	✓ Publication	March 2009
<b>Retail Study and Town Centre Health Check</b>	✓ Report published	April 2009
<b>Surface Water Management Plan</b>	<ul style="list-style-type: none"> <li>✓ Received Defra funding</li> <li>✓ Commissioned Consultants</li> <li>✓ Project started October 2010</li> </ul>	March 2011

<b>Biodiversity and Planning</b>	✓ Publication	February 2012
<b>Shop Front Guide</b>	✓ Adoption	May 2012
<b>Street Furniture Strategy</b>	✓ Approved	May 2012

**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). Paragraphs 214/215 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 2011-12 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.

## **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 Local Plan 'spatial' planning approach. It is equally important for the development of the Sustainable Community Strategy, a document produced by the Borough's Local Strategic Partnership (LSP).

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

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

### **Population of the Borough**

- 4.5 The Borough's population numbers approximately 75,100<sup>1</sup> according to the first release of results from the 2011 Census. This figure compares reasonably closely to the previous updated mid-year estimates for the borough's population in 2010 that were based on the 2001 census which indicated a total of 74,300<sup>2</sup>, with an economically active population of 86.0%<sup>3</sup>. The population figure has increased by 8,000 people since 2001 and the number of residential dwellings has grown by 3,876 to 30,458 since 1991. Figures are not yet available from the 2011 Census for size of households but according to the previous 2001 Census the largest increase in households was in 1 person households with a large increase of 36% from 1991 to 2001.
- 4.6 A majority (91.3%) of the population falls within the ethnic classification of white British (*Census, 2001*). The population is well educated (63.0% educated to NVQ3 or above) compared to the regional (56.7%) and national average (52.7%)<sup>4</sup>. Unemployment is low, notwithstanding the impact of the recession, with 1.6%<sup>5</sup> of residents aged 16-64 claiming Jobseekers Allowance in April 2012 albeit there are pockets of higher levels of claimants in Court, Ruxley and Town wards. Long term unemployment is not a serious problem in the Borough but in line with regional and national trends the JSA rate for those

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<sup>1</sup> 2011 Census population and household estimates, July 2012

<sup>2</sup> Mid 2010 Office for National Statistics resident population estimate

<sup>3</sup> ONS, *Employment and Unemployment July 2010 – June 2011*

<sup>4</sup> ONS annual population survey Dec 2011

<sup>5</sup> ONS claimant count April 2012

claiming over 12 months has increased to 0.3% in April 2012 from 0.2% the previous April. 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 Job Seekers Allowance. The latest figures available indicate a total of 5.8% of borough residents on key out-of-work benefits compared to the regional (8.6%) and national (12.2%) position<sup>6</sup>.

- 4.7 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 307 (*IMD, 2010*). 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 5<sup>th</sup> for males (average age 81.6) (*ONS 2010*). The Borough is also one of the safest places to live. Latest figures from the Crime Survey for England and Wales (CSEW; formerly known as the British Crime Survey) show no statistically significant change in overall crime while the number of crimes recorded by the police fell by 3 per cent in the year ending December 2011 compared with the same period in 2010.

### Housing in the Borough

- 4.8 Over one third of households live in semi-detached houses (36%), with a further 24% living in detached houses (Housing Needs Survey 2004). The average semi-detached house price in March 2012 was £326,799 an annual decrease from the previous year of 5.4% whilst the average detached house price in March 2012 was £499,675 a decline from the previous year of 4.4% . Almost 83% of households are owner occupiers – a figure higher than in Surrey (77%), the South-East (73%) or in England (68%) (*Census 2001*). House conditions across all tenures are good with almost all households having central heating and sole use of facilities.

### Employment in the Borough

- 4.9 There are 38,300 people of economically active age in the borough (NOMIS Sept 2011). The broad structure of employment favours those in the service sector (93.6%) with lower proportions in manufacturing or construction than the regional or national average. A high proportion of the Borough's workforce (54.7%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 48.1% in the South-East and 43.3% in Great Britain (*NOMIS: Official Labour Market Statistics Oct 2010 – Sept 2011*). Approximately 61% of the employed people between the ages of 16-74 commute out of the Borough for work - 55% use a car or van for their journeys and 16% use the train (*Census 2001*). This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.
- 4.10 A New dataset entitled All Active Enterprises (ONS) aimed at obtaining the best estimates of new business formations has been compiled from the Inter-Departmental Business Register (IDBR), which contains information on VAT traders and PAYE employers. This indicates a total of 3250 enterprises in Epsom as at May 2011 with 355 births and 400 deaths over the previous year. This trend of slightly higher rates of deaths compared to births is consistent with the regional and national situation for the same period.

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<sup>6</sup> *DWP Benefit Claimants November 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 Indicators. Where relevant, **local indicators** are also reported on to provide a local context.
- 5.2 As the Council's Core Strategy was adopted in July 2007, and identifies policy principles on which sustainable development will be achieved, this AMR 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.

## 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 have replaced Policy Guidance 2: Green Belts. This states “the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.
- 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 three of the hospital sites have been completed whilst the St Ebbas site was under construction and largely completed during 2011/12 with the remaining undeveloped hospital site of West Park commencing construction during the early part of 2012/13. These form an important part of the Borough’s future 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:  
1 x 15 dwellings on land at Priest Hill (11/00986/OUT) ;  
8 x alterations/extensions to existing non-domestic premises;  
10 x alterations/extensions/change of use of existing domestic premises;



2 x advertisement consents.

## 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. The planning permission for the enabling development of 15 dwelling houses at Priest Hill, Reigate Road with an on-site ranger's house and maintenance building was made on exceptional circumstances grounds. These were principally that the benefits of securing the long-term future of the site as a nature reserve with formal public access in terms of biodiversity enhancements, visual amenity improvements, proper management and access for recreation were considered to outweigh harm to the Green Belt in this instance.
- 6.1.7 Other permissions granted in the Green Belt comprised extensions or alterations to buildings or advertisements that were considered to have no impact on the openness of the Green Belt and deemed to be appropriate development under Green Belt policy.
- 6.1.8 The Council will continue to oppose inappropriate development within the Green Belt and will consider whether the precise Green Belt boundary should be amended in the Site Allocations DPD.

## 6.2 BIODIVERSITY AND DESIGNATED NATURE CONSERVATION AREAS

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

#### Target

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

#### Policy

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

#### Performance

- 6.2.3 Epsom & Ewell has 119.33 hectares of designated SSSI. Natural England carries out reviews of the conditions of SSSI's on a regular basis. The most recent review was published in October 2011. At each site the condition was assessed against a set of ecological objectives identified to maintain the special habitat and species features in a healthy state. 100% of the designated areas within the Borough were reported to be in favourable or

unfavourable/recovering condition. This is the same position as the previous year.

**Table 2: Condition of SSSI sites**

	<b>Favourable 2011/12</b>	<b>Unfavourable - recovering 2011/12</b>	<b>Favourable 2010/11</b>	<b>Unfavourable – recovering 2010/11</b>	<b>Comments</b>
<b>Stones Road Pond</b>	0.47 ha (standing open water and canals) <sup>7</sup>		0.47 ha (standing open water and canals)		There is still a significant population of Great Crested Newts and Smooth Newts at this site
<b>Epsom Common</b>	105.42 ha (Broadleave d, mixed and yew woodland- lowland)		105.42 ha (Broadleave d, mixed and yew woodland- lowland)		
		13.45 ha (Dwarf shrub heath- lowland) <sup>8</sup>		13.45 ha (Dwarf shrub heath-lowland)	
<b>TOTAL</b>	<b>105.89ha</b>	<b>13.45 ha</b>	<b>105.89ha</b>	<b>13.45 ha</b>	

## Analysis

6.2.4 Work has been carried out in partnership with Natural England to bring the Borough's SSSIs to a favourable and recovering condition. 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.

<sup>7</sup> Latest Assessment date 14/04/08

<sup>8</sup> Latest Assessment date 14/01/09

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

**Target**

- 6.2.5 The target for the number and area Sites of Nature Conservation Importance (SNCI) Grades 2 and 3, and ancient woodlands will be set in the Site Allocations DPD, informed by the local Biodiversity Action Plan. It should be noted that no longer is any distinction made between Grade 2 and Grade 3 sites.
- 6.2.6 This indicator is also relevant to the Single Data List Target 160-00.

**Policy**

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

**Performance**

- 6.2.8 There has been no reduction in size, amount and range of these areas and no development that could harm this. Indeed with the completion of the revision of the Surrey Ancient Woodland Inventory in June 2011 13 additional ancient woodland parcels covering an area of 17.2 ha were identified compared to the 3 ancient woodlands in the original 2000 AWI.
- 6.2.9 Key actions in the Epsom and Ewell Local Biodiversity Action Plan commenced during 2011 included work to produce management plans for Stones Road Site of Special Interest (SSSI) and woodland at Nonsuch Park. Existing management plans continued to be implemented and to secure external funding.

**Analysis**

- 6.2.10 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. The Borough also has 4 Local Nature Reserves: Epsom Common, Horton Country Park, The Hogsmill, and Howell Hill. Additionally the Borough has 16 Ancient Woodlands (including woodland areas smaller than 2 Hectares which was the cut off point for designation in the 1980's) 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**

6.2.11 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 Biodiversity Action Plan.

**Policy**

6.2.12 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**

6.2.13 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**

6.2.14 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 DPD.

### 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.

#### **Analysis**

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

6.3.5 The Council adopted a Developer Contributions Supplementary Planning Document in June 2008 (revised in 2010), which sets out the mechanism for achieving contributions from developments towards the Borough's open spaces. This will normally include contributions towards outdoor playing space, public amenity space such as parks and gardens and a contribution towards sporting infrastructure. Housing sites above 0.4 ha would normally be expected to make some sort of on-site provision (for example children's playspace). It is proposed to include a criteria based policy for circumstances where loss of on-site recreational open space may be acceptable within the forthcoming Development Management Policies DPD.

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

### 7.1 THE BUILT ENVIRONMENT

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

#### Target

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

#### Policy

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

#### Performance

7.1.3 At 31 March 2011, all of the twenty- one Conservation Area Appraisals had been carried out and approved by the Strategy and Resources Committee. In addition Article 4 Direction's, that enable the Council to exercise greater control through removal of certain Permitted Development (PD) rights, came into force on 12 August 2011 for the following Conservation Areas: Burgh Heath Road, College Road, Church Street, Worple Road, Ewell Village extended area, The Downs Road Estate, Pikes Hill, and Lintons Lane. These are in addition to the 4 Conservation Areas that have had Article 4 Directions since 1999: Ewell Village, Stamford Green, Ewell Downs Road and The Green, Higher Green and Longdown Lane North.

#### Analysis

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

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

#### Target

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

## Policy

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

## Performance

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

## Analysis

- 7.1.8 For a building to be eligible for inclusion in the register, it must be a nationally designated site. The register includes Grade I and II\* listed buildings, Grade II listed buildings in London, scheduled monuments, registered battlefields, protected wreck sites and registered parks and gardens. The building at risk at The 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 to be repaired.

## 7.2 SUSTAINABILITY IN NEW DEVELOPMENTS

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

### Target:

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

### Policy

- 7.2.2 The extreme weather variations experienced in the last few years have highlighted the potential dangers of locating development in areas at high risk of flooding
- 7.2.3 Previous Government guidance on flooding in the former 'Planning Policy Statement 25: Development and Flood Risk' (PPS25) has been revised in the national Planning Policy Framework paragraphs 99-104. This outlines a key planning objective of managing risk, by avoiding inappropriate development in areas at risk of flooding, and directing development away from areas at highest risk. 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 Development Framework and development control procedures will continue to ensure the referral of applications that have been identified as being partly or wholly within the flood plain, to the Environment Agency. The Council considers that it has a good relationship with the Environment Agency.
- 7.2.7 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 LDDs and developments.
- 7.2.8 Epsom & Ewell successfully secured £75,000 of EA/Defra Early Action funding to prepare a Surface Water Management Plan (SWMP) for the borough. This study was completed in July 2011. The SWMP Action Plan provides priority options that can be implemented generically across the Borough together with location-specific priority options for flood alleviation measures. It also provides evidence for the Council to support the preparation of new policy, in particular the allocation of development sites, and a basis to prepare future funding bids to carry out the suggested mitigation measures. The overall philosophy of the SWMP Study and Action Plan, however, is to take advantage of opportunities as they arise to implement options which cumulatively have the effect of better managing flood risk.

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

### **8.1 HOUSING PROVISION**

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

#### **Target**

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



- 8.1.2 This indicator is also relevant to the Single Data List 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 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. With the South East Plan due to be rescinded under the provisions of the Localism Act the Council reverted back to the Core Strategy housing target.
- 8.1.4 The National Planning Policy Framework provides updated Government policy guidance requiring local planning authorities to boost significantly the supply of housing by using their evidence base to ensure 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

- 8.1.4 Housing Trajectories are a useful approach to assess housing delivery, helping to support the 'plan, monitor, manage' concept. They show past performance and estimate future delivery enabling an assessment to be made of whether there is likely to be a future shortfall or surplus of housing in the Borough in relation to the housing targets. The NPPF, in line with the previous PPS3 requires local planning authorities to prepare a a robust evidence base on housing need and demand through a Strategic Housing Market Assessment (SHMA), and land availability through a Strategic Housing Land Availability Assessment (SHLAA). Additional emphasis is placed upon the need to identify and annually update a supply of deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. In addition Councils should identify a supply of specific, developable sites or broad locations for growth, for the following 6-10 years and where possible 11-15 years. To illustrate the expected rate of market and affordable housing delivery a housing trajectory for the plan period is suggested. The Council has completed a SHMA and a SHLAA (which feeds into the housing trajectory).

## Performance

- 8.1.7 A total of **289** (net) dwellings have been completed this year (293 gross).

## Analysis

Table 3: Housing Development in the last eight years

		2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	Total
A	Small scale unidentified windfalls	39	29	43	51	41	21	28	29	281
B	Medium scale unidentified windfalls	54	28	40	70	33	19	1	12	257
C	Large scale unidentified windfalls									
	Glyn House, Ewell	7								7
	Highway House		1	135						136
	Hudson House, Station Approach				51	60				111
	Capitol House, Church Street				55	43	13	40		151
	Land at Mead & Auriol							30		30
	Rosebery School							30	42	72
D	Small SHLAA sites					13	3	43	16	75
E	Allocated sites									
	Long Grove	4								4
	164- 170 Kingston Road	13								13
	Horton A/B	86	155	90	54	31	46			416
	St Ebbas						1	79	176	256
	West Park								14	14
	Total completions	203	213	308	281	221	103	251	289	1869
F	Cumulative completions	203	416	724	1005	1226	1329	1580	1869	
	PLAN-Strategic Target (annualised)	200	400	599	798	997	1196	1377	1558	
		Surrey Structure Plan (200)		S E Plan (199)				Core strategy (181)		
G	Core Strategy Cumulative target				181	362	543	724	905	
H	Cumulative over or under provision				100	140	62	132	240	

<b>A:</b> <i>Small sites deliver 1-9 dwellings</i>
<b>B:</b> <i>Medium sites are those under 0.4 hectares providing 10+ dwellings</i>
<b>C:</b> <i>Large sites are those over 0.4 hectares providing 10+ dwellings</i>
<b>D:</b> <i>Sites identified in the Strategic Housing Land Availability Assessment</i>
<b>E:</b> <i>Sites allocated in the Local Plan 2000</i>
<b>F:</b> <i>Cumulative completions achieved</i>
<b>G:</b> <i>Core Strategy from start of plan period (2007)</i>
<b>H:</b> <i>Number of dwellings above or below cumulative allocation</i>

8.1.8 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past eight years is contained in Table 3 above, and a more detailed list of this year's housing completions is provided in Appendix A. The Council has exceeded its target of 181 housing completions by 108 units this year, further improving upon the delivery of 70 units in excess of the target in 2010/11.

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

#### Target

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

#### Performance

8.1.9 The housing trajectory shows that in order to meet the Core Strategy target of 3620 dwellings (181 per year) we will need to identify a supply of an additional **411** dwellings over the period 2012 – 2026

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

#### Analysis

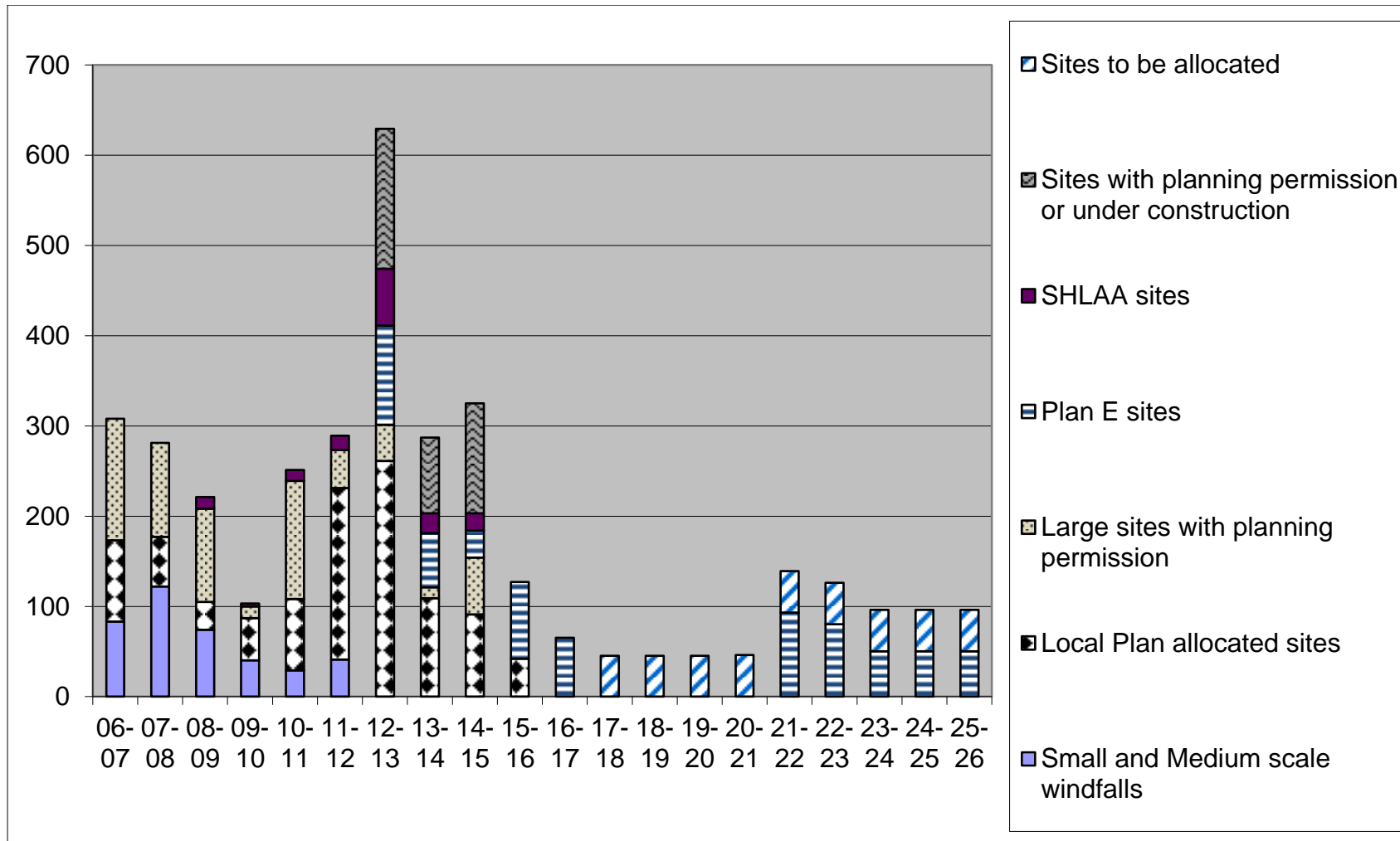
8.1.14 The Council consulted on potential housing site allocations to provide the additional requirement from August to October 2011. This paper included what the Council believes are the most deliverable sites published its Strategic Housing Land Availability Assessment (SHLAA) in March 2009. Sites that have been identified through the SHLAA have been shown separately in the housing trajectory to allow the Council to monitor the progress of these sites and to confirm that the identified potential sources of supply are coming forward. Some of these sites (of over ten units) may end up being allocated for housing through the Site Allocations process.

8.1.15 Many of the planning permissions granted in 2008 have since expired without being implemented<sup>9</sup>. The Council should look favourably upon these sites for re-submission of planning applications for housing in the future, to maintain the level of sites in the planning process. Appendix C shows a list of sites in the borough with planning permission or on sites that are currently under construction. These sites are included in the appropriate columns of the housing trajectory.

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<sup>9</sup> Section 51 (1) of the Planning and Compulsory Purchase Act 2005 reduced the standard duration of a planning application from five years to three years.

Figure 1: Graphical Housing Trajectory



## Five Year Housing Supply

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

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

#### Target

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

#### Policy

8.1.18 The emphasis of housing policy within the Local Plan promotes the best use of previously developed land and buildings. Paragraph 17 of the NPPF, in line with the previous PPS3, 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.

8.1.19 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**

	<b>PDL</b>	<b>Non PDL</b>	<b>Total</b>
<b>2011-12</b>	<b>(248) 84.6%</b>	<b>(45) 15.4%</b>	<b>293</b>
<b>2010-11</b>	<b>(214) 85.3%</b>	<b>(37) 14.7%</b>	<b>251</b>

## Analysis

8.1.20 Since achieving 85% in 2001-02, 100% of new dwellings had been provided on previously developed land in each subsequent year up until 2009-10. With the removal of back gardens from the definition of PDL this reduced to 85.3% in 2011-12 and has further reduced to 84.6% in 2011-12, largely due to the completion of 42 units on former playing fields at Rosebery School.

## 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 Government announced its intention to revoke the South East Plan the Council has been working towards the Core Strategy target. The Core Strategy target has resulted in a reduction of the affordable housing target to 63 dwellings per annum (35% of 181). This is set out in Table 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
<b>Core Strategy extended plan period target</b>	<b>2006</b>	<b>2026</b>	<b>3620</b>	<b>1260</b>	<b>181</b>	<b>63</b>

## Policy

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

## Performance

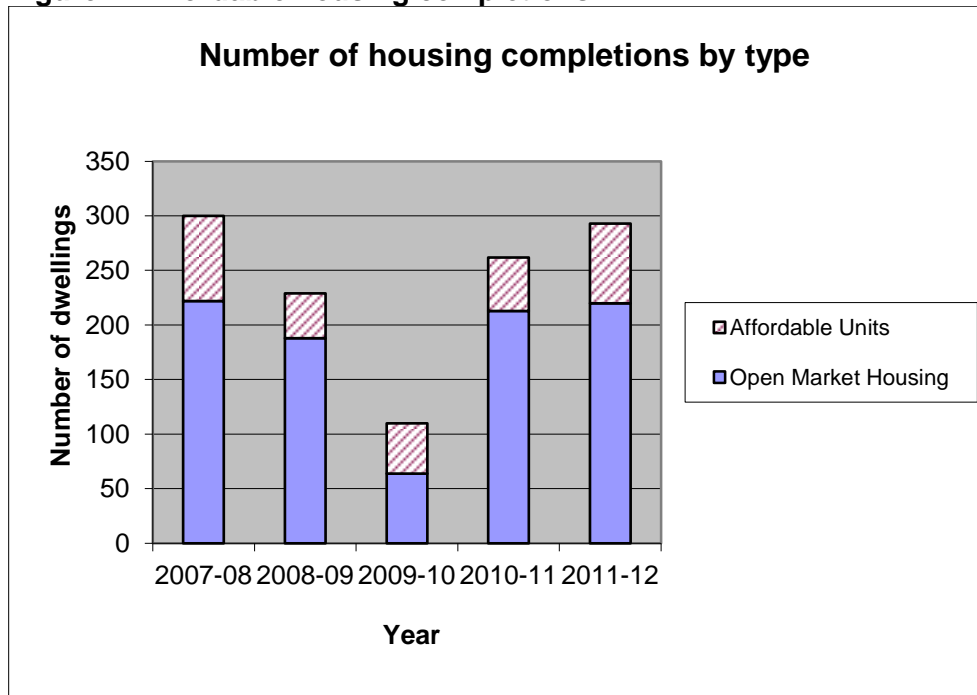
8.2.5 During the five year period from April 2007 to March 2012, 23% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 18% in 2008/09 to 45% in 2009/10. This is displayed below in table 6.

8.2.6 In 2011/12 25% of completions were affordable. This is considerably below the target of 35% although it exceeds by 10 units the notional annual 63 affordable unit target (35% of 181).

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

	Open Market Housing	Affordable Units	Percentage	<b>Total (gross)</b>
2007-08	222	78	26%	300
2008-09	188	41	18%	229
2009-10	64	46	45%	110
2010-11	213	49	19%	262
2011-12	220	73	25%	293
<b>Total</b>	<b>907</b>	<b>287</b>	<b>24%</b>	<b>1194</b>

**Figure 2: Affordable housing completions**





## Analysis

8.2.7 In 2011-12 the borough has not met the target of 35% of **all new dwellings completed** being affordable but exceeded the notional target of 63 new affordable homes per annum set out within the Core Strategy. The delivery of 73 new affordable dwellings in 2011-12 was a considerable improvement on the previous year mainly due to the Rosebery School and St Ebbas completions coming forward. West Park and Epsom Station completions in 2012-13 should mean that the affordable housing delivery continues to improve next year albeit probably still at levels below the 35% target.

8.2.8 Table 7 below shows the projected affordable housing completions for the next four years and the previous four years. It is not possible to predict the affordable completions past 2015-16 with any accuracy as there is currently no certainty as to which sites will come forward. Once the Site Allocations DPD has been adopted it will be possible to predict with some certainty what the affordable housing components will be.

Table 7: Projected Affordable Housing completions

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2007/2016 Totals
Overall housing Target	181	181	181	181	181	181	181	181	181	1629
Actual and Projected overall Housing delivery	300	229	110	262	293	629	287	325	127	2562
Actual and Projected open market delivery	222	188	64	213	220	515	164	145	90	1482
Cumulative open market figure	222	410	474	687	907	1422	1586	1731	1821	1821
Actual and Projected affordable housing delivery	78	41	46	49	73	114	123	180	37	
Cumulative affordable housing figure	78	119	165	214	287	401	524	704	741	741
Affordable housing target figure	63	63	63	63	63	63	63	63	63	567
% affordable	26%	18%	42%	19%	25%	18%	43%	55%	29%	29%
Cumulative target figure	63	126	189	252	315	378	441	504	567	567

8.2.9 Table 8 below shows which developments the affordable units are expected to come from over the next four years. Where the development is expected to be delivered over a number of consecutive years, the affordable element has been predicted to do the same. The table shows that there is potential for an additional 202 affordable units to be delivered over the 35% target of 252 albeit this only equates to 27% of the overall housing delivered in the next four years.

Table 8: Estimated future affordable completions by site

	2012-13	2013-14	2014-15	2015-16	Total affordable
<b>St Ebbas (Parkviews)</b>	10				10
<b>West Park (Noble Park)</b>	55	75	30	21	181
<b>Cheam Motors</b>	10				10
<b>Hollymoor Lane</b>			16	10	26
<b>Epsom Station (Jubilee House)</b>	36	18			54
<b>Magistrates Court site</b>		18			18
<b>Toyota</b>		7			7
<b>Methodist Church, Ruxley Lane</b>			10	6	16
<b>Berridale</b>		2			2
<b>Burnett Grove</b>		3			3
<b>Teddington Close</b>			16		16
<b>Sites at Pre- app stage</b>	3		87		90
<b>Epsom Baptist Church</b>			19		19
<b>37 Cheam Road</b>			2		2
<b>Total affordable</b>	114	123	180	37	454
<b>Target</b>	63	63	63	63	252
<b>Open Market</b>	515	164	145	90	914
<b>Totals</b>	629	287	325	127	1368
<b>% affordable</b>	18%	43%	55%	29%	27%

- 8.2.10 The current affordable housing policy requires affordable housing on sites of five units and above. This means that the Council needs to ensure that it delivers sites that are larger than five units in the future if it wishes to continue to meet the target and deliver affordable housing units. This will need to be considered when determining an approach to allocating sites, ensuring the mix of site sizes contributes towards the correct 20/40 split. If sites of five units and above, and specifically sites of 15 units and above do not come forward, it is unlikely that the Council will be able to meet its affordable housing target of 35% towards the later years (2016-26).
- 8.2.11 The delivery of housing and affordable housing in particular can be affected by the economic climate. This may present a challenge as individual sites may become unviable. It is difficult to accurately predict the extent that housing delivery will be effected by viability issues, and the Council will monitor this over the coming years.
- 8.2.12 In negotiations with developers on affordable housing contributions it may be that the Housing manager may prefer to receive fewer larger units than more smaller units on particular sites. This may result in less affordable units being delivered, but will be helping to fulfil a more specific identified need in the borough.
- 8.2.13 A report on the Borough's Affordable Housing Delivery Plan was agreed by the Council's Social Committee in January 2012 setting out how the capital, revenue and land asset resources available to the Council can be used most effectively to increase the supply of affordable housing and homelessness prevention accommodation. Measures agreed included:
- Prioritising affordable housing projects for the investment of s106 affordable housing commuted sums through clearly identified criteria.
  - Ring fencing of the affordable housing enhanced element of the New Homes Bonus for future affordable housing delivery
  - The disposal of appropriate Council owned land for affordable housing
- 8.2.14 The Core Strategy policy CS9 states that the affordable housing completions should comprise a tenure mix of 70% social rented, and 30% intermediate affordable housing.
- 8.2.15 Of the 73 affordable homes completed, 59% were socially rented and 41% were intermediate housing. These were from St Ebbas and Rosebery School sites.

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

Social rent homes provided (Gross)	Intermediate homes provided (Gross)	Affordable homes total (Gross)
43 (59%)	30 (41%)	73

**Local Output Indicator:  
Average property price**

**Target**

8.2.16 None currently identified

**Policy**

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

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

**Performance**

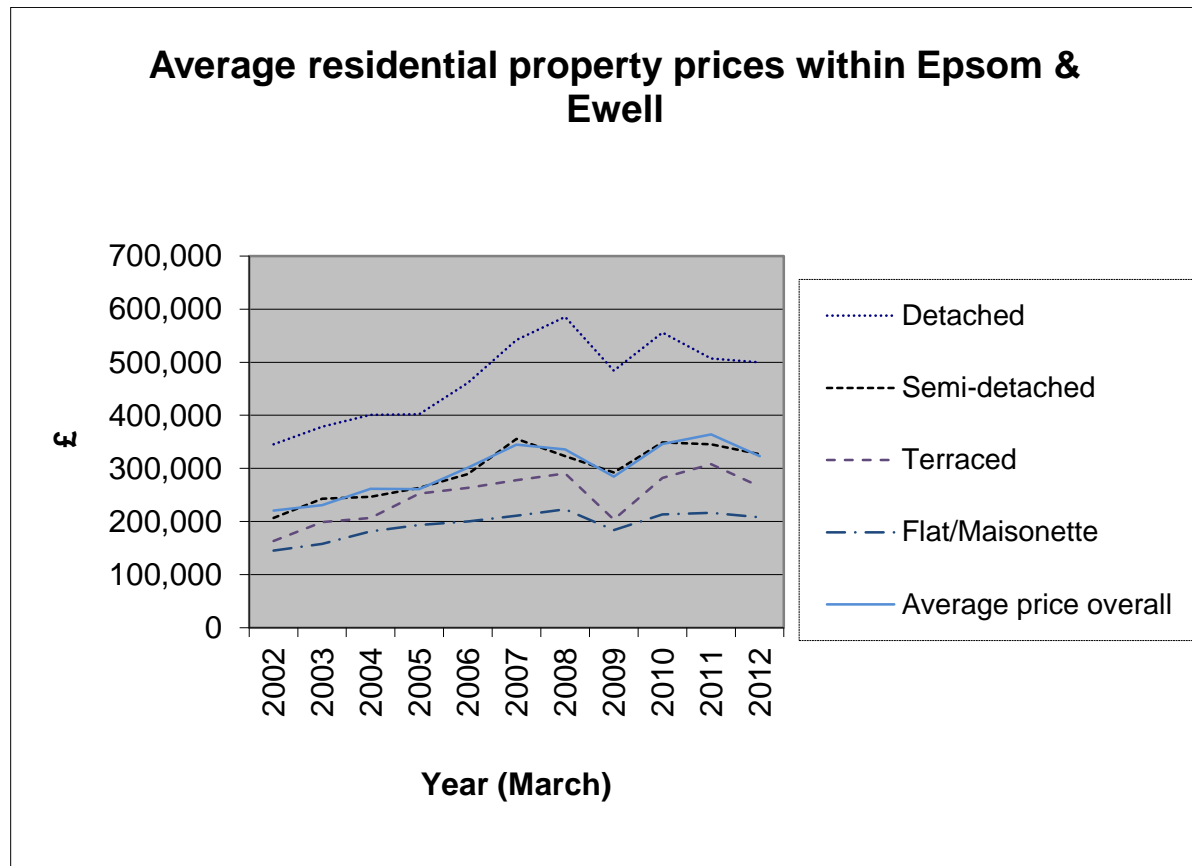
8.2.19 Table 10 below is derived from information on the BBC web site and based upon Land Registry data. Due to relatively low numbers of sales transactions at the borough level, however, the Land Registry do not endorse the accuracy of these figures and this problem is compounded by prices being skewed according to the release of certain types of new development at a point in time, for example flats within the Park Views development at St Ebbas. The robustness of the Epsom level data is certainly brought into focus with the March 2012 data that suggests an overall borough decline of 11.1% compared to reasonably static prices at the County, regional and national levels. According to the available data from the BBC web site average property prices within the Borough increased rapidly from 2002 until 2007, followed by falls in 2008 and 2009 coinciding with the onset of the economic downturn followed by a significant increase and correction in 2010 and a modest increase in 2011 followed in the year to March 2012 with a significant decline again. An analysis of 140 house price sales in Epsom and Ewell during March 2012 from data now made available on the Land Registry web site shows an average price of £331,956 which would equate to a year on year decline of 8.8%. According to house price data from Zoopla which is based on over 3 times the number of house sale transactions in Epsom and Ewell over the 2011/12 period than the BBC data (and therefore likely to be more reliable) the average price was £345,419 showing a -0.31% change on their 2011 data.

Table 10: Average house prices in Epsom and Ewell 2002-2012

Year (March)	Detached	Semi-detached	Terraced	Flat/Maisonette	Average price overall
2002	345,084	206,525	163,396	145,436	220,299
2003	378,720	242,970	198,999	158,109	230,936
2004	401,012	246,459	206,699	181,194	261,458
2005	402,101	263,237	252,246	193,570	261,059
2006	460,998	289,041	263,463	200,030	301,362
2007	542,119	355,878	278,063	210,711	344,690
2008	585,134	323,234	290,487	223,266	335,954
2009	483,758	292,035	203,850	183,755	284,420
2010	555,725	349,263	281,812	213,656	346,174
2011	506,818	345,434	308,290	216,155	363,815
2012 <sup>10</sup>	499,675	326,799	265,691	207,718	323,311

Source BBC based on Land Registry, March Residential Property Prices

Figure 3



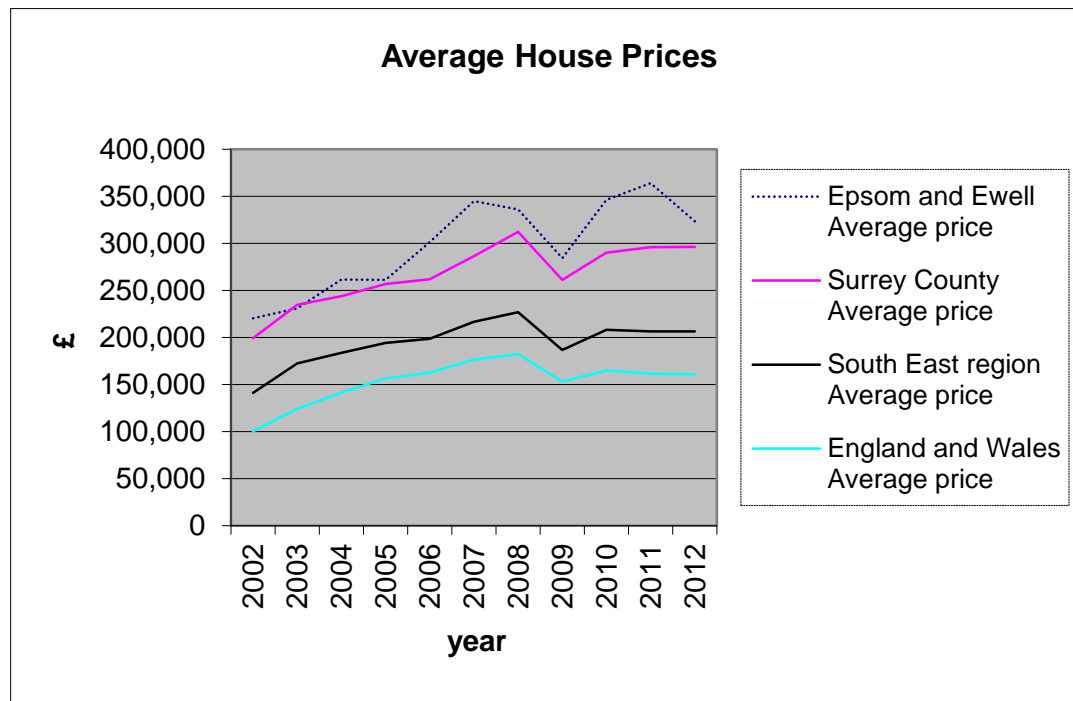
<sup>10</sup> See Para 8.2.19 for commentary on the 2012 figures

**Table 11: Average house prices 2002-2012**

Year (March)	Epsom and Ewell Average price	Annual % Change	Surrey County Average price	Annual % Change	South East region Average price	Annual % Change	England and Wales Average price	Annual % Change
2002	220,299		199,462		141,164		100,370	
2003	230,936		234,837		171,951		124,254	
2004	261,458		244,554		183,477		141,611	
2005	261,059		256,496		193,642		156,310	
2006	301,362		261,770		197,949		161,844	
2007	344,690		286,263		215,099		175,620	
2008	335,954	-2.5%	310,808	+8.6%	225,148	+4.7%	180,659	+2.9%
2009	284,420	-15.3%	261,090	-16%	185,999	-17.4%	152,102	-5.8%
2010	346,174	+21.7%	289,464	+10.9%	207,457	+11.5%	164,431	+8.1%
2011	363,815	+5%	295,975	+2.3%	206,582	-0.4%	161,569	-1.7%
2012	323,311	-11.1%	296,371	+0.1	206,515	-.03%	160,834	-0.4%

*Source Land Registry, March Residential Property Prices  
Epsom figures, courtesy of BBC Jan–March UK House Prices*

**Figure 4**



## Analysis

- 8.2.20 Figure 4 shows that the average property prices across the country, south east and Surrey have flattened out over the past 2 years with a fluctuating figure for Epsom and Ewell but this is probably, as outlined above, more to do with the predominance of certain properties within the St Ebbas site coming onto the market over the last year.
- 8.2.21 Whilst the average age of first-time buyers has stayed at around 31 over the last few years, the average age of those doing it without financial backing from relatives has risen from 33 to 37 in the past three years.
- 8.2.22 The Council of Mortgage Lenders are quoted as stating: "Lending criteria have been scaled back to such an extent in the credit crunch that it has become exceptionally difficult for young people to get a mortgage without external help for a deposit." As discussed previously, the Council has agreed an Affordable Housing Delivery Plan to increase the supply of affordable housing.

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

#### **Target**

- 8.2.23 There is no current target set.

#### **Policy**

- 8.2.24 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.
- 8.2.25 With the South East Plan due to be rescinded under the provisions of the Localism Act the policy guidance issued by the Government in March 2012 entitled "Planning policy for traveller sites" together with the provisions of the NPPF that was issued concurrently assumes 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**

8.2.26 There has been no additional pitches provided this year.

## **Analysis**

8.2.27 The Gypsy and Traveller Accommodation Assessment for East Surrey (GTAA) has identified a need for six additional pitches. The Council's own evidence demonstrates that there is over-crowding at Cox Lane and under use at Kiln Lane. It is suggested that further work be carried out to refine the GTAA in order to inform the Site Allocations DPD which may be the appropriate document to set our own target.

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

## **Target**

8.2.28 There is currently no local or national target.

## **Policy**

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

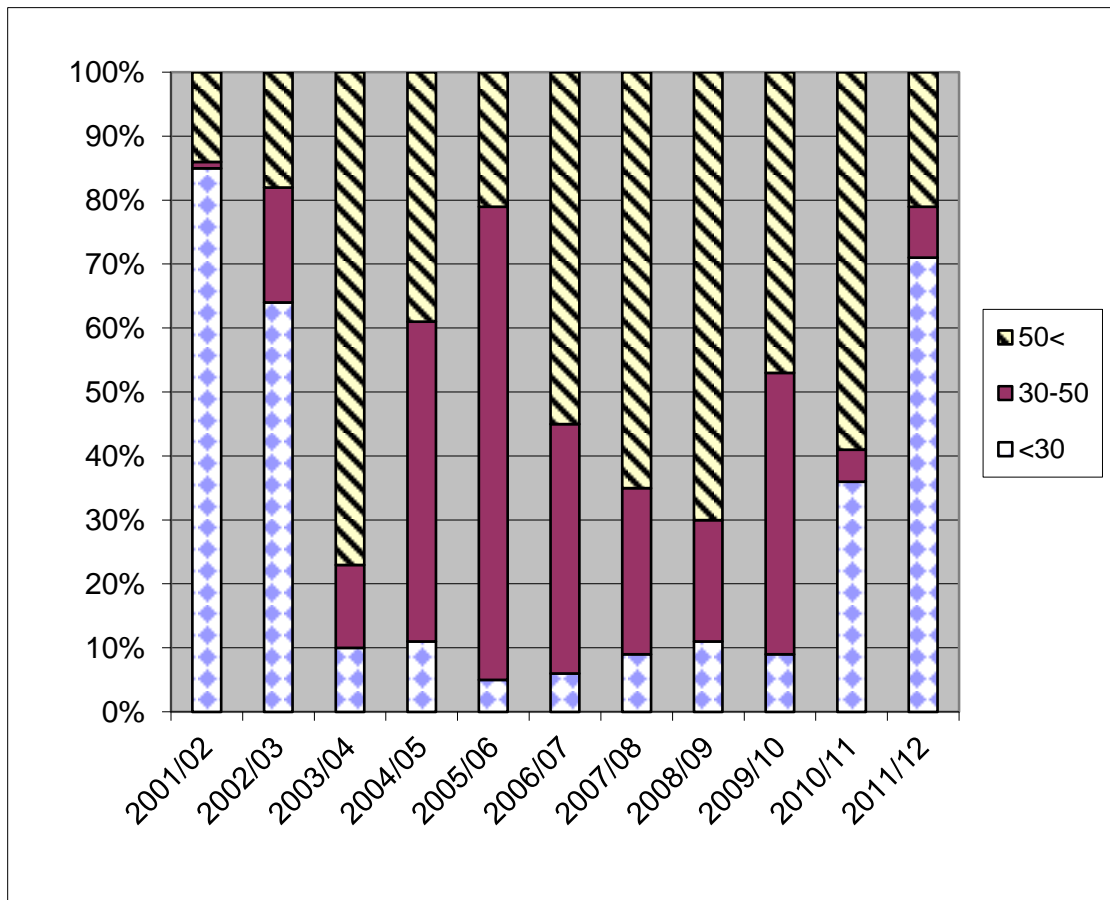
8.2.30 The former PPS3 with its national indicative minimum density of 30 dwellings per hectare has been replaced by the NPPF that urges authorities to set out their own approach to housing density to reflect local circumstances. This approach resonates closely with that of the Core Strategy which highlights 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 12: Density of development complete 2011-2012

	Gross units on whole site	Units complete this year	Overall site size	Density (dwellings per hectare)
9-15 Manor Green Rd	12	12	0.08	150
R/O 51-53 Ravensfield Gardens	1	1	0.03	33
3 Ruxley Close	2	2	0.07	29
2 Hillside Road	1	1	0.07	14
21-23 Kingston Rd	2	2	0.06	33
40 Manor Green Rd	1	1	0.05	20
56 Grosvenor Road	3	3	0.07	43
The Old Bank PH 41-53 High Street	2	2	0.07	29
15 Riverview Rd	1	1	0.03	33
Rosebery School	72	42	1.08	67
16 Burgh Heath Rd	3	3	0.76	4
L/A 87/89 Amis Avenue	3	1	0.1	30
78 Wheelers Lane	1	1	0.04	25
6-8 East Street	5	5	0.02	250
Little Springfield, Springfield Rd	4	1	0.14	29
Land at Richards Field	6	3	0.11	54.5
56a Meadow Walk	1	1	0.03	33
L/A Northey Lg, Woodcote End	2	1	0.34	6
St Magnus, The Ridge	1	1	0.18	5.5
Aberfoyle, Epsom Rd	1	1	0.04	25
81 Grosvenor Rd	2	2	0.07	29
L/A 115 Pine Hill	4	1	0.26	15
68-72 Salisbury Rd	13	11	0.33	40
The Bungalow, Pitt Rd	3	3	0.06	50
24A High Street, Ewell	1	1	0.02	50
<b>Total</b>	<b>147</b>	<b>103</b>	<b>4.05</b>	<b>36 DPH</b>
St Ebbas Hospital, Hook Road, Epsom	322	176	18.19	18
West Park Hospital, Horton Lane	369	14	25.67	14
<b>Total including Green Belt development</b>	<b>838</b>	<b>293</b>	<b>47.91</b>	<b>17 DPH</b>

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

### Analysis

8.2.31 Up until 2009-10 the % of developments completed at 50 dwellings per hectare or more was steadily increasing. This can be seen clearly in figure 5 above. In 2011-12 the number of developments at a density of less than 30 dwellings per hectare has increased to 71% - probably due to the number of single dwellings and other small developments being completed. Densities are worked out on the overall site size and the overall number of units to be on the site (not the number of units completed this year). The average density of development in 2011/12 was 36 dwellings per hectare, falling by 40.0 DPH from 76 DPH last year. This sharp contrast is mainly due to the completions at high density developments The Cedars, Capitol House, Mead & Auriol and Dorking Road during 2010/11.

8.2.32 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.

### 8.3 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 1,500 sq m commercial floorspace within the Station Site, Epsom and 5,000 sq m within the Utilities Site, Epsom.

8.3.4 The NPPF, that has replaced the former PPS4 in terms of policy guidance for employment development, 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.

#### Performance

**Table 13: Changes in commercial office floorspace implemented in 2011/12**

<i>Planning Reference</i>	<i>Address</i>	<i>Completion date</i>	<i>Floorspace Gained/ Lost</i>
<i>05/01195</i>	<i>4 Dorking Road Epsom</i>	<i>June 2011</i>	<i>Loss of 250 m2 B1 (office) (to D1 (medical))</i>
<i>06/00615</i>	<i>6-8 East Street, Epsom</i>	<i>October 2011</i>	<i>Loss of 206 m2 B1 (office) to C3 (residential)</i>
<i>10/00728</i>	<i>The Pines, 2 The parade, Epsom</i>	<i>April 2011</i>	<i>Loss of 500 m2 B1 (office) to D1 (medical)</i>

## Analysis

- 8.3.5 The commercial market has slowed down since the 1980s and 1990s in Epsom, and the Borough is currently experiencing very little interest from commercial developers. Table 13 indicates that there was little activity in the borough during 2011/12 for implementation of planning permissions relating to commercial office premises, notwithstanding higher vacancy levels than in previous years. 2 of the 3 applications involved change of use and conversion of B1 premises to D1 for healthcare activities which allows for continued employment use, with only 1 conversion scheme to C3 residential being implemented.
- 8.3.6 In terms of planning permissions granted during 2011/12 that involved commercial office premises there was a mixed picture with 4 permissions for changes of use and conversions to B1 or A2 office space from A1 retail or C3 residential and 4 permissions involving the loss of B1 office space to either A3, D1 or C3 uses.
- 8.3.7 Robust policy, based on a strong evidence base, will be required to deal with expected additional pressures for the redevelopment of employment premises to residential. The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes in development trends and the Development Management DPD will propose 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.
- 8.3.8 During 2011/12 progress was made with the Plan E Policy E5 requirement to deliver the potential for 1,500 sq m commercial floorspace within the Station Site, Epsom with the continued implementation of the Station redevelopment scheme (09/00824) which incorporates a 2,213 sq m 64 bed hotel (C1).

## 9 MEETING COMMUNITY NEEDS

### 9.1 DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

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

#### Target

- 9.1.1 All development to make good potential deficits

#### Policy

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

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

## Performance

- 9.1.5 This is the fourth year that this indicator has been monitored. Appendix E contains a full schedule of S106 agreements signed in this reporting year and the money committed through the permission. There is no guarantee that all of these permissions will be implemented, and therefore no guarantee that the money will be received. The total figure agreed through the granting of planning permissions was **£711,405**: a decrease from last year (£818,911).
- 9.1.6 Appendix F shows all money received in Developer Contributions this reporting year. This totals **£1,311,841.39** which is considerably more than last year (£600,151.71) mainly due to significant contributions from the West Park, Epsom Station and Dame Annis Barn developments.

## Analysis

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

## 9.2 COMMUNITY, CULTURAL AND BUILT SPORTS FACILITIES

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

### Target

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

### Policy

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

### Performance

- Commencement of construction of 3G artificial sports pitch at Court Recreation Ground
- Loss of Jasmin Road playground facility through vandalism

### 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 DPD.

## 10 SUPPORTING EPSOM TOWN CENTRE AND LOCAL CENTRES

### 10.1 EPSOM TOWN CENTRE

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

### Target

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

Convenience:

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

Comparison:

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

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

## Policy

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

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

## Performance

10.1.5 There were 2 planning permissions for change in use involving the loss of A1 uses to A2 or B1 uses in the Town Centre this reporting year. One was a temporary 2 year consent for a unit outside the Primary and Secondary Retail frontages the other was for a unit within the Primary Shopping frontage involving the change of use of 280 square metres but still resulting in the percentage of A1 retail units remaining above the Policy E4 minimum threshold of 66% in Primary Retail Frontages.

## Analysis

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

## 10.2 LOCAL CENTRES

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

#### **Target**

10.2.1 There is currently no target identified for this indicator.

#### **Policy**

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

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

#### **Performance**

10.2.4 The Cheam Motors site at 4-8 Cheam Road in Ewell Village continued development in this reporting year and led to the opening of a Sainsbury Local opening in December 2011 as per the permission to provide 530 square metres of retail floor space and 28 flats above.

10.2.5 There were few planning applications granted during 2011/12 that might, if implemented, result in retail space being gained or lost in local centres. One scheme involves a change of use from B1 to A2 at Chessington Road/Plough Road centre; the other a change of use from B1 to A3 at Chessington Road/Green Lanes.

#### **Analysis**

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



## 11 MANAGING TRANSPORT AND TRAVEL

### 11.1 ACCESSIBILITY

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

#### Target

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

#### Policy

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

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

#### Performance

11.1.4 Due to the Borough's size and because of the compact nature of the urban area, 100% of all residential dwellings completed in the year 2011/12 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 £74,692 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 NHT public satisfaction survey and AC2- Access to health care measurable through data collected by the DfT which aims to ensure no increase in average travel time in any of the boroughs.

**APPENDIX A: Housing Completions 2011-2012**

Application No	Address	Units Proposed	Units complete this quarter	Units Lost & bedrooms	Net Change
<b>Quarter 1</b>					
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	58F, 14H	4Fx2B (pri), 1Hx3B (HA) 9Fx2B (HA)	0	14
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx3B (pri) 3Hx5B (pri), 2Fx2B (HA)	0	6
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322H and F	5Hx4B, 4Hx5B, 1Hx3B (pri) 7Hx2B, 9Hx3B, 4X4B (aff)	0	30
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	58F, 14H	2Hx4B (HA)	0	2
08/00177 (NHBC)	Land adj to 87/89 Amis Avenue, West Ewell	2Fx2B, 1Fx3B	1	0	1
07/00051 (see 07/01005) (nhbc)	68-72 Salisbury Road, Worcester Park (NHBC)	13H	4Hx4B	0	4
08/00841 (NHBC)	R/O 51-53 Ravensfield Gardens, Ewell	1Hx3B	1	0	1
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	58F, 14H	6Fx2B (private)	0	6
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	5F & 7H (aff), 1Fx2B, 12Hx2B, 22Hx3B, 15Hx4B, 7Hx5B (private (total 69))	0	69
07/00051 (nhbc) (see 07/01005) (nhbc)	68-72 Salisbury Road, Worcester Park (NHBC)	13H	6Hx4B	0	6
04/00592	9-15 Manor Green Road	12 Flats	12F	0	12

06/01318	3 Ruxley Close, West Ewell	2H (1 bungalow)	2	0	2
10/00054	2 Hillside Road, Ewell	1H	1H	1	0
04/00525	21-23 Kingston Road, Ewell	1F x 2B, 1H x 3B	2	0	2
			<b>GROSS 156 (46 AH)</b>		<b>NET 155</b>
<b>Quarter 2</b>					
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx5B, 2Hx4B (pri) 1Fx1B (aff)	0	4
07/00605	40 Manor Green Road, Epsom (NHBC)	1H	1	0	1
07/00051 (nhbc) (see 07/01005) (nhbc)	68-72 Salisbury Road, Worcester Park (NHBC)	13H	1Hx4B	0	1
09/01056	56 Grosvenor Road, Epsom (nhbc)	3H	3H	1	2
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	58F, 14H	7F x2B (private) 9Fx2B, 2Hx4B (aff)	0	18
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx4B, 2Hx3B (private)	0	3
03/00426	L/A 115 Pine Hill, Epsom	4H	1H	0	1
04/01212	The Old Bank Public House, 41-53 High Street	2F	2	0	2
09/00805	15 Riverview Road, Ewell	1Hx2B	1	0	1
09/00972	Dame Annis Barn, 16 Burgh Heath Road, Epsom	3H	3	0	3
08/01365	The Jolly Coopers, 78 Wheelers lane	1H	1	0	1
08/00403 (NHBC)	Rosebery School, Whitehorse Drive, Epsom (NHBC)	58F, 14H	2Hx4B (aff)	0	2
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2Hx4B, 1Hx2B (private)	0	3
			<b>GROSS 43 (14 AH)</b>		<b>NET 42</b>

Quarter 3					
06/00615	6-8 East Street, Epsom	5F	5F	0	5
07/00600	Little Springfield, Springfield road, Ewell	4Hx4B	1H	0	1
07/00717	Land at Richards Field, West Ewell	6H	1H	0	1
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx5B, 8Hx3B (private)	0	9
07/00861	56A Meadow Walk	1H	1	0	1
09/00985	Land adj to Northey Lodge, Woodcote End, Epsom	2H	1	0	1
08/00884	St Magnus, The Ridge, Epsom	1Hx6B	1		1
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx4B (private)	0	1
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	4Hx3B (private)	0	4
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx3B, 2Fx2B (private)	0	3
09/00971	West Park Hospital, Horton lane	369 dwellings	1Hx3B Private(confirmed Mar12)	0	1
09/00971	West Park Hospital, Horton lane	369 dwellings	6Hx3B, 2Hx4B (private)	0	8
09/00971	West Park Hospital, Horton lane	369 dwellings	1Hx4B private (confirmed Feb 12)	0	1
			<b>GROSS 37 (0 AH)</b>		<b>NET 37</b>
Quarter 4					
10/00351	Aberfoyle, Epsom Road, Ewell	1H	1H	0	1
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2Fx2B, 2Hx3B, 2Maisonettesx2B	0	6
09/00971 (NHBC)	West Park Hospital, Horton lane	369 dwellings	3Hx3B	0	3

08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	1Hx3B, 6Hx2B	0	7
07/01215 (NHBC)	81 Grosvenor Road, Epsom	2Hx4B	2Hx4B	1	1
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2Hx3B, 2Hx4B, 1Hx2B, 2Hx5B, 7Fx2B, 4Fx1B (private) 6Hx3B, 5Fx2B, 2Fx1B (affordable)	0	31
07/00717	Land at Richards Field, West Ewell	6H	2H	0	2
09/01106	The Bungalow, Pitt Road, Epsom	3Hx4B	3	1	2
08/01407	24A High Street, Ewell	1	1	0	1
09/00971 (NHBC)	West Park Hospital, Horton lane	369 dwellings	1Hx3B (private)	0	1
			<b>GROSS 57 (13 AH)</b>		<b>NET 55</b>
<b>TOTAL</b>			<b>293</b>		<b>289</b>

## APPENDIX B: HOUSING TRAJECTORY 2012

	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	2013/14	2014/15	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															389
<b>Allocated sites (Local Plan)</b>																					
Horton A	90	55																			145
Horton B			31	46																	77
St Ebbas				1	79	176	66														322
West Park						14	195	109	50												368
West Park phase 2									41	42											83
<b>Large sites under construction or with permission</b>																					
Highways Hse	135																				135
Emporor Hse		51	60																		111
Capitol Hse		53	43	13	40																149
Mead & Auriol Schools					30																30
Hollymoor Lane									28												28
Rosebery School					30	42															72
8-12 Dorking Road					31																31
138 Ruxley lane									35												35
Cheam Motors							28														28
St Francis Church							12	12													24
<b>Plan E sites</b>																					
Depot Road & Upper High St									30	60	40										130
The Utilities Site																50	50	50	50	50	250
Epsom Station							80	44													124
Magistrates Court							30	16													46
TK Maxx Store																35	30				65
Emergency Services Site									25	25											50
Land R/O the Albion PH																8					8
<b>Additional Sites in planning process</b>																					
SHLAA sites			13	3	12	16															44
SHLAA sites under construction							10														10
SHLAA sites with planning permission							53	22	19												94
Small /medium sites under construction							91														91
Small /medium sites with planning perm							64	84	122												270
<b>Sites to be allocated</b>																					
Projected completions	308	281	221	103	251	289	629	287	325	127	65	45	45	45	46	46	46	46	46	46	411
Cumulative Completions	308	589	810	913	1164	1453	2082	2369	2694	2821	2886	2931	2976	3021	3067	3206	3332	3428	3524	3620	
Cumulative target figures	181	362	543	724	905	1086	1267	1448	1629	1810	1991	2172	2353	2534	2715	2896	3077	3258	3439	3620	
Target		181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	3620

**APPENDIX C: Sites with planning permission and under construction April 2012**

<b>Under Construction</b>							
<b>App No</b>	<b>Address</b>	<b>Ward</b>	<b>Submission date</b>	<b>Decision date</b>	<b>Commencement date</b>	<b>Estimated completion</b>	<b>Proposal</b>
11/00257	63 Rosebery Road	Woodcote	7 June 11	13-Aug-11	23-Aug-11	2012-13	3H
10/00477	78 Upper High Street, Epsom	Town	27 August 10		16-Jul-10	2012-13	2Fx2B
05/00851	22 Hook Road, Epsom	Town	27 Oct 05	22 Dec 10	27 July 10	2012-13	4F
07/01040	The Lodge, Old Malden Lane, Worcester Park	Cuddington	21 December 07	06-Feb-08	16-Jun-10	2012-13	1H
09/00984	113 Longdown Lane South	College	22 January 10	12-Apr-10	05-May-10	2012-13	1F
10/00998	42 Meadow Walk, Ewell	Ewell	25 Feb 11	19-Apr-11	14-Dec-11	2012-13	1Hx1B
09/01260	60 Sunnybank, Epsom	Woodcote	26 March 10	07-Jan-10	06-May-11	2012-13	3Hx4B
11/00458	The Ladas public House, 13 Woodcote Road	Woodcote	19 August 11	05-Oct-11	19-Dec-11	2012-13	3Fx2B, 1x studio
08/00873	Tall Pines And The Corner House, Epsom Road	Ewell	10 October	18-Dec-08	18-Jan-11	2012-13	12F
09/00117	2-2A East Street	Town	29 April 09	07-Aug-09	18-Nov-10	2012-13	5F
09/00985	Land adj to Northey Lodge, Woodcote End, Epsom	Woodcote	8 January 10	26-May-10	15-Sep-10	2012-13	1H
10/01094	Amici restaurant, 3 Market Parade, High Street, Ewell	Ewell	24 March 11	12 May 11	24 Nov 11	2012-13	2F
06/00972	Land at The Lodge, West Street, Ewell	Ewell	1 Dec 06	18-Jan-07	04-Jan-10	2012-13	1H x 4B
10/01307	7 Lower Hill Road, Epsom	Stamford	25 March 11	19-Apr-11	31-Jan-11	2012-13	1 annex
10/00071	Magistrates Court, Ashley Road,	Town	10 August 10	03-Feb-11	30-Jan-12	2012-13	46F
08/00733	Land rear of 72 Stoneleigh Broadway, Stoneleigh	Stoneleigh	12 September 08	29-Oct-08	25-Oct-11	2012-13	1Hx3B
10/01292	Sunninghill, Downs Avenue, Epsom	College	28 April 11	17-Jun-11	28-Oct-11	2012-13	1Fx1B
08/00429	50 Gadesden Road, West Ewell	West Ewell	4 July 08	20-Oct-08		2012-13	2Fx2B,
<b>Total</b>							<b>91</b>

<b>SHLAA under construction</b>							
08/00871	16 Whitmores Close, Epsom	Woodcote	26 September	14-Nov-08	06-Jul-10	2012-13	2Hx3B
09/00340	The Plough public house, Plough Road, West Ewell	West Ewell	17 July 09	01-Apr-10	21-Mar-11	2012-13	6Hx3B, 2Fx2B
<b>Total</b>							<b>10</b>

<b>Planning permissions</b>						
<b>Application No</b>	<b>Address</b>	<b>Ward</b>	<b>Decision Date</b>	<b>Estimated Completion</b>	<b>Units Proposed</b>	
11/01221	65 Rosebery Road	Woodcote	20-Mar-12	2012-13	3H	
10/01021	Westview, Horton lane, Epsom	Stamford	28-Jan-11	2012-13	1H (from C2)	
10/01181/CLE	4A Elm Way, Ewell	Ewell Court	19-Apr-11	2012-13	1H	
10/00771	Central Lodge, St Ebbas Hospital, Hook Road	Court	20-Dec-10	2012-13	1H	
08/01280	18 Aragon Avenue, Ewell	Nonsuch	23-Mar-09	2012-13	2Hx3B	
08/00878	317 Kingston Road, Ewell	Ewell Court	23-Dec-08	2012-13	2Hx4B	
10/00768	Verona, Horton Lane, Epsom	Stamford	20-Dec-10	2012-13	1H	
10/00769	Timaru, Horton Lane, Epsom	Stamford	20-Dec-10	2012-13	1H	
10/00644	West Lodge, Hook Road, Epsom	Court	09-Nov-10	2012-13	1H	
09/00877	97 The Crescent, Epsom	Stamford	25-Jan-10	2012-13	2Hx2B	
11/00162 (amended 08/00884)	St Magnus, The Ridge, Epsom	Woodcote	05-Jul-11	2012-13	1H	
11/00367	Nonsuch Park Hotel, London Road	Stoneleigh	18-Aug-11	2012-13	1Hx5B	
10/00561	Sands House St Ebbas Hospital, Hook Road, Epsom	Court	12-Oct-10	2012-13	1H	
08/01249	80 Grosvenor Road	Woodcote	09-Apr-09	2012-13	1Hx3B	



09/00070	1-5 Woodcote House court	Woodcote	15-Jun-09	2012-13	4Hx3B, 2Hx2B, 1Fx2B, 2Hx3B
10/00366	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	21-Sep-10	2012-13	1Fx1B, 1Fx3B
10/00200	32 Downs Road, Epsom	College	20-Jul-10	2012-13	1H
10/00073	1 Cuddington Glade, Epsom	Stamford	30-Jun-10	2012-13	13H
09/01039	11 Warren Hill, Epsom	Woodcote	15-Mar-10	2012-13	1H
09/00956	9-15 & 17-25 Manor Green Road, Epsom	Court	22-Feb-10	2012-13	2F
09/00597	Land rear of 23 Stoneleigh Broadway	Stoneleigh	25-Nov-09	2012-13	5Fx1B
10/01403	182A Kingston Road, Ewell	Auriol	07-Jun-11	2012-13	1Fx1B
10/00869	180A Kingston Road, Ewell	Auriol	03-May-11	2012-13	1Fx1B
10/00709	68 High Street, Epsom	Town	26-Nov-10	2012-13	2Fx2B
10/00888	23 Stoneleigh Broadway	Stoneleigh	07-Jan-11	2012-13	4Fx2B
09/00457 (09/01145)	70 Worple Road, Epsom,	Woodcote	01-Oct-09	2012-13	1Hx3B
09/00877	97 The Crescent, Epsom	Stamford	25-Jan-10	2012-13	2Hx2B
11/00780	1 Meadowview Road	West Ewell	02-Dec-11	2012-13	1
				<b>TOTAL</b>	<b>64</b>
08/00946	11A Castle Parade, Ewell-By-Pass, Ewell	Ewell	10-Dec-08	2013-14	2Fx1B
11/01198/REN	L/A 1 Burnet Grove, Epsom	Stamford	23-Mar-12	2013-14	1Hx2B
11/01197/REN	Land to the north of 2 Burnet Grove, Epsom	Stamford	23-Mar-12	2013-14	2Hx3B
08/00952	34 High St, Ewell	Ewell	25-Feb-09	2013-14	2Fx1B, 1Fx3B
07/01649	147 Hook Road, Epsom	Town	16-Feb-09	2013-14	2F
08/00852	48A Stoneleigh Broadway, Stoneleigh	Stoneleigh	15-Dec-08	2013-14	2Fx2B
08/00594	25A Upper High Street, Epsom	Town	13-Jan-09	2013-14	2F
09/00285	West Hill Court, Court lane, Epsom	Stamford	23-Sep-09	2013-14	38F (7 net gain)
08/01278	60 Worple Road, Epsom	JY	31 July 09	2013-14	3F
08/00944	Land adj 33 Danetree Road, West Ewell	West Ewell	27-Apr-09	2013-14	1Hx3B
11/00075	2 Queensmead Avenue, Ewell	Nonsuch	19-Jul-11	2013-14	1Hx5B
10/00641	Land adj 41 Plough Road, West Ewell	West Ewell	18-Jan-11	2013-14	1Hx3B
10/00088	462 Chessington Road, West Ewell	Ruxley	08-Dec-10	2013-14	4Hx4B

11/00408	468 Chessington Road	Ruxley	16-Sep-11	2013-14	4Hx4B
11/00457	3&4 Pitt Road, Epsom	College	15-Sep-11	2013-14	3Hx4B
11/00385	35A Upper High Street	Town	06-Sep-11	2013-14	2Fx1B
11/00366	117 Ruxley Lane, West Ewell	Ruxley	17-Aug-11	2013-14	2Fx2B
10/01291	Barbers, 2 East Street, Epsom	Town	05-Sep-11	2013-14	5F
10/01260	Lime, 11-13 Upper High Street	Town	21-Sep-11	2013-14	4Fx1B
10/00090	153 London Road, Ewell	Stoneleigh	19 Oct 10	2013-14	2H
				<b>TOTAL</b>	<b>84</b>
10/00622	289 London Road, Ewell	Stoneleigh	24-Nov-10	2014-15	1H
10/01104	27 Ewell Park Way, Stoneleigh	Stonelwigh	27-Apr-11	2014-15	1H
09/00988	Plots at 9 and 11 Pine Hill	Woodcote	05-Mar-10	2014-15	2H
08/01391	5A Castle Parade, Ewell By Pass	Ewell	09-Mar-10	2014-15	2Fx1B
10/00027	7 Worlds End, Woodcote End, Epsom	Woodcote	19-Aug-10	2014-15	1Hx4B
10/00026	3 Worlds End, Woodcote End, Epsom	Woodcote	19-Aug-10	2014-15	1Hx5B
10/00277	10 The Parade, Epsom	Town	27-Aug-10	2014-15	1H
08/01383	71 Cox Lane, West Ewell	Ruxley	08-Jul-09	2014-15	1H
11/00410	Wilberforce Court, Heathcote Road	Town	20-Sep-11	2014-15	11 student rm
11/00894	Land adj to Malbar House, Woodlands Avenue	Cuddington	19-Jan-12	2014-15	1Hx3B
11/00774	1A Stoneleigh Park Road	Auriol	12-Dec-11	2014-15	1Fx1B
11/00755	9 Ruxley Close, West Ewell	Ruxley	12-Dec-11	2014-15	1H
11/00614	36-42 Waterloo Road, Epsom	Town	07-Dec-11	2014-15	32F
11/00559	122 Riverview Road, Ewell	Ewell Court	18-Oct-11	2014-15	1Hx2B
11/00501	Berridale, 15 College Road	College	27-Oct-11	2014-15	9Fx1B, 3Hx2B
10/00409	The Lintons Centre,	Town	02-Nov-11	2014-15	53 studios & F
				Total	<b>122</b>

SHLAA sites with planning permission					
08/00956	Orchard House & part of curtilage of Ridge Ct, The Ridge	Woodcote	30-Jan-09	2012-13	2H
10/00468	Orchard House, The Ridge, Epsom	Woodcote	28-Sep-10	2012-13	1H
09/00055	25 Alexandra Road, Epsom	College	01-Sep-10	2012-13	14F
09/00915	Land at St Francis Church, 65 Ruxley lane	Ewell Court	05-Mar-10	2012-13	24F
08/00814	37 and 37A Cheam Road, Ewell	Nonsuch	20-Oct-09	2012-13	10Fx2B, 2Fx1B
<b>Total</b>					<b>53</b>
09/01208	462-468 Chessington Road, West ewell	Ruxley	13-Oct-10	2013-14	4H
07/00410	383 Kingston Road, Ewell	Ewell Court	09-Jan-09	2013-14	9F and mixed use
10/00540	Court lodge, Court lane	Stamford	17-Nov-10	2013-14	8Fx1B, 1Fx1B
<b>Total</b>					<b>22</b>
11/00986/OUT	Reigate Road/Priest Hill	Nonsuch	18-May-12		15 dwellings
10/00333	The Durdans (lavandou Stables), Woodcote End, Epsom	Woodcote	01-Sep-11	2014-15	4H
<b>Total</b>					<b>19</b>

**APPENDIX D**

**Epsom & Ewell Borough Council  
Statement of Five Year Housing Land Supply 2012**

**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 2012- March 2017 and demonstrates that there is sufficient provision to meet requirements for the next 5-year period

**The Planning Policy Context**

The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPA's) 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.

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

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

**The housing requirement 2012-2017**

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

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

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

**Table 1**

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

**b) Net addition to stock 2006-2012**

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2012 has been 1453 dwellings. This represents over 32% of the Borough’s 20 year supply in just five years (25%).

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	
	TOTAL	<b>1453</b>	242

c) **Residual requirement for 2012-26**

The housing requirement for the remaining years of the plan period (2012-26) 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.

$$\frac{(a-b)}{\text{years remaining}} \\ 3620-1453 = 2167/14 = \underline{154.8}$$

d) **Requirement for five years 2012-17**

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2012-2017 is **774** 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 2006-2012	1453	242
c)	Residual requirement for 2012-2026 (a-b) (residual annual average = 2,167 / 14 years)	2167	154.8
d)	Requirement for 5 years 2012-2017	774	(154.8 x 5)

**Calculating the five year supply**

For the site to be deemed deliverable it must also be **achievable**. Under normal market conditions, the area is economically buoyant and one of high demand for housing, consequently, once planning permission is granted for residential

development there is a high degree of certainty that the units will be constructed. However, due to the current economic downturn it is likely that not all schemes within the Borough will be implemented.

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

The following approach has therefore been taken:

- a) Identify sites allocated for development in the Epsom & Ewell Borough Wide Local Plan (2000)
- b) Identify sites allocated for development in Plan E (an Area Action Plan for Epsom Town Centre 2010)
- c) Individually identify all large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission or under construction (or permitted subject to a S106 agreement).
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 31/03/12).
- 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 31/03/12)

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

**Table 4**

Component	i. Dwellings on sites under construction	ii. Dwellings on sites not started	iii. No of units that are <b>not</b> considered to be deliverable in the next 5 years	Total
a) Allocated sites in Local Plan 2000	421	55	0	476
b) Allocated sites in Plan E	170	503	413	260
c) Identified Large sites of 10 or more dwellings net on sites of 0.4ha and above with planning permission	28	63	0	91
d) Small and Medium sites under construction or with planning	10	94	0	104

permission (SHLAA)				
e) Small and Medium sites under construction or with planning permission (NON SHLAA)	91	270	0	361
<b>Total</b>	<b>720</b>	<b>1) 985 2) 621</b>	<b>413</b>	<b>(i+ii-iii) 1) 1292 2) 928</b>

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

**Table 5**

<b>1) Comparison of 5 year supply and requirement 2012- 2017 (including small and medium sites outstanding planning permissions)</b>	
Deliverable Supply	1292
Requirement	774
Surplus/ Deficit	<b>518</b>
Percentage supply over requirement	<b>67%</b>
Representative number of years supply	<b>8.3 years</b>

**Table 6**

<b>2) Comparison of 5 year supply and requirement 2012- 2017 (excluding small and medium sites outstanding planning permissions)</b>	
Deliverable Supply	928
Requirement	774
Surplus/ Deficit	<b>154</b>
Percentage supply over requirement	<b>20%</b>
Representative number of years supply	<b>6.0 years</b>

### **Conclusion**

Tables 5 and 6 show that the five year requirement (residual) of 774 based on the Core Strategy can be met and will be greatly exceeded. These tables also show that there is a housing over supply of 20-67%. However this is not a concern, as the 20 year housing trajectory (updated alongside the Annual Monitoring Report) shows that over the next 9 years 2017- 2026 this will balance out.



**APPENDIX E: Developer Contributions agreed 2011-12**

Address	Date agreed	SCC Education	SCC Transport	SCC Highways	SCC Libraries	Childrens Play space	Parks & gardens	Amenity Green Space	Outdoor Sports facilities	Environm Improvem	Affordable housing	Monitor SCC	Monitor EEBC	Total (£)
3 Market Parade	11/05/11		£2,422.23		£310.07		£567.95		£3,082.28	£1685.43		£80.47	£322.90	<b>£8,471.33</b>
42 Meadow Walk	18/04/11				£132.31			£242.35	£1,315.24	£719.19		£22.76	£91.07	<b>£2522.92</b>
27 Ewell Park Way	01/04/11	£3,933.17	£3,672.13		£253.51	£95.38	£464.35		£2,520.04	£1,377.99		£123.16	£492.66	<b>£12,932.39</b>
117 Ruxley Lane	03/08/11					£118.44		£408.85	£2,218.84			£34.66	£138.64	<b>£2,919.43</b>
9 West Street	19/05/11		£1,160.47				£299.01			£808.13		£22.68	£90.70	<b>£2,380.99</b>
Sunninghill, Downs Avenue	06/06/11		£1,916.53		£132.32			£242.35		£719.19		£30.10	£120.41	<b>£3,160.90</b>
Teddington Close	23/06/11	£34,499.52	£15,499.28		£1,066.56			£1,953.60	£11,003.52	£5,797.44		£697.70	£2790.79	<b>£73,308.41</b>
L/A 2 Queensmead Avenue	28/06/11	£5,844.91	£5,456.99		£376.73	£141.74		£690.06	£3,744.92	£2,047.77		£183.03	£732.12	<b>£19,218.27</b>
Pitt Road	15/09/11	£10,487.07	£2,532.69		£324.21	£449.40	£593.85		£3,222.84	£1,762.29		£193.72	£774.89	<b>£20,340.96</b>
63 Rosebery Road	07/09/11	£9,049.59	£4,052.51		£279.77	£105.26	£512.45		£2,781.08	£1,520.73		£183.01	£732.05	<b>£19,216.45</b>
468 Chessington Road	12/09/11	£29,174.31	£13,064.59		£901.93	£339.34		£1,652.05	£8,965.72	£4,902.57		£590.00	£2,360.02	<b>£61,950.53</b>
The Ladas, 13 Woodcote Rd	05/10/11					£215.96			£6,616.36			£68.32	£273.30	<b>£7,173.94</b>
122 Riverview Road	03/10/11								£2,159.52				£107.98	<b>£2,267.50</b>
Berridale, College Road	27/10/11	£10,182.99	£3,233.23			£118.44	£408.85		£2,218.84	£1,213.29	£26,377.00	£437.53	£1,750.10	<b>£45,940.27</b>
34-42 Waterloo Road	01/12/11										£200,000			<b>£200,000.00</b>
Horton Park Children's Farm	04/11/11		£4,944.94						£625.30	£1,855.62		£74.26	£297.03	<b>£7,797.15</b>
383-393 Kingston Road	23/02/12	£71,606.00		£60,000				£13,500.00				£1451.10	£5,804.20	<b>£152,361.30</b>
L/A 16 Holmwood Close	14/12/11	£17,926.48	£16,736.72		£1,155.44	£434.72	£2,116.40		£11,485.76	£6,280.56		£755.84	£3,023.36	<b>£59,915.28</b>
R/O 9/9a Ruxley Close	21/11/11	£5,749.92			£177.76	£86.88	£325.60		£1,767.04	£966.24		£90.73	£362.94	<b>£9,527.11</b>
		<b>£198,453.96</b>	<b>£74,692.31</b>	<b>£60,000.00</b>	<b>£5,110.61</b>	<b>£2105.56</b>	<b>£5,288.46</b>	<b>£18,689.26</b>	<b>£63,727.30</b>	<b>£31,656.44</b>	<b>£226,377.00</b>	<b>£616.74</b>	<b>£24,687.49</b>	<b>£711,405.13</b>

**APPENDIX F****EEBC/SCC/PCT S106 Income 2011/12**

<b>Description</b>	<b>Ref_no</b>	<b>Actual</b>
1 Depot Road	40	<b>£21,037.60</b>
West Park	62	<b>£690,410.96</b>
Rosebery School	61	<b>£106,426.00</b>
L/A 40 Manor Green Road	121	<b>£900.00</b>
72-74 Temple Road	150	<b>£6,498.00</b>
97 The Crescent	155	<b>£4,284.00</b>
L/A 15 Riverview Road	160	<b>£1,537.93</b>
Epsom Station	164	<b>£202,000.00</b>
3 Market Parade, Ewell	166	<b>£8,470.83</b>
42 Meadow Walk	167	<b>£2,529.54</b>
Magistrates and County Court	182	<b>£3,048.90</b>
Dame Annis Barn, 16 Burgh Heath Road	185	<b>£264,697.63</b>
		<b>£1,311,841.39</b>