

## Appendix 5

### Forecasting Methodology for Electorate Data

1. The Electoral Review processes requires regard to the likely increase, decrease, or movement in electorate over the 5 year period from 2023. Forecasting population change is dependent on a number of variables over which the Council does not have control. The Council's approach to forecasting methodology is to look at housing developments in areas and assess their impact accordingly.
2. The Council considers that future housing development will have an impact on electorate numbers in certain polling districts. An analysis of current and future housing developments within the Borough has been carried out to identify where this is likely to be the case.
3. The Council monitors housing developments, reporting regularly on housing starts and completions to central government. There are a range of processes including the Annual Monitoring Reports (AMRs) which assess planning policy performance and forecast future housing delivery through the production of 'five year housing land supply' statements.
4. The accuracy of the collection of data is further supported through the monitoring of CIL. This is because the majority of housing developments in the Borough are liable for the Community Infrastructure Levy, for which the Council is the administrative authority.
5. As such, the Council has a high degree of certainty as to the status and progress of sites with permission, while also having knowledge of potential future sites that are already within the planning system, and are likely to be developed over the electoral review forecasting period.
6. For the purpose of Electoral Review current/future housing sites within the Borough have been identified from the following sources:
  - Building control records, NHBC commencement data and CIL monitoring (to identify sites under construction)
  - Uniform; the Council's planning application management system (to identify sites with planning permission and those within the planning system).
  - Allocated sites within the current Local Plan and the most recent Annual Monitoring Report
  - Knowledge from planning staff members
7. Only those sites with permission or considered to be capable of delivering 10+ units of housing (major applications) were included in the assessment. These sites are identified in Table 1 below. Map 1 shows the site locations, potential electorate yield and corresponding polling districts.
8. Information on the number of dwellings is provided and where possible, a breakdown of the size of units along with the status of the development. A potential electorate yield has also been estimated. Unless stated otherwise, this is based on the GLA's [Population Yield Calculator \(2019\)](#), which is a tool for estimating the population yield from new housing developments. This provides outputs by age grouping and therefore only those aged 18+ were included.

Although this is a London based tool, it is considered a useful indicator given that there is an 'outer London option' within the calculator (Epsom & Ewell Borough is adjacent to outer London), and it is based on data from 'actual' developments.

Table 1: Current/Imminent housing developments within the Borough of Epsom and Ewell

<b>Site Name</b>	<b>Polling District</b>	<b>Status of development</b>	<b>Site dwelling yield</b>	<b>Potential electorate yield</b>
Old Malden Lane	AB	Site under construction. Commencement date 25/7/19	88 dwellings – mixed houses and flats (22 x 1B, 45 x 2B, 21 x 3B)	155
57 Salisbury Road	AB	Site under construction. Commencement date 4/1/21	15 flats (14 net) (10 x 1B, 5 x 2B)	23
Epsom & Ewell High School	D	Site under construction. Commencement date 1/6/20	161 dwellings - mixed houses and flats (18 x 1B, 69 x 2B, 74 x 3B)	302
Nonsuch Abbeyfield (Salesian College Sport Ground)	JA	Site complete 17/2/20, although not yet fully occupied.	60 extra care facility (35 x 1B, 25 x 2B)	65 (assume mostly single occupancy)
Lower Mill, Kingston Road	JA	Site under construction. Commencement date 17/9/19	53 bed extra care facility (21 1B, 31 x 2B, 1 x 3B)	60 (assume mostly single occupancy)
Bradford House	JB	nearing completion Development complete 24/8/16 – however, estimated to be unoccupied due to covid situation	99 student rooms	99 (assume single occupancy)
Upper High Street (Lidl)	KB	Site under construction. Commencement date 2/3/20	30 flats (8 x 1B, 18 x 2B, 4 x 3B)	52
Imperial House (former Kings Arms public house)	LA	Site under construction. Commencement date 15/7/19	21 flats (6 x 1B, 11 x 2B, 4 x 3B)	37
Mill Road	LA	Site under construction.	31 dwellings - mixed housing	53

		Commencement date 4/1/21	and flats (8 x 1B, 23 x 2B)	
South Hatch Stables	LB	Planning permission granted on 22/5/20. Development not yet commenced.	46 flats (15 x 1B, 31 x 2B)	78
Woodcote Grove	MB	Planning permission granted on 21/12/20. Development not yet commenced.	98 dwellings - mixed housing and flats (27 x 1B, 65 x 2B, 6 x 3B)	168
Chalk Lane House	MB	Site under construction. Commencement date 1/2/2019	21 flats (8 x 1B, 7 x 2B, 4 x 3B, 2 x 4B)	38

9. The information in Table 1 has been used to inform the assessment of the electorate forecasts.
10. The Council is currently working on a new Local Plan, which will seek to deliver a housing need identified by the government's standard method. This will result in the Borough's housing need target being increased from 181 units per annum to 579 per annum). It is therefore anticipated that housing growth in the Borough will see a significant step change and the future electorate yield from new development will be increased. However, given the stage in the development of the new Local Plan, it is not currently possible to identify the locations of additional housing development to meet this increased need. Therefore, although The Council has therefore only included in this submission, sites for which there is a high degree of certainty of delivery within the electoral review period.
11. The Council does not expecting the electorate numbers in any Wards reducing below the numbers for 2021 by 2027. The numbers have remained steady over the years and this is expected to continue.