

Annual Monitoring Report

1st April 2019 - 31st March 2020

Contents	
Introduction	3
The Borough in Context and Future 40	3
The Current and Emerging Statutory Development Plan for the Borough	3
Current Local Plan	3
Emerging Local Plan.....	5
Progress and Implementation of the Local Plan.....	5
Local Plan Production	5
Evidence Base Studies	5
Duty to Co-Operate	7
Housing Delivery	8
Figure 1: Housing delivery rates compared with	8
identified housing need.....	8
Figure 2: Projected housing delivery to 2025.....	10
Infrastructure and Developer Contributions.....	15
Economic Development.....	18
Retail	19
Plan E	21
The Built Environment	23
Green Infrastructure and the Environment	24
Appendix A - List of housing completions 2019-2020	26
Appendix B Housing Trajectory	28
Appendix C: Sites with outstanding planning permission or under construction	30
Appendix D: Five Year Housing Land Supply 2020	38
Appendix E	41

Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 1st April 2019 to 31st March 2020 for the borough of Epsom and Ewell. It is the principal means of monitoring the implementation of the Epsom & Ewell Local Plan and is fundamental to providing a sound factual basis for decision-making and plan preparation.
- 1.2 Regulation 34 of the Town and Country Planning Regulations 2012 (Local Planning) sets out the minimum requirements for the contents of an AMR including progress with Local Plan preparation; how the implementation of policies in the Local Plan are progressing; net additional dwellings, net additional affordable dwellings; Community Infrastructure Levy receipts; and action taken under the duty to co-operate. It is then a matter for each Local Planning Authority to decide what additional information to include over and above the prescribed minimum information.
- 1.3 Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making and is important to provide a check on whether the plan objectives are being achieved. The targets and indicators in this report relate to the key policies set out in the Core Strategy 2007, Plan E (Epsom Town Centre Area Action Plan) 2012 and the Development Management Policies 2015. Where data is available, trends are shown to help identify the need for further action and consequently the need to amend or delete policies in the Local Plan review. Some targets and/or indicators have been amalgamated or updated to reflect progress that has already been made on the new Local Plan and current monitoring arrangements. Some indicators that have been shown to be unquantifiable through previous AMRS have been omitted.
- 1.4 The National Planning Policy Framework published in 2012 and revised in February 2019, sets out the government's planning policies for England and how these are expected to be applied. The Borough's new Local Plan will confirm to legislation and will replace all current local planning policies.
- 1.5 This AMR is presented under the following sections:
 - The Borough in Context
 - Current and Emerging Statutory Development Plan for the Borough.
 - Progress and Implementation of the Local Plan
 - Duty to co-operate
 - Housing Delivery
 - Infrastructure and Developer Contributions
 - Economic development (including employment, retail and Plan E)
 - The built environment
 - Green Infrastructure and the environment

The Borough in Context and Future 40¹

- 2.1 Epsom & Ewell is the smallest Surrey Borough situated on the northern boundary of the county; with Greater London lying to the north; comprising an area of just over 3,400 hectares. The population currently sits at approximately 80,600 making Epsom and Ewell the most densely populated borough in Surrey with approximately 23.70 persons per hectare.
- 2.2 The Borough is well connected with accessible road links to the M25 and A3 trunk roads and central London less than 30 minutes away by train. There are four train stations in the Borough. Both London Heathrow and Gatwick airports are located within easy reach. Despite being adjacent to London, the Borough is proud of its large open green spaces including Epsom Downs (home of Epsom Racecourse), Epsom Common and Nonsuch Park. Although small in size, the borough is home to a number of major national and international business headquarters as well as small independent enterprises. It is also home to education establishments including the University for the Creative Arts and Laine's Theatre Arts.
- 2.3 There are approximately 32,400 dwellings in Epsom and Ewell. Of these, approx. 92% are privately owned, 8% private rented and 0.1% are social rented. The percentage of private sector properties owned in the Borough is higher than the equivalent average for Surrey (88.4%) and nationally (82.6%). In December 2018 the mean house price in the Borough was £521,741, and the median price was £472,500. (ONS, HM Land Registry). The mean price in Epsom & Ewell is generally slightly lower than the mean across Surrey, and the median is slightly higher. Full statistics are available at the Surrey-I website: www.surreyi.gov.uk.
- 2.4 Future 40 is a Council led initiative to develop a long-term vision for Epsom & Ewell. As part of this work a 'Borough Profile' has been compiled that provides a really useful summary of the statistical data available for the Borough. This is available on the [Future 40 website](#) here. More detail on Future 40 can be found at www.future40.org.

The Current and Emerging Statutory Development Plan for the Borough

Current Local Plan

- 3.1 The Development Plan for the Borough is comprised of the following documents:
 - The Local Plan
 - Epsom & Ewell Core Strategy 2007
 - Plan E Epsom Town Centre Area Action Plan 2011
 - Epsom & Ewell Development Management Policies Document 2015
 - Upper High St, Depot Rd and Church Street Development Brief 2012
 - Revised Developer Contributions SPD 2014
 - Parking Standards for Residential Development 2015
 - Revised Sustainable Design Supplementary Planning Document (SPD) 2016
 - Surrey-wide Documents
 - Surrey Waste Plan 2008
 - Surrey Minerals Plan Core Strategy 2011

¹ The data included in this section was accurate at 16 July 2020- ONS Census Date 2011, Via Surrey i

- 3.2 In addition to the above documents we have also prepared and produced a number of useful and valued supplementary planning guidance documents. These support the policies and proposals of the Local Plan. Such additional local guidance is considered necessary and for that reason is believed to be consistent with national planning policy. The main role of these documents is to clarify and support local policy and it may be taken into account as a material consideration in relation to the determination of planning applications. These include the following documents:
- ☐ Single plot and other types of residential infill development 2003
 - ☐ Householder Applications 2004
 - ☐ Solar Panel Guidance for Domestic Installation 2011
 - ☐ Biodiversity and Planning in Epsom & Ewell 2012
 - ☐ Shopfront Design Guide 2012
- 3.3 In order to respond to the higher objectively assessed housing need calculated using the government's standard methodology, we have been preparing a new Local Plan that will include new strategic, general and site allocation policies that seek to meet as much of our housing requirement as is sustainably possible without harming the qualities that make the Borough special. The Council published a document entitled 'Making the Efficient Use of Land Optimising Housing Delivery 2018'. This document sets out how we will consider the issue of meeting our housing requirement when determining planning applications when set within the context of our existing adopted Local Plan policies that relate to building height and housing density and national policy on 'making effective use of land'.
- 3.4 Epsom and Ewell have continued to progress with work on the emerging Local Plan in 2019 and 2020, however the Coronavirus pandemic has had a significant impact on the work programme at the early part of 2020. Further disruption continued during 2020, where the government introduced a number of changes in response to the COVID 19 pandemic and additionally proposed further reform to the planning system. Whilst these changes were introduced beyond the reporting year of this AMR, due to the time of publication of this report and the impact on Local Plan making, it is important to note this. In summary, the changes include:
- Changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 which allows for greater capacity to extend buildings upwards and rights to allow demolition of certain buildings to replace them with residential buildings came into effect on the 31st of August 2020.
 - Changes to the Town and County Planning (Use Classes) Order 1987 created a new broad use class incorporating a commercial, business and service use class which came into effect on the 1st September 2020.
 - Proposed reforms in the Planning system in The Planning for the Future white paper published in August 2020 which sought views on the government's proposal. Proposals include setting national development management policies in place of existing local policies. It is anticipated that local plans will therefore place greater focus on allocation, codes and standards applied to developments within local authority areas. The White paper proposes shorter timescales of 30 months to produce a new local plan and shorter overall content.
 - A further document 'Changes to the current planning system' consultation on changes to planning policy and regulations paper proposes a revised standard method for calculating local housing need which will be used as the basis for plans created prior to any changes outlined in Planning for the Future being introduced.

As a consequence of the planning reforms and changes proposed, it has been necessary to consider the implications of this on the existing course of Epsom and Ewell's local plan.

Emerging Local Plan

3.5 Within the work undertaken so far, it has been anticipated that the new Epsom & Ewell Local Plan would cover the following components:

- Appropriate growth and housing strategies that responds to the government's assessment of objectively assessed housing need
- Revision of the Borough wide housing target to take account of objectively assessed housing need; taking account of the relevant constraints affecting the ability of the development industry to deliver of growth
- An appropriate infrastructure strategy that responds and complements the scale of new housing identified by the government's assessment of objectively assessed housing need. This will seek to bridge the gaps in capacity and funding that currently serve to constrain the necessary scale of new housing delivery required to meet the government's assessment of need
- An overview of how the Borough Council could work with its housing market area partners to address unmet need
- A Strategic review of the Green Belt
- A review of our affordable housing delivery policy
- A review of those existing policies that may impede our ability to respond positively to the government's objectively assessed housing need calculation. Policies under consideration for review include those relating to building height, housing density, housing mix and parking standards.
- Appropriate policy approach that will reflect the Council's commitments to climate change as set out in the Council's Climate Change Action Plan

3.6 The new Local Plan will include new site allocation policies relating to:

- Green Infrastructure
- Climate Change and zero Carbon
- Major developed sites within the Green Belt
- Housing delivery
- Employment sites
- Retail centres
- Epsom General Hospital
- The University for the Creative Arts
- Transport networks

Progress and Implementation of the Local Plan

4.1 The Council published a revised Local Plan Programme in January 2020 and updated this in July 2020 (following the impact on work due to the Coronavirus pandemic interventions). This superseded the 2018 Programme published in the last AMR and focused on the preparation and production of the new Local Plan.

4.2 This Local Plan Programme identifies and allocates proportionate resources to each project and identifies any risks and constraints that we can foresee. The programme set out the following for progressing the Local Plan review-

Local Plan Production

Key Stages	Planned Date
Issues & Options Consultation (Call for Sites)	September – December 2017
Consideration of Consultation Responses	December 2017 – March 2018
Preparation and production of the Masterplan for Epsom & Ewell	June 2018 – June 2019
Preparation of the Epsom & Ewell Duty to Co-Operate Engagement Plan	September – October 2018
Final Issues and Options Consultation (Regulation 18 part 2)	November - December 2020
Consider consultation responses and prepare revised draft Local Plan	January – June 2021
Report to LPPC Reg.19 Publication Version of the Draft Local Plan	June 2021
Pre-Submission Public Consultation	July – September 2021
Date of Submission to Secretary of State	October 2021
Pre-Examination Meeting	December 2021
Public Hearing	January 2022
Estimated Date for Adoption	December 2022

4.3 The Local Plan Programme also identified a timetable for the production of the key evidence base documents that support and inform the process. These evidence base documents are listed below.

Evidence Base Studies

Documents	Publication Dates
Strategic Housing Market Assessment²	October 2016
Green Belt Study Stage 1	February 2017
Strategic Housing Land Availability Assessment (SHMA)³	July 2017
Traveller Accommodation Assessment	July 2017
Constraints Study	July 2017
Strategic Flood Risk Assessment Update	June 2018
Green Belt Study Stage 2	July 2018
SHMA version 2	September 2019
Draft Masterplan	September - October 2019
Retail Needs Study and Centre health Check	February 2020
Spatial Economic Development Strategy	February 2020
Scoping Report on the Racecourse and Equestrian Sector in Epsom & Ewell Borough	March 2020
Indoor & Outdoor Sports Facilities Assessment and Playing Pitch Strategy	September 2020
Open Space Audit Review	September 2020

² Originally prepared in partnership with Royal Borough of Kingston, Elmbridge and Mole Valley Borough Councils.

³ Previous Local Plan Programmes have referred to Strategic Housing and Employment Land assessments. We already undertaken significant work on establishing our future employment needs into the future, so a joint study is no longer considered necessary.

Strategic Viability Assessment	November 2020 (alongside the Reg 18 consultation)
Habitats Regulations Assessment	November 2020 (alongside the Reg 18 consultation)

Duty to Co-Operate

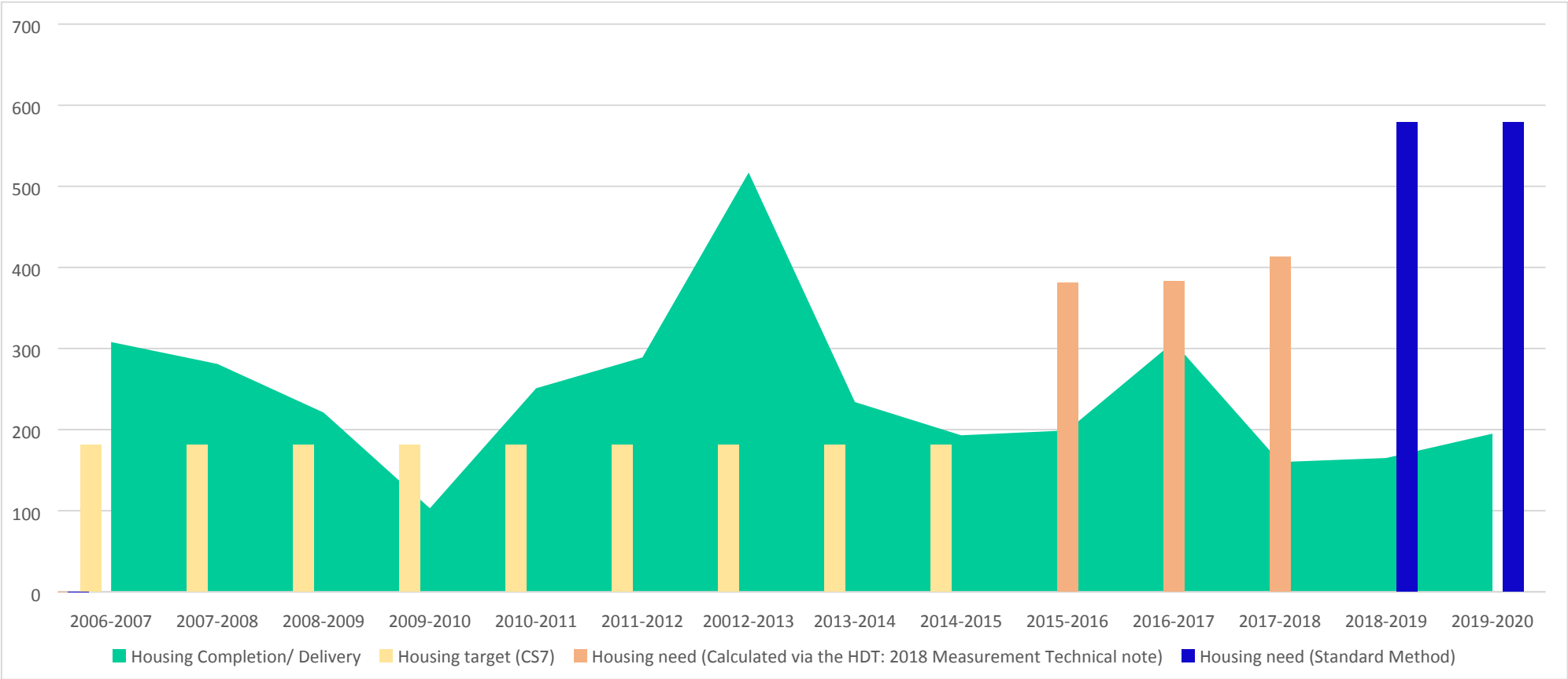
- 5.1 Section 110 of the Localism Act 2011 sets out the duty to co-operate and requires authorities to “engage constructively, actively and on an on-going basis”. It seeks to ensure that local planning authorities lead strategic planning through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. Local planning authorities must give details of what actions they have taken under the duty to co-operate to their communities in their Annual Monitoring Reports. The revised National Planning Policy Framework places an enhanced emphasis on local authorities working together to deliver sustainable growth. The Framework states that meaningful engagement with our neighbours will be of critical importance to our new Local Plan being found sound.
- 5.2 In November 2018 the Licensing and Planning Policy Committee received a report setting out our approach to further developing strategic relationships with neighbouring boroughs. This includes a plan of engagement with neighbouring planning authorities and an agreement from the Committee to the actions listed in the report. Securing agreed statements of common ground with our neighbours will be a positive step forward in demonstrating that we are meeting the duty-to-co-operate. In March 2020, Licensing and Planning Committee received responses outlining our feedback on Elmbridge Borough Council’s Local plan and Mole Valley’s Local plan.
- 5.3 During the reporting period the Borough Council has continued to participate in a number of Surrey-wide initiatives that contribute, at the strategic level, to the local plan making process-including engagement in [Surrey Place Ambition](#). This work has been undertaken through a variety of Surrey-wide bodies that include Surrey Leaders; Surrey Chief Executives; Surrey Futures; Surrey Planning Officers Association and the Surrey Planning Work Group – the latter being fully focused upon local plan making. We have met and engaged with all of our neighbouring planning authorities, including the Greater London Authority. We continue to ensure that we maintain an appropriate dialogue with our neighbours and we are keeping up to date with their Local Plan progress.

It is important to note that the government has announced a series of significant reforms for the planning industry within the Planning White paper, one of which indicates the intention that the duty to cooperate will be abolished.

Housing Delivery

Policy	Existing Indicators and Targets	Performance	Analysis
CS7	<p>Number of (net) housing completions per annum</p> <p>The Core Strategy target has long been out of date.</p> <p>The scale of Objectively Assessed Housing Need (OAHN), calculated using the standard methodology as required by the latest National Planning Policy Framework is calculated as 579 units per annum. A 20% buffer has been added to this figure due to under performance, resulting in a requirement of 695</p>	<p>195 new dwellings have been completed this year.</p> <p>Housing delivery has been on average 243 dwellings per annum since 2007.</p>	<p>This year we have achieved 33% of our identified housing need. This is the second lowest level of delivery against the housing requirement since the monitoring period began. Historic peaks in delivery during 2012/2013 and 2016/2017 can be explained by a number of completions on strategic housing sites on the West Park and St Ebbas (known as Hospitals cluster) sites in 2012/13 and the redevelopment of the former Linton’s Centre site between 2016/17.</p> <p>We have consistently exceeded the housing target identified under Core Strategy Policy CS7. However, the target identified in the Core Strategy has been superseded by the OAHN, calculated by the standard method (579 dwellings per annum) introduced by the publication of the revised NPPF. Our OAHN figure is a substantially higher level of housing delivery that we have not previously achieved in any given year before.</p> <p>The revised National Planning Policy Framework (NPPF) has also introduced a number of new tests/measures that seek to increase housing delivery. This includes the Housing Delivery Test and its associated penalties. These are measures which are subject to a three year transitional period whereby either the need calculation or the thresholds are stepped up every year. This can be seen represented in Figure 1. We are working on a new Local Plan that will encompass all of the housing policies and allocate new housing sites. This will be informed by detailed evidence base documents including the Strategic Housing Land Availability Assessment (June 2017) and the Strategic Housing Market Assessment 2019. A full list of housing completions for 2019-20 can be found in appendix A</p>

Figure 1: Housing delivery rates compared with identified housing need

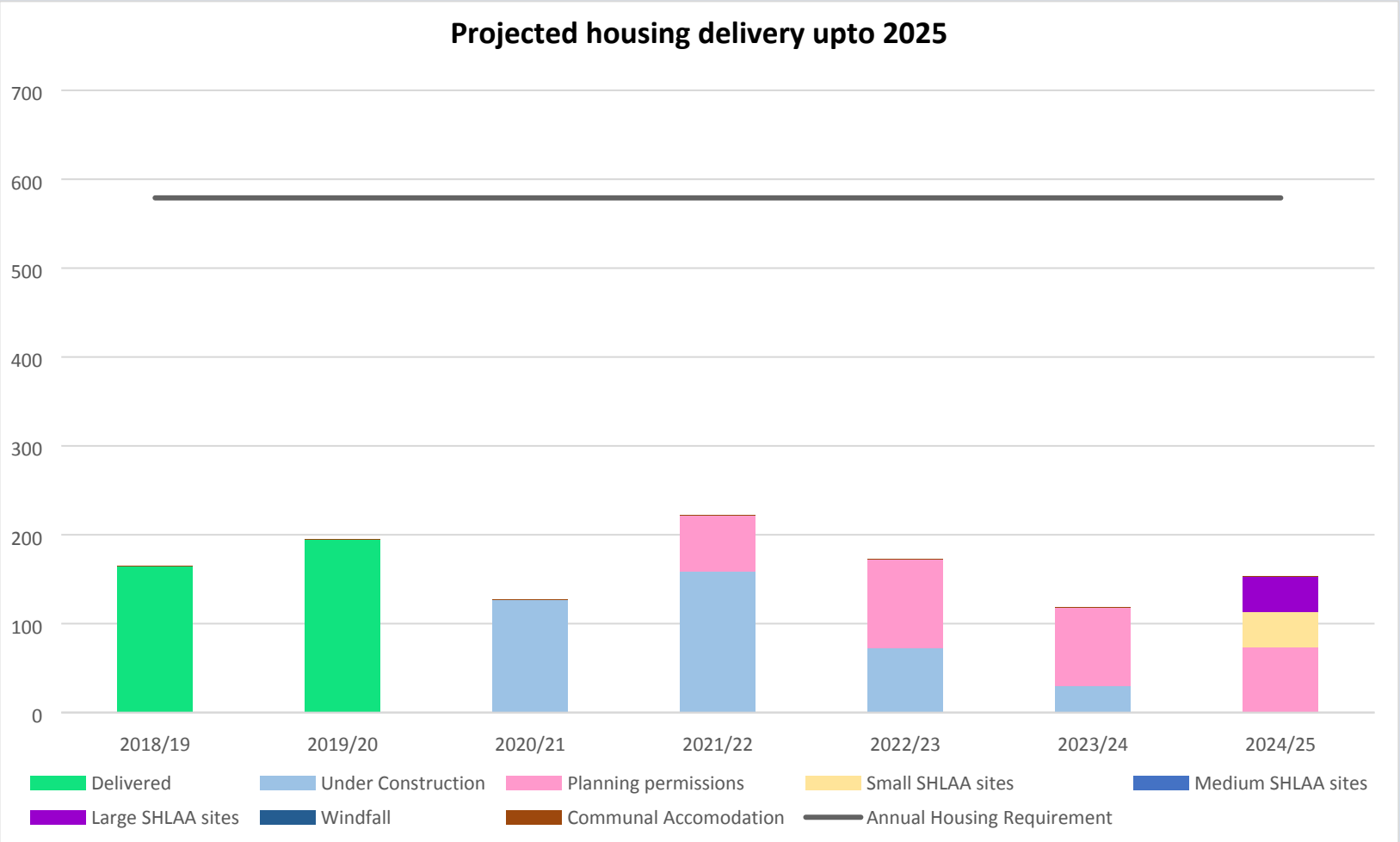


<div>CS7</div>	<div>Detailed Housing Trajectory projecting the net additional dwellings in future years.</div> <div>Mapping housing trajectories provides a useful approach for assessing the performance of housing delivery. Such an approach helps to support the ‘plan, monitor, manage’ concept. The housing trajectory illustrates past performance and estimates future delivery, thus 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.</div> <div>The NPPF requires local planning authorities to prepare a robust evidence base on housing need and demand through the preparation of 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 at least 5 years’ worth of housing supply against their housing need. In addition, local planning authorities are advised that they 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.</div> <div>The Borough’s housing land supply and housing trajectory are derived from the following sources:</div> <div> <div> <div>□ Past housing completion figures from 2017-2019</div> <div>□ Number of units currently under construction</div> <div>□ Unimplemented planning permissions</div> <div>□ SHLAA Opportunity sites (small medium and large)</div> <div>□ Windfall sites (as justified in the SHLAA 2017 and based on past delivery)</div> <div>□ Communal (C2) and student accommodation permitted (included in the Housing Delivery Test calculations from 2019 and calculated as below).</div> </div> </div> <div>The revised NPPF 2019 states that sites that have the potential to deliver housing during the first 5 years of the housing trajectory must meet the definition of ‘deliverable’ set out in national policy. In the Borough this means that the only sites that can be considered to be ‘deliverable’ in line with the NPPF are limited to:</div> <div> <div>- sites that have planning permission that have not been implemented or that have commenced</div> <div>- sites allocated in Plan E- this is our only adopted local plan document that includes allocations at this time. (There are currently no Plan E sites that we believe will deliver housing in the first five years that do not already have planning permission)</div> </div> <div>Housing sites that have been identified through the SHLAA 2017 process, that are considered to be ‘developable’ within the plan period are included within the trajectory from year 6 (these were classified as category 1, 2 or 3 sites). SHLAA sites that do not have planning permission and are not allocated in the Development Plan (Plan E) cannot be included in the five year supply as they are not considered to be ‘deliverable’. These are shown separately in the housing trajectory to allow the Council to monitor the progress of these sites and to confirm whether the identified potential sources of supply are coming forward. The allocation of these sites will be considered through the new Local Plan.</div> <div>Since the changes to Planning Practice Guidance in March 2014, Class C2 residential units can now be counted towards the supply of new homes. This has been reconfirmed through the ‘Housing Delivery Test Measurement Rule Book’ July 2018. This states that the ‘net homes delivered’ includes;</div> <div> <div>‘Net Homes Delivered in a Year’</div> <div>PLUS</div> <div> <div> <div>Net increase in bedrooms in student communal accommodation in LA</div> <div>Average number of students in student only households in England (2.5)</div> </div> <div>PLUS</div> <div> <div> <div>Net increase in bedrooms in other communal accommodation in LA</div> <div>Average number of adults in households in England (1.8)</div> </div> </div> </div> <div>On that basis we have included projected communal completions in our housing trajectory and have applied the calculation in line with the Housing Delivery Test.</div> </div>
----------------	---

The average number of units resulting from windfall sites with 1-4 units (net gain) is 31 per year for the last eight years (SHLAA 2017). The impact of the Development Management Policy DM16 is still unclear but is considered likely to have managed the number of new houses built in back gardens. With this in mind it is suggested that the figure of 31 is reduced by 12% in line with the average % of small windfalls that are classified as garden land developments each year. This takes the average number of windfalls on sites of 1-4 units to 27 per annum. A reduction in the number of the small windfalls coming forward should also be included as the possible windfall sites will inevitably reduce. A reduction to 20 units per annum is suggested for the last five years of the plan period.

The housing trajectory (Appendix B) shows a deficit of 8576 units over the plan period (2017-2037). The trajectory also demonstrates that we are currently unable to demonstrate a five year supply of housing and that we have around a 1.0 years housing supply based on our Objectively Assessed Housing Need figure. This is set out in more detail in the 'Statement of five year Housing Land Supply' attached as Appendix C.

Figure 2: Projected housing delivery to 2025



Policy	Existing Indicators and Targets	Performance	Analysis																																																																																				
CS9	<p>Number of affordable housing units completed per annum (and as a % of total net completions)</p> <p>The Council has a target that overall, 35% of new dwellings should be affordable.</p> <p>Using the standard methodology figure of 579 (2018 onwards) this equates to a figure of 203 per annum.</p>	<p>This year there has been 39 affordable housing completions. This equates to 19% of housing completions for the year.</p>	<table><tr><th></th><th>Open Market Housing</th><th>Affordable Units</th><th>Percentage</th><th>Total (gross)</th><th>Target/HDT need(total)</th><th>Affordable target</th></tr><tr><td>2019-2020</td><td>156</td><td>39</td><td>19%</td><td>195</td><td>579</td><td>203</td></tr><tr><td>2018-19</td><td>119</td><td>46</td><td>28%</td><td>165</td><td>579</td><td>203</td></tr><tr><td>2017-18</td><td>136</td><td>23</td><td>15%</td><td>159</td><td>418</td><td>146</td></tr><tr><td>2016-17</td><td>251</td><td>57</td><td>19%</td><td>308</td><td>418</td><td>146</td></tr><tr><td>2015-16</td><td>107</td><td>102</td><td>49%</td><td>209</td><td>418</td><td>146</td></tr><tr><td>2014-15</td><td>142</td><td>58</td><td>29%</td><td>200</td><td>181</td><td>63</td></tr><tr><td>2013-14</td><td>203</td><td>77</td><td>28%</td><td>280</td><td>181</td><td>63</td></tr><tr><td>2012-13</td><td>315</td><td>207</td><td>40%</td><td>522</td><td>181</td><td>63</td></tr><tr><td>2011-12</td><td>220</td><td>73</td><td>25%</td><td>293</td><td>181</td><td>63</td></tr><tr><td>2010-11</td><td>213</td><td>49</td><td>19%</td><td>262</td><td>181</td><td>63</td></tr><tr><td>Total</td><td>1862</td><td>731</td><td>28%</td><td>2593</td><td>3317</td><td>1159</td></tr></table>		Open Market Housing	Affordable Units	Percentage	Total (gross)	Target/HDT need(total)	Affordable target	2019-2020	156	39	19%	195	579	203	2018-19	119	46	28%	165	579	203	2017-18	136	23	15%	159	418	146	2016-17	251	57	19%	308	418	146	2015-16	107	102	49%	209	418	146	2014-15	142	58	29%	200	181	63	2013-14	203	77	28%	280	181	63	2012-13	315	207	40%	522	181	63	2011-12	220	73	25%	293	181	63	2010-11	213	49	19%	262	181	63	Total	1862	731	28%	2593	3317	1159
				Open Market Housing	Affordable Units	Percentage	Total (gross)	Target/HDT need(total)	Affordable target																																																																														
			2019-2020	156	39	19%	195	579	203																																																																														
			2018-19	119	46	28%	165	579	203																																																																														
			2017-18	136	23	15%	159	418	146																																																																														
			2016-17	251	57	19%	308	418	146																																																																														
			2015-16	107	102	49%	209	418	146																																																																														
			2014-15	142	58	29%	200	181	63																																																																														
			2013-14	203	77	28%	280	181	63																																																																														
			2012-13	315	207	40%	522	181	63																																																																														
			2011-12	220	73	25%	293	181	63																																																																														
			2010-11	213	49	19%	262	181	63																																																																														
			Total	1862	731	28%	2593	3317	1159																																																																														
<p>Over the past 10 years we have delivered 731 affordable units (of varied tenures) which equates to 28% of housing delivery. Our affordable housing shortfall for the last ten years is 428 units.</p> <p>In the past the Council has struggled to deliver the affordable housing needed. Meeting the current target of 35% has been challenging. This is exacerbated by the fact that as of the publication of the revised NPPF in 2018, affordable housing can no longer be sought on non major development (major development is defined as development where the number of dwellinghouses to be provided is 10 or more). Our emerging Local Plan will review the needs calculation. This may show an even higher need so it is very important that we carefully consider how we can deliver this in the future. We have commissioned a Strategic Viability Assessment that will consider the scale of Affordable Housing that can be viably delivered through the new Local Plan. We believe that any new affordable housing policy will need to strike a balance between ensuring development remains viable and meeting our affordable housing need.</p>																																																																																							

			<p>Our housing trajectory only identifies with certainty that an additional 90 affordable homes will be delivered. It is likely that more units will come forward through windfall sites but this will be limited.</p> <table><tr><th>Source of supply</th><th>2020/21</th><th>2021/22</th><th>2022/23</th><th>2023/24</th><th>2024/25</th></tr><tr><td>Planning Permissions</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>NESCOT 2 (Sycamore Gardens)</td><td>3</td><td></td><td></td><td></td><td></td></tr><tr><td>Presto Haulage, The Old Mill, Old Malden Lane</td><td></td><td>8</td><td>8</td><td></td><td></td></tr><tr><td>Epsom and Ewell High School</td><td></td><td>15</td><td>15</td><td>20</td><td>15</td></tr><tr><td>Lidl UK development site 40-52 Upper High Street</td><td></td><td></td><td>6</td><td></td><td></td></tr><tr><td>Total</td><td>3</td><td>26</td><td>55</td><td>75</td><td>90</td></tr><tr><td>Cumulative Total</td><td></td><td></td><td></td><td></td><td>90</td></tr></table> <p>Surrey County Council publish ‘Surrey snapshots’ on various topics on a regular basis. This includes one entitled ‘What does the affordable housing profile of Surrey look like?’ The most recent published snapshot is available here: Surrey I Snapshot data</p> <p>This shows that according to the 2011 census Epsom & Ewell has the lowest proportion of households living in affordable housing in Surrey. This corresponds with our understanding of the intelligence that we have a slow turnover rate of socially rented properties that is compounded by past under delivery. It is important to note that this does not mean that we have a higher need than elsewhere.</p> <p>Delivering affordable housing is likely to be identified as a corporate priority in the new Corporate Plan.</p>	Source of supply	2020/21	2021/22	2022/23	2023/24	2024/25	Planning Permissions						NESCOT 2 (Sycamore Gardens)	3					Presto Haulage, The Old Mill, Old Malden Lane		8	8			Epsom and Ewell High School		15	15	20	15	Lidl UK development site 40-52 Upper High Street			6			Total	3	26	55	75	90	Cumulative Total					90
Source of supply	2020/21	2021/22	2022/23	2023/24	2024/25																																														
Planning Permissions																																																			
NESCOT 2 (Sycamore Gardens)	3																																																		
Presto Haulage, The Old Mill, Old Malden Lane		8	8																																																
Epsom and Ewell High School		15	15	20	15																																														
Lidl UK development site 40-52 Upper High Street			6																																																
Total	3	26	55	75	90																																														
Cumulative Total					90																																														

Policy	Existing Indicators and Targets	Performance	Analysis																				
DM21	<p>Meeting Local Housing Needs</p> <p>Number and type of units permitted for specialised forms of residential accommodation</p> <p>Self-Build and Custom Build Register</p>	60 Extra care units permitted	<p>A proposal that delivered 60 Extra care units was delivered during 2019-2020 at Salesian College Sports Ground (15/00845/FUL). This included 24 affordable rented units which will be allocated in accordance with agreed eligibility criteria relating to Domiciliary Care and support requirements to help people to manage disability or illness to facilitate and maintain independence. This proposal provided 40% of its total units as affordable.</p> <p>The Self Build and Custom Housebuilding Act 2015 introduced new duties on local authorities to keep, and have regard to registers of individuals and community groups, seeking land for the purposes of self or custom housebuilding. From 1 April 2016 we were required to assess demand for self and custom housebuilding and since the end of 2017 we have submitted an annual return to the government indicating this demand. We are required by the Self Building and Custom Housebuilding Act 2015 to give planning permissions for enough suitable serviced plots of land to meet the demand for self-build and custom house building in Epsom and Ewell. This is not a requirement to provide a plot directly to each individual on the register. The level of demand is established by the number of entries added to the register during a base period. At the end of each base period, we have 3 years in which to give an equivalent number of planning permissions to plots of land, which are suitable for self- build and custom house building, as there are entries for that base period. A plot of land can also include land that currently has a property on it which the applicant intends to demolish and rebuild. From 1 April 2017 to 31 March 2020 there were 16 planning permissions granted for self-build plots. The ‘level of demand from the base period 31 October 2016- 30 October 2017 was thirteen. 30 October 2020 will mark the end of the three year period.</p>																				
DM22	<p>Housing Mix</p> <p>% of planning permissions granted for four units or more, for development comprising 25% three bedroom or larger units</p>	<p>There were 13 permissions granted where there were 4 or more units. Of these, one was PDCOU so out of the control of this policy.</p> <p>20/00114/PDCOU: 24 High Street, Ewell - The proposal comprises the change of use of the existing office building to residential. 14 units</p>	<p>A sample of the applications granted between 2019-2020 which included 4 or more units included;</p> <p>18/01430/FUL: Presto Haulage, The Old Mill - Demolition of existing buildings, and erection of 80 new dwellings with access, associated parking and landscaping works.</p> <table><tr><td>Planning application unit sizes</td><td>% 3 Bed +</td></tr><tr><td>26x 1Bed Flats, 36 x 2Bed Flats, 18 x 3Bed Houses</td><td>22%</td></tr></table> <p>18/00271/FUL: Land At Mill Road, Epsom - Proposed residential development comprising of 31 units with associated landscaping, parking and external works</p> <table><tr><td>Planning application unit sizes</td><td>% 3 Bed +</td></tr><tr><td>8x 1Bed Flats, 20x 2Bed Flats, 3x2Bed Houses</td><td>0%</td></tr></table> <p>18/01264/FUL: 10 Old Schools Lane, Ewell - Erection of six semi-detached dwellings including associated landscaping and parking.</p> <table><tr><td>Planning application unit sizes</td><td>% 3 Bed +</td></tr><tr><td>2x 2Bed Houses, 4x 3Bed Houses</td><td>67%</td></tr></table> <p>19/00301/FUL: Maritime Court, Blenheim Road - Conversion of existing ground floor D1 (Non-residential institution) floorspace to three no. 1 bedroom flats and one no. 2 bedroom flat</p> <table><tr><td>Planning application unit sizes</td><td>% 3 Bed +</td></tr><tr><td>3x 1Bed Flat, 1x 2Bed Flat</td><td>0%</td></tr></table> <p>17/01586/FUL: Former Police Station, Church Street - The demolition of the former police station, and the erection of two residential blocks comprising a total of 29 residential units (11x1bed, 11 x2 bed and 7x3 bed), with associated car parking and landscaping.</p> <table><tr><td>Planning application unit sizes</td><td>% 3 Bed +</td></tr><tr><td>11x 1Bed, 11x 2Bed and 7x 3Bed</td><td>24%</td></tr></table> <p>The Council published a new document ‘Making efficient use of land optimising housing delivery’ in May 2018. Although this document does not explicitly mention Policy DM22 it is reasonable to assume that if a site is being ‘fully optimised to positively respond to our objectively assessed housing need’ then higher density, smaller units are likely to be more prevalent than before.</p> <p>There is also the overall capacity of the smaller sites coming forward with genuinely less space and the viability of delivering these sites.</p> <p>The NPPF does state that market signals should be considered in determining planning applications. As we are seeking to optimise each site for housing delivery, this policy could be</p>	Planning application unit sizes	% 3 Bed +	26x 1Bed Flats, 36 x 2Bed Flats, 18 x 3Bed Houses	22%	Planning application unit sizes	% 3 Bed +	8x 1Bed Flats, 20x 2Bed Flats, 3x2Bed Houses	0%	Planning application unit sizes	% 3 Bed +	2x 2Bed Houses, 4x 3Bed Houses	67%	Planning application unit sizes	% 3 Bed +	3x 1Bed Flat, 1x 2Bed Flat	0%	Planning application unit sizes	% 3 Bed +	11x 1Bed, 11x 2Bed and 7x 3Bed	24%
Planning application unit sizes	% 3 Bed +																						
26x 1Bed Flats, 36 x 2Bed Flats, 18 x 3Bed Houses	22%																						
Planning application unit sizes	% 3 Bed +																						
8x 1Bed Flats, 20x 2Bed Flats, 3x2Bed Houses	0%																						
Planning application unit sizes	% 3 Bed +																						
2x 2Bed Houses, 4x 3Bed Houses	67%																						
Planning application unit sizes	% 3 Bed +																						
3x 1Bed Flat, 1x 2Bed Flat	0%																						
Planning application unit sizes	% 3 Bed +																						
11x 1Bed, 11x 2Bed and 7x 3Bed	24%																						

			<p>considered to be contrary to that approach. Indeed when making balanced decisions the Development Management process may consider that the need to deliver housing numbers through smaller units should be afforded more weight.</p> <p>The revised SHMA will help inform the types and size of units likely to be needed in the borough in the future. This is likely to require a varied mix to broadly reflect the housing mix in the recent SHMA. In seeking to balance the future need and in the context of a high housing number, the policy should not be applied rigidly. A proposal that doesn't reflect this mix may be supported provided there are clear reasons for alternative mix. For example the location of the site may be more suitable for flatted scheme comprising of smaller units.</p>
--	--	--	---

Policy	Existing Indicators and targets	Performance	Analysis
CS8	<p>Broad Location of Housing Development</p> <p>% of housing completed on previously developed land (PDL)</p> <p>A map in Appendix E shows the location of housing completions this year</p>	38% of housing completions this year were on PDL	<p>Of the 195 housing completions this year, 75 units were completed on Previously Developed Land (PDL). This equates to 38%.</p> <p>The 120 units on greenfield land include 49 at NESOT Agricultural land, 60 units at the Salesian College Sports Ground, a small development site at the rear Of Greenways and The Garth and a few garden land sites.</p>
DM12	<p>Housing Standards</p> <p>% of new housing developments, including conversions complying with external and internal space standards.</p> <p>All new housing (including conversions) to comply with external and internal space standards (set out in the forthcoming Design Quality SPD)</p>	<p>From our records of Development Management reports there are no new housing developments that do not meet our space standards</p>	<p>Policy DM12 is regularly stated as a reason for refusal due to unacceptable site layouts resulting in poor amenity space, the closeness of trees with the potential to cause unacceptable encroachment/ failing to meet the national minimum amenity standards set out in the technical guidance, failure to provide external amenity space, failure to provide adequate living standards and adequate internal amenity space.</p> <p>The Design Quality SPD will provide more guidance in the future. This policy is likely to remain a very important policy to ensure adequate sized units are being delivered as the pressure to provide more housing continues to increase.</p> <p>Permitted Change of Use to Residential (such as Office to residential) falls outside of the planning system and the space standards are harder to control. They are captured by Building Regulations which will hopefully ensure adequate living conditions.</p>
DM13 and E7	<p>Building Heights</p> <p>Number of planning permissions granted for higher buildings (above 12 metres) outside of the identified areas in the Town Centre</p> <p>Zero applications approved above the maximum height policy</p>	<p>From our records of Development Management reports, there are no new housing developments that were higher than 12 metres outside of the identified Town Centre areas.</p>	<p>In an attempt to boost housing delivery, we have published a new document 'Making efficient use of land optimising housing delivery' in May 2018. This was agreed by the Licensing and Planning Policy Committee. In this document we acknowledge that the height policies could serve to restrict the capacity of sites located within the existing built up areas. On that basis the Members of our Licensing & Planning Policy Committee have agreed to attribute greater weight towards the need to deliver new homes. This will inevitably include taller buildings.</p> <p>During February 2019 we commenced work on a Borough Wide Masterplan. The focus of the Masterplan is to assess and establish the capacity for sites and locations across the Borough to deliver new types of higher density housing development; in appropriate and sustainable locations. This includes taller buildings in some more sustainable locations.</p> <p>A future draft of the new Local Plan is likely to include a series of six strategic principles. One of these seeks to secure high quality design. This is likely to be a theme that that will run throughout the future new Local Plan but is unlikely to prescribe specific height restrictions in the same way as the current planning policies.</p>
DM16	<p>Backland Development</p> <p>Number of backland sites approved for development and applications approved resulting in the loss of garden land</p>	<p>There were 9 applications for housing approved this year on backland sites.</p> <p>There were 8 applications refused for housing on backland sites.</p>	<p>These applications were considered to be policy compliant under the second part of the policy which sets out the 'exceptional cases'.</p> <p>We consider the contribution the swathes of small back gardens across the Borough make to the Green Infrastructure and character of the area to be an important part of the character of the Borough that should be protected. With an overall look through the range of applications, a sample of the officer reports indicate that the decisions had taken account of Epsom and Ewell's requirement to deliver 695 houses per year as it does not have a 5 year housing land supply and has under provided in previous years.</p>

DM23	Gypsy and Traveller Sites Number of pitches provided for permanent gypsy and traveller accommodation and pitches for travelling showpeople against the requirements identified in the Traveller Accommodation Assessment	No new pitches have been provided for Gypsy and Traveller accommodation in the Borough.	<p>In June 2017 we published a Traveller Accommodation Assessment. The Assessment identified a need for 27 pitches and zero Travelling Showpeople plots over the period 2017-2032. Of these 14 pitches are needed in the first five years to 2022. This equates to an annualised requirement of 1.8 pitches and zero plots. There is no identified need for transit accommodation over the period 2017-2032.</p> <p>However, upon application of the new planning definition, it was concluded that none of the need for new additional pitches is for ‘Gypsies and Travellers’- as defined by National Planning Policy. As a consequence the Assessment identifies that there is no requirement for new additional pitches to meet the accommodation needs of the local Gypsy and Traveller communities.</p> <p>Nevertheless, the Borough Council has a duty to consider the accommodation needs of ‘caravan dwellers’ or ‘non-travelling Gypsies’ in the Borough. Consequently the pitch requirement identified should be considered within the Local Plan making process.</p>
-------------	--	---	--

Infrastructure and Developer Contributions

Policy	Existing Indicators and Targets	Performance	Analysis																																								
CS12	<p>Developer Contributions to Community Infrastructure</p> <p>‘All development to make good potential deficits’</p>	<p>We adopted the Community Infrastructure Levy (CIL) in 2014.This replaced S106 agreements for most infrastructure contributions apart from site specific mitigation and affordable housing. The CIL sets a ‘flat fee’ per square metre of floor area in new residential, convenience retail, student accommodation and care homes. The rate is index linked.</p> <p>The Community Infrastructure Regulations state under Part 7 (Regulation 62 (4)) that a charging authority must prepare a report for any financial year that it collects CIL to ensure the Levy is open and transparent. The Regulations require that such a report must include the following information:</p> <p>a) the total CIL receipts for the reported year;</p> <p>b) the total CIL expenditure for the reported year;</p> <p>c) summary details of CIL expenditure during the reported year including –</p> <p>i. the items of infrastructure to which CIL (including land payments) has been applied,</p> <p>ii. the amount of CIL expenditure on each item,</p> <p>iii. the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),</p> <p>iv. the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation; and</p> <p>d) the total amount of CIL receipts retained at the end of the reported year.</p>	<p>The CIL Reg 62 Report can be viewed Here. The Infrastructure Funding Statement (IFS) is an annual report which will provide a summary of all financial and non-financial developer contributions relating to the Community Infrastructure Levy (CIL) and Section 106 Legal Agreements (S106) within the Borough of Epsom & Ewell. It is expected to be ready in December 2020.</p> <p>S106 money agreed</p> <table><tr><th>Address</th><th>Reference</th><th>Amount</th><th>Purpose</th><th>Agreement date</th></tr><tr><td>Land off Mill Road</td><td>18/00271/FUL</td><td>£555,000</td><td>Affordable Housing contribution, wildlife management -maintenance</td><td>16/4/19</td></tr><tr><td>Kings Arms 144 East Street Epsom</td><td>18/00315/FUL</td><td>£110,164</td><td>Affordable housing contribution</td><td>29/4/19</td></tr><tr><td>Presto Haulage The Old Mill</td><td>18/01430/FUL</td><td>£32,600</td><td>RTI for bus stop, Travel plan audit fee Environment agency contribution</td><td>22/07/19</td></tr><tr><td>land at Lower Mill Kingston Road Ewell</td><td>18/00743/FUL</td><td>£154,000</td><td>Affordable Housing contribution,</td><td>16/07/19</td></tr><tr><td>Former Police Station Church Street</td><td>17/01586/FUL</td><td>£299,880</td><td>Off-site affordable housing contribution</td><td>15/10/19</td></tr><tr><td>Land at 57 Salisbury Road Worcester Park</td><td>17/01760/FUL</td><td>£429,437</td><td>Off-site affordable housing contribution</td><td>22/10/19</td></tr><tr><td>Land at Epsom & Ewell High School</td><td>18/01360/FUL</td><td>£94,650</td><td>Monitoring implementing of obligations, Traffic signal Contribution, Travel Plan auditing contribution-index linked, Off-site play space improvement contribution, Parking spaces contribution, Pump Priming to support the</td><td>11/12/2019</td></tr></table>	Address	Reference	Amount	Purpose	Agreement date	Land off Mill Road	18/00271/FUL	£555,000	Affordable Housing contribution, wildlife management -maintenance	16/4/19	Kings Arms 144 East Street Epsom	18/00315/FUL	£110,164	Affordable housing contribution	29/4/19	Presto Haulage The Old Mill	18/01430/FUL	£32,600	RTI for bus stop, Travel plan audit fee Environment agency contribution	22/07/19	land at Lower Mill Kingston Road Ewell	18/00743/FUL	£154,000	Affordable Housing contribution,	16/07/19	Former Police Station Church Street	17/01586/FUL	£299,880	Off-site affordable housing contribution	15/10/19	Land at 57 Salisbury Road Worcester Park	17/01760/FUL	£429,437	Off-site affordable housing contribution	22/10/19	Land at Epsom & Ewell High School	18/01360/FUL	£94,650	Monitoring implementing of obligations, Traffic signal Contribution, Travel Plan auditing contribution-index linked, Off-site play space improvement contribution, Parking spaces contribution, Pump Priming to support the	11/12/2019
Address	Reference	Amount	Purpose	Agreement date																																							
Land off Mill Road	18/00271/FUL	£555,000	Affordable Housing contribution, wildlife management -maintenance	16/4/19																																							
Kings Arms 144 East Street Epsom	18/00315/FUL	£110,164	Affordable housing contribution	29/4/19																																							
Presto Haulage The Old Mill	18/01430/FUL	£32,600	RTI for bus stop, Travel plan audit fee Environment agency contribution	22/07/19																																							
land at Lower Mill Kingston Road Ewell	18/00743/FUL	£154,000	Affordable Housing contribution,	16/07/19																																							
Former Police Station Church Street	17/01586/FUL	£299,880	Off-site affordable housing contribution	15/10/19																																							
Land at 57 Salisbury Road Worcester Park	17/01760/FUL	£429,437	Off-site affordable housing contribution	22/10/19																																							
Land at Epsom & Ewell High School	18/01360/FUL	£94,650	Monitoring implementing of obligations, Traffic signal Contribution, Travel Plan auditing contribution-index linked, Off-site play space improvement contribution, Parking spaces contribution, Pump Priming to support the	11/12/2019																																							

			car club for two years	
		£1,671,731		

Units agreed through S106

Address	Reference	Number of units
379-393 Kingston Road, Ewell	18/01018/REM	1
Land at the former Police Station, Church Street Epsom	17/01586/FUL	2
Presto Haulage The Old Mill Old Malden Lane Worcester Park	18/01430/FUL	16
Lidl UK development site 40-52 Upper High Street	18/01559/REM & 17/00001/FUL	6
Land at Salesian College Sports Ground, Old Schools Lane, Ewell	15/00845/FUL	24
Epsom And Ewell High School Ruxley Lane	18/01360/FUL	65

S106 money received

Address	Reference	Amount	Purpose	Funds Received
Land at Lower Mill Kingston Road Ewell	18/00743/FUL	£72,467	Affordable Housing Contribution	02/10/19
Land situated at 8 - 12 Dorking Road & 6 Elm Grove, Epsom	06/01147/FUL	£250,000	Affordable Housing Contribution	31/7/19
Land known as Kings Arms, 144 East Street Epsom	18/00315/FUL	£55,082	Affordable Housing Contribution	27/9/19
Land at Epsom & Ewell High School	18/01360/FUL	£30,000	Traffic Signal Contribution	19/03/2020
Land at Epsom & Ewell High School	18/01360/FUL	£2,000	Monitoring Fee	19/03/2020
Land at Epsom & Ewell High	18/01360/FUL	£4,500	Parking spaces dedication contribution	19/03/2020

			<table><tr><td>School</td><td></td><td></td><td></td><td></td></tr><tr><td>Land to rear of 44-48 Stoneleigh Broadway, Stoneleigh</td><td>15/00336/FUL</td><td>£30,919</td><td>Affordable Housing Contribution</td><td>01/10/2019</td></tr><tr><td></td><td></td><td>£444,968</td><td></td><td></td></tr></table>	School					Land to rear of 44-48 Stoneleigh Broadway, Stoneleigh	15/00336/FUL	£30,919	Affordable Housing Contribution	01/10/2019			£444,968		
School																		
Land to rear of 44-48 Stoneleigh Broadway, Stoneleigh	15/00336/FUL	£30,919	Affordable Housing Contribution	01/10/2019														
		£444,968																
CS13 and DM34	<p>Core Strategy Indicator: Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough.</p> <p>No net loss of community facilities</p>	<p>20/00193/FUL: The Star, 2 Cheam Road, Ewell - Change of Use A3 (Restaurant) to D1 (Medical Clinic). Permitted.</p> <p>19/01672/FUL: Dahn Holistic Centre, Old Print Works, Depot Road, Epsom - Change of use from D1 (Weight Management Centre) to D2 (Escape Room) and erection of fascia signage. Permitted.</p> <p>19/00048/COU: Bambini Day Nursery, Ewell Court House, Lakehurst Road, Ewell - Change of use of existing storage space to class room and kitchen space (D1). Permitted</p> <p>19/00301/FUL: Maritime Court, Blenheim Road, Epsom- Conversion of existing ground floor D1 (Non-residential institution) floorspace to three no. 1 bedroom flats and one no. 2 bedroom flat – Permitted.</p> <p>19/01196/COU: 9A High Street, Ewell- Change of use from A1 (Shop) to D1 (Clinic) – Permitted.</p> <p>19/01070/FUL: Units 8-9, Spread Eagle Walk, High Street, Epsom - Change of use of ground floor Unit 9 and first floor of Unit 8 from retail (A1) to a music school (use class D1). Permitted.</p>	<p>There have been small ‘change of use’ applications permitted that have involved the introduction of additional D1 uses into the town centres. These uses are considered acceptable outside of the Primary Retail Frontage where they are considered to compliment the retail centre and enhance the vitality and viability of the centre.</p> <p>There was one application for a change of use from D1 to residential which was outside the town centre. This unit was vacant for a number of years and considered against the wider merits of the proposal, officers considered this to be policy compliant.</p>															
DM37	<p>Policy DM 37 Parking Standards</p> <p>% of residential and commercial developments (complete) that meet car parking and cycle standards</p> <p>All new developments to meet car parking and cycle parking standards</p>	<p>There have been 3 refusals quoting this policy. These are generally based around inadequate/ insufficient off street parking and off-street parking pressures.</p>	<p>The monitoring procedures to determine whether every complete development has met parking standards is not in place. It is reasonable to assume that as we are refusing applications on the grounds of inadequate parking, the applications that are being approved are most likely to meet at least minimum standards.</p> <p>The Local Plan Review may consider a review of the local parking standards.</p>															

Economic Development

Policy	Existing Indicators and Targets	Performance	Analysis
CS11 DM24	Employment Provision/ Uses Core Strategy Indicator: Amount of employment floorspace gained and lost	<p>Two applications were determined during this AMR reporting year that involved the loss of employment floor space outside of an existing employment area. The first application was a Change of Use from a mixed shop (Use Class A1) / Warehouse (Use Class B8) to Assembly and Leisure (Use Class D2) on Pound Lane. It was considered that the change of use would support the vitality of the Pound Lane Local Centre and would be an appropriate Local Centre use. The other application was permitted development Change of Use (PDCOU) which falls outside of the scope of local policy at Chase Road.</p> <p>Loss of employment use: 19/01487/FUL: Change of use from mixed Shop (Use Class A1) / Warehouse (Use Class B8) to Assembly and Leisure (Use Class D2) - permitted</p> <p>19/00765/PDCOU: Notification for Prior Approval for change of use from Class B1 to Class C3 (Existing business office to be converted to two-bed ground floor dwelling). - permitted</p> <p>There were two planning permissions for employment development.</p> <p>Development of employment use: 19/00036/FUL: Change of Use from B2 (General Industrial) to B8 (Storage or Distribution) to allow for Warehouse/Trade Counter purposes – permitted</p> <p>19/00243/FUL: Demolition of existing two storey fire damaged units and re-construction on a like for like basis.-permitted</p>	<p>Employment floorspace is still being lost as a result of PDCOU applications, although the Council has taken action to protect key employment sites through issuing Article 4 directions.</p> <p>A Spatial Economic Development Strategy was published in February 2020 available here. This considers the Borough's approach to encouraging and retaining employment uses and accommodating Epsom & Ewell's future growth and development needs.</p>
DM25			
DM26	Policy DM26 Equestrian-Related Development in the Green Belt Applications for equestrian related development in the Green Belt	<p>18/01453/FUL: St Ebbas Farm, Hook Road – Construction of a 67m x 25m indoor arena, change the external materials on the existing indoor arena to match proposed arena, construct 6no stable infill to match existing stables and new car park at Epsom Riding for the Disabled. - Permitted</p> <p>20/00074/FUL: Residential Accommodation Eques Equestrian Centre- Demolition of the two existing storage sheds and erection of a replacement storage shed - Permitted</p>	<p>Policy DM26 formally states our commitment to support the racehorse training industry in the Borough. The granting of planning permissions at these sites will help to support the racehorse industry in the borough by improving the availability and quality of facilities.</p> <p>The new Local Plan will continue to seek to protect and enhance the Racehorse Industry and its important role in the heritage of the Borough. The Council has commissioned a study to consider this further- Scoping Report on the Racecourse & Equestrian Sector in Epsom & Ewell Borough.</p>

Retail

Existing Indicators and Targets		Performance	Analysis
CS14	Retail Floor Space	Town Centre:	
E4	Town Centre retail area / primary & secondary frontage	19/01602/FUL - 22 South Street: Change of use of ground floor from A1 (retail) to Sui Generis for a nail salon. Proposed Air Conditioning Unit (-59m2)	This year there has been a loss of 1030M2 of A1 retail floorspace in the town centre (based on permissions granted). There have been no planning permissions granted for an additional A1 retail in the Town Centre.
	Amount of retail floorspace gained/lost within town centre, and percentage within defined primary or secondary shopping areas	19/01070/FUL - Units 8-9, Spread Eagle Walk, High Street Epsom: Change of use of ground floor Unit 9 and first floor of Unit 8 from retail (A1) to a music school (use class D1) (-125m2).	Officer reports permitting the changes of use have considered the applications on their individual merits. Officer reports detail careful consideration of the impact of a vacant unit remaining in the existing A1 use against the wider economic contributions provided by bringing the unit back into active use under the alternative use proposed.
	Target: % of A1 units in identified Primary Retail Frontages to not fall below 66%	19/00826/FUL - 45 Upper High Street: Change of use from A1 (Shop) to mixed A3 (Restaurants and Cafes)/A5 (Hot Food Takeaway) (-46m2)	
		17/01868/FUL - Former Epsom Post Office, 74 High Street: Change of use of former post office (A1) to restaurant / drinking establishment (A3 / A4) including internal and external demolition, refurbishment and extension as well as the associated infrastructure (Amended drawings received 18.09.2019) (-800m2)	
		Other Centres:	
	Amount of A1 floorspace gained/ lost in shopping centres and primary retail centres as a result of planning permission granted	19/00114/FUL - 7B High Street, Ewell: Proposed new shopfront and Change of Use from A1 to Sui Generis, to allow for an aesthetics and beauty salon (-50m2)	This year, there has also been some loss of A1 floorspace in other centres (based on permissions granted). The applications where changes of use have been permitted have included changes from A1 to: D1 (non-residential institutions), D2 (Assembly and leisure) and Sui Generis.
DM28	Target: The overall percentage of A1 retail uses to remain above 50% of the total shopping units within a designated shopping centre	19/00456/FUL - 10 Stoneleigh Park Road, Stoneleigh: Proposed change of use from A1 to Sui Generis, to allow for a pet grooming salon (-84m2)	
		19/01101/COU -174 Ruxley Lane, West Ewell: Change of use from A1 (hairdressers) to Sui Generis (tanning studio) (-189m2)	
		19/01196/COU - 9A High Street Ewell: Change of use from A1 (Shop) to D1 (Clinic) (-48m2)	
		19/01487/FUL - 15 Pound Lane, Epsom: Change of use from mixed Shop (Use Class A1) / Warehouse (Use Class B8) to Assembly and Leisure (Use Class D2) (-42.73m2)	
DM29	Major New Retail Developments Planning applications for new retail floorspace- granted and refused	19/01494/FUL - 90 High Street, Ewell: Retrospective application for the continued use of premises as a sweet shop with cafe (mixed use A1 and A3) (-106.5m2)	
		There have been no major new retail developments granted.	

Plan E

Policy number	Policy Existing Indicators and Targets	Performance	Analysis
E1 Town Centre boundary	Town Centre Health Check (This will provide a comprehensive overview as to how the town centre is performing, drawing on many sources of information)	A Retail and Commercial Leisure Needs Assessment was prepared and completed in February 2020. The report can be accessed here .	
E2 Housing capacity	Net additional housing units delivered within the town centre and number of affordable	There were 14 housing completions in Town Ward this year. None of these were affordable.	Many of the Town Centre opportunity sites are yet to come forward for redevelopment, however part of the Depot Road and Upper High Street site has recently received permission for a mix of retail and housing. The Utilities site is likely to form an important strategic site in the new Local Plan.
E3 Retail capacity	Rank in the retail hierarchy (Experian data, national rankings) Amount of completed retail floorspace	The granting of over 2,500 m2 of convenience floorspace at the Upper High Street site fulfils all of the need for convenience floorspace up to 2026 (as identified in Plan E). A (2018) publication by Experian has ranked Epsom 4 th in a list of the UK's multi-channel shopping hotspots (following Guildford, Tunbridge Wells and Horsham). http://www.experian.co.uk/marketing-services/news-retailscape-uk-retail-centres-best-placed-to-thrive.html This means that shoppers within Epsom's catchment are embracing retailers' multi-channel shopping offers. The Town Centre Retail Health check (2015) identified that the vacancy rate in Epsom has remained consistently low and that there "is currently no significant clustering of vacant units within Epsom Town Centre". The Retail and commercial leisure Needs Assessment (2020) has however highlighted that whilst the evidence demonstrates the success of Epsom in retaining the larger key attractors, the overall trend has been one of decline, with the Primary Shopping Frontage only just retaining the 66% Use Class A1 threshold although there is some variance between different parts of the town centre. It further states that the overall strategy for Epsom is not one of growth but of consolidation.	The Depot Road and Upper High Street site has been allocated to deliver 2,000 sqm of retail floor space.
E5	Employment floorspace provision Amount of employment floorspace (B1, B2, B8 uses) lost and gained	Applications where there has been a loss of either B1, B2 or B8 floorspace: 19/00358/PDCOU: Notification for Prior Approval for a proposed change of use from Office (B1(a)) to Dwelling house (C3). -Prior Approval Not Required Applications where there has been a gain in either B1, B2 or B8 floorspace: 19/01581/FUL: Change of use of ground floor from A2 (Financial Professional Services) to A3 (Cafe) and change of use of first floor from A2 to B1 (Office). Minor changes to exterior openings, relocation of internal staircase and changes to internal layout. –Approved 19/00416/COU: Proposed change of use of the premises from a Sui Generis Use (Hair and Beauty Salon) to a flexible use including Classes B1 (Offices) and D1(Non-Residential Institution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) - Approved	The general trend is for employment floorspace to be redeveloped for higher density residential use. One of the applications was PDCOU (permitted development) which is beyond the influence of most local policies.
E13	Changes to the road network	Following detailed testing of returning two way traffic to South Street a package of highways and environmental improvements have been identified known as the Plan E Improvements Scheme. Working in partnership with Surrey County Council funding of £2.7m has been awarded from the Coast to Capital Local Enterprise Partnership (LEP) to implement the scheme. Funding has also been provided from EEBC via the Community Infrastructure Levy. The 'South Street two-way' improvement scheme (phases E F and G) have	The successful implementation of the Plan E improvements scheme has demonstrated the benefits of partnership working and having a comprehensive plan to direct and manage future change

		<p>now been implemented as has phase B ‘Spread Eagle Junction improvements’. Phase C and D on the market place have commenced and will be completed by the end of 2020.</p> <p>The improvements aim to reduce congestion and promote economic growth by making it easier for shoppers to negotiate the town centre and provide an attractive business environment, encouraging investment and supporting the creation of jobs.</p> <p>Further funding will be required to extend the programme of works further along the High Street (north) to the quadrant junction.</p>	<p>in the Town Centre. Plan E has been the catalyst for helping to identify and successfully attract funding to deliver such improvements.</p>
Plan E site allocations	<p>E14 Depot Road / Upper High Street</p> <p>E15 Utilities Site, East Street</p> <p>E16 Epsom station site</p> <p>E17 Other Opportunity Sites</p> <p>a. Market Place, High Street</p> <p>b. Former Woolworth’s Store, High Street</p> <p>c. Pickard House, Upper High Street</p> <p>d. Former Magistrates and County Court site, The Parade/ Ashley Road</p> <p>e. Global House, Ashley Avenue</p> <p>f. TK Maxx Store, High Street</p> <p>g. Emergency Service Uses, Church Street</p> <p>h. Comrades Club, The Parade</p> <p>i. Land to rear of The Albion Public House, South Street</p> <p>j. Town Hall Square and car park, rear of Town Hall</p>	<p>E14 Planning Permission has been granted for 30 residential units and 2844m2 of A1 convenience retail floorspace.</p> <p>E15 The Lintons Centre has been redeveloped. The rest of the site is likely to be an important strategic site for the new Local Plan.</p> <p>E16 Redeveloped</p> <p>a) Market Place</p> <p>Improvements to the Market Place are underway as part of the Plan E improvement scheme.</p> <p>b) Former Woolworths Store, High Street</p> <p>No applications have been brought forward for this site. The unit is now occupied by Poundland.</p> <p>c) Pickard House, Upper High Street</p> <p>Site has been fully developed.</p> <p>d) Former Magistrates and County Court site, The Parade / Ashley Road</p> <p>Site has been fully developed</p> <p>e) Global House</p> <p>No applications have been brought forward for this site.</p> <p>f) TK Maxx Store, High Street</p> <p>No applications have been brought forward for this site.</p> <p>g) Emergency Service Uses, Church Street</p> <p>Planning permission (17/01586/FUL) for the demolition of the former police station, and the erection of two residential blocks comprising a total of 29 residential units (11x1bed, 11 x2 bed and 7x3 bed), with associated car parking and landscaping was approved in August 2019. There was an application submitted in 2019 for wider development of the site which is pending (19/01589/FUL).</p> <p>h) Comrades Club, The Parade</p> <p>Site has been redeveloped as a mixed-use development comprised of a 57 bed hotel.</p> <p>i) Land to the rear of The Albion Public House, South Street</p> <p>No applications have been brought forward for this site.</p> <p>j) Town Hall Square and car park, rear of Town Hall</p> <p>No applications have been brought forward for this site.</p>	

The Built Environment

Policy Number	Policy	Performance	Analysis
CS5 DM8 DM9 DM10	The Built Environment Heritage Assets Listed Buildings Locally listed Buildings Proposals having an effect upon Heritage assets	<p>There have been 50 valid Listed Building Applications received this reporting year 2019-2020. Of these, 39 were permitted, 5 were refused and 6 were withdrawn. Reasons for refusal include:</p> <p>The proposed replacement double glazed sash windows, by reason of their design and loss of historic fabric, would fail to preserve the character and appearance of the Grade II Listed Building as one of special architectural or historic interest, in conflict with the NPPF (2019), Policy CS5 of the Council's LDF Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Council's Development Management Policies Document (2015).</p> <p>The proposed development amounts to substantial harm to the conservation area and the Heritage Asset by reason of the substandard materials, window design and insufficient information regarding external features of the property. The proposed development would therefore be to the detriment to the significance of a Grade II listed building and would result in an unacceptable impact to a designated heritage asset and would be in conflict with The National Planning Policy Framework 2019, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DM8 of the Development Management Policies Document 2015 and, Policy CS05 of the Council's Core Strategy 20</p> <p>The proposed development, due to its design, scale and location would materially harm and detract from the character of the existing listed building and significantly harm this designated heritage asset. The proposal is thus contrary to Paragraph 195 of the NPPF 2019, Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies (2015).</p>	<p>We intend to prepare and produce supplementary planning guidance on Design Quality. This will provide supplementary advice to the design policies in the Development Management DPD.</p> <p>Policies DM8/9/10 appear to be performing well, being used to assess applications for Listed Building works and in Conservation Areas. Where a refusal is made, Policy DM8 is being quoted alongside the NPPF and is helping to create strong policy grounds for refusal.</p> <p>The Council expects a high quality of design in planning applications. Policies DM9 and 10 are frequently used policies. Decision taking using design policies is generally subjective. Decisions often come down to a finely balanced opinion</p> <p>We need to determine whether our Conservation Area Appraisals remain up-to-date, or whether they should be subject to review.</p>

Green Infrastructure and the Environment

Our Green Infrastructure is an essential part of what makes Epsom & Ewell a special and unique place. It is just as important as our transport, education and health networks. It not only serves to make the Borough look beautiful but it also helps make it a place that is healthy, safe and one that is connected to the natural world.

The majority of our existing Green Infrastructure asset network is already identified and protected through a variety of planning policy designations. These include our Green Belt; Sites of Special Scientific Interest; Sites of Nature Conservation Interest, Local Nature Reserves; Ancient Woodland; and our parks and open spaces. All of these sites are identified on our Local Plan Proposals Map. The biodiversity policies (CS3, DM4, DM5) are difficult to formally monitor. The only information available tends to be 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.

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 new Local Plan will have a strong thread of biodiversity enhancement running through it and will consider additional ways to deliver biodiversity improvements in the future.

Policy Reference	Policy Indicator Target	Performance 2019/20	Analysis
DM1 CS2 DM2	Extent of the Green Belt Number and type of planning permissions granted in the Green Belt / and within the boundaries of the Major Developed Sites Core Strategy: All development allowed in Green Belt meets criteria in national policy	In 2019/20 there has been 88 permissions granted in the Green Belt. These applications are broken down as follows: <i>18 for work on TPO trees.</i> <i>3 for Listed Building works.</i> <i>30 householder applications including small extensions and conversions of loft spaces and garages.</i> <i>15 full planning permissions including the erection of a stable block for the accommodation of horses , replacement driving range fence, change of use to Apart Hotel/ Serviced Apartments at Sands House</i> <i>12 minor amendments and condition discharges</i> <i>10 Certificates of Lawful Development</i> There were 15 permissions refused in the Green belt.	We will continue to oppose inappropriate development within the Green Belt and will consider whether the precise Green Belt boundary needs to be amended in the Local Plan review. The Development Management Policies document seeks 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.
DM3	Replacement and extensions of buildings in the Green Belt Number and type of planning permissions granted for replacement of buildings or extensions in the Green Belt	There has been 30 permissions granted for extensions in the Green Belt. This does not include Certificates of Lawful Development.	Policy DM3 appears to be being used on a regular basis to determine whether an extension is materially larger than is acceptable. Proposals that are over 30% are not being approved.
DM5	Policy DM5 Trees and Landscape Refusals quoting the policy	This policy is frequently used to refuse planning applications that are not appropriate due to the impact the development will have on the trees or landscape. This policy is very important for the protection of trees and landscape in the borough. Examples include; 19/01541/FLH 2 Chelwood Close The proposed development by reason of its siting would adversely impact the root systems of two mature London Plane trees, located in the rear garden of 23 Windmill Lane, which are in good physiological condition and which contribute positively to the amenity of the area. The location and relationship of the extension and the trees would give rise to the physical dominance of the proposed extension, and at such close siting, it would give rise to greater pressure to fell the trees due overbearing presence, leaf litter and impact upon the quality of residential accommodation for the occupiers. The proposal fails to comply with Policies DM5 and DM10 of the Development Management Policies Document (2015) 19/01350/FLH 1 Randolph Road In the absence of a Tree Survey and Arboricultural Method Statement, Officers cannot determine potential implications of the proposed extensions on the tree root systems of the Tree Protection Orders. In the absence of this information, the proposal fails to comply with	

		<p>Policy DM5 of the Development Management Policies Document (2015).</p> <p>19/01553/COND Discharge of conditions application for planning application; 18/00850/FUL Young Farmers Club Hut The details submitted for Condition 5 (Hard and Soft Landscaping) of Planning Permission 18/00850/FUL are insufficient and unacceptable. The applicant has not submitted details of the quantities, sizes at time of planting, form and planting densities. It is considered that native species should be incorporated into the soft landscaping. There is no schedule of landscape maintenance submitted. The applicant has not demonstrated that the provision, establishment and maintenance of an appropriate landscape scheme in the interest of visual amenities of the locality in accordance with Policy CS5 of the Council's Core Strategy (2007) and Policies DM5 and DM9 of the Council's Development Management Policies Document (2015).</p>
CS4	<p>Open Spaces and Green Infrastructure</p> <p>Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit</p>	<p>Emphasis will continue to be placed on protecting and enhancing the two Strategic Open Spaces of Nonsuch Park and the Hogsmill River.</p> <p>Imbedding Green Infrastructure throughout the borough will be a key theme for the new Local Plan.</p> <p>We have commissioned a Sports Facilities and Playing Pitch Strategy that will consider the range and quality of open space and facilities in the borough. This will enable us to determine whether there is a need for additional facilities and to assess the quality of current provision.</p>
DM19	<p>Policy DM19 Development & Flood Risk</p> <p>The Core Strategy contains an indicator 'Number of planning permissions granted contrary to EA advice of flood risk'</p> <p>The Core Strategy target is for '100% of decisions to be made in accordance with EA advice.'</p> <p>100% of development to reduce volume and rate of run-off</p>	<p>There were no applications granted contrary to EA advice on flood risk in the flood zones.</p>

Appendix A - List of housing completions 2019-2020

Application No.	Address	Units Proposed	Units completed	Units Lost	Net Change	Tenure	Type	Area Ha	Density
Auriol									
15/01870/FUL	16 Kirby Close, Ewell	1	1	0	1	Private	New Build	0.11	9
Total					1				
College									
17/00896/FUL	Development Site Rear Of Greenways And The Garth Windmill End Ewell Surrey	4	4	0	4	Private	New Build	0.07	57
Total					4				
Cuddington									
16/01379/FUL + 17/00446/REM	Land To The Rear Of 35 The Avenue Worcester Park	4	4	0	4	Private	New Build	0.11	36
Total					4				
Ewell									
16/00378/PDCOU	Bank House, 42 High Street, Ewell	4	4	0	4	Private	Change of use	0.02	200
17/00515/FUL	The Star 2 Cheam Road, Ewell	3	3	0	3	Private	Conversion	0.048	63
15/00845/FUL	Salesian College Sports Ground	60	36	0	36	Private	New build	0.91	65
15/00845/FUL	Salesian College Sports Ground	60	24	0	24	Affordable Rent	New build	0.91	65
19/00136/PDCOU	46 High Street Ewell	2	2	0	2	Private	Change of use	0.0102	196
Total					69				
Nonsuch									
17/00429/FUL NHBC	New Development On NESCOT Agricultural Land Reigate Road Ewell	88	36	0	36	Private	New Build	4.357	20
17/00429/FUL NHBC	New Development On NESCOT Agricultural Land Reigate Road Ewell	88	11	0	11	Affordable Rent	New Build	4.357	20
17/00429/FUL NHBC	New Development On NESCOT Agricultural Land Reigate Road Ewell	88	2	0	2	Shared Ownership	New Build	4.357	20
16/01068/FUL NHBC	57 Longdown Lane North Ewell	2	2	1	1	Private	New Build	0.23	9
18/01055/FUL and 19/00159/REM	12 Longdown Lane North Ewell	1	1	0	1	Private	New Build	0.038	26.315
Total					51				
Stamford									
15/00492/FUL	Court Lodge, Court Lane, Epsom	10	10	1	9	Private	New Build	0.11	91
14/00032/FUL	Pine Lodge, Horton Lane	10	1	0	1	Affordable Rented	New Build	0.23	43
14/00032/FUL	Pine Lodge, Horton Lane	10	1	0	1	Shared Ownership	New Build	0.23	43
14/00032/FUL	Pine Lodge, Horton Lane	10	8	0	8	Private	New Build	0.23	43
16/01145/FUL	Birchcroft & Hollydene Court Lane Epsom	13	13	2	11	Private	New Build	0.19	68
Total					30				

Stoneleigh									
15/01899/FUL	1 Clandon Close, Stoneleigh	1	1	0	1	Private	New Build	0.06	17
17/00549/FUL	32A Stoneleigh Broadway Stoneleigh	2	2	1	1	Private	Conversion	0.008	250
Total					2				

Town									
17/00385/FUL	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	4	4	0	4	Private	Conversion	0.01	400
10/00709/FUL	68 High Street, Epsom	2	2	1	1	Private	Conversion	0.02	100
13/00530/FUL and 14/00205/COND	31 High Street Epsom	1	1	0	1	Private	Conversion	0.03	33
18/00483/FUL	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	2	2	0	2	Private	Conversion		
18/01298/FUL	Victory House 23 West Street Epsom	2	2	0	2	Private	Conversion	0.0633	31.59
17/01395/RES + 15/00043 /OUT +19/00736/REM	Haddad House 91 East Street Epsom				4	Private			
		5	5	1			New Build	0.04	125
Total					14				

West Ewell									
15/00932/PDCOU	171 Chessington Road West Ewell	1	1	0	1	Private	Change of use	0.01	100
Total					1				

Woodcote									
16/00055/FUL	85 Rosebery Road, Epsom	1	1	0	1	Private	New Build	0.05	20
17/00308/FUL	The White Horse Public House	2	2	2	0	Private	Conversion	0.1349	14
10/00653/FUL	Caithness Cottage, 60 Worple Road, Epsom	3	3	1	2	Private	Conversion	0.0642	46
Total					3				

Overall Total	195
---------------	-----

Appendix B Housing Trajectory

Source of supply	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025-2030 Years 6-10	2030-2035 Years 11-15	2035 - 2037	Total
Delivered	160	165	195									520
Large sites (20+)												
Former Salesians (Other communal accommodation)			60									60
Nescot Agricultural land (15/00098/FUL)	54	28										82
101 to 111 Hollymoor Lane		24										24
NESCOT 2 (Sycamore Gardens)		6	49									55
Remaining sites	106	107	86									299
Outstanding Permissions												
Under Construction				127	159	73	30					389
NESCOT 2 (Sycamore Gardens)		6	49	28	5							33
Presto Haulage, The Old Mill, Old Malden Lane					20	30	30					80
Sunnybank House (Student accommodation)				39								39
Lower Mill (Other communal accommodation)					15	14						29
Upper High Street					15	15						30
Kings Arms Public House, East Street, Epsom				10	11							21
Chalk Lane Hotel					21							21
Remaining sites				50	72	14						136
Planning permission but not started					63	100	88	74	40			365
Land at Mill Road						31						31
Epsom and Ewell High School					21	20	40	40	40			161
Former Police Station, Church Street						15	14					29
Remaining sites					42	34	34	34				144
Remaining SHLAA sites												
Large SHLAA sites (20+)												
South of Salisbury Road									20			20
Dairy Crest Ltd									20			20
Longmead Road/ Gibraltar Crescent									50			50
Grafton Stables									40			40
TA Centre, Welbeck Close										62		62
Home Base, 23 Reigate Road											50	50
Ewell Esso Express, 26 Reigate Road											17	17
Priest's Hill Sports Centre, Cheam Road										20		20
Watersedge Estate Regeneration/ Ash Court										110		110

Source of supply	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025-2030 Years 6-10	2030-2035 Years 11-15	2035 - 2037	Total
Remaining West Park Site										150		150
The Organ & Dragon, London Road								40				40
Epsom Baptist Church, Church Street									41			41
Church Street Conservative Club, Epsom Club and United Reform Church									40			40
32 Waterloo Road/ BRM Coachworks										30		30
29-37 East Street, Gas and Water Works Site									100	65		165
Hope Lodge Car Park,										30		30
Fire Station, Church Street										25		25
EEBC Town Hall, The Parade										30		30
Swail House, Ashley Road									150			150
Depot Road car park										30		30
Spread Eagle Shopping Centre, High Street									25			25
TK Maxx Store									65			65
Health Clinic and Ambulance Station, Church Street									25			25
Medium SHLAA sites (11-19)									70	25		95
Small SHLAA sites (<10)								39	29	8		76
Windfall									135	135	54	324
Total	160	165	195	127	222	173	118	153	850	720	121	3004
Cumulative Total	160	325	520	647	869	1042	1160	1313	2163	2883	3004	3004
Cumulative target	579	1158	1737	2316	2895	3474	4053	4632	7527	10422	11580	11580
Cumulative deficit	419	833	1217	1669	2026	2432	2893	3319	5364	7539	8576	8576

Appendix C: Sites with outstanding planning permission or under construction

Outstanding permissions

Application No	Address	Ward	Decision Date	Units Proposed	Units Lost	Net Change
College						
18/00494/FUL	18 Mill Road	College	02/10/2018	1 Bedsit	0	1
18/00271/FUL Major	Land At Mill Road Epsom	College	23/04/2019	3Hx2B 8Fx1B 20Fx2B	0	31
18/00548/FUL	59 Ashley Road Epsom	College	30/12/2019	1Fx1B 5Fx2B	1	5
19/01484/FUL	41A Alexandra Road Epsom	College	09/01/2020	1x2B 1x3B	1	1
						38
Court						
17/01863/FUL	22 Hyperion Place Epsom	Court	26/06/2018	1Hx2B	0	1
18/00183/FUL	Land Rear Of 36 Horton Hill Epsom	Court	26/07/2018	1H x 2B	0	1
19/00301/FUL	Maritime Court Blenheim Road Epsom	Court	22/05/2019	3Fx1B 1Fx2B	0	4
19/00355/FUL	Development Site At Garages Ormonde Avenue Epsom	Court	31/05/2019	3	0	3
						9
Cuddington						
17/00833/FUL + 18/01024/MMA	16 Cleveland Gardens Worcester Park	Cuddington	27/04/2018	1Hx2B	0	1
18/01574/FUL	10 Lansdowne Court The Avenue Worcester Park	Cuddington	10/04/2019	1Hx3B 1Hx2B	0	1
17/01760/FUL	57 Salisbury Road Worcester Park	Cuddington	23/10/2019	6Fx1B 6Fx2B 1Fx3B	1	12
						14
Ewell						
17/01352/FUL	5 Chuters Grove Epsom KT17 4AS	Ewell	11/07/2018	1H x 3B	1	0
18/00529/FUL	22 The Headway Ewell	Ewell	05/09/2018	2H x 4B	1	1

Application No	Address	Ward	Decision Date	Units Proposed	Units Lost	Net Change
17/01797/FUL	Freedman Alexander Solicitors First Floor Offices 57 - 61 High Street Ewell	Ewell	15/10/2018	3F x 2B	0	3
19/00117/FUL	Priory Court Old Schools Lane Ewell	Ewell	18/04/2019	7 Addn bedspaces equivalent to 3.8	0	3.8
19/00163/FUL + 20/00022/COND	Paprika 52 High Street Ewell	Ewell	16/05/2019	1F x 1B	0	1
19/00015/FUL	The Lodge West Street Ewell	Ewell	17/05/2019	2Hx3B 1Hx2B	0	3
19/00759/FLH	13 Windmill Lane Epsom	Ewell	14/08/2019	1Hx5B	1	0
19/00794/FUL	19 Windmill Lane	Ewell	30/08/2019	2Fx2B 1Fx3B	1	2
18/01514/FUL	11 The Hawthorns Ewell	Ewell	11/09/2019	1Hx2B	0	1
20/00113/PDCOU	Admark House 2 West Street Ewell	Ewell	19/03/2020	1Fx1b 1Fx2B	0	2
20/00120/PDCOU	Brookland House 2B West Street Ewell	Ewell	19/03/2020	2F	0	2
20/00114/PDCOU BF	24 High Street Ewell	Ewell	18/03/2020	9Fx1B 3Fx2B 2Fx3B	0	14
19/01273/FUL	32 High Street	Ewell	25/11/2019	1Fx2B 1Fx3B	0	2
						34.8
Ewell Court						
18/01090/FUL	Curry Master 403 kingston Road Ewell	Ewell Court	18/12/2018	1Fx1B	0	1
						1
Nonsuch						
18/01536/FUL	3 Beverley Close Ewell	Nonsuch	21/03/2019	2Hx3B	1	1
18/00998/FUL	139 Holmwood Road Cheam	Nonsuch	05/04/2019	1Hx4	0	1
19/00918/FUL	Dormans Court Cheam Road Ewell	Nonsuch	13/09/2019	2Fx3B	0	2
19/01368/FUL	Dormans Court Cheam Road	Nonsuch	13/12/2019	1Fx3B 2Fx 2B	0	3
19/00758/FUL	1 Higher Green Ewell	Nonsuch	12/09/2019	1Hx4B	0	1
						8
Ruxley						

Application No	Address	Ward	Decision Date	Units Proposed	Units Lost	Net Change
18/00372/FUL	499 Chessington Road West Ewell	Ruxley	16/11/2018	1Hx5B	1	0
18/01311/FUL BF	224 Ruxley Lane West Ewell	Ruxley	14/06/2019	1Fx3B 1Fx1B 4Fx2B	1	5
19/01516/FUL	Horton Grange, 426 Chessington Road West Ewell	Ruxley	07/02/2020	1Hx2B	0	1
19/01298/FUL	Development Site Rear Of 29 Cox Lane	Ruxley	02/12/2019	1Hx2B	0	1
18/01360/FUL	Land at Epsom and Ewell High School Ruxley Lane West Ewell	Ruxley	20/03/2019	161	0	161
						168
Stamford						
17/01722/FUL	2 Hunters Close Epsom	Stamford	30/04/2018	1Hx3B	0	1
17/00469/FUL	41 Kendor Avenue	Stamford	22/08/2018	1Hx 1B	0	1
18/01248/FUL	Land Adjoining 50 Woodlands Road Epsom	Stamford	25/01/2019	1	0	1
						3
Stoneleigh						
17/01583/FUL	Darbys Newsagents 50 Stoneleigh Broadway	Stoneleigh	16/05/2018	2Fx2B	0	2
17/01306/REM	Rear of 72 Stoneleigh Broadway	Stoneleigh	15/08/2018	Additional 1studio flat	1	0
20/00004/FUL	Fresh Look 16 Stoneleigh Broadway Stoneleigh	Stoneleigh	27/02/2020	1FxStudio	0	1
						3
Town						
17/01758/PDCOU	Aviary Court 138 Miles Road Epsom	Town	01/05/2018	4Fx2B 4Fx1B	0	8
17/01579/FUL	Stan James Adair House 4- 6 High Street	Town	05/06/2018	2Fx2B	0	2
18/00153/FUL	54 High Street Epsom	Town	26/09/2018	2Fx2B	0	2
18/00653/PDCOU	82 East Street Epsom	Town	17/10/2018	1Fx2B	0	1
18/00855/PDCOU	Clocktower Cars 5 Waterloo Road Epsom	Town	11/01/2019	1Fx1B	0	1
18/01513/FUL	East Lodge 117 East Street	Town	22/03/2019	3Fx1B 4Fx2B	1	6

Application No	Address	Ward	Decision Date	Units Proposed	Units Lost	Net Change
18/01150/FUL linked to 19/00417/REM	111 East Street Epsom	Town	28/03/2019	1Fx3B 3Fx2B	1	3
19/00093/FUL	Epsom Point 84 - 90 East Street Epsom	Town	17/04/2019	1fx2B	0	1
19/00271/FUL	Former Store 21 44 High Street Epsom	Town	16/05/2019	5Fx1B	1	4
19/00223/FUL	Land At Rear Of Aviary Court 138 Miles Road Epsom	Town	22/05/2019	2Fx2B	0	2
19/00417/REM for 18/01150/FUL	111 East Street Epsom	Town	09/07/2019	3Fx2B 3Fx1B - already counted 4F in app. 18/01150/FUL	0	2
19/00765/PDCOU	2 Chase Road Epsom	Town	14/08/2019	1F x 2B	0	1
19/00760/FUL	British Heart Foundation 27 High Street Epsom	Town	03/09/2019	3Fx1B	1	2
19/00988/OUT	7 Chase End Epsom	Town	15/01/2020	3Hx2B	1	2
19/01707/FUL	69-71 High Street Epsom	Town	14/02/2020	2x1B 1x2B	1	2
19/00408/FUL	33A Waterloo Road Epsom	Town	10/06/2019	1Fx1B 1Studio	1	1
19/01317/FUL	Maplins 42 High Street Epsom	Town	04/12/2019	9	0	9
17/01586/FUL	Former Police Station Church Street	Town	05/03/2020	29	0	29
						78
West Ewell						
19/01109/FUL	153 Chessington Road West ewell	West Ewell	12/11/2019	1Hx2B	0	1
						1
Woodcote						
18/00030/FLH	98 Beaconsfield Road Epsom	Woodcote	08/06/2018	1	1	0
18/00432/OUT	74 Ebbisham Road Epsom	Woodcote	19/10/2018	1Hx2B	0	1
18/00288/FUL	Downs House Walton Road Epsom	Woodcote	22/01/2019	4H x 4B +	0	4
19/01084/Ful	land at Garage Court Harding Road Epsom	Woodcote	28/10/2019	1Hx2B 1Hx3B	0	2
19/01423/REM	Ebbisham Court 34 Dorking Road Epsom	Woodcote	13/12/2019	1Fx2B	0	1

Application No	Address	Ward	Decision Date	Units Proposed	Units Lost	Net Change
Total						8 365.8

Under Construction

Application No	Address	Ward	Commencement Date	Units Proposed	Units Lost	Net Change
College						
17/00256/FUL	5 Alexandra Road Epsom	College	02/11/2017	10	0	10
17/01853/FUL	101 College Road Epsom	College	02/09/2019	9	1	8
						18
Court						
16/00588/FUL	Sands House, Hook Road, Epsom	Court	04/03/2019	1	1	0
						0
Cuddington						
17/00461/FUL	Mill House, Old Malden Lane, Worcester Park	Cuddington	20/11/2017	2	1	1
18/00396/FUL	19 Woodlands Avenue Worcester Park	Cuddington	01/02/2020	1	0	1
18/01430/FUL Major NHBC	Presto Haulage The Old Mill Old Malden Lane Worcester Park	Cuddington	25/07/2019	80	0	80
19/00768/FUL	80 The Avenue Worcester Park	Cuddington	04/11/2019	1	0	1
						83
Ewell						
15/01388/FUL	Grange Mansions, Kingston Road	Ewell	08/02/2019	4	0	4
17/00932/FUL	4-5 Market Parade High Street Ewell	Ewell	01/07/2019	4	0	4

Application No	Address	Ward	Commencement Date	Units Proposed	Units Lost	Net Change
18/00315/FUL Major + 19/00900/REM NHBC	Kings Arms Public House 144 East Street	Ewell	15/07/2019	21	0	21
18/00537/FUL	27 -29 High Street Ewell	Ewell	22/10/2018	3	0	3
18/00743/FUL	Lower Mill Kingston Road Ewell	Ewell	12/09/2019	29	0	29
18/01264/FUL & 19/01158/REM BF	10 Old Schools Lane Ewell	Ewell	13/01/2020	6	0	6
19/00871/FUL	Grange Mansions Kingston Road Ewell	Ewell		3	0	3
19/00877/FUL + 19/01592/REM	land adjoining 22 The Headway Ewell	Ewell	02/03/2020	1	0	1
						71
Ewell Court						
14/00077	287 Kingston Road	Ewell Court	02/06/2017	1	0	1
18/00168/FUL	2A River Way Ewell	Ewell Court	13/05/2019	1	0	1
18/00185/FUL + 19/00092/COND	6 Plantagenet Close Worcester Park	Ewell Court	20/05/2019	1	1	0
18/00297/FUL	78 Riverview Road	Ewell Court	SOON 14/10/2019	3	0	3
18/00697/FUL + 19/00622/REM	110 Ruxley Lane West Ewell	Ewell Court	25/05/2019	1	0	1
18/00805/FUL	135 Riverview Road Ewell	Ewell Court	01/06/2019	1	0	1
18/01494/FUL	187A Kingston Road Ewell	Ewell Court	08/07/2019	1	0	1
						8
Nonsuch						
17/00429/FUL NHBC	New Development On NESCOT Agricultural Land Reigate Road Ewell	Nonsuch	21/02/2018	88	0	33
18/01496/FUL	New Development On NESCOT Agricultural Land Reigate Road Ewell	Nonsuch	06/05/2019	1	0	1
19/00494/FUL + 19/01382/REM	88 Northey Avenue Cheam	Nonsuch	01/08/2019	1	0	1
19/00681/FUL	86 Reigate Road Ewell	Nonsuch	07/10/2019	2	2	0
						35
Ruxley						

Application No	Address	Ward	Commencement Date	Units Proposed	Units Lost	Net Change
17/01419/FUL	7 Cox Lane West Ewell	Ruxley	24/06/2019	9	1	8
18/00084/FUL 18/01065/REM	490 Chessington Road West Ewell	Ruxley	31/10/2018	4	1	3
18/01383/FUL	33 Amis Avenue West Ewell	Ruxley	05/09/2019	2	1	1
						12
Stamford						
16/00096/FUL	Epsom Social Club, Horton Lane, Epsom	Stamford	20/12/2017	1	0	1
16/00585/FUL	45 Manor Green Road, Epsom	Stamford	30/05/2017	1	1	0
17/00334/FUL	55 Christ Church Mount	Stamford	17/06/2019	1	1	0
						1
Stoneleigh						
15/00336/FUL + 17/01320/REM	Land Rear 44-48 Stoneleigh Broadway, Stoneleigh	Stoneleigh	01/11/2018	6	0	6
18/01509/FLH	60 Rosedale Road Stoneleigh	Stoneleigh	20/11/2018	1	0	1
						7
Town						
14/00736/FUL + 17/00646/COND	122 Hook Road, Epsom, KT19 8TX	Town	17/10/2016	3	1	2
14/01920/PDCOU	24-28 West Street, Epsom	Town	10/06/2015	3	0	3
15/01530/FUL & 18/00139/NMA	1 Chase Road, Epsom	Town	04/06/2018	14	1	13
16/01407/FUL	69-71 High Street Epsom	Town		3	0	3
17/01601/PDCOU	Ground Floor 82 East Street Epsom	Town	01/02/2020	3	0	3
17/01755/FUL	Sunnybank House 39A East Street Epsom	Town	24/09/2018	99 student rooms 99- Counting as 39 units	0	39
18/00647/FUL	6 The Grove Epsom	Town	01/02/2020	6	1	5
18/00721/FUL	Land To The Rear Of 41 To 67 Hook Road Epsom	Town	03/07/2019	4	0	4

Application No	Address	Ward	Commencement Date	Units Proposed	Units Lost	Net Change
18/01298/FUL	Victory House 23 West Street Epsom	Town	01/12/2019	2	0	2
18/01559/REM see 17/00001/FUL	Lidl UK development site 40-52 Upper High Street	Town	02/03/2020	30	0	30
19/00062/FUL	Land Adjoining 31 Rosebank Epsom	Town	02/03/2020	4	0	4
19/00519/RES BF	8 Andrews Close Epsom	Town	22/07/2019	9	1	8
19/01079/FUL	Land rear of 52 - 54 Hook Road Epsom	Town	01/01/2020	1	0	1
17/00020/FUL	6A Upper High Street Epsom	Town	09/10/2017	2	1	1
						118
West Ewell						
16/00712/FUL	1 Gadesden Road West Ewell	West Ewell	06/08/2019	1	0	1
19/00538/RES	320 Chessington Road West Ewell	West Ewell	28/10/2019	1	0	1
19/00696/COND + 18/00935/OUT	11 Danetree Road West Ewell	West Ewell	01/07/2019	4	1	3
						5
Woodcote						
15/00214/OUT 17/01574/RES	RO 12&14 Grosvenor Road Epsom	Woodcote	02/01/2019	1	0	1
16/01564/FUL	80 Rosebery Road Epsom	Woodcote	01/06/2019	2	1	1
17/01275/FUL	Chalk Lane Hotel Chalk Lane Epsom	Woodcote	01/02/2019	21	0	21
18/00117/FUL	The Durdans Stables Chalk Lane Epsom	Woodcote	07/03/2019	1	0	1
18/00486/FUL	1 Whitmores Close	Woodcote	25/11/2019	6	1	5
19/00079/FUL	6 Whitehorse Drive Epsom	Woodcote	07/10/2019	1	1	0
19/00577/FUL	Second Phase Of Development At Elm Grove Epsom	Woodcote	10/02/2020	2	0	2
						31
Total						389

Appendix D: Five Year Housing Land Supply 2020

Introduction

The supply of housing in Epsom & Ewell is monitored throughout the year. Returns are made to the Ministry of Housing, 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.

Local Planning Authorities should, as required in Paragraph 73 of the National Planning Policy Framework (NPPF), identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The housing land supply statement responds to this and brings together information on development permitted and land identified as deliverable within the Borough of Epsom & Ewell.

This statement sets out the Borough's position over the five year period April 2020- March 2025 and demonstrates that there is **not currently sufficient provision to meet requirements for the 5-year period**.

The Planning Policy Context

The NPPF requires Local Planning Authorities (LPAs) to significantly boost the supply of homes by identifying a sufficient supply and mix of sites, taking into account their availability, suitability and economic viability.

The NPPF states that planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

The NPPF 2019 defines 'Deliverable' as follows:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

The NPPF defines 'Developable' as follows:

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Sites included in the 5 year supply for Epsom & Ewell

Sites that have the potential to deliver housing during the 5 years, that can be considered to be 'deliverable' in line with the NPPF are limited to:

- sites that have planning permission that have not been implemented or that have commenced
- sites allocated in Plan E- this is the only adopted plan that includes allocations at this time. (There are no Plan E sites that we believe will deliver housing in the first five years)

Windfall sites are not included in the five year supply, although these have been a steady source of housing supply in the Borough historically and are included in the housing trajectory in the later plan period. Since the adoption of the first SHLAA in 2009 there has been an average windfall delivery of 27 units per year on small sites.

The housing requirement 2020-2025

a) The housing requirement for the Borough 2017-2037

In February 2019 the Revised National Planning Policy Framework was published. Alongside other changes, this introduced a new standard methodology for calculating objectively assessed housing need- resulting in a new housing needs figure of 579 units per annum for the Borough. For the purpose of this statement this is the Borough's '*housing requirement*' for 2019- 2037.

The publication of the revised national policy and guidance in 2018 saw the introduction of various measures by central government to increase housing delivery in the country through the Planning system. This included the introduction of a new test known as the Housing Delivery Test (HDT). The HDT measures the previous three years housing delivery in an authority area against the authority's housing requirement. The failure to meet 95% of the requirement results in the need to prepare an Action Plan and failure to meet 85% of the requirement results in the addition of a 20% buffer to the Council's five year supply of deliverable sites.

The results of the HDT identifies that the Borough Council oversaw the delivery of 49% of housing required in the past three years. This is below the 85% threshold set in relation to paragraph 73 of the NPPF and the threshold of 95% of the paragraph 75 of the NPPF. Therefore the Council will be required to; identify a supply of deliverable sites including an additional 20% buffer (moved forward from later in the plan period); as well as prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years (respectively). The [Action Plan](#) can be viewed online. For the purposes of this statement the 20% buffer figure, which is calculated as 695, is the '*housing requirement+20%*'.

a) The housing requirement (2017-2037)

Five Year Housing Land Supply 2020

Step	Formula	Workings										
A		Housing requirement 2017-2037 The requirement for the plan period is therefore 579 multiplied by 20 years which is 11580										
B	A/ 20	Annual requirement 579										
C	C x 3	Completions required 1 April 2017-31 March 2020, 579 x 3 = 1737										
D		Completions 1 April 2017-31 March 2020 <table><tr><td>Housing delivery</td><td>Net additions</td></tr><tr><td>2017/2018</td><td>160</td></tr><tr><td>2018/2019</td><td>165</td></tr><tr><td>2019/2020</td><td>195</td></tr><tr><td colspan="2">520</td></tr></table>	Housing delivery	Net additions	2017/2018	160	2018/2019	165	2019/2020	195	520	
Housing delivery	Net additions											
2017/2018	160											
2018/2019	165											
2019/2020	195											
520												
E	C-D	Accrued deficit = 1737-520= 1217										
F	E/17	Deficit annualised over the remaining plan period to 2037. 1217 / 17= 72										
G	B+F	Annual housing requirement taking account of deficit. 579+72 = 651										
H	G x 5	Housing requirement (1 April 2020 - 31 March 2025). 651 x 5 = 3255										
I	H x 1.2	Plus 20% buffer due to significant under delivery. 3255 x 1.2 = 3906										
J		Housing supply (1 April 2020 - 31 March 2025) is 793										
K	(J/I) x 5	Five-year housing land supply is 793 / 3906 x 5 = 1.00										
		1 year housing land supply										

Previous five year housing land supply statements have included a non- implementation discount rate of 5% for planning permissions and 15% for SHLAA sites. Taking this into account the five year land supply slips to below a year supply.

Sites under construction	389
Site with planning permission (5% non implementation)	308.75
SHLAA	67.15
Total	764.9
	0.98 year supply

Conclusion

The 5 year housing supply calculation and housing trajectory indicate that overall, Epsom & Ewell does not have a 5 year supply of deliverable sites equal to the Local Housing Need Figure. It is important to note the outcome of the calculation is not a precise figure but provides a realistic but broad indication of the Borough's supply position.

Appendix E

