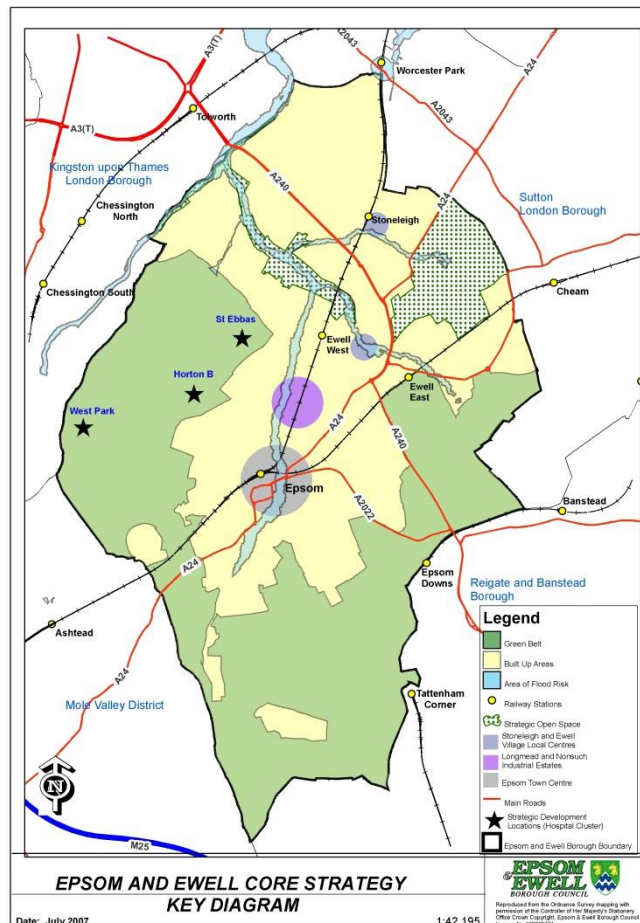




# Local Plan Annual Monitoring Report 2012- 2013





## **Annual Monitoring Report 2012- 2013**

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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 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. It also requires monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually. In essence it is a matter for each Local Planning Authority to decide what to include in their monitoring report over and above the prescribed minimum information.
- 1.3 This is the ninth AMR that has been produced under the Planning and Compulsory Purchase Act. It monitors the period **1<sup>st</sup> April 2012 to 31 March 2013**.
- 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 2012 – March 2013.
- 1.5 As the Council during 2012-13 has not: i) made a neighbourhood development order nor received an application to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012; nor ii) prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010; nor iii) undertaken action under the duty to co-operate - it is not necessary to report on these matters as required by the Local Planning Regulations.

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

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

<b>Table 1: Progress on the preparation of Epsom and Ewell BC's Development Plan against the Local Plan Programme</b>				
<b>Title of Document</b>	<b>Subject of Document</b>	<b>Stages in Preparation completed</b>	<b>LPP Targets Met? 2012/13</b>	<b>Notes or Future Stages to be completed</b>
<b>Local Development Scheme</b>	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> <li>✓ Preparation of revised LDS: August 2008</li> <li>✓ Preparation of revised LDS: May 2010</li> <li>✓ Approval of revised LDS at Planning Policy Sub Committee May 2010</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Superseded by Local Plan Programme Sept 2012</li> </ul>
<b>Local Plan Programme</b>	A programme for the preparation of documents comprising the Local Plan (formerly Development Plan Documents)	<ul style="list-style-type: none"> <li>✓ Local Plan Programme replacing the previous Local Development Scheme (2010-13) approved by Planning Policy Sub Committee Sept 2012</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Complete</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>✓ Adopted 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 DPD</b>	Identifies sites proposed for development and sets out policies relating to	<ul style="list-style-type: none"> <li>✓ Housing Land Supply Strategy consultation October/ November 2010</li> </ul>	No	<ul style="list-style-type: none"> <li>• The Housing Site Allocations Consultation took place in August – October 2011</li> </ul>

	the site and its development.			<ul style="list-style-type: none"> <li>Further consultation on other sites to take place later in 2013, with a view to submitting for examination in the first half of 2014 in combination with Development Management Policies DPD</li> </ul>
<b>Development Management Policies DPD</b>	Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> <li>✓ Consultation on Draft Document July-Sept 2012</li> <li>✓ Pre-submission draft approved March 2013</li> <li>✓ Public consultation April – June 2013</li> </ul>	No	<ul style="list-style-type: none"> <li>To be submitted for examination alongside Site Allocations Document DPD to enable joint examination in first half of 2014</li> </ul>
<b>Depot Road/Upper High Street/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> <li>✓ Adoption Nov 2012</li> </ul>	N/A	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Proposals Map</b>	An OS map illustrated to reflect the development plan documents policies	<ul style="list-style-type: none"> <li>✓ Plan E Proposals Map April 2011</li> </ul>	No	<ul style="list-style-type: none"> <li>A borough-wide Proposals Map will be updated to reflect the Plan E inset map and any superseded Local Plan policies.</li> <li>Awaiting completion of Development Management Policies DPD and Site Allocations DPD before further work can take place</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> </ul>	N/A	<ul style="list-style-type: none"> <li>Complete</li> </ul>



		<ul style="list-style-type: none"> <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>		
<b>Annual Monitoring Report</b>	Annual review of policies and LDF preparation progress	<ul style="list-style-type: none"> <li>✓ AMR 2011/12 submitted: Sept 2012</li> </ul>	Yes	
<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>	N/A	<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>✓ Consideration of changes at S&amp;R Committee November 2010 and approved</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• The review of the SPD reflects the Community Infrastructure Levy Regulations (2010) and a commitment made in the 2008 SPD to review it after two years of operation.</li> </ul>

## Other documents informing the Local Plan

Title of Document	Stages in Preparation Completed	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</li> <li>✓ Plan E Sustainability Appraisal</li> <li>✓ Draft Development Management Policies Sustainability Appraisal</li> </ul>	June 2006  August 2012
<b>Audit of Open Space, Sport and Recreational Facilities</b>	✓ Publication	March 2006
<b>Employment Land Review 2012</b>	✓ Publication	October 2012
<b>Strategic Flood Risk Assessment</b>	✓ Publication	May 2008
<b>Retail Study</b>	✓ Publication	September 2007
<b>Retail Study and Town Centre Health Check</b>	✓ Publication	April 2009
<b>Local Centre Study</b>	✓ Publication	July 2012
<b>Environmental Character Study</b>	✓ Publication	September 2008
<b>Strategic Housing Market Assessment</b>	✓ Publication	May 2008
<b>Strategic Housing Land Availability assessment</b>	✓ Publication	March 2009
<b>Office Demand Study</b>	✓ Approved	February 2013
<b>Surface Water Management Plan</b>	✓ Publication	July 2011
<b>Biodiversity and Planning</b>	✓ Publication	February 2012
<b>Shop Front Guide</b>	✓ Publication	May 2012
<b>Street Furniture Strategy</b>	✓ Approved	May 2012
<b>Parking Strategy</b>	✓ Approved	June 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). Paragraph 215 of the National Planning Policy Framework states that the weight to be given to pre 2004 adopted policies will be dependent upon their degree of consistency with the NPPF. These policies may therefore be at risk and accordingly they are being reviewed through the Development Management Policies DPD in order that new policies are adopted as soon as possible.
  
- 3.2 The Development Plan for the Council in 2012-13 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 LDF 'spatial' planning approach. It is equally important for the development of the Sustainable Community Strategy, a document produced by the Borough's Local Strategic Partnership (LSP).

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

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

### **Population of the Borough**

- 4.5 The Borough's population numbers 75,102 according to 2011 Census. This represents an increase in the population of 8,043 from 2001. 80.6% of the population is economically active<sup>1</sup>. The number of residential dwellings has grown by 2,552 to 30,538 since 2001. The 2011 census shows that household size has not changed significantly since 2001, with the largest household type in the Borough being a married couple with no dependent children.
- 4.6 85.9% of the population falls within the ethnic classification of white, with 78.6% defined as White British<sup>2</sup>. The population is well educated (60.9% educated to NVQ4 or above) compared to the regional (36.8%) and national average (34.4%)<sup>3</sup>. Unemployment is low, notwithstanding the impact of the recession, with 1.5% of residents aged 16-64 claiming Jobseekers Allowance (JSA) in April 2013<sup>4</sup> albeit there are pockets of higher levels of claimants in Court, Ruxley and Town wards. Long term unemployment is not a serious problem in the Borough but the JSA rate for those claiming over 12 months remains at 0.3% in April 2013. It should be noted that many more residents are on other out-of-work benefits such as Employment Support Allowance and Incapacity Benefits than on JSA. The latest figures available indicate a total of

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<sup>1</sup> *NOMIS Jan-Dec 2012*

<sup>2</sup> *2011 Census*

<sup>3</sup> *ONS Annual Population Survey Jan-Dec 2012*

<sup>4</sup> *ONS claimant count April 2013*

5.6% of borough residents on key out-of-work benefits compared to the regional (8.2%) and national (11.6%) position<sup>5</sup>.

- 4.7 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 307th<sup>6</sup>. 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 8<sup>h</sup> for males (average age 81.6)<sup>7</sup>. The Borough is also one of the safest places to live. Latest figures from the Crime Survey for England and Wales (CSEW) show no statistically significant change in overall crime. Figures for the Borough are in line with the general national trend of a decline in recorded crime over the last 5 years. The number of crimes recorded by the police fell by 6% in the year ending December 2012 compared with the same period in 2011<sup>8</sup>.

### Housing in the Borough

- 4.8 There are 29,784 households in the Borough according to the 2011 Census, an increase of 2,422 since 2001. 35.6% of households in the Borough live in semi-detached houses, with 27.2% detached, and 22.8% flats, maisonettes or apartments<sup>9</sup>. The average semi-detached house price in December 2012 was £361,913 an annual increase from the previous year of 9.4% whilst the average detached house price in December 2012 was £578,447 an increase from the previous year of 8.2%<sup>10</sup>. Approximately 78% of households are owner-occupiers, a figure higher than the regional (68.7%) or national (64.2%) average<sup>11</sup>. House conditions across all tenures are good with 98.3% of households having central heating<sup>12</sup>.

### Employment in the Borough

- 4.9 There are 38,800 people of economically active age in the Borough<sup>13</sup>. A high proportion of the Borough's workforce (58%) falls within the categories of Managers, Senior Officials and Professional Occupations compared to 48.4% in the South-East and 44% in Great Britain<sup>14</sup>. Approximately 65% of the employed people between the ages of 16-74 commute out of the Borough for work<sup>15</sup> - 36.6% use a car or van for their journeys and 14.3% use the train<sup>16</sup>. This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.
- 4.10 The latest figures from the All Active Enterprises (ONS) dataset, which aims at obtaining the best estimates of new business formations and contains information on VAT traders and PAYE employers, indicates a total of 3330

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<sup>5</sup> DWP Benefit Claimants November 2012

<sup>6</sup> IMD 2010

<sup>7</sup> ONS, Oct 2011, Average life expectancy from birth 2008-2010

<sup>8</sup> CSEW, Dec 2012

<sup>9</sup> 2011 Census

<sup>10</sup> BBC, based on Land Registry Figures Oct-Dec 2012

<sup>11</sup> 2011 Census

<sup>12</sup> 2011 Census

<sup>13</sup> NOMIS Jan-Dec 2012

<sup>14</sup> NOMIS Jan-Dec 2012

<sup>15</sup> ONS: Commuting Patterns from Annual Population Survey 2010 & 2011

<sup>16</sup> 2011 Census

active enterprises in the Borough with 375 births and 310 deaths over the previous year<sup>17</sup>. This shows that business performance in the Borough is improving when compared to the previous figures in last year's report, with more births than deaths over the course of the year.

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<sup>17</sup> *ONS: Business Demography 2011*

## **Section 5: Indicators**

- 5.1 This AMR reports on Indicators which derive from the Core Strategy and Plan E, many of which have been streamlined with the Core Output Indicators<sup>18</sup>. Where relevant, Local Output Indicators<sup>19</sup> 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.

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

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

## CONSERVING AND ENHANCING OPEN SPACE AND LANDSCAPE CHARACTER

### 6.1 GREEN BELT

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

#### Target

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

#### Policy

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

#### Performance

- 6.1.4 The designated Green Belt covers some 42% of the area of the Borough, with approximately 40% of the Green Belt comprised of public open space. Within the Green Belt lies the ‘hospital cluster’. This comprises five large, former psychiatric hospitals (the construction of which pre-dated the designation of the Green Belt). The closure of these hospitals has provided an opportunity for their conversion and redevelopment, predominantly for housing. Schemes involving three of the hospital sites have been completed whilst the St Ebbas site was is now largely completed during 2012/13 with the remaining hospital site of West Park under construction during the 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 Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting at Horton Park Golf and Country Club;



- 1 x Construction of a lined reservoir for golf course irrigation with landscaping and associated works, apparatus and engineering operations at The Royal Automobile Country Club;
- 1 x Reclamation of land at Priest Hill and restoration and change of use to a Nature Reserve with public access. Outline proposals for enabling development of 15 dwellings with detailed approval sought for Ranger's House and Nature Reserve Maintenance Building, all with access from Reigate Road;
- 5 x alterations/extensions to existing non-domestic premises;
- 9 x alterations/extensions/change of use of existing domestic premises;
- 1 x advertisement consent.

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

## 6.2 BIODIVERSITY AND DESIGNATED NATURE CONSERVATION AREAS

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

### Target

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

## Policy

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

## Performance

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

**Table 2: Condition of SSSI sites**

	<b>Favourable 2012/13</b>	<b>Unfavourable - recovering 2012/13</b>	<b>Favourable 2011/12</b>	<b>Unfavourable – recovering 2011/12</b>	<b>Comments</b>
<b>Stones Road Pond</b>	0.47 ha (standing open water and canals) <sup>20</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) <sup>21</sup>		105.42 ha (Broadleave d, mixed and yew woodland- lowland)		
		13.45 ha (Dwarf shrub heath- lowland) <sup>22</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>	

<sup>20</sup> Latest Assessment date 14/04/2008

<sup>21</sup> Latest Assessment date 23/09/2010

<sup>22</sup> Latest Assessment date 14/01/2009

## Analysis

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

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

## Target

- 6.2.6 The target for the number and area of Sites of Nature Conservation Importance (SNCI) Grades 2 and 3, and ancient woodlands will be set in the Site Allocations DPD, informed by the local Biodiversity Action Plan. It should be noted that no longer is any distinction made between Grade 2 and Grade 3 sites.
- 6.2.7 This indicator is also relevant to the Single Data List<sup>23</sup> Target 160-00.

## Policy

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

## Performance

- 6.2.9 There has been no reduction in size, amount and range of these areas and no development that could harm this.
- 6.2.10 Key actions in the Epsom and Ewell Local Biodiversity Action Plan commenced during 2012 included the mapping of potential SNCIs as part of a review taking place this year. Re-surveying of existing SNCIs is currently taking place and is scheduled to be completed by September 2013.

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

Implementation of management plans for Stones Road SSSI and Nonsuch Park also commenced during 2012. Existing management plans continue to be implemented and to secure external funding.

## Analysis

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

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

## Target

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

## Policy

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

## Performance

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

## Analysis

- 6.2.15 Tree/hedgerow protection measures are common place conditions on new developments. More specific conditions are placed on planning applications where there are particular areas of biodiversity that may be at risk. The Council adopted guidance on Biodiversity in Planning in February 2012 which sets out advice and requirements for planners and developers. The Council is

also proposing to include a criteria based policy seeking to mitigate or compensate for the on-site loss of biodiversity to development within the forthcoming Development Management Policies Document.

### **6.3 OPEN SPACES AND GREEN INFRASTRUCTURE**

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

#### **Target**

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

#### **Policy**

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

#### **Performance**

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

#### **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 Document.

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

### 7.1 THE BUILT ENVIRONMENT

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

#### Target

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

#### Policy

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

#### Performance

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

#### Analysis

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

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

**Target**

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

**Policy**

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

**Performance**

- 7.1.7 There 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 the school is being repaired.

**7.2 SUSTAINABILITY IN NEW DEVELOPMENTS**

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

**Target:**

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

**Policy**

- 7.2.2 The extreme weather variations experienced in the last few years have highlighted the potential dangers of locating development in areas at high risk of flooding.

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

### **Performance**

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

### **Analysis**

- 7.2.6 The Local Plan and Development Management procedures will continue to ensure the referral of applications that have been identified as being partly or wholly within the flood plain, to the Environment Agency. The Council considers that it has a good relationship with the Environment Agency.
- 7.2.7 The Council prepared an SFRA of the Borough in May 2008 which was subsequently approved by the Environment Agency. This document is used to inform the documents making up the Local Plan and developments.
- 7.2.8 Epsom & Ewell successfully secured £75,000 of EA/Defra Early Action funding to prepare a Surface Water Management Plan (SWMP) for the Borough. This study was completed in July 2011. The SWMP Action Plan provides priority options that can be implemented generically across the Borough together with location-specific priority options for flood alleviation measures. It also provides evidence for the Council to support the preparation of new policy, in particular the allocation of development sites, and a basis to prepare future funding bids to carry out the suggested mitigation measures. The overall philosophy of the SWMP Study and Action Plan, however, is to take advantage of opportunities as they arise to implement options which cumulatively have the effect of better managing flood risk.



## 8 PROVIDING FOR HOUSING AND EMPLOYMENT DEVELOPMENT

### 8.1 HOUSING PROVISION

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

#### Target

- 8.1.1 Since the intention to revoke the South East Plan was announced the Council has chosen to retain the adopted Core Strategy housing target. This position was endorsed at the Planning Policy Sub Committee on 9 September 2010. Therefore, the projected completions will be assessed against the Core Strategy requirement of 2715 homes for the period 2007-2022. This equates to 181 new dwellings per annum.
- 8.1.2 This indicator is also relevant to the Single Data List<sup>24</sup> Targets 002-00, 003-00. In addition it is important to note that Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports, requires information on net additional dwellings to be included.

#### Policy

- 8.1.3 The South East Plan replaced the Surrey Structure Plan and influenced the Borough's housing targets from 2006. The Core Strategy's Housing Policy CS7 was based on the emerging South East Plan, which at the time (2007) required the provision of at least 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. The South East Plan was since revoked under the provisions of the Localism Act and the Council reverted back to the Core Strategy housing target.
- 8.1.4 The National Planning Policy Framework requires local planning authorities to boost significantly the supply of housing by using their evidence base. This ensures that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, subject to this being consistent with other policies set out in the NPPF.

#### Housing Trajectories

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

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

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

## **Performance**

8.1.6 A total of **517** (net) dwellings have been completed this year (522 gross).

## Analysis

**Table 3: Housing Development in the last seven years**

		2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	Total
A	Small scale unidentified windfalls	43	51	41	21	28	29	27	240
B	Medium scale unidentified windfalls	40	70	33	19	1	12	13	188
C	Large scale unidentified windfalls								
	Highway House	135							135
	Hudson House, Station Approach		51	60					111
	Capitol House, Church Street		55	43	13	40			151
	Land at Mead & Auriol					30			30
	Rosebery School					30	42		72
	St Francis Church							24	24
	Cheam Motors							28	28
D	Small SHLAA sites			13	3	43	16	13	88
E	Plan E sites								
	Epsom Station							117	117
	Magistrates Court							46	46
F	Allocated sites								
	Horton A/B	90	54	31	46				221
	St Ebbas				1	79	176	71	327
	West Park						14	178	192
G	Total Annual Completions	308	281	221	103	251	289	517	1970
H	Core Strategy Cumulative target	181	362	543	724	905	1086	1267	
I	Cumulative over or under provision	127	227	267	189	259	367	703	

*A: Small sites deliver 1-9 dwellings*

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

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

*D: Sites identified in the Strategic Housing Land Availability Assessment*

*E: Sites allocated in Plan E (2011)*

*F: Sites allocated in the Local Plan 2000*

*G: Total Annual Completions*

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

*I: Number of dwellings above or below cumulative allocation*

- 8.1.7 This figure includes new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past seven 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 343 units this year, further improving upon the delivery of 108 units in excess of the target in 2011/12.

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

#### **Target**

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

#### **Performance**

- 8.1.9 Following public consultation on Housing Site Allocations Policy Options, the Council's Planning Policy Sub-Committee agreed a list of 18 preferred housing site allocation options to be brought forward through the emerging Site Allocations Policy Document. These 18 sites were initially identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) in March 2009. Other sites that have been identified through the SHLAA have been shown separately in the housing trajectory to allow the Council to monitor the progress of these sites and to confirm that the identified potential sources of supply are coming forward. Appendix B shows the 18 preferred sites identified by the Council via the Housing Site Allocations document and their current status.
- 8.1.10 The housing trajectory shows that with the addition of these preferred sites, the Core Strategy target of 3620 dwellings (181 per year) is set to be exceeded by 357 units by 2026. This is detailed in Appendix C and Figure 1 below. The trajectory also shows that the Council can demonstrate that it has a five year supply of housing.

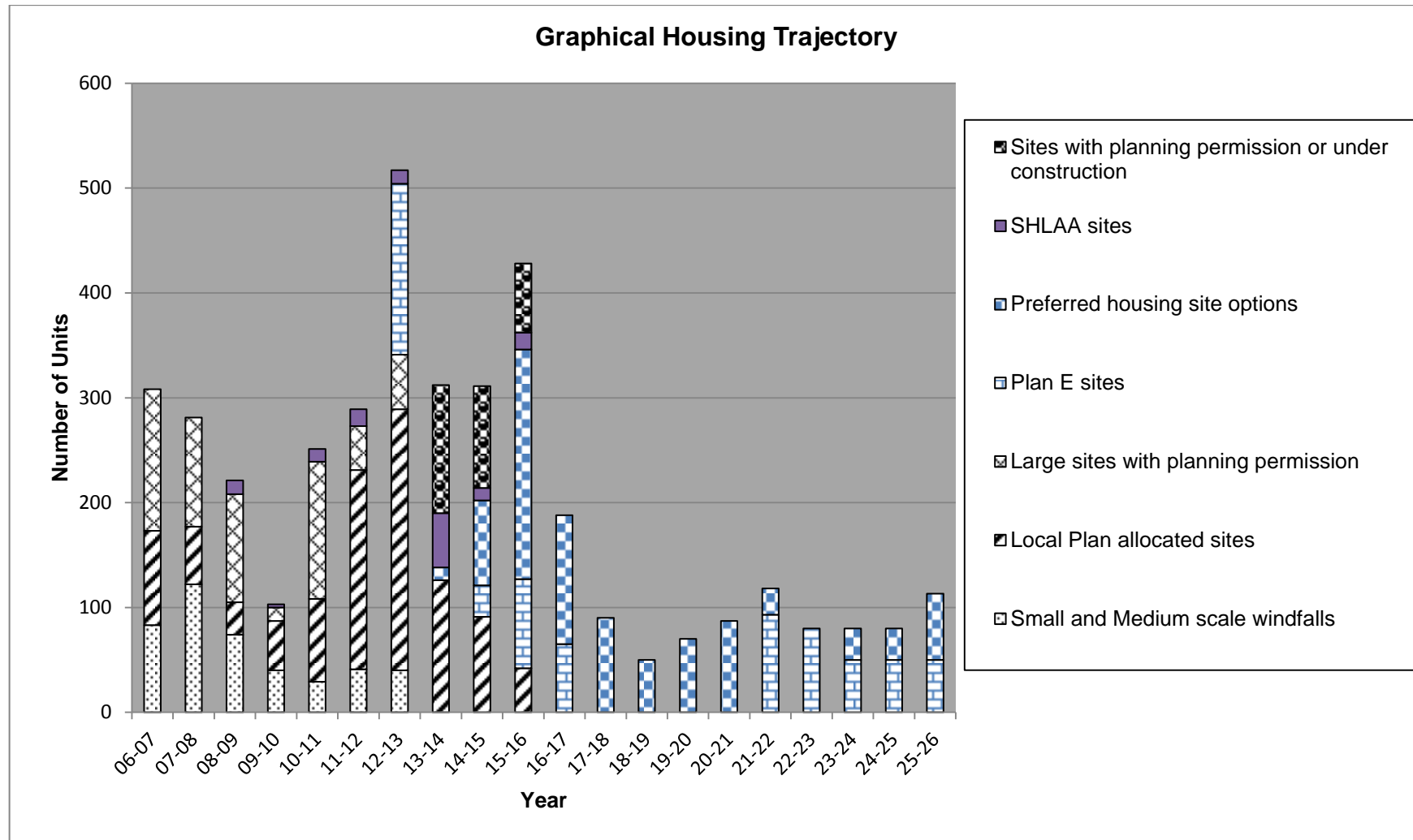
#### **Analysis**

- 8.1.11 Many of the planning permissions granted in 2008 have since expired without being implemented<sup>25</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 B shows a list of sites in the borough with planning permission or on sites that are currently under construction. These sites are included in the appropriate columns of the housing trajectory.

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<sup>25</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

8.1.12 The Council has prepared a statement of five year housing land supply. This sets out the Borough's position over the five year period April 2013 – March 2018 and demonstrates that there is sufficient provision to meet requirements for the period. A copy of the statement is attached as Appendix E.

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

#### Target

8.1.17 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 a high percentage 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 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>2012-13</b>	<b>(495) 94.8%</b>	<b>(27) 5.2%</b>	<b>522</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 2010-11 and further reduced to 84.6% in 2011-12. There was a significant improvement in 2012-13 with 94.8% of new dwellings on previously developed land.

## 8.2 AFFORDABLE HOUSING AND MEETING HOUSING NEEDS

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

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

### Target

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

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

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

**Table 5: Affordable Housing Target**

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

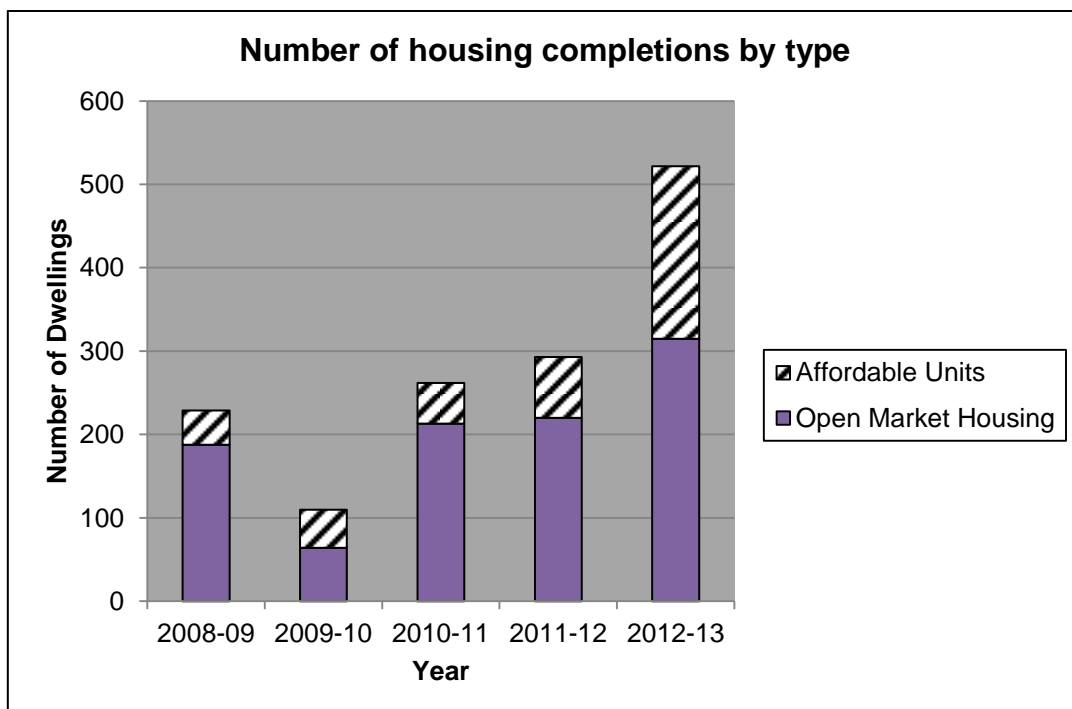
8.2.5 During the five year period from April 2008 to March 2013, 29% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes ranged from 18% in 2008/09 to 45% in 2009/10. This is displayed below in table 6.

8.2.6 In 2012-13 40% of completions were affordable. This is above the target of 35% and exceeds the notional annual 63 affordable unit target (35% of 181) by 144 units. This is a considerable improvement from last year.

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

	Open Market Housing	Affordable Units	Percentage	<b>Total (gross)</b>
2008-09	188	41	18%	229
2009-10	64	46	45%	110
2010-11	213	49	19%	262
2011-12	220	73	25%	293
2012-13	315	207	40%	522
<b>Total</b>	<b>1000</b>	<b>416</b>	<b>29%</b>	<b>1416</b>

**Figure 2: Affordable housing completions**





## Analysis

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

8.2.8 Table 7 below shows the projected affordable housing completions for the next three years and the actual delivery figures for the previous six years. It is not possible to predict the affordable completions past 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 greater certainty what the affordable housing components will be.

**Table 7: Projected Affordable Housing completions**

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	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	522	312	311	428	2767
Actual and Projected open market delivery	222	188	64	213	220	315	236	221	298	1977
Cumulative open market figure	222	410	474	687	907	1222	1458	1679	1977	1977
Actual and Projected affordable housing delivery	78	41	46	49	73	207	76	90	130	790
Cumulative affordable housing figure	78	119	165	214	287	494	570	660	790	790
Affordable housing target figure	63	63	63	63	63	63	63	63	63	567
% affordable	26%	18%	42%	19%	25%	40%	24%	29%	30%	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 three years. Where the development is expected to be delivered over a number of consecutive years, the affordable element has been predicted to do the same. The table shows that there is potential for an additional 107 affordable units to be delivered over the 35% target of 189 albeit this only equates to 28% of the overall housing delivered in the next three years.

**Table 8: Estimated future affordable completions by site**

	2013-14	2014-15	2015-16	Total affordable
<b>West Park (Noble Park)</b>	76	24		100
<b>Hollymoor Lane</b>			26	26
<b>138 Ruxley Lane</b>		5		5
<b>Methodist Church, Ruxley Lane</b>		16		16
<b>Berridale</b>			2	2
<b>Burnett Grove</b>			3	3
<b>Teddington Close</b>			16	16
<b>37 Cheam Road</b>		2		2
<b>Epsom Baptist Church</b>			19	19
<b>Shaftsbury House</b>			45	45
<b>Sites at Pre-app stage</b>		43	19	62
<b>Total affordable</b>	76	90	130	296
<b>Target</b>	63	63	63	189
<b>Open Market</b>	236	221	298	755
<b>Totals</b>	312	311	428	1051
<b>% affordable</b>	24%	29%	30%	28%

- 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 affected by viability issues, and the Council will monitor this over the coming years.
- 8.2.12 In negotiations with developers on affordable housing contributions it may be that the Council may prefer to receive fewer large units rather than many smaller units on particular sites. Although this may result in fewer affordable units being delivered, it will help to fulfil a more specific identified need in the Borough.
- 8.2.13 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 Due to the high volume of affordable units completed this year, particularly at the West Park and St Ebbas sites, there have been difficulties in collating the ratio of socially rented and intermediate affordable housing. Of the 207 affordable homes completed in 2012-13, data for 174 units has been obtained. Of these 174 units, 64% were socially rented and 36% were intermediate housing.

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

Social rent homes provided (Gross)	Intermediate homes provided (Gross)	Affordable homes total (Gross)
111 (64%)	63 (36%)	174

**Local Output Indicator:  
Average property price**

**Target**

8.2.16 None currently identified

**Policy**

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

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

**Performance**

8.2.19 Previous Annual Monitoring Reports have shown data from the BBC website based upon Land Registry Data indicating average house prices at borough level as well as county, regional and national levels. Due to the timeframe in which this report is being produced, this data is not currently available for the period up to March 2013 and consequently it has not been included here. There are also additional issues with this data as its accuracy is not endorsed by the Land Registry due to the small number of sales transactions that the data is based upon. This is also 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.

8.2.20 Property website Rightmove shows the average overall house price in Epsom over the past year as £355,687, in Ewell as £349,404 and Stoneleigh as £357,788, and Epsom Downs as £332,830. Last year most property sales in Epsom involved semi-detached properties which sold for on average £353,829. Flats sold for an average price of £219,759, while detached properties fetched £551,066.

**Table 10: Annual Increase in House Price for Epsom And Ewell: All Properties**

Year	Quarter	Average Price	12 Month Change	12 Month Percentage Change
2013	1	£337,953	£12,477	3.83%
2012	4	£369,625	£14,690	4.14%
2012	3	£358,975	£4,863	1.37%
2012	2	£361,220	£-5,207	-1.42%
2012	1	£325,476	£472	0.15%
2011	4	£354,935	£4,337	1.24%
2011	3	£354,112	£-2,371	-0.67%
2011	2	£366,427	£17,780	5.10%
2011	1	£325,005	£-22,804	-6.56%
2010	4	£350,598	£34,736	11.00%
2010	3	£356,483	£53,984	17.85%
2010	2	£348,646	£55,562	18.96%
2010	1	£347,809	£62,733	22.01%

**Source** [www.proviser.com](http://www.proviser.com)

## Analysis

- 8.2.21 Information on the website of house price analysts Proviser shows the trend in average house price for the Borough as a whole across recent years. This indicates that house prices have risen by 3.8% so far in 2013 when compared to 2012. House prices have fluctuated over the last five years due to on-going economic instability associated with the recent recession, with a decrease of 12.7% being recorded in 2009, followed by an increase of 22% the following year. There was another decline in price of 6.6% in 2011 before a small increase of 0.1% in 2012. Table 10 above shows the changes in house price across the last three years by quarter as well as the 12 month change and percentage change during this period. The last two years have seen a flattening out of the average house price compared to the fluctuations experienced in the immediate aftermath of the recession.
- 8.2.22 According to recent research by Money Supermarket, the average age of first time buyers for the UK as a whole is now 37, increasing to 38 for those looking to buy in London.
- 8.2.23 The Council of Mortgage Lenders are quoted as stating: "Lending criteria have been scaled back to such an extent in the credit crunch that it has become exceptionally difficult for young people to get a mortgage without external help for a deposit". As discussed previously, the Council has agreed an Affordable Housing Delivery Plan to increase the supply of affordable housing.

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

**Target**

8.2.24 There is no current target set.

**Policy**

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

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

**Performance**

8.2.27 There have been no additional pitches provided this year.

**Analysis**

8.2.28 The Council's own evidence demonstrates that there is over-crowding at Cox Lane and under use at Kiln Lane. The under use of the Kiln Lane site is related to management problems that do not have a clear solution. The Council is currently undertaking its own Gypsy and Traveller Accommodation Assessment in order to provide the evidence base from which to inform the forthcoming Site Allocations DPD and meet the need for a rolling supply of Gypsy and Traveller sites. The recently published draft Development Management Policies Document also sets out a criteria-based approach for allocating proposed new sites, and consultation on site allocation options will take place in due course.

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

**Target**

8.2.29 There is currently no local or national target.

**Policy**

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

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

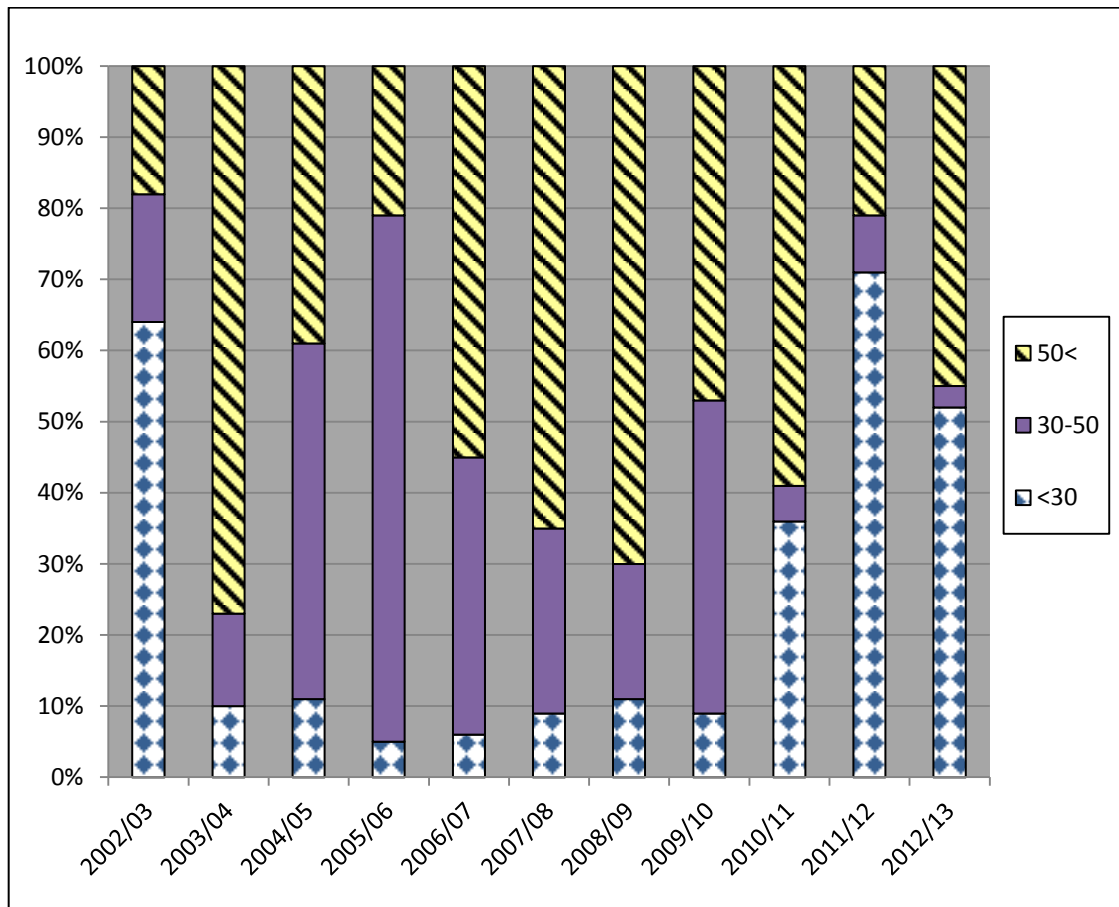
## Performance

Table 11: Density of development complete 2012-2013

	Gross units on whole site	Units complete this year	Overall site size	Density (dwellings per hectare)
Cheam Motors, 4-8 Cheam Road	28	28	0.20	140
The Plough Public House	8	8	0.15	54
1 Cuddington Glade	13	13	1.00	13
Land at Mill House	2	1	0.20	10
63 Rosebery Road	3	3	0.06	48
Land at Northey Lodge	2	1	0.34	6
60 Sunnybank	3	3	0.21	14
Sunninghill, Downs Ave	1	1	0.20	5
16 Whitmores Close	2	2	0.05	40
43 Albert Road	2	2	0.04	48
Land at Richards Field	6	1	0.11	55
65 Rosebery Road	3	3	0.06	50
462 Chessington Road	4	4	0.11	37
Magistrates Court	46	46	0.26	177
468 Chessington Road	4	3	0.11	36
22 Hook Road	4	3	0.03	122
The Ladas Public House	4	4	0.46	9
42 Meadow Walk	1	1	0.01	100
182A Kingston Road	1	1	0.01	74
Amici Restaurant, 3 Market Parade	2	2	0.01	217
Nonsuch Park Hotel	1	1	0.01	68
Downham Cottage, 111 Longdown Lane South	1	1	0.11	9
Land at St Francis Church	24	24	0.24	101
Epsom Station	117	117	0.37	314
<b>Total</b>	<b>282</b>	<b>273</b>	<b>4.36</b>	<b>65</b>
St Ebbas Hospital, Hook Road, Epsom	327	71	18.19	18
West Park Hospital, Horton Lane	369	178	25.67	14
<b>Total including Green Belt development</b>	<b>978</b>	<b>522</b>	<b>48.22</b>	<b>20</b>



**Figure 5: Average Densities on New Housing Developments**



**Analysis**

8.2.32 Until 2009-10 the percentage of developments completed at 50 dwellings per hectare or more was steadily increasing. This can be seen clearly in Figure 5 above. In 2012-13 this figure increased again to 45%. Densities are worked out on the overall site size and the overall number of units to be on the site (not the number of units completed this year). The average density of development in 2012-13 was 65 dwellings per hectare, increasing by 29 DPH from 36 DPH last year, primarily due to the completion of high density sites at Epsom Station and the former Magistrates Court this year.

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

### 8.3 EMPLOYMENT PROVISION

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

#### Target

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

#### Policy

- 8.3.2 The Core Strategy Policy CS11 resists losses of employment land in the strategic employment areas of the Nonsuch and Longmead Industrial Estates and within Epsom town centre and Ewell village centre.
- 8.3.3 Plan E Policy E5 requires the provision of around 6,000 sq m of new employment floorspace in the town centre by 2026 and resists the loss of existing employment floorspace unless certain specified criteria are met. Site allocations in the Plan identify the potential for 5,000 sq m commercial floorspace within the Utilities Site, Epsom.
- 8.3.4 The NPPF sets out a strong commitment to “ensuring that the planning system does everything it can to support sustainable economic growth”. It emphasises that planning should encourage sustainable economic growth and not act as an impediment to it. The NPPF emphasises a “town centre” first approach to the location of main town centre uses which includes offices. A range of suitable sites should be allocated in town centres to meet the scale and type of commercial, office, leisure, tourism and cultural development needed and an assessment of suitable site availability should be undertaken to ensure these needs can be met in full.

#### Performance

**Table 12: Changes in commercial office floorspace implemented in 2012/13**

<i>Planning Reference</i>	<i>Address</i>	<i>Completion date</i>	<i>Floorspace Gained/ Lost</i>
11/00711	29 East Street Epsom	Oct 2012	Loss of 673.54 m <sup>2</sup> B1 (office) to D1 (teaching space)

## Analysis

- 8.3.5 Table 12 indicates that there was very little activity in the Borough during 2012/13 for implementation of planning permissions relating to commercial office premises. The only application implemented involved change of use from B1 office to D1 additional teaching space.
- 8.3.6 In terms of planning permissions granted during 2012/13 that involved commercial office premises there was a mixed picture with 3 permissions for changes of use and conversions to A2 office space from A1 retail and 2 permissions involving the loss of B1 office space to either D1 or D2 uses.
- 8.3.7 As part of changes to permitted development rights proposed for 2013, changes from B1 office use to C3 residential use will be permitted subject to a prior approval process covering significant transport and highway impacts and development in safety hazard zones, areas of high flood risk and land contamination. This could potentially have a significant impact on the number of employment sites in Epsom Town Centre and the Council will need to consider options to manage this in order that the changes do not undermine Local Plan policy.
- 8.3.8 The Epsom and Ewell Office Demand Study (Feb 2013) identified the office stock in the Town Centre as being of a comparatively poorer quality than that in other sub-regional centres such as Reigate and Croydon. Secondary office stock such as that found in Epsom will also become harder to let successfully in future, reflecting the lack of demand in the current market for lower quality office stock. This is coupled with high vacancy rates in the Borough, where there is around 25,262 sq m of office space currently available, and an average annual take up of only 3,373 sq m, which is among the lowest level of take up when compared with other office centres in the sub-region.
- 8.3.9 The recommendations of the Office Demand Study were: to safeguard losses of employment land through implementing a demand criteria policy, requiring a compelling case to be made for alternative uses before allowing them; to restrict the forthcoming increase in permitted development rights in East Street via exemption or Article 4 direction; to redefine the East Street Office Employment Area boundary to allow the introduction of more mixed use schemes to the Eastern end of East Street; and to improve signage and public realm in East Street, along with other measures to stimulate demand and raise the profile of East Street as an employment site.
- 8.3.8 Robust policy, based on a strong evidence base, will be required to deal with expected additional pressures for the redevelopment of employment sites to residential use. The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes in development trends and the Development Management Policies DPD published for consultation in March 2013 proposes a criteria-based policy to protect employment uses outside of existing employment policy areas, in accordance with Policy CS11 of the adopted Core Strategy, where this can be justified.

## 9 MEETING COMMUNITY NEEDS

### 9.1 DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

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

#### Target

9.1.1 All development to make good potential deficits

#### Policy

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

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

9.1.4 The Developer Contributions SPD 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 F contains a full schedule of S106 agreements signed in this reporting year and the money committed through the permission. There is no guarantee that all of these permissions will be implemented, and therefore no guarantee that the money will be received. The total figure agreed through the granting of planning permissions was **£636,443.09** a slight decrease from last year (£711,405.13).

9.1.6 Appendix G shows money received in Developer Contributions this reporting year. It also shows amounts committed by the Council to identified schemes as well as restrictions on the use of monies held. Developer contributions for this year totalled approximately **£290,000** which is a significant decline from last year (£1,311,000), mainly due to a reduction in the number of major schemes being brought forward in the Borough.

## 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 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 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 will 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

- Completion of 3G artificial sports pitch at Court Recreation Ground
- Completion of updates to the changing facilities at Gibraltar Recreation Ground Pavilion

### Analysis

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

## 10 SUPPORTING EPSOM TOWN CENTRE AND LOCAL CENTRES

### 10.1 EPSOM TOWN CENTRE

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

#### Target

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

Convenience goods:

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

Comparison goods:

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

10.1.2 It also contains a target range of between 6,000 and 7,000 m<sup>2</sup> of new employment floorspace within the Town Centre during the period until 2016.

#### Policy

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

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

#### Performance

10.1.5 The Council has not yet been able to meet the target of 1,448 sq m of extra convenience floorspace identified in Plan E. Throughout the reporting period the Council has been in negotiation with the landowner of a site on Upper High Street seeking to deliver further floorspace for convenience goods compliant with the policies of the Local Plan. The negotiations are expected to be completed within the short term and once the scheme is completed it will make up a significant proportion of the target for 2018.

- 10.1.6 There were 2 planning permissions for change of use involving the loss of A1 uses to A2 uses in the Town Centre this reporting year. One was for a unit in the Ashley Centre within the Primary Retail frontage, and the other was for a unit within the Primary Retail frontage along High Street involving a change from an A1 Retail to an A2 Estate Agency and Financial Services use. The percentage of A1 units within the primary retail frontage remains above the 66% target identified in Plan E Policy E4.

## **Analysis**

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

## **10.2 LOCAL CENTRES**

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

#### **Target**

- 10.2.1 There is currently no target identified for this indicator.

#### **Policy**

- 10.2.2 Core Strategy Policy CS15 seeks to protect the role, function and needs of the local centres in the Borough. The Council will resist proposals which are likely to damage or undermine the retail function of these centres or detract from their vitality or viability.
- 10.2.3 More detailed policies aimed at protecting existing local centres and safeguarding the balance of uses within them will be contained in the Development Management Policies Document.

#### **Performance**

- 10.2.4 The Cheam Motors site at 4-8 Cheam Road in Ewell Village completed development in this reporting year which comprised 530 square metres of retail floor space and 28 flats above.
- 10.2.5 Only one permission for change of use was granted in the reporting year involving the loss of retail floorspace in a Local Centre. This was a change of use from an Art Gallery (A1) to an Estate Letting Agency (A2) in Ewell.



## Analysis

- 10.2.6 The Epsom and Ewell Local Shopping Centre Study was published in July 2012, and characterises retail areas outside Epsom Town Centre as Secondary Town Centres, Local Centres and Shopping Parades. The study highlighted the issue of high vacancy rates in several local centres, and found that it may be appropriate to allow a more diverse range of activities where it can be shown that traditional A class uses are not viable or appropriate, to bring these vacant properties back into use. This could include D1 and D2 uses as well as some B1 and sui generis uses.
- 10.2.7 The study sought to define primary and secondary retail frontages in the District Centres of Ewell Village and Stoneleigh Broadway, as the two largest centres outside Epsom Town Centre, in order to protect their District Centre function and in conformity with the provisions of the NPPF. Environmental improvements were also identified at several centres that could be included as S106 agreements as part of future developments.

## 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 2012/13 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 £136,100.67 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 2012-2013**

Application No	Address	Units Proposed	Units complete this quarter	Units Lost	Net Change
<b>Quarter 1</b>					
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	11F x 1B (aff), 2Fx 2B (aff), 2H x 3B(aff), 2F x 1B (pri), 8F x 2B (pri), 4H x 2B (pri) 10H x 3B (pri), 14H x 4B (pri), 3Hx 5B (pri)	0	56
08/01138 (NHBC)	Cheam Motors, 4-8 Cheam Road, Ewell	28F (mixed use dev)	7F x 1B (aff), 3F x 2B (aff), 6F x 1B (pri), 12F x 2B (pri)	0	28
09/00340	The Plough Public House, Plough Road, West Ewell	6H x 3B, 2F x 2B	6H x 3B (pri), 1F x 2B (pri), 1F x 2B (aff)	0	8
09/00971 (NHBC)	West Park Hospital, Horton Lane	369 dwellings	8F x 2B (pri)	0	8
10/00073	1 Cuddington Glade, Epsom	13H x 4B	13H x 4B (pri)	0	13
			<b>GROSS 113 (26 AH)</b>		<b>NET 113</b>
<b>Quarter 2</b>					
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2F x 1B (aff), 4F x 2B (aff), 4H x 2B (aff), 1H x 2B (pri), 1H x 3B (pri)	0	12
09/00971 (NHBC)	West Park Hospital, Horton Lane	369 dwellings	9H x 2B (aff), 2H x 3B (aff), 1H x 4B (aff), 7H x 2B (pri), 4H x 3B (pri), 6H x 4B (pri)	0	29
05/00681	L/A Mill House, Old Malden Lane	2H	1H (pri)	0	1
11/00257 (NHBC)	63 Rosebery Road	3H	1H x 2B (pri)	1	0
09/00985	L/A Northey Lodge, Woodcote End, Epsom	2H	1H x 5B (pri)	0	1
09/01260	60 Sunnybank, Epsom	3H x 4B	3Hx 4B (pri)	1	2

10/01292	Sunninghill, Downs Avenue, Epsom	1F x 1B	1F x 1B (pri)	0	1
08/00871	16 Whitmores Close, Epsom	2H x 3B	2H x 3B (pri)	0	2
			<b>GROSS 50 (22 AH)</b>		<b>NET 48</b>
<b>Quarter 3</b>					
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	322 H and F	2H x 2B (pri), 1H x 3B (pri)	0	3
09/00971 (NHBC)	West Park Hospital, Horton Lane	369 dwellings	8F x 1B (aff), 30F x 2B (aff), 16H x 2B (aff), 1H x 3B (aff), 7F x 1B (pri), 10F x 2B (pri), 16H x 3B (pri), 10H x 4B (pri)	0	98
11/00257 (NHBC)	63 Rosebery Road	3H	2H x 2B (pri)	0	2
07/00393	43 Albert Road	2H	1H x 2B (pri)	0	1
07/00717	L/A Richards Field, West Ewell	6H x 2B	1H x 2B (pri)	0	1
11/01221	65 Rosebery Road	3H x 2B	3H x 2B (pri)	1	2
10/00088	462 Chessington Road, West Ewell	4H x 4B	4H x 4B (pri)	1	3
10/00071 (NHBC)	Magistrates Court, Ashley Road, Epsom	46F	2F x 1B (aff), 4F x 1B (pri), 24F x 2B (pri)	0	30
			<b>GROSS 142 (57 AH)</b>		<b>NET 140</b>
<b>Quarter 4</b>					
11/00408	468 Chessington Road	4H x 4B	3H x 4B (pri)	1	2
09/00971 (NHBC)	West Park Hospital, Horton Lane	369 dwellings	11F x 1B (aff), 16F x 2B (aff), 4H x 2B (aff), 1H x 3B (aff), 7F x 2B (pri), 2H x 3B (pri), 2H x 4B (pri)	0	43
05/00851	22 Hook Road, Epsom	4F	3F x 2B (pri)	0	3
11/00458	The Ladas Public House, 13 Woodcote Road	3F x 2B, 1F x 1B	3F x 2B (pri), 1F x 1B (pri)	0	4

07/00393	43 Albert Road	2H	1H x 2B (pri)	0	1
10/00998	42 Meadow Walk, Ewell	1H x 1B	1H x 1B (pri)	0	1
10/01403	182A Kingston Road, Ewell	1F x 1B	1F x 1B (pri)	0	1
10/01094	Amici Restaurant, 3 Market Parade, High Street, Ewell	2F	1F x 2B (pri), 1F x 1B (pri)	0	2
11/00367	Nonsuch Park Hotel, 355-357 London Road	1H x 5B	1H x 5B (pri)	0	1
12/00797	Downham Cottage, 111 Longdown Lane South, Epsom	1H x 8B	1H x 8B (pri)	0	1
09/00915 (NHBC)	Land at St Francis Church, 65 Ruxley Lane	24F	24F x 2B (pri)	0	24
09/00824	Epsom Station, Station Approach, Epsom	117F	16F x 1B (aff), 33F x 2B (aff), 5F x 3B (aff), 26F x 1B (pri), 36F x 2B (pri), 1F x 3B (pri)	0	117
10/00071 (NHBC)	Magistrates Court, Ashley Road, Epsom	46F	2F x 1B (aff), 14F x 2B (aff)	0	16
			<b>GROSS 217 (102 AH)</b>		<b>NET 216</b>
<b>TOTAL</b>			<b>GROSS 522 (207 AH)</b>		<b>NET 517</b>

**APPENDIX B: Preferred Housing Site Options**

<b>No</b>	<b>Site Description</b>	<b>Status</b>
1	Dairy Crest Site	Site has been sold and is now vacant
2	Builders' Yard, Mill Road	N/A
3	Land at Mill Road	Recent application for housing on part of the site refused
4	Land at Longmead Road/Gibraltar Crescent	N/A
5	The former Sefton Arms	Council planning brief for site in progress
6	Grafton Stables	N/A
7	TAVR site	N/A
8	NESCOT animal husbandry land	Discussions on-going with landowner
9	Former Cox Lane Community Centre	N/A
10	Land at Epsom & Ewell High School	Discussions on-going with landowner
11	138 Ruxley Lane	Site under construction
12	Hollydene, Birchcroft and Court Lodge	N/A
13	Remaining West Park sites	Council in discussion with landowner RE: disposal strategy
14	The Organ & Dragon	Application for change of use to A3 & A5 refused in 2013
15	Swail House	Discussions on-going with landowner
16	Epsom Baptist Church	Discussions on-going with landowner
17	Shaftsbury House	Planning permission granted in 2013 for 45 units, ref. 12/01066/FUL
18	Land at Vernon Close	N/A

**APPENDIX C: Housing Trajectory**

	2006/07 (actual figures)	2007/08 (actual figures)	2008/09 (actual figures)	2009/10 (actual figures)	2010/11 (actual figures)	2011/12 (actual figures)	2012/13 (actual figures)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Totals
Small and Medium scale windfalls	83	122	74	40	29	41	40															429
<b>Allocated sites (Local Plan)</b>																						
Horton A	90	55																				145
Horton B			31	46																		77
St Ebbas				1	79	176	71															327
West Park						14	178	126	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
Rosebery School					30	42																72
8-12 Denking Road					31																	31
Cheam Motors							28															28
St Francis Church							24															24
<b>Plan Sites</b>																						
Depot Road & Upper High St									30	60	40											130
The Utilities Site																50	50	50	50	50		250
Epsom Station							117															117
Magistrates Court							46															46
TK Maxx Store																	35	30				65
Emergency Services Site									25	25												50
Land R/O the Albion Pit																8						8
<b>Preferred Housing Site Options</b>																						
Dairy Crest site									13	13												26
Builders' Yard, Mill Road																					17	17
Land at Mill Road										10												10
Land at Longmead Road/Sibraltar Crescent														25	25							50
The former Seton Arms										26												26
Grafton Stables														20								20
TAVR site																		30	30			60
NESCO animal husbandry land									60	60												120
Former Cox Lane Community Centre															12							12
138 Ruxley Lane								12	8													20
Land at Epsom & Ewell High School										40	75	60										175
Hollydene, Birchcroft and Court Lodge																					16	16
Remaining West Park sites													50	50	50							150
The Organ & Dragon											28	30										58
Swail House																						45
Epsom Baptist Church										25	20											45
Shaftsbury House										45												45
Land at Vernon Close																				10		10
<b>Other sites in the Planning Process</b>																						
Other SHLAA sites			13	3	12	16	13															57
Other SHLAA sites under construction								20														20
Other SHLAA sites with planning permission								32	12	16												60
Small /medium sites under construction								89														89
Small /medium sites with planning perm								33	97	66												196
<b>Projected completions</b>	<b>308</b>	<b>281</b>	<b>221</b>	<b>103</b>	<b>251</b>	<b>289</b>	<b>517</b>	312	311	428	188	90	50	70	87	118	80	80	80	113		3977
<b>Cumulative Completions</b>	<b>308</b>	<b>589</b>	<b>810</b>	<b>913</b>	<b>1164</b>	<b>1453</b>	<b>1970</b>	2282	2593	3021	3209	3299	3349	3419	3506	3624	3704	3784	3864	3977		3977
<b>Cumulative target figures</b>	<b>181</b>	<b>362</b>	<b>543</b>	<b>724</b>	<b>905</b>	<b>1086</b>	<b>1267</b>	1448	1629	1810	1991	2172	2353	2534	2715	2896	3077	3258	3439	3620		3620
<b>Target</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	<b>181</b>	181	181	181	181	181	181	181	181	181	181	181	181	181		3620

**APPENDIX D: Sites with planning permission and under construction April 2013**

<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>
12/00738	Canford, Danetree Road, West Ewell	West Ewell	28 Sept 12	05 Dec 12	04 Jan 13	2013-14	4H x 3B
07/01040	The Lodge, Old Malden Lane, Worcester Park	Cuddington	21 Dec 07	06 Feb 08	16 Jun 10	2013-14	1H
09/00987	13 Pine Hill, Epsom	Woodcote	24 Dec 09	18 Feb 10		2013-14	1H
11/00075	Land adjacent to 2 Queensmead Ave, Ewell	Nonsuch	19 Apr 11	19 July 11	05 Sept 12	2013-14	1H x 5B
12/00707	87 Rosebery Road, Epsom	Woodcote	21 Sept 12	28 Jan 13		2013-14	2H x 4B
10/00366	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	12 July 10	21 Sept 10	26 Mar 13	2013-14	2F
11/00614	36-42 Waterloo Road, Epsom	Town	07 Sept 11	07 Dec 11	24 Aug 12	2013-14	32F
06/00972	Land at The Lodge, West Street, Ewell	Ewell	01 Dec 06	18 Jan 07	04 Jan 10	2013-14	1H x 4B
09/00070	1-5 Woodcote House Court, Woodcote Green Road, Epsom	Woodcote	20 Apr 09	15 Jun 09	17 Jan 13	2013-14	4H x 3B, 2H x 2B, 1F x 2B
10/00465	13 The Avenue, Worcester Park	Cuddington	27 July 10	26 Oct 10	05 Feb 13	2013-14	3F, 2H
11/00755	9B Ruxley Close, West Ewell	Ruxley	07 Oct 11	12 Dec 11	21 Aug 12	2013-14	1H x 2B
10/01260	Lime, 11-13 Upper High Street, Epsom	Town	18 Feb 11	21 Sept 11	31 Aug 12	2013-14	4F x 1B
11/01021	Development Site Adjacent 16 Holmwood Close, Cheam	Nonsuch	05 Dec 11	02 Mar 12	06 July 12	2013-14	4H x 4B
09/00984	113 Longdown Lane South, Epsom	College	22 Jan 10	12 Apr 10	05 May 10	2013-14	1F
10/00477	78 Upper High Street, Epsom	Town	27 Aug 10	13 Oct 10	16 Jul 10	2013-14	2F x 2B
08/00873	Tall Pines And The Corner House, Epsom Road, Ewell	Ewell	17 Sept 08	18 Dec 08	18 Jan 11	2013-14	12F
09/00117	2-2A East Street	Town	29 Apr 09	07 Aug 09	18 Nov 10	2013-14	5F
08/00733	Land rear of 72 Stoneleigh Broadway, Stoneleigh	Stoneleigh	12 Sept 08	29 Oct 08	25 Oct 11	2013-14	1H x 3B
08/00429	50 Gadesden Road, West Ewell	West Ewell	04 Jul 08	20 Oct 08	16 Jul 10	2013-14	2F x 2B
08/00944	Land Adjacent 33 Danetree Road, West Ewell	West Ewell	14 Oct 08	27 Apr 09	25 Jun 12	2013-14	1H x 3B
<b>Total</b>							<b>89</b>

<b>SHLAA under construction</b>							
11/00986	Reigate Road/Priest Hill	Nonsuch	24 Nov 11	18 May 12	03 Dec 12	2013-14	15 dwellings
10/00468	Orchard House, The Ridge, Epsom	Woodcote	03 Aug 10	28 Sept 10	25 Sept 12	2013-14	1H
12/00507	138 Ruxley Lane, West Ewell	Ruxley	03 Aug 10	01 Feb 13	08 Jan 13	2013-14	8F and 12H
10/00033	The Durdans (lavandou Stables), Woodcote End, Epsom	Woodcote	17 Dec 10	01 Sept 11	25 Sept 12	2013-14	4H



Total

40

Planning permissions					
Application No	Address	Ward	Decision Date	Estimated Completion	Units Proposed
09/00988	Plots at 9 and 11 Pine Hill, Epsom	Woodcote	05 Mar 10	2013-14	2H
08/01280	18 Aragon Avenue, Ewell	Nonsuch	19 Apr 11	2013-14	2H x 3B
10/00200	32 Downs Road, Epsom	College	20 Jul 10	2013-14	1H
10/00709	68 High Street, Epsom	Town	26 Nov 10	2013-14	2F x 2B
10/00090	153 London Road, Ewell	Stoneleigh	19 Oct 10	2013-14	2H
11/00457	3 & 4 Pitt Road, Epsom	College	15 Sep 11	2013-14	3H x 4B
10/00641	Land Adjacent to 41 Plough Road, West Ewell	West Ewell	18 Jan 11	2013-14	1H x 3B
11/00366	117 Ruxley Lane, Wes Ewell	Ruxley	17 Aug 11	2013-14	2F x 2B
10/00888	Land rear of 23 Stoneleigh Broadway, Stoneleigh	Stoneleigh	07 Jan 11	2013-14	5F x 1B
11/00385	35A Upper High Street, Epsom	Town	06 Sep 11	2013-14	2F x 1B
09/00457 (09/01145)	70 Worple Road, Epsom	Woodcote	01 Oct 09	2013-14	1H x 3B
12/00344	Oaks Lodge, 53 Burgh Heath Road, Epsom	College	11 Oct 12	2013-14	1H
10/01181/CLE	4A Elm Way, Ewell	Ewell Court	19 Apr 11	2013-14	1H
10/00768	Verona, Horton Lane, Epsom	Stamford	20 Dec 10	2013-14	1H
10/00769	Timaru, Horton Lane, Epsom	Stamford	20 Dec 10	2013-14	1H
10/00869	180A Kingston Road, Ewell	Auriol	03 May 11	2013-14	1F x 1B
10/00888	23 Stoneleigh Broadway	Stoneleigh	07 Jan 11	2013-14	4F x 2B
11/00780	1 Meadowview Road, West Ewell	West Ewell	02 Dec 11	2013-14	1H
				<b>Total</b>	<b>33</b>
10/01104	27 Ewell Park Way, Stoneleigh	Stoneleigh	27 Apr 11	2014-15	1H
10/00026	3 Worlds End, Woodcote End, Epsom	Woodcote	19 Aug 10	2014-15	1H x 5B
10/00027	7 Worlds End, Woodcote End, Epsom	Woodcote	19 Aug 10	2014-15	1H x 4B
11/01197	Land To The North Of 2 Burnet Grove, Epsom	Stamford	23 Mar 12	2014-15	2H x 3B
11/01198	L/A 1 Burnet Grove, Epsom	Stamford	23 Mar 12	2014-15	1H x 2B
12/00500	Kings Mill Cottage, Christ Church Mount, Epsom	Stamford	27 Sept 12	2014-15	1H
11/00410	Wilberforce Court, Heathcote Road, Epsom	Town	20 Sept 11	2014-15	11 student rooms
11/01276	58-62 High Street, Epsom	Town	05 April 12	2014-15	15 student rooms

11/01469	82-84 High Street, Epsom	Town	14 Nov 12	2014-15	1F x 4B
10/00409	The Lintons Centre	Town	02 Nov 11	2014-15	53 studios & F
11/00774	1A Stoneleigh Park Road, Stoneleigh	Auriol	12 Dec 11	2014-15	1H
12/00197	33A Waterloo Road, Epsom	Town	10 Sept 12	2014-15	1F x 1B
12/00005	17 Upper High Street, Epsom	Town	29 May 12	2014-15	2F x 1B
10/01291	Barbers, 2 East Street, Epsom	Town	05 Sept 11	2014-15	5F
11/00559	122 Riverview Road, Ewell	Ewell Court	18 Oct 11	2014-15	1H x 2B
<b>Total</b>					<b>97</b>
11/00501	Berridale, 15 College Road, Epsom	College	27 Oct 11	2015-16	9F x 1B, 3H x 2B
11/01150	66 Beaconsfield Road, Epsom	Woodcote	25 June 12	2015-16	1H x 2B
12/00249	St Elmo, Burgh Heath Road	College	03 Dec 12	2015-16	1H x 6B
12/00712	West Hill Court, Court Lane, Epsom	Stamford	13 Dec 12	2015-16	38F (7 net gain)
12/00944	58-62 High Street, Epsom	Town	10 Jan 13	2015-16	6 student rooms
11/01469	69-71 High Street, Epsom	Town	09 Mar 12	2015-16	1F x 2B
12/00148	11 Warren Hill, Epsom	Woodcote	16 Aug 12	2015-16	1H
12/00645	The Kingfisher Public House, 164 Ruxley Lane, West Ewell	Ruxley	19 Nov 12	2015-16	4F
10/00622	289 London Road, Ewell	Stoneleigh	24 Nov 10	2015-16	1H
12/01066	87 East Street, Epsom	Town	28 Mar 13	2015-16	45F
10/00277	10 The Parade, Epsom	Town	27 Aug 10	2015-16	1H
<b>Total</b>					<b>111</b>

<b>SHLAA sites with planning permission</b>					
07/00410	383-393 Kingston Road, Ewell	Ewell Court	09 Jan 09	2013-14	9F and mixed use
10/00540	Court Lodge, Court Lane, Epsom	Stamford	17 Nov 10	2013-14	8F x 1B, 1F x 2B
09/01151	25 Alexandra Road, Epsom	College	07 Jun 11	2013-14	14F x 2B
<b>Total</b>					<b>32</b>
12/00580	37 & 37A Cheam Road, Ewell	Nonsuch	06 Feb 13	2014-15	10F x 2B, 2F x 1B
<b>Total</b>					<b>12</b>
10/00554	Land at Teddington Close, Epsom	Court	30 June 11	2015-16	14F x 2B, 2F x 1B
<b>Total</b>					<b>16</b>

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

### **Introduction**

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

This statement sets out the Borough's position over the five year period April 2013-March 2018 and demonstrates that there is sufficient provision to meet requirements for the next 5-year period.

### **The Planning Policy Context**

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

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

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

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

To be considered deliverable, sites should:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now.

– Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

### **Sites included in the 5 year supply**

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

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

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

Windfall sites are not included in the five year supply, although these have been a steady source of housing supply in the Borough historically. Since the adoption of the SHLAA in 2009, there has still been an average windfall delivery of 38 units per year over the last 4 years. This figure is well above the 5% buffer required by the NPPF.

### **The housing requirement 2013-2018**

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

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

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

**Table 1**

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

#### **b) Net addition to stock 2006-2013**

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2013 has been 1970 dwellings. This represents over 54% of the Borough's 20 year supply in just seven years (35%).

Table 2

<b>b)</b>	Net additions to stock 2006-2012	Dwellings	Average dwellings per annum
	2006/07	308	
	2007/08	281	
	2008/09	221	
	2009/10	103	
	2010/11	251	
	2011/12	289	
	2012/13	517	
	TOTAL	<b><u>1970</u></b>	281

**c) Residual requirement for 2013-26**

The housing requirement for the remaining years of the plan period (2013-26) 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.

$$\frac{(a-b)/\text{years remaining}}{3620-1970 = 1650/13 = \underline{126.9}}$$

**d) Requirement for five years 2013-18**

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2012-2018 is **635** 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 2006-2013	1970	281
c)	Residual requirement for 2013-2026 (a-b) (residual annual average = 1,650 / 13 years)	1650	126.9
d)	Requirement for 5 years 2013-2017	635	(126.9 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) Identify further large sites allocated for development as part of the preferred Housing Site options agreed by the Planning Policy Sub-Committee in February 2012
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 31/03/13)
- 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 31/03/13)

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	176	83	0	259
b) Allocated sites in Plan E	0	503	323	180
c) Large sites identified as preferred Housing Site options	20	860	355	525
d) Small and Medium sites under	20	60	0	80

construction or with planning permission (SHLAA)				
e) Small and Medium sites under construction or with planning permission (Non-SHLAA)	89	196	0	285
<b>Total</b>	<b>305</b>	<b>1) 1702 2) 1446</b>	<b>678</b>	<b>(i+ii-iii) 1) 1329 2) 1073</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 2013 - 2018 (including outstanding planning permissions)</b>	
Deliverable Supply	1329
Requirement	635
Surplus/ Deficit	<b>694</b>
Percentage supply over requirement	<b>109%</b>
Representative number of years supply	<b>10.5 years</b>

**Table 6**

<b>2) Comparison of 5 year supply and requirement 2013 - 2018 (excluding outstanding planning permissions)</b>	
Deliverable Supply	1073
Requirement	635
Surplus/ Deficit	<b>438</b>
Percentage supply over requirement	<b>69%</b>
Representative number of years supply	<b>8.5 years</b>

### **Conclusion**

Tables 5 and 6 show that the five year requirement (residual) of 635 based on the Core Strategy can be met and greatly exceeded, even if none of the sites with planning permission are brought forward to completion. The large oversupply of housing identified above is not overly concerning as the 20 year housing trajectory (Appendix C) shows a fall in the number of completions from 2017-18 onwards. Therefore, whilst the Council will still exceed its target of 3620 units by 2026, this oversupply will not be nearly as large as that identified over the next 5 years

**APPENDIX F: Developer Contributions Agreed 2012-13**

Address	Date Agreed	SCC Education	SCC Transport	SCC Highways	SCC Libraries	Children's Play Space	Amenity Green Space, Parks & Gardens	Outdoor Sports facilities	Environmental Improvement	Affordable Housing	Other	Monitor SCC	Monitor EEBC	Total (£)
Wilberforce Court, Heathcote Rd	19/09/12		£9,944.18		£686.32		£1,253.28	£6,825.90	£3,730.00		£120.00	£225.60	£902.38	<b>£23,687.66</b>
58-62 High St	09/01/13				£753.46			£7,789.84				£91.43	£365.73	<b>£9,000.46</b>
18 Aragon Avenue	25/04/12		£3,160.08	£281.16			£399.60	£2,168.64	£1,185.84			£71.32	£285.30	<b>£7,551.94</b>
57-87 Ashley Road	09/10/12		£7,315.00				£925.00		£2,745.00			£109.85	£439.40	<b>£11,534.25</b>
11 Warren Hill	13/08/12				£376.73			£3,886.86				£42.63	£170.54	<b>£4,476.76</b>
33A Waterloo Road	10/09/12	£1,316.85	£1,374.03		£132.31			£1,497.62	£515.70		£183.40	£50.20	£200.80	<b>£5,270.91</b>
37 & 37A Cheam Road	16/10/12	£27,579.20	£25,748.80		£1,777.60	£668.80	£3,256.00	£17,670.40	£9,662.40	£57,209.00		£863.63	£3,454.53	<b>£147,890.36</b>
West Hill Court, Court Lane	17/01/13		£19,882.17		£1,372.59		£2,514.15		£7,460.91			£312.30	£1,249.19	<b>£32,791.31</b>
Kingfisher Public House, 164 Ruxley Lane	16/10/12	£2,297.45				£55.71	£606.80	£3,293.12				£62.53	£250.12	<b>£6,565.73</b>
St Elmo, Burgh Heath Road	09/11/12				£87.87		£160.95	£873.48	£477.63			£16.00	£63.99	<b>£1,679.92</b>
70 Worple Rd	12/11/12	£3,933.17			£253.51	£95.38	£464.35	£2,520.04	£1,377.99			£86.44	£345.78	<b>£9,076.66</b>
138 Ruxley Lane	31/01/13	£51,538.63	£48,118.07		£3,321.89	£1,249.82	£6,084.65	£33,021.56	£18,056.61	£159,595.00		£1,613.91	£6,455.65	<b>£329,055.79</b>
Canford, Danetree Road	03/12/12		£11,016.39		£760.53			£7,560.12				£193.37	£773.48	<b>£20,303.89</b>
87 Rosebery Road	17/01/13	£4,481.62	£4,184.18		£288.86	£108.68	£529.10	£2,871.44	£1,570.14			£140.34	£561.36	<b>£14,735.72</b>
Eclipse House, 26 West Hill	07/12/12				£574.69							£28.73		<b>£603.42</b>
76 Rosebery Road	12/03/13		£3,672.13		£253.51	£95.38	£464.35	£2,520.04	£1,377.99			£83.83	£335.34	<b>£8,802.57</b>
100 Grosvenor Rd	12/03/12	£83.17	£1,404.48		£96.96		£177.60	£963.84	£527.04			£32.53	£130.12	<b>£3,415.77</b>
		<b>£91,230.09</b>	<b>£135,819.51</b>	<b>£281.16</b>	<b>£10,736.83</b>	<b>£2,273.77</b>	<b>£16,835.83</b>	<b>£93,462.90</b>	<b>£48,687.25</b>	<b>£216,804.00</b>	<b>£303.40</b>	<b>£4,024.64</b>	<b>£15,983.71</b>	<b>£636,443.09</b>



## **APPENDIX G: Developer Contributions received 2012-13**

	£'000	£'000
<b>Balances held as at 1/04/12</b>		<b>4,002</b>
<u>Receipts for the year:</u>		
Land Adj. to 15 Riverview Road (ref 50)		7
4-8 Cheam Road (ref 53)		16
43 Alexandra Road (ref 58)		3
71 Epsom Road and Tall Pines (ref 70)		50
13 The Avenue (ref 71)		15
2 East Street (ref 72)		11
High Street and Ewell (ref 73)		6
426 Chessington Road (ref 74)		11
434 Chessington Road (ref 75)		1
Plough Inn, Plough Road (ref 76)		62
Sunninghill, Downs Avenue (ref 77)		3
63 Rosebery Road (ref 78)		19
The Ladas, 13 Woodcote Road (ref 79)		7
Horton Park Children's' Farm , Horton (ref 80)		8
56 Grosvenor Road (ref 49)		11
Site Adjacent to Holmwood Close (ref 81)		27
Magistrates & County Court Site (ref 63)		31
122 Riverview Road (ref 82)		2
<b>Total Receipts for the year</b>		<b>290</b>
<u>Payments for the year:</u>		
38-40 South Street		(5)
Epsom Station-payment to SCC		(204)
Payment to SCC-Monies held under Developer Contributions Supplementary Planning Document		(205)
24 Lintons Lane		(1)
Wilberforce Court		(39)
2 Moormead Drive, Epsom		(1)
R/O 1/3 Gibraltar Crescent		(8)
87-89 Amis Avenue		(7)
51-53 Ravensfield Gardens		(2)
15-17 Manor Green Road		(2)
Dame Annis Barn, 16 Burgh Heath Road		(4)
3 Market Parade Ewell		(3)
Bishopsmead School		(7)
13 / 17 West Street		(4)
Glyn House, 15 Church Street, Ewell		(25)
Hudson House Station Approach, Epsom		(97)
Sainsbury's - former site 102-20 High Street		(61)
19 Green Lanes		(1)
11 Alexandra Road		(6)
St Andrews House, High Street, Epsom 22-28		(1)
97 College Road		(1)

68-72 Salisbury Road, Bellway Homes		(2)
122 Riverview Road		(2)
<b>Total Payments for the year</b>		<b>(688)</b>
<b>Balances held as at 31/03/13</b>		<b>3,604</b>
Less Monies Held on Behalf of :		
Surrey County Council	245	
PCT	12	
		(257)
Less funds committed to finance identified schemes		(2,190)
<b>Balances held useable by EEBC</b>		<b>1,157</b>

Outlined below is an analysis of the contributions that are committed to finance identified schemes at the end of 2012/13.

<b>Funds committed to finance identified schemes</b>	<b>S106 Agreement</b>	<b>£'000</b>
<b>Approved Capital Projects</b>		
Affordable Housing	Capitol House, Hudson House, 68-72 Salisbury Rd, 8-12 Dorking Rd, 71 Epsom Tall Pines, Plough Inn, Dame Annis Barn	1,413
Hogsmill Nature Reserves-Phase 4 Hogsmill Doorstep Green	St Andrews House	3
New Path on Epsom Common Local Nature Reserve	Ashley Road, Rosebery School	126
Improvements to West Ewell Station – time expired	Revere Way, Highway House	20
Longrove Skate park	Capitol House	63
Court Rec Astro turf	Various via SPD- Outdoor sports facilities	6
Horton Chapel	Horton Chapel	525
Epsom Town Centre Crossing Improvements	Wilberforce Court	20
<b>Approved Revenue Projects</b>		
Ewell Grove Open Space	Ewell Grove School	4
Provision of Signs near Epsom Racecourse	Grandstand	8
Grassland Improvements Epsom Downs	Paddock	2
<b>Balances committed by EEBC</b>		<b>2,190</b>

Of the £1,157,000 funding available to Epsom & Ewell Council there are restrictions within all of the agreements on how these monies can be applied. However some of these restrictions are less limiting (for example maintenance to open spaces within the Borough) than others.

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

<b>Restrictions on use</b>	<b>Ref</b>	<b>£'000</b>
Improvements to the open space which adjoins the site and lies between Blenheim Road, Longmead Road and Hook Road	3	20
Maintenance and upkeep of public open space within the vicinity of Horton Hill	22	1
Provision for recreational facilities within the Borough	31	2
Works to Hospital Cluster Site ( excluding Horton Chapel)		88
Open space facilities within the borough	8, 17	7
Open space facilities within the vicinity of Temple Road	52	7
Maintenance and upkeep of public open space within the Borough	19,21,34,73	5
Open space and recreation in the vicinity of Depot Road	33	20
Open space in the vicinity of Windmill Lane	35	8
Public Open Space and Recreation	38, 59	17
Improvement of public open space in EEBC	39	8
Existing informal open space in the administrative area of the Council	44	20
Provision of off-site open space enhancements	47	20
Enhancement of tree and shrub planting along the north-western off site boundary	47	2
Affordable Housing	7, 70	92
West Park- Community Facilities	62	690
Miscellaneous (£10k time expired-ref 4)	4	10
Various income split via the supplementary planning document	32,40- 43,45,46 48- 51,53- 55,58,63- 69,71,72,74,7 5,77-82	140*
<b>Balances useable by EEBC</b>		<b>1,157</b>

\*

<b>Breakdown of income split via the supplementary planning document</b>		<b>£'000</b>
Open Space		2
Transport		15
Open Space - Children & Young people		2
Open Space - Park & Gardens		6
Open Space - Amenity Green Space		10
Open Space - Outdoor Sports Facilities		34
Environmental Improvements		31
Community Facilities		6
Monitoring Charge		34
<b>Balances useable by EEBC</b>		<b>140</b>