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LICENSING AND PLANNING POLICY COMMITTEE

Thursday 3 March 2022 at 7.30 pm

Place: Council Chamber, EpsomTown Hall

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The members listed below are summoned to attend the Licensing and Planning Policy Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor David Reeve (Chair)
Councillor Steven McCormick (Vice-Chair)
Councillor Steve Bridger
Councillor Monica Coleman
Councillor Neil Dallen

Councillor Chris Frost
Councillor Rob Geleit
Councillor Julie Morris
Councillor Phil Neale
Councillor Clive Woodbridge

Yours sincerely

A handwritten signature in black ink that reads 'K. Belden'.

Chief Executive

For further information, please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
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- Do not re-enter the building until told that it is safe to do so.

Public information

Please note that this meeting will be held at the Town Hall, Epsom and will be available to observe live on the internet

This meeting will be open to the press and public to attend as an observer using free GoToWebinar software, or by telephone.

A link to the online address for this meeting is provided on the first page of this agenda and on the Council's website. A telephone connection number is also provided on the front page of this agenda as a way to observe the meeting, and will relay the full audio from the meeting as an alternative to online connection. A limited number of seats will also be available in the public gallery at the Town Hall. For further information please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Information about the terms of reference and membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

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Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government (Access to Information) Act 1985. Should any such matters arise during the course of discussion of the below items or should the Chairman agree to discuss any other such matters on the grounds of urgency, the Committee will wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

Questions from the Public

Questions from the public are permitted at meetings of the Committee. Any person wishing to ask a question at a meeting of the Committee must register to do so, as set out below.

Up to 30 minutes will be set aside for written or oral questions from any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough on matters within the Terms of Reference of the Licensing and Planning Policy Committee which may not include matters listed on a Committee Agenda.

All questions whether written or oral must consist of one question only, they cannot consist of multi parts or of a statement.

The question or topic may not relate to a specific planning application or decision under the Planning Acts, a specific application for a licence or permit of any kind, the personal affairs of an individual, or a matter which is exempt from disclosure or confidential under the Local Government Act 1972. Questions which in the view of the Chairman are vexatious or frivolous will not be accepted.

To register to ask a question at a meeting of the Committee, please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Written questions must be received by Democratic Services by noon on the tenth working day before the day of the meeting. For this meeting this is **Noon, 17 February 2022**.

Registration for oral questions is open until noon on the second working day before the day of the meeting. For this meeting this is **Noon, 28 February 2022**.

AGENDA

1. QUESTION TIME

To take any questions from members of the Public.

2. DECLARATIONS OF INTEREST

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

3. MINUTES OF PREVIOUS MEETING (Pages 5 - 6)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 2 December 2021 (attached) and to authorise the Chairman to sign them.

4. AUTHORITY MONITORING REPORT 2020-2021 (Pages 7 - 22)

The Authority Monitoring Report (AMR) has two purposes; to monitor progress towards new Local Development Documents and to monitor the effectiveness of key policies set out in Local Development Documents.

The AMR is a factual report and is part of the evidence base to inform plan-making.

5. SURREY PLACE AMBITION CONSULTATION (Pages 23 - 30)

Surrey County Council is seeking responses to its draft Surrey 2050 Place Ambition Strategy, and Implementation Framework by 4 March 2022.

The consultation response supports the high-level principles but raises concern over the identification of Epsom as part of the Strategic Opportunity Area 6, because the consequences of this and how it relates to our own local strategy for growth and meeting local housing requirements is unclear.

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE
held at the Council Chamber, Epsom Town Hall on 2 December 2021**

PRESENT -

Councillor David Reeve (Chair); Councillor Steven McCormick (Vice-Chair); Councillors Steve Bridger, Monica Coleman, Neil Dallen, Chris Frost, Rob Geleit, Julie Morris, Phil Neale and Clive Woodbridge

In Attendance:

Absent:

Officers present: Viv Evans (Interim Head of Place), John Cheston (Planning Policy Manager), Susie Legg (Policy Planner) and Stephanie Gray (Democratic Services Officer)

27 QUESTION TIME

No questions were received from members of the public.

28 DECLARATIONS OF INTEREST

The following Declarations were made by Councillors in relation to items on the Agenda:

Infrastructure Funding Statement 2020/2021

Councillor Phil Neale, Other Interest: In the interests of openness and transparency, Councillor Phil Neale declared that he is in the middle of a project which is CIL funded.

29 MINUTES OF PREVIOUS MEETING

The Minutes of the previous meeting of the Licensing and Planning Policy Committee held on 11 November 2021 were agreed as a true record and signed by the Chair.

30 INFRASTRUCTURE FUNDING STATEMENT 2020/2021

The Committee received a report relating to the Council's Infrastructure Funding Statement (IFS) which is required under the Community Infrastructure Levy Regulations. It contains information on Community Infrastructure Levy monies

and Section 106 agreements along with an 'infrastructure list' setting out the infrastructure projects or types which the Council intends to fund wholly or partly by the levy. The IFS relating to the financial year 2020/2021 must be published on the Council's website by 31 December 2021.

Having considered the report, the Committee resolved unanimously to:

- (1) Note and approve the content of the Infrastructure Funding Statement (2020/2021) set out at Appendix 1 for publication by 31 December 2021.**
- (2) Agree that if it appears that any of the figures in the Infrastructure Funding Statement as set out in Appendix 1 to the report, need to be amended, that the Head of Place in consultation with the Chairman, effect these amendments prior to publication.**

The meeting began at 7.30 pm and ended at 7.50 pm

COUNCILLOR DAVID REEVE (CHAIR)

AUTHORITY MONITORING REPORT 2020-2021

Head of Service:	Victoria Potts, Head of Place
Wards affected:	(All Wards);
Urgent Decision? (yes/no)	No
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1: Authority Monitoring Report 2020/2021

Summary

The Authority Monitoring Report (AMR) has two purposes; to monitor progress towards new Local Development Documents and to monitor the effectiveness of key policies set out in Local Development Documents.

The AMR is a factual report and is part of the evidence base to inform plan-making.

Recommendation (s)

The Committee is asked to:

- (1) Note the contents of the Authority Monitoring Report (Appendix 1)**

1 Reason for Recommendation

- 1.1 The Authority Monitoring Report (AMR) (formerly known as the Annual Monitoring Report) is prepared for each financial year (April – March). The latest AMR covers the period 1 April 2020 to 31 March 2021 and is contained in Appendix 1.
- 1.2 Local planning authorities are required by law to prepare and publish an AMR at least annually.

2 Background

- 2.1 The Authority Monitoring Report contributes to the suite of documents that comprise and support the Development Plan for Epsom and Ewell Borough Council. The purpose of the AMR is to review the progress of plan-making and the effectiveness of key Local Plan policies.
- 2.2 This is the first year in which Epsom and Ewell Borough Council has published this document as the 'Authority Monitoring Report'. In previous years it has been published as the 'Annual Monitoring Report'.

- 2.3 Although the role of the AMR is to monitor adopted Local Plan policies, housing supply is a fundamental aspect of monitoring and where a Local Plan is considered out of date the national standard method for calculating housing requirements applies. This monitoring is reported through the calculation of a five-year housing land supply statement and the national Housing Delivery test. This AMR acknowledges these two assessments and the outcomes for Epsom and Ewell borough.
- 2.4 For the purposes of this AMR, the approach taken is to meet our statutory responsibilities which are set out in the Town and Country Planning (Local Development) (England) Regulations 2012. The reasons for taking this approach are:
- due to the age of the existing Local Plan (pre NPPF) the weight associated with the adopted policies is dependent on level of general conformity with the NPPF
 - as set out in paragraph 4.9 of this AMR the Council failed the Housing Delivery test in the reporting year, resulting in the NPPF's presumption in favour of sustainable development applying
 - the effectiveness of the adopted planning policies as a result of the above two points is restricted and therefore reporting on their effectiveness is immaterial.
- 2.5 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has already acknowledged the need for a new up to date Local Plan and preparation is underway. Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.

3 Risk Assessment

Legal or other duties

3.1 Impact Assessment

3.1.1 As Local Planning Authority we are required by government to produce an Authority Monitoring Report, reporting on the performance and delivery of the Local Plan.

3.1.2 It should be noted that during the AMR reporting period the Council could not demonstrate a five-year housing land supply and had failed the Housing Delivery Test. This is significant in terms of monitoring the effectiveness of Local Plan policies because it meant that the NPPF's presumption in favour of sustainable development applied during the reporting period.

3.2 Crime & Disorder

3.2.1 None arising from this report

3.3 Safeguarding

3.3.1 None arising from this report

3.4 Dependencies

3.4.1 None arising from this report

3.5 Other

3.5.1 None arising from this report

4 Financial Implications

4.1 None arising from the contents of this report

4.2 **Section 151 Officer's comments:** None arising from the contents of this report.

5 Legal Implications

5.1 Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 sets out the minimum requirements for the contents of an AMR. Appendix 1 meets these statutory obligations which are monitoring progress with Local Plan preparation against the current Local Development Scheme, assessing the current policies in the Local Plan that include annual numbers for new homes (including affordable housing) and include information about Neighbourhood Plans, the Community Infrastructure Levy and the Duty to Cooperate.

5.2 Legal Officer's comments: No comments made

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

6.1.1 Green and vibrant, Safe and Well, Cultural and Creative, Opportunity and Prosperity, Smart and Connected, Effective Council

6.1.2 The Local plan is fundamental towards delivering the Council's Visions and Objectives identified in the Four-Year Plan

6.2 **Service Plans:** The matter is/is not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:**

6.3.1 There are no climate or environmental implications from this report

6.4 **Sustainability Policy & Community Safety Implications:**

6.3.1 There are no sustainability or community safety implications from this report

6.5 **Partnerships:**

6.5.1 There are no partnerships issues arising from this report

7 Background papers

7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- Annual Monitoring Report 2019-2020; Licencing and Planning Policy Committee 3rd Dec 2020

Other papers:

- None



Authority Monitoring Report

1 April 2020 - 31 March 2021

Epsom & Ewell Borough Council

Contents

1.0	Introduction.....	4
2.0	Local Development Scheme.....	4
	Supplementary Planning Documents (SPD).....	5
3.0	Implementation of policy.....	5
4.0	Monitoring Performance.....	5
	New homes.....	5
	Employment.....	8
	Retail.....	8
5.0	Neighbourhood Planning.....	9
6.0	Community Infrastructure Levy.....	9
7.0	Duty to Co-Operate.....	9
8.0	Appendix A – Five-year housing land supply.....	10
9.0	Appendix B – Location of housing completions.....	11

1.0 Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period 1 April 2020 to 31 March 2021 for the borough of Epsom and Ewell.
- 1.2 For the purposes of this AMR, the approach taken is to meet our statutory responsibilities which are set out in the Town and Country Planning (Local Development) (England) Regulations 2012. The reasons for taking this approach are:
- due to the age of the existing Local Plan (pre NPPF) the weight associated with the adopted policies is dependent on level of general conformity with the NPPF
 - as set out in paragraph 4.9 of this AMR the Council failed the Housing Delivery test in the reporting year, resulting in the NPPF's presumption in favour of sustainable development applying
 - the effectiveness of the adopted planning policies as a result of the above two points is restricted and therefore reporting on their effectiveness is immaterial.
- 1.3 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has already acknowledged the need for a new up to date Local Plan and preparation is underway. Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted. A revised timetable for the production of the new Local Plan is being prepared and once finalised will be published on the Council's webpage.
- 1.4 This AMR therefore primarily focusses on assessing progress against the current Local Development Scheme (LDS) (the Local Plan timetable), and current planning policies that include annual numbers for new homes (including affordable homes) and contains headline data on changes in employment and retail floorspace. It also includes information about Neighbourhood Plans, the Community Infrastructure Levy, and the Duty to Cooperate.
- 1.5 This AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012.
- 1.6 This is the first time the Council has published this document as an Authority Monitoring report (formerly known as Annual Monitoring report).

2.0 Local Development Scheme

- 2.1 The timetable for which local development documents will be produced, in what order and when is set out in the Local Development Scheme (LDS).
- 2.2 The Council published a revised Local Development Scheme in January 2020 and most recently updated this in March 2021 (following the impact on work due to the Coronavirus pandemic). This superseded the 2020 timetable published in the last AMR and focused on the preparation and production of the new Local Plan. Table 1 below is the timetable for the Local Plan in the existing LDS. The Council is currently in the process of revising the local plan timetable. Once it has been updated a new Local Development Scheme will be available to view on the Council's website.

Table 1 – existing timetable for the preparation of the Local Plan and progress

<i>Key Stages</i>	<i>Scheduled Date</i>	<i>Progress</i>
Issues & Options and Call for Sites Consultations (Regulation 18 Part 1)	September – December 2017	Completed
Consideration of Consultation Responses	December 2017 – March 2018	Completed
Preparation and Production of the Masterplan for Epsom & Ewell	June 2018 – June 2019	Completed
Final Issues & Options Consultation (Regulation 18 Part 2)	November 2021 - January 2022	Ongoing work towards this next stage. Revision to LDS underway
Consider consultation responses and prepare revised Draft Local Plan	February 2022– June 2022	
Report to LPPC Reg.19 Publication Version of the Draft Local Plan	June 2022	
Pre-Submission Public Consultation	July – September 2022	
Date of Submission to Secretary of State	October 2022	

Public Hearing	January 2023	
Estimated Date for Adoption	December 2023	

Supplementary Planning Documents (SPD)

2.3 There were no plans to produce any new SPDs within the reporting year. The following SPDs have already been implemented:

- Revised Developer Contributions SPD 2014
- Parking Standards for Residential Development SPD 2015
- Revised Sustainable Design Supplementary Planning Document (SPD) 2016

3.0 Implementation of policy

3.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented and explain the reasons why.

3.2 There are no policies in the current Local Plan that are not being implemented. All policies remain part of the Development Plan and are accorded weight accordingly, in view of conformity with the NPPF including the presumption in favour of sustainable development due to the housing delivery test result in the reporting year.

4.0 Monitoring Performance

New homes

4.1 Where Local Plan policies specify a number over a period of time in relation to net additional dwellings or net additional affordable dwellings, the AMR must report the number achieved over the monitoring period, and since the policy was adopted.

Number of new homes

4.2 Core Strategy (CS) Policy CS 7 requires at least 2,715 homes to be provided between 2007 and 2022, based on an average of 181 dwellings per annum).

4.3 During this reporting year, 2020-2021, 169 new homes (net) were completed.

4.4 The main source of completions was on three large sites as set out in Table 2.

Table 2 – Completions on large sites

Site	Net completions
NESCOT 2 (Sycamore Gardens)	32
Sunnybank House (Student accommodation)	39
Kings Arms Public House, East Street, Epsom	21

4.5 Table 3 shows the completions in this reporting period by Ward.

Table 3 – completions by Ward.

Ward	Net completions
College	8
Cuddington	2
Ewell	35
Nonsuch	32
Stamford	1
Ewell Court	1
Town	79
West Ewell	2
Woodcote	5
Ruxley	4

4.6 Table 4 below shows the number of housing completions each year since the adoption of the Local Plan. It demonstrates that the Core Strategy target of a minimum of 2,715 homes has been met, with one remaining year in the plan period. However, this should be understood in the context of the NPPF requirements and national housing requirements for the borough which are significantly higher.

4.7 Appendix B contains a map showing the location of the housing completions.

4.8 76% of housing completions were on Previously Developed Land (PDL). The units built on greenfield land include 32 dwellings at NESCOL Agricultural land and a few on garden land.

Table 4 - Housing Completions per year

	CS Target	Total (net)	Overall Deficit/surplus
2020-21	181	169	+707
2019-20	181	193	+719
2018-19	181	165	+707
2017-18	181	160	+723
2016-17	181	294	+744
2015-16	181	169	+631
2014-15	181	195	+643
2013-14	181	234	+629
2012-13	181	517	+576
2011-12	181	289	+240
2010-11	181	251	+132
2009-10	181	103	+62
2008-9	181	221	+140
2007-8	181	281	+100
Total	857	3241	26%

4.9 It should be noted that the remit of an AMR is to monitor Development Plan Policies. However, in the absence of an up-to-date Local Plan, the housing number for the borough is now calculated using the national standard housing methodology. The revised National Planning Policy Framework (NPPF) has introduced a number of new tests/measures that seek to increase housing delivery. This includes the Housing Delivery Test and its associated penalties. The results of the HDT are published nationally each year. In the reporting year the Council failed the HDT and as such the NPPF's presumption in favour of sustainable development applied.

Affordable homes

- 4.10 Policy CS9 has a target that overall, 35% of new dwellings should be affordable
- 4.11 During this reporting year there have been 5 affordable housing completions. These units were for shared ownership and were delivered as part of the development at NESCOL Agricultural Land Reigate Road Ewell (17/00429/FUL).
- 4.12 Table 5 below shows the affordable housing completions each year since adoption of the Local Plan.

Table 5 – affordable housing completions per year

	Open Market Housing (net)	Affordable Units (net)	Total (net)	Percentage affordable
2020-2021	164	5	169	3%
2019-2020	165	28	193	15%
2018-19	117	48	165	29%
2017-18	138	22	160	14%
2016-17	237	57	294	19%
2015-16	97	72	169	43%
2014-15	137	58	195	30%
2013-14	157	77	234	31%
2012-13	310	207	517	40%
2011-12	216	73	289	25%
2010-11	206	45	251	18%
2009-10	57	46	103	45%
2008-9	180	41	221	19%
2007-8	203	78	281	28%
Total	2384	857	3241	26%

New Gypsy and Traveller accommodation

- 4.13 Policy CS10 seeks to make provision for Gypsy and Traveller accommodation in the borough in accordance with the Gypsy and Traveller Accommodation Assessment (GTAA) currently being undertaken or in the Southeast Plan Review. The most up to date assessment of need is now the Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment, 2017.
- 4.14 During the monitoring year, no new pitches have been provided for Gypsy and Traveller accommodation in the borough.

Five-year land supply

- 4.15 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of supply against housing requirements. In the absence of an up-to-date Local Plan, for the purposes of this calculation it is the standard housing methodology requirement that applies.
- 4.16 There is also a requirement for a five years' worth of supply for Gypsy and Traveller accommodation (albeit in reference to separate national planning policy; Planning Policy for Traveller Sites).
- 4.17 The Council has calculated its five-year supply position for housing land supply as being 0.68 years. The calculation is available in Appendix A.
- 4.18 There is no five-year supply for Gypsy and Traveller accommodation

Self and Custom Build Register

- 4.19 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 4.20 Between 1 April 2018 and 31 March 2021, 15 homes for self-build (CIL exemptions) have been granted.

4.21 As of 31 March 2021, the total number of applicants on the register was 10.

Employment

4.22 Three planning permissions granted during this reporting year that if implemented would result in the loss of employment floor space. These were all for residential development.

4.23 Loss of employment use:

- 20/00858/PDCOU:
Prior Approval for change of use from offices to 18 residential apartments.
- 20/01264/FUL: Conversion of 1st floor office to create 2 x 2-bedroom flats.
- 20/00240/COU: Change of use from storage/distribution buildings (Use Class B8) at land at Hook Road (R/O 2 Chase Road) to create 1 x 2-bedroom residential unit (Use Class C3).

4.24 There was one planning permission granted that if implemented would result in additional employment floorspace.

4.25 New employment floorspace:

- 19/01273/FUL: Change of use of ground floor Class A1 (Shops) to Class B1 (Offices). Demolition of existing single storey rear extension and erection of replacement single storey rear extension to create 1 x 2-bedroom flat. Alterations to existing first and second floor 1 x 3-bedroom flat with associated refuse and cycle facilities.

Retail

4.26 Within the reporting period there were three planning permissions granted which if implemented would result in changes to the retail provision in the town centre. There was one which would decrease retail floor space (permitted development), one which would retain the retail floor space with increased flexibility in the use and one which would increase retail floor space.

- 20/00619/PDCOU - 80 East Street, Epsom: Change of use from A1 (Retail) at ground, first floor and second to C3 (Dwelling house)
- 20/00266/FUL – Smiggle, 34 East Square, The Ashley Centre, Epsom: Change of use of the unit from retail (A1) to flexible retail (A1)/sui generis use to provide cosmetic treatments and associated retail sale of cosmetic goods.
- 20/00203/FUL - Royal Grill, 132 High Street, Epsom: Change of use of ground floor from A3 (Restaurants & Cafes) to A1(Retail). Erection of 1.14m rear infill extension. Conversion of upper floors to create 2 self-contained residential units.

4.27 There were four planning permissions granted which resulted in losses in A1 retail floor space in the local centres. One of these was permitted development which falls outside the influence of most local policies.

- 20/00316/COU - 9A High Street, Ewell: Change of use of the application site from A1 (Shop) to Sui-Generis (Tattoo Parlour)
- 19/01273/FUL - 32 High Street, Ewell: Change of use of ground floor Class A1 (Shops) to Class B1 (Offices). Demolition of existing single storey rear extension and erection of replacement single storey rear extension to create 1 x 2-bedroom flat. Alterations to existing first and second floor 1 x 3-bedroom flat with associated refuse and cycle facilities
- 20/00374/PDCOU - 1 Headley Parade, Langley Vale Road: Change of use from Retail (Use Class A1) to Residential (Use Class C3). Insertion of two windows at ground floor level in the rear elevation of the property
- 20/01240/FUL - 54 High Street, Ewell: Application for change of use from A1 to Sui Generis. Existing use as a shop/office, the proposed use is as a nail bar

5.0 Neighbourhood Planning

- 5.1 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.
- 5.2 No Neighbourhood Plans have been 'made' within the borough.
- 5.3 One Neighbourhood Plan area has been designated in the borough (Stoneleigh and Auriol).

6.0 Community Infrastructure Levy

- 6.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34(5)) require that the AMR should contain information on the annual reporting of receipts of monies received under the CIL regime. The Council adopted its CIL Charging Schedule in 2014.
- 6.2 The Infrastructure Funding Statement (IFS) is an annual report which provides 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.
- 6.3 In the monitoring period 1 April 2020 to 31 March 2021, 31 Demand Notices were issued for CIL, totalling £2,574,414.48.

7.0 Duty to Co-Operate

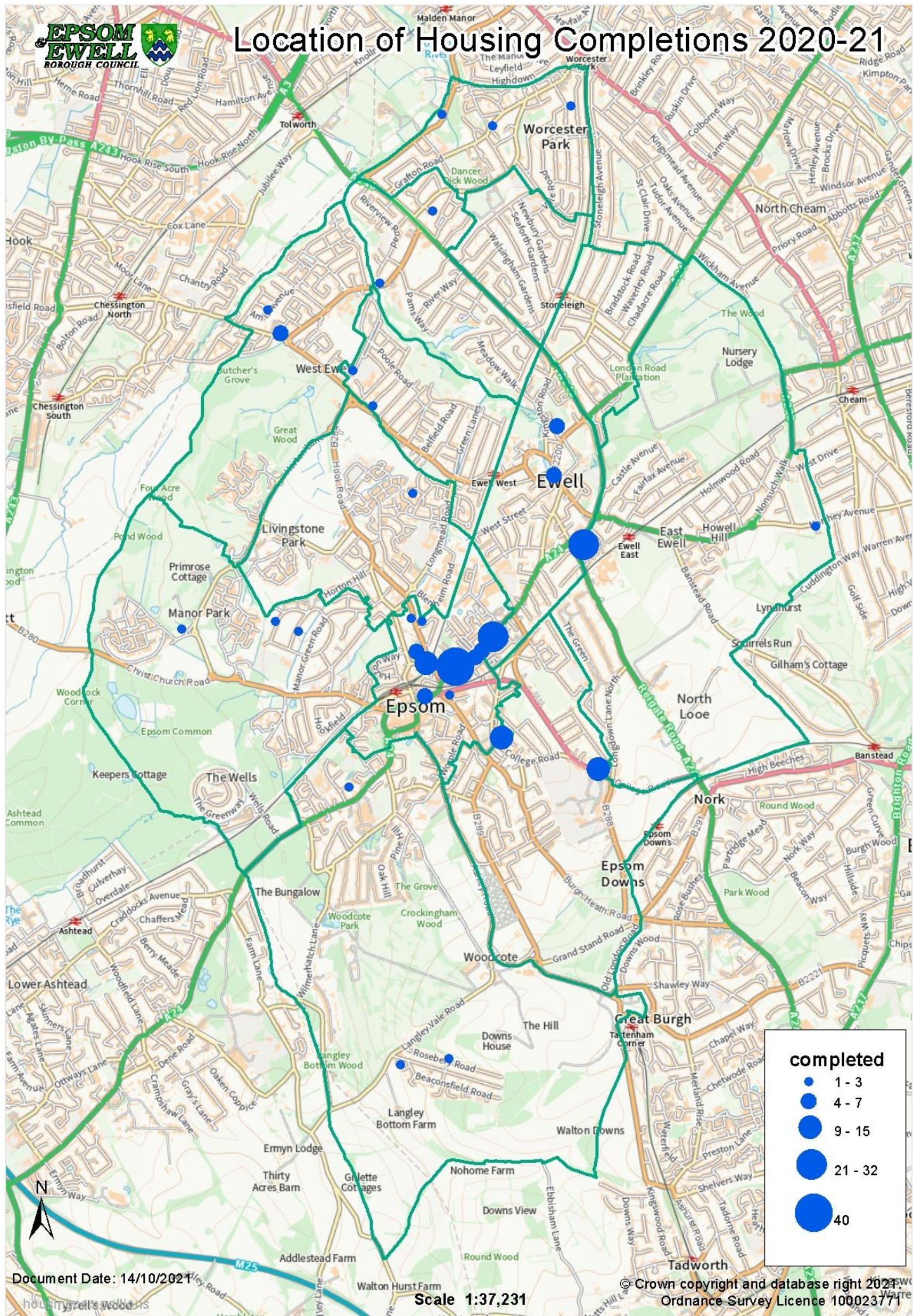
- 7.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 7.2 It is a requirement of the AMR to report what actions have been taken when a local planning authority has co-operated with another local planning authority, county council, or a prescribed body. In addition, the NPPF now requires strategic policy making authorities to prepare and maintain a statement of common ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.
- 7.3 However, the Government has since stated its clear intention to abolish the Duty to Co-operate in the White Paper: Planning for the Future (2020).
- 7.4 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 included a plan of engagement with neighbouring planning authorities and an agreement from the Committee to the actions listed in the report. This is now being further developed to support the preparation of the new Local Plan and a Duty to Cooperate Framework will be published in due course which will have had input from partners and neighbouring councils. The framework will form part of the Local Plan evidence base to help demonstrate that the council is engaging constructively, actively and on an on-going basis. It will identify the strategic cross boundary issues which the Local Plan is likely to reflect (and how they have come about). In particular, the Council continues its close working relationship with neighbouring Councils and will continue to agree Statements of Common Ground individually where and when appropriate, as demonstrated by the recent agreement with Mole Valley July 2021.
- 7.5 The Borough Council continues to participate in a number of Surrey-wide initiatives that contribute, at the strategic level, to the local plan making process. This work has included work with 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.

8.0 Appendix A – Five-year housing land supply

Components	No. homes small sites (1-4)	No. homes large sites (5+)
Completions (from start of Plan (1 April 2021))	30	27
Initial Site Works Commenced (Since 1 Apr 2021)	0*	0
Allocations (No permission) *	0	0
Outline Permission	0	0
Permission not started	82	136
Resolution to Grant	0	0
Under construction since 1 Apr 2021	23	128
Small sites lapse rate (-10%)	-13.5	
Windfall (27 p/a) years 4 & 5	54	
Total	466.5 (476)	

Component	Step	Calculation	Number
(a)	Housing Requirement from five-year supply base date – (1 st April 2021- 31 March 2026)	579 dpa x 5	2895
(b)	Add 20% buffer	A x 1.20	3474
(c)	Annual target	B/5 years	695
(d)	Deliverable supply within 5 years	Includes 10% deduction of small site commitments and windfall of 27dpa for years 4 and 5	476
(e)	Land Supply	D/C	0.68
(f)	Deficit / Surplus	D-B	-2,998

9.0 Appendix B – Location of housing completions



SURREY PLACE AMBITION CONSULTATION

Head of Service:	Victoria Potts, Head of Place Development
Wards affected:	(All Wards);
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1 – Epsom and Ewell Borough Council's response

Summary

Surrey County Council is seeking responses to its draft Surrey 2050 Place Ambition Strategy, and Implementation Framework by 4 March 2022.

The consultation response supports the high-level principles but raises concern over the identification of Epsom as part of the Strategic Opportunity Area 6, because the consequences of this and how it relates to our own local strategy for growth and meeting local housing requirements is unclear.

Recommendation (s)

The Committee is asked to:

- (1) Note the contents of the Surrey Place Ambition and agree the consultation response at Appendix 1.**
- (2) Approve delegated authority to the Head of Place Development and Chair of Licensing Planning Policy Committee to finalise and submit the Council's response to Surrey County Council.**

1 Reason for Recommendation

- 1.1 To ensure that Members are informed about the contents of the Surrey 2050 Place Ambition and agree the council's response to this.

2 Background

- 2.1 Surrey County Council working in partnership with Surrey districts and boroughs and other key stakeholders have published the Surrey 2050 Place Ambition for stakeholder consultation until 4 March 2022. Members are requested to note the contents of the document together with our draft response which will be submitted to the County Council.

- 2.2 The preparation of the Surrey 2050 Place Ambition has evolved over time with input from Surrey districts and boroughs. The Surrey 2050 Place Ambition sets out what Surrey's strategic partners want to collectively achieve over the next 30 years in terms of good growth. By working collaboratively and in partnership, there is the likely prospect to achieve a long term and coordinated approach to growth in Surrey that is well aligned to infrastructure planning and delivery. The Surrey Place Ambition is not intended to replace or conflict with district and borough local plans, but to complement them and to provide a framework to align plans with infrastructure priorities of the County Council and other infrastructure providers.
- 2.3 The Surrey 2050 Place Ambition has been informed by various factors, including climate change and environment, economic, spatial, infrastructure and health and wellbeing at the local, county, regional and national levels.
- 2.4 Whilst Surrey is an important growth hub for the United Kingdom's economy, there is a need to address the existing and future infrastructure deficit which places constraint on investment opportunities and development potential. The Surrey 2050 Place Ambition provides the necessary partnership framework for this to be achieved in an integrated and coordinated manner. The delivery of the Surrey 2050 Place Ambition will require continuous political commitment.

Vision and strategic priorities of the Surrey 2050 Place Ambition

- 2.5 The Surrey 2050 Place Ambition sets out a clear vision – a county of well-functioning and connected communities and a high-quality life. It also sets out four strategic priorities, which are:
1. Improve connectivity both within Surrey and between other strategic important hubs;
 2. Enhance the place offer of Surrey's towns, which includes Epsom;
 3. Maximise the potential of our Strategic Opportunity Areas. For the avoidance of doubt, the Surrey 2050 Place Ambition identifies eight Strategic Opportunity Areas. These are:
 - Longcross – Staines - Heathrow corridor;
 - Woking hub;
 - Guildford hub;
 - Blackwater Valley corridor;
 - Cranleigh – Dunsfold corridor;
 - Epsom – Leatherhead corridor;
 - M23 - Gatwick corridor; and
 - M25 J6/A22 South Godstone
- 2.6 The Strategic opportunity Area 6: Epsom-Leatherhead Corridor occupies a strategic location between Heathrow and Gatwick.
- 2.7 The key challenges identified for this SOA in the implementation plan are:

- Congestion around J9 of M25 and on surrounding roads
- Delay to Crossrail 2
- Impact of permitted development rights
- Town centre accessibility and connectivity issues
- Unknown impact of Covid-19 on the commercial market
- Insufficient start up and grow on space

2.8 Key actions identified for this SOA are:

- Collaborative work with National Highways to address highway issues at M25 J9 and surrounding roads such as the A243 and A24.
- Delivery of Crossrail 2 to improve service frequency, speed and capacity into central London and delays to this scheme will have an impact on the potential of the SOA.
- In a shift away from car dominated centres, creation of segregated cycling and walking routes as well as bus connectivity linking employment and education areas,
- Support for 20- minute neighbourhoods responding to changing working practices and demands on local centres.
- Retention of key strategic employment areas. However, it is recognised that some renewal of employment areas will be required. The full impact of Covid-19 on the commercial market remains to be seen.
- Support for the creation of an enterprise centre/ zone suitable for the creation and growth of creative and technology-based businesses in conjunction with partners such as UCA and Northeast Surrey College of Technology (NESCOT).

2.9 Priority Outcomes for this SOA are:

- Support the regeneration, economic potential, and competitiveness of the SOA
- Increased active travel options which will help address challenges around climate change and support health and wellbeing
- Increase in renewable and low carbon energy supply and improved digital connectivity.

Delivering the Surrey 2050 Place Ambition/Good Growth

2.10 The Surrey 2050 Place Ambition will be delivered through:

- District and borough local plans and other strategies;
- Countywide strategies and plans; and
- Sub-national strategies and plans.

3 Risk Assessment

Legal or other duties

3.1 Impact Assessment

3.1.1 There are no additional impacts arising from this report.

3.2 Crime & Disorder

3.2.1 There are no implications regarding crime and disorder arising from this report.

3.3 Safeguarding

3.3.1 There are no implications regarding safeguarding arising from this report.

3.4 Dependencies

3.4.1 There are no implications regarding dependencies arising from this report.

3.5 Other

3.5.1 There are no other impacts arising from this report.

4 Financial Implications

4.1 There are no direct financial implications for the purposes of this report.

4.2 **Section 151 Officer's comments:** None arising for the purposes of this report.

5 Legal Implications

5.1 There are no direct legal implications for the purposes of this report.

5.2 **Legal Officer's comments:** None arising from the content of this report.

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

6.2 The Surrey Place Ambition relates to two key themes and their objectives in the EEBC Four Year Plan. These are: 'A successful place with a strong, dynamic local economy where people can thrive', and 'Alive and connected socially, economically, geographically and digitally'.

6.3 **Service Plans:** The matter is not included within the current Service Delivery Plan.

6.4 **Climate & Environmental Impact of recommendations:** None arising from this report.

6.5 **Sustainability Policy & Community Safety Implications:** None arising from this report.

- 6.6 **Partnerships:** The Surrey 2050 Place Ambition has been developed in partnership with Surrey districts and boroughs and other key stakeholders as part of the Surrey Future's Partnership.

7 Background papers

- 7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- None

Other papers:

- [Surrey Place Ambition Consultation - draft for consultation](#)
- [Surrey Place Ambition Implementation Framework - draft for consultation](#)

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Appendix 1 – Draft Epsom and Ewell Borough Council’s response to Surrey Place Ambition Consultation.

Dear Surrey County Council

Thank you for giving Epsom and Ewell Borough Council the opportunity to comment on the draft Surrey 2050 Place Ambition Strategy and Implementation Framework.

The Surrey 2050 Place Ambition provides a strategic framework for an integrated approach to facilitating good growth across Surrey that will be aligned to infrastructure provision and underpinned by an effective partnership working. This is consistent with the objectives of the Epsom and Ewell Borough Council Four Year Plan and is therefore supported.

The key principles, challenges and actions identified for Strategic Opportunity Area 6 are supported, in particular the references to supporting the creative industries and employment opportunities as well as the 20-minute neighbourhood principles which align with the Council’s vision for improved active travel infrastructure as referenced in Epsom Future40. An additional challenge to be acknowledged is the pending cuts to Southwest Rail services to Epsom and Leatherhead and how this could impact on employment opportunities within the corridor.

The Council is committed to working in partnership with the relevant stakeholders to ensure the preparation of a final document. It will be necessary for officers to engage with the partners to explore further the rationale behind the identification of the Leatherhead to Epsom Corridor as a Strategic Opportunity Area (SOA) and the implications of this. In particular, it will be critical to explore any link the SOA has to meeting growth from outside of Epsom and Ewell Borough, because taking wider unmet housing needs is not an agreed position with Epsom and Ewell Borough Council.

The Council is currently preparing a new Local Plan and a key part of the evidence base will be the identification of suitable sites within our existing urban areas and along key infrastructure corridors for redevelopment. Existing employment sites such as Longmead will also need to be assessed for housing led redevelopment potential. The aim of this work is to identify sites and opportunities to contribute towards meeting the borough’s local housing requirements. The growth associated within these areas will therefore be a key focus for our Local Plan strategy and alignment will be needed between the Local Plan Strategy’s and the Surrey Place Ambition’s actions and priorities.

Unlocking key urban sites within Epsom will require partnership working, in particular around the delivery of necessary infrastructure. The Council would like to continue working in partnership with the County Council and the other key stakeholders to bring forward these sites and deliver much needed housing to meet local needs.

I hope you find this helpful.

Yours faithfully,

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