



## LICENSING AND PLANNING POLICY COMMITTEE

Thursday 7 March 2019 at 7.30 pm

Council Chamber - Epsom Town Hall

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 Graham Dudley  
(Chairman)  
Councillor David Reeve (Vice-  
Chairman)  
Councillor Michael Arthur MBE  
Councillor Steve Bridger  
Councillor Robert Foote

Councillor Chris Frost  
Councillor Rob Geleit  
Councillor Tina Mountain  
Councillor Martin Olney  
Councillor Humphrey Reynolds

Yours sincerely

A handwritten signature in black ink, appearing to read "K. Beldan". The signature is fluid and cursive, with a long, sweeping underline.

Chief Executive

For further information, please contact Sandra Dessent, tel: 01372 732121 or email: [sdessent@epsom-ewell.gov.uk](mailto:sdessent@epsom-ewell.gov.uk)

### AGENDA

#### 1. QUESTION TIME

To take any questions from members of the the Public

**Please note: Members of the Public are requested to inform the Democratic Servicers Officer before the meeting begins if they wish to ask a verbal question to the Committee.**

#### 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 3 - 6)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on January 24 2019 (attached) and to authorise the Chairman to sign them.

**4. CORPORATE PLAN: KEY PRIORITY TARGETS FOR 2019 TO 2020** (Pages 7 - 12)

This report presents the Committee with its Key Priority Targets for 2019 to 2020.

**5. PROGRESS ON THE LOCAL PLAN** (Pages 13 - 84)

The Committee is asked to note the continued forward progress being made in preparing the new Local Plan; and the contents of the Local Plan Annual Monitoring Report and agree to its publication on the Council's website

**6. STATEMENTS OF COMMON GROUND - THE SURREY WASTE PLAN**  
(Pages 85 - 110)

The Committee is asked to note the requirement to agree statements of common ground with partners on cross-boundary matters and that further statements will be forthcoming for consideration, the proposed mechanism for considering and signing statements of common ground; and that the Borough Council become a signatory to the enclosed Statement of Common Ground for Waste Planning.

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE  
held on 24 January 2019**

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**PRESENT -**

Councillor Graham Dudley (Chairman); Councillor David Reeve (Vice-Chairman);  
Councillors Michael Arthur MBE, Steve Bridger, Robert Foote, Chris Frost, Rob Geleit,  
Martin Olney and Humphrey Reynolds

In Attendance:

Absent: Councillor Tina Mountain

Officers present: Amardip Healy (Chief Legal Officer), Ruth Ormella (Head of Planning),  
Rachel Jackson (Licensing, Grants and HIA Manager), Karol Jakubczyk (Planning  
Policy Manager) (items 36-39 only), Wai-Po Poon (Senior Planning Policy Officer) and  
Tim Richardson (Democratic Services Officer)

**36 QUESTION TIME**

No questions were received from members of the public.

**37 DECLARATIONS OF INTEREST**

No declarations of interest were made by Councillors in items on the agenda for  
this meeting.

**38 MINUTES OF PREVIOUS MEETING**

The Minutes of the Meeting of the Licensing and Planning Policy Committee held  
on 15 November 2018 were agreed as a true record and signed by the  
Chairman.

The Committee noted that Minute 34 (Epsom & Ewell Local Plan: Longmead &  
Nonsuch Industrial Estates Capacity Study) recorded that confirmation of  
boundary markings and ownership of Fairview Road to opposite Windmill Lane  
would be reported back to Members of the Committee, but that this had not yet  
been done. Officers would look into this matter and provide the relevant  
information to Members following the meeting.

**39 ANIMAL WELFARE REGULATIONS 2018**

The Committee received a report informing it of new Animal Welfare Regulations  
and appeals channels under the Animal Welfare Act 2006.

The Licensing, Grants & Home Improvement Agency Manager informed the Committee of an amendment to recommendation 2 of the report, to read: "Delegate to the Head of Service the determination of licence applications, all matters relating thereto and appeals relating to star ratings".

Following consideration, it was resolved:

**That the Committee:**

- (1) Noted the introduction of new regulations and appeals channels;**
- (2) Delegated to the Head of Service the determination of licence applications, all matters relating thereto and appeals relating to star ratings.**

#### **40 EPSOM & EWELL LOCAL PLAN: URBAN CAPACITY STUDY**

The Committee received a report presenting an Urban Housing Capacity Study (UHCS) which had been prepared to assess the potential optimal capacity of the Borough's land supply within the urban area, and how this could contribute towards meeting the Borough's challenging Objectively Assessed Housing Need (OAHN).

The following matters were considered:

- a) **Conclusions of Urban Housing Capacity Study.** The Committee noted that the identified need for the Borough was unlikely to be delivered in its entirety within its urban area during the new Local Plan period. The UHCS suggested that at optimum performance, 49% of the housing need could be accommodated within the urban area.
- b) **Clarification requested on Table 4.** Members of the Committee identified that Table 4 of the UHCS indicated that the identified need calculated by the 'standard method' calculation is being used from 2015 onwards, despite not emerging from Government policy until 2017. Members of the Committee expressed concern at the imposition of this housing need requirement on historical housing completion levels, and considered that a more reasonable target would have related to future, not past levels. Officers informed the Committee that the introduction of the Housing Delivery Test (HDT) would measure the Council's housing delivery for the previous three years and was likely to use the 'standard method' figure. However, the Housing Delivery Test (HDT) had not been published yet.
- c) **Potential urban sites not carried forward from Strategic Housing Land Availability Assessment (SHLAA) 2007 to SHLAA 2017.** Following a question from a Member of the Committee, the Committee was informed that potential development sites identified in the SHLAA 2007 but subsequently considered not to be deliverable had been omitted from the SHLAA 2017.

- d) **Outstanding permissions for residential development.** The Committee was informed that the information presented in Table 6 of the UHCS (Outstanding permissions for residential development) related only to extant permissions. Officers informed the Committee that no expired permissions had been included in the figures, and that the data had been processed in a manner to avoid double-counting of sites with more than one valid development permission.
- e) **Appendix A – Land to rear of 35 The Avenue, Worcester Park.** The Committee identified that this development was incorrectly listed as being within Court Ward, and that it should instead be listed as within Cuddington Ward. Officers undertook to make this correction.
- f) **Appendix A – NESCOT development.** The Committee identified that current development work on the NESCOT Agricultural land site was not listed within Appendix A, and requested Officers to consider whether it should be. Officers would look into the matter and provide an update following the meeting.
- g) **Appendix B – 57 Longdown Lane North.** The Committee identified that works on this site had begun, and requested Officers to consider whether it should be listed in Appendix A to the report, rather than Appendix B. Officers would look into the matter and correct the Appendices if appropriate.

Following consideration, it was resolved:

- (1) **That the Committee noted the contents of the Urban Housing Capacity Study as a technical study and part of the Council's evidence base, which informed the preparation of the new Local Plan.**

#### 41 PROGRESS ON THE LOCAL PLAN

The Committee received a report providing an update on progress against the new Local Plan's project milestones.

The report informed the Committee that the focus was currently upon completing a robust and proportionate evidence base that would support the new Local Plan through the forthcoming submission and examination stages. The report provided an overview of the Housing Delivery Test, the Borough's performance and the implications for the Council's Local Plan and decision making.

The following matter was considered:

- a) **Communication to Planning Committee.** The Committee noted that the report recommended that it should advise the Council's Planning Committee that planning applications should be determined with the knowledge that there was not a demonstrable five year housing land supply. Officers informed the Committee that if this recommendation was

agreed, a report would be presented to a future meeting of the Planning Committee to advise it of the issue.

Following consideration, it was resolved:

**That the Committee:**

- (1) noted the good progress being made in preparing the new Local Plan;**
- (2) noted the government's Housing Delivery Test and the implications that would follow; and**
- (3) agreed to advise the Planning Committee that planning applications should be determined with the knowledge that there is not a demonstrable five year housing land supply.**

*The meeting began at 7.30 pm and ended at 8.43 pm*

COUNCILLOR GRAHAM DUDLEY (CHAIRMAN)

## **CORPORATE PLAN: KEY PRIORITY TARGETS FOR 2019 TO 2020**

<b>Head of Service/Contact:</b>	Gillian McTaggart, Head of Policy, Performance & Governance
<b>Urgent Decision?(yes/no)</b>	No
<b>If yes, reason urgent decision required:</b>	
<b>Annexes/Appendices (attached):</b>	<b>Annex 1</b> - Key Priority Targets 2019 to 2020
<b>Other available papers (not attached):</b>	Corporate Plan 2016 to 2020 Key Priority Targets 2018 to 2019

### **Report summary**

This report presents the Committee with its Key Priority Targets for 2019 to 2020.

### **Recommendation (s)**

- (1) That the Committee agrees its Key Priority Targets for 2019 to 2020 as set out at Annex 1.**

## **1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy**

- 1.1 This report addresses year four of the Corporate Plan 2016 to 2020.

## **2 Background**

- 2.1 The Council has a four-year Corporate Plan for the period 2016 to 2020.

- 2.2 Each year a number of Key Priority Targets are agreed by each of the four policy committees. These targets sit under the four Key Priorities of the Corporate Plan:

2.2.1 Keeping our Borough Clean and Green

2.2.2 Supporting our Community

2.2.3 Managing our Resources

2.2.4 Supporting Businesses and our Local Economy.

- 2.3 The Key Priority Targets provide focus for delivery and a means by which we can measure whether the Council has delivered on what it has set out to achieve.
- 2.4 Progress made against the targets is measured across the year and is reported to members. The Audit, Crime & Disorder and Scrutiny Committee receive regular progress update reports on the target delivery.
- 2.5 During 2019/20 work will commence on the new Corporate Plan for 2021 to 2025.

**3 Key Priority Targets 2019 to 2020**

- 3.1 Work towards achieving the 2019/20 targets will commence on 1 April 2019. Year three of the Corporate Plan is presently coming to an end. It is anticipated that end of year progress will be reported to members towards the end of April 2019.
- 3.2 There are eight targets for this Committee, one focusing on the delivery of the Local Plan and one on the delivery of the Epsom and Ewell Master Plan. The remaining targets reflect national planning statistics which are associated with the discharge of the responsibilities of the Planning Department and Planning Committee.

**4 Proposals**

- 4.1 It is proposed that the Committee agree the planning related Key Priority Targets for 2019 to 2020 set out at **Annex 1**.

**5 Financial and Manpower Implications**

- 5.1 The Key Priority Targets for 2019/20 have been developed in line with the 2019/20 budgetary process.
- 5.2 **Chief Finance Officer's comments:** None for the purposes of this report.

**6 Legal Implications (including implications for matters relating to equality)**

- 6.1 No implications for the purpose of this report.
- 6.2 **Monitoring Officer's comments:** None arising from the contents of this report.

**7 Sustainability Policy and Community Safety Implications**

- 7.1 None for the purposes of this report.

**8 Partnerships**

- 8.1 None for the purposes of this report



**9 Risk Assessment**

- 9.1 Failure to agree targets for year four of the Corporate Plan will increase the risk that the Council will not complete what it has set out to achieve.
- 9.2 Risks associated with each target will need to be considered and managed by lead officers in order to facilitate successful completion.

**10 Conclusion and Recommendations**

- 10.1 The Committee is requested to approve its Key Priority Targets for 2019/20.

**Ward(s) affected:** (All Wards);

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## Licensing & Planning Policy Committee Draft Key Priority Targets 2019 to 2020

Key Priority	Targets for 2019/20	Targets to be achieved by	Responsible officer
<b>Supporting Businesses and our Local Economy</b>	<ul style="list-style-type: none"> <li>Undertake a second consultation on next stage of the Local Plan.</li> </ul>	September 2019.	Ruth Ormella, Head of Planning
	<ul style="list-style-type: none"> <li>Prepare and produce the Masterplan for Epsom and Ewell.</li> </ul>	August 2019	
	<ul style="list-style-type: none"> <li>Number of major planning applications (MHCLG) received*</li> <li>Number of non-major planning applications (MGCLG) received*</li> </ul> (*Note: Information only indicators)	March 2020	
	<ul style="list-style-type: none"> <li>At least 60% of major planning applications decided in time</li> </ul>	March 2020	
	<ul style="list-style-type: none"> <li>At least 70% of non-major planning applications decided in time</li> </ul>	March 2020	
	<ul style="list-style-type: none"> <li>No more than ten per cent of major planning applications allowed at appeal (using the two-year rolling assessment period defined by the government)</li> </ul>	March 2020	
	<ul style="list-style-type: none"> <li>The number of officer recommendations overturned by the Planning Committee*</li> </ul> (*Note: Information only indicator)	March 2020	

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## PROGRESS ON THE LOCAL PLAN

<b>Head of Service/Contact:</b>	Ruth Ormella, Head of Planning
<b>Urgent Decision?(yes/no)</b>	No
<b>If yes, reason urgent decision required:</b>	N/A
<b>Annexes/Appendices (attached):</b>	Epsom & Ewell Local Plan Annual Monitoring Report 2017/18 Annex 2: Results of Housing Delivery Test
<b>Other available papers (not attached):</b>	<a href="#">Epsom &amp; Ewell Local Plan Programme July 2018</a>

### Report summary

Progress against the new Local Plan's project milestones continues to be maintained. Work on the supporting evidence base continues. Work on the Transformation Masterplan is also underway.

The Local Plan Annual Monitoring Report (AMR) assesses the performance of adopted planning policies and tracks the Council's progress against the Local Plan Programme.

The latest AMR covers the reporting period 2017 – 2018. The data covered by that period has been overtaken by subsequent changes in national planning policy and guidance. On that basis the AMR included in this report serves as bridge to the 2018-2019 AMR, which we anticipate publishing during July 2019.

The Housing Delivery Test is an annual assessment by the Government of the performance of local planning authorities in delivering their identified need over the previous three years. The results of the first Test were published on 19 February 2019.

### Recommendations:

#### The Committee:

- (1) Notes the continued forward progress being made in preparing the new Local Plan;

- (2) Notes the contents of the Local Plan Annual Monitoring Report and approves it for publication on the Council's website; and**
- (3) Notes the outputs from the government's Housing Delivery Test and that as an implication of this process a draft Housing Delivery Action Plan will be prepared for consideration by the Committee.**

## **1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy**

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. The new Epsom & Ewell Local Plan is critical as it will set out how sustainable growth, particularly in relation to new housing, will be delivered during the plan period.

## **2 Progress on our Local Plan**

- 2.1 At the November 2018 Licensing & Planning Policy Committee, Members agreed to receive a regular report that provides an update on the progress being made on the preparation of the new Local Plan against the milestones identified by the Local Plan Programme (July 2018). This is the third Local Plan Progress report to the Licensing & Planning Policy Committee.
- 2.2 The Borough Council continues to make progress against the timetable and milestones set out in the Local Plan Programme. The current focus is on preparing a robust evidence base to ensure the new Local Plan meets the tests of soundness by being "justified"<sup>1</sup>. Work on the evidence base is already advanced. The latest addition to the evidence base was the Urban Housing Capacity Study which was approved by the Committee during January 2019.
- 2.3 The current focus is upon identifying appropriate and proportionate methodologies that will enable progress on the forthcoming Strategic (Development) Viability Assessment and revised Strategic Housing Market Assessment. These studies will be reported to the Committee during Summer 2019 and will help inform the preparation of the new Local Plan.

## **3 Annual Monitoring Report 2017/ 18**

- 3.1 All local planning authorities are required to prepare and publish a local plan annual monitoring report. The expectation is that this done at least once during the calendar year. This Annual Monitoring Report (AMR) covers the period from 1 April 2017 to 31 March 2018. It is our thirteenth AMR.

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<sup>1</sup> This is set out under NPPF Paragraph 35.

- 3.2 For expediency, a decision has been taken to focus the 2017/18 AMR upon the statutory requirements for Local Plan monitoring; particularly in relation to the key datasets relating to housing growth and delivery. This decision was taken because we are in a period of extreme change in national and local planning policy, which has witnessed this AMR being over-taken by events. This is specifically in relation to new national policy and guidance relating to objectively assessed housing need, housing delivery and the housing land supply trajectories.
- 3.3 The principle outputs from the AMR are:
- There were 160 housing completions (net) during the reporting period;
  - Since 2015 there have been 667 housing completions- this equates to 53% of our Objectively Assessed Housing Need (OAHN) for those three years (based upon the OAHN of 418 new homes per annum identified in the SHMA 2016);
  - The housing completions during the reporting year have been built to a higher average density than previous years. This suggests a positive trend towards optimising housing delivery within the existing urban area;
  - The housing trajectory included with this AMR has been prepared against the two housing targets, firstly the 418 new homes per annum (2015-2018) and secondly the 579 new homes per annum (2018-2033). This equates to a requirement of 9939 new dwellings 2015- 2033. We have also calculated a 5% buffer (as stated in the NPPF) to ensure choice and competition in the market for land. This equates to a requirement of 10437 new dwellings 2015- 2033;
  - The housing trajectory (Appendix C) shows a deficit of 7238 units over the plan period (with the 5% buffer requirement added);
  - The Five Year Housing land Supply statement April 2018 – March 2023 demonstrates that there is only a 1.19 year housing supply (at the end of March 2018); and
  - During the period 2017-2018, 22 housing completions were classified as 'affordable housing'. This equates to 16% of the total completions for this year. Of these completions, 68% were social rented and 32% intermediate affordable housing (shared ownership). This is the lowest number of affordable completions in the last ten years. The possible reasons for this are set out under Annex 1 paragraphs 4.29-4.32.

- 3.4 It is important to note that the OAHN against which key elements of the AMR 2017/ 18 is assessed is now historic. The next AMR for the 2018/ 19 reporting period will focus upon our performance against the OAHN calculated through the government's standard method. That data will be used to inform the preparation of our new Local Plan and the Housing Delivery Test. We anticipate that it will also help inform our Housing Delivery Test Action Plan.

#### **4 Housing Delivery Test**

- 4.1 The Housing Delivery Test is an annual assessment of the performance of local planning authorities in delivering their identified need over the previous three years. This is an annual Test that uses existing data, submitted as part of the Housing Delivery return. The Borough Council made its first return to this Test during the final quarter of 2018. The results of the Test were published on 19 February 2019. The results of the Housing Delivery Test have been published [on the Government's website](#).
- 4.2 The results of the Housing Delivery Test show that we are not delivering a sufficient quantum of new homes. This was anticipated. On the basis that our housing delivery is below 85% housing requirement; the Housing Delivery Test indicates that we are at 57%; we will now be required to prepare a Housing Delivery Action Plan (within the next six months) and have an additional 20% buffer applied to our OAHN. There is no mechanism to appeal or challenge the outcomes of this test.
- 4.3 The Housing Delivery Action Plan will set out how the Borough Council will respond to under delivery. It will identify the interventions, both through planning policy and the development management process that will be introduced to raise delivery. The overall objective will be to secure a five year housing land supply. Once that objective has been achieved the additional 20% buffer should fall away. The draft Housing Delivery Test will be the subject of a report to this Committee during the early Summer 2019.

#### **5 Financial and Manpower Implications**

- 5.1 The preparation, publication, examination, implementation and on-going monitoring of our new Local Plan is a high priority which is being resourced through the Planning Policy Team and separate commissions that are required relating to evidence base and technical reports.
- 5.2 The increasing level of complexity to the local plan process (introduced through the revised NPPF), particularly in relation to the housing delivery test, review of the CIL schedule and strategic viability mean that further resources may be required. Approval from the Strategy & Resources Committee will be sought identifying the estimated budget for the work that needs to be commissioned.



- 5.3 **Chief Finance Officer's comments:** Wherever possible, works should be completed within the existing budget envelope. Should additional resources be required, approval should be sought from Strategy & Resources Committee in accordance with the Financial Regulations.

**6 Legal Implications (including implications for matters relating to equality)**

- 6.1 The Town and Country Planning (Local Planning) Regulations 2012, Regulation 34, require that all local planning authorities produce and publish an annual monitoring on an annual basis.
- 6.2 Section 113 of the Localism Act 2011 requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme and the extent to which the planning policies set out in the Local Plan are being achieved. This enables the effects of a policy to be monitored transparently to enable a plan to respond quickly to changing circumstances and to implement change where a policy may not be working as anticipated.
- 6.1 Provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into effect on the 6th April 2012, require local planning authorities' monitoring reports to contain key information.
- 6.2 **Monitoring Officer's comments:** *there are no comments arising from the contents of this report.*

**7 Sustainability Policy and Community Safety Implications**

- 7.1 None for the purposes of this report.

**8 Partnerships**

- 8.1 None for the purposes of this report.

**9 Risk Assessment**

- 9.1 We are required by government to produce an annual monitoring report reporting on the performance and delivery of our Local Plan.
- 9.2 The implication of the absence of a five year housing land supply is significant when considering planning applications. It is therefore appropriate that the Licensing & Planning Policy Committee has already brought this matter to the attention of the Planning Committee in order that planning applications be determined in the knowledge that there is not a demonstrable five year housing land supply.

**10 Conclusion and Recommendations**

- 10.1 It is recommended that the AMR be approved for publication on the Council's website.
- 10.2 The Committee notes the outputs from the government's Housing Delivery Test and that as an implication of this process a draft Housing Delivery Action Plan will be prepared for consideration by the Committee.

**Ward(s) affected:** (All Wards);

## Epsom & Ewell Local Plan – Housing Annual Monitoring Report 2017/18

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## Introduction

- 1.1 This Annual Monitoring Report (AMR) provides a summary of the statutory requirements for Local Plan monitoring in Epsom and Ewell during the period 2017-18.
- 1.2 Every Local Authority is required under Regulation 34 of the Town and Country Planning (Local Planning) Regulations 2012 to produce and publish an Annual Monitoring Report at least yearly. For the purpose of expediency, the 2017/18 AMR focusses upon the minimum statutory requirements required of us and those key datasets related to housing growth and delivery. It is a matter for each Local Planning Authority to decide what additional information to include in their AMR. For this reporting year it is considered appropriate to publish a more focused set of housing data and not to include the amount of indicators that were considered in 2016/17. This is because we are in a period of extreme change in national and local planning policy, resulting in this AMR already being over-taken by new legislation/ guidance and housing projections. The outputs from this Report will be used to inform the Local Plan making process.
- 1.3 Matters covered by this Report include the following:
- a) Progress and implementation of the Local Plan (*Reg 34 (1b)*)
  - b) The number of new housing completions during 2017/18 and a summary of housing completions in the Borough since 2006 (Core Strategy Policy CS7) (*Reg 34 (3)*)
  - c) A detailed Housing Trajectory projecting the net additional dwellings predicted to be delivered in future years (Core Strategy Policy CS7) (*Reg 34 (3)*)
  - d) A five year housing supply report (Core Strategy Policy CS7)
  - e) The number of new affordable housing units completed during 2017/18 and the projected scale of affordable housing completions for the next four years (Core Strategy Policy CS9) (*Reg 34 (3)*)
  - f) *Regulation 62 Statement setting out CIL Receipts and expenditure (Reg 34 (5))* – this document was considered by the Borough Council's Licensing & Planning Policy Committee on 15 November 2018.
  - g) *Details of what Duty to Cooperate Action has been taken this year (Reg 34 (6))*
- 1.4 It is the Council's intention to produce the 2018/19 AMR as soon as possible in Summer 2019. This should ensure the data included is more meaningful and informative for the Local Plan Process going forward.

## Progress and Implementation of the Local Plan

- 2.1 The Borough Council published a revised Local Plan Programme in June 2017. The Epsom and Ewell Local Plan Programme (June 2017), succeeds the July 2016 Programme and focusses on the preparation and production of the new Local Plan. This section of the AMR provides a snapshot against this June 2017 Programme.
- 2.2 This Local Plan Programme (June 2017) sets out the following for progressing the Local Plan review –

*Table 1: Local Plan Production*

<b>Key Stages</b>	<b>Planned Date</b>	<b>Actual progress</b>
<b>Issues &amp; Options Consultation (Call for Sites)</b>	September – November 2017	September- December 2017
<b>Consideration of Consultation Responses</b>	December 2017	December 2017- March 2018
<b>Pre-Submission Consultation</b>	March 2018	Revised
<b>Date of Submission to Secretary of State</b>	May 2018	Revised
<b>Pre-Examination Meeting</b>	September 2018	Revised
<b>Public Hearing</b>	Late 2018	Revised
<b>Estimated Date for Adoption</b>	December 2019	Revised

- 2.3 A formal call-for-sites exercise was carried out in March 2017 and re-opened alongside the Issues and Options paper until November 2017.
- 2.4 The Local Plan Programme also identifies a timetable for the production of the key evidence base documents that support and inform the partial review process.

Table 2: Evidence Base Studies

Documents	Publication Dates	Progress 17-18
<b>Strategic Housing Market Assessment<sup>1</sup></b>	October 2016	Published Oct 16
<b>Green Belt Study Stage 1</b>	February 2017	Published Feb 17
<b>Strategic Housing Land Availability Assessment</b>	July 2017	Published June 17
<b>Traveller Accommodation Assessment</b>	July 2017	Published June 2017
<b>Constraints Study</b>	July 2017	Published June 17
<b>Green Belt Study Stage 2</b>	November 2017	Published May 18

- 2.5 To date the Borough Council continues to make good progress against the timetable for the production of the evidence base documents. Notably, the Borough Council successfully published three of it's documents a month ahead of schedule. The Green Belt Study stage 2 was delayed mostly due to personnel difficulties at the consultants designate for the project, but has now been published.
- 2.6 As stated in the Local Plan Programme, we continuously monitor progress on the implementation of the Local Plan Programme. Where milestones have not been reached, we will consider appropriate actions to ensure that positive momentum is maintained. There have been delays in the Local Plan production this year. In light of this, the Local Plan Programme was amended and an up-dated version was published in [July 2018](#).
- 2.7 The analysis of responses to our Issues & Options Consultation revealed that meeting either our original SHMA objectively assessed housing needs figure or the Government's standard methodology calculation will be challenging. There are simply not enough deliverable and developable sites available within the Borough to meet our level of projected housing need within the confines of the Local Plan period. It is important that we respond positively to this issue to ensure that we can submit a sound plan. This is particularly important in relation to housing delivery, development viability and cross- boundary planning. The new Local Plan Programme 2018 was prepared to take account of this.

<sup>1</sup> Prepared in partnership with Royal Borough of Kingston, Elmbridge and Mole Valley Borough Councils.

## The Context

- 3.1 It is important to possess a good understanding of the social, economic and environmental issues that affect the Borough when taking a 'spatial' planning approach. The Sustainability Appraisal Scoping Report was prepared and updated in July 2017 as part of the Local Plan Review. This report contains a large amount of up to date data on wide ranging indicators that can be read alongside this AMR. This can be viewed on the [Councils website](#).



## Housing Provision

### Number of new housing completions 2017/18 and a summary of housing completions in the Borough in the last three years

#### Policy and Target

- 4.1 Core Strategy Policy CS7 is based on the housing targets set out in the old South East of England Plan, which at the time of the Core Strategy's publication (2007) required the provision of at least 181 dwellings per annum.
- 4.2 The Core Strategy target has now been superseded by changes introduced through the National Planning Policy Framework (NPPF). Consequently we are currently working on reviewing our Local Plan.
- 4.3 During 2015 the Borough Council in partnership with Elmbridge Borough Council, Mole Valley District Council and the Royal Borough of Kingston upon Thames commissioned Cobweb Consulting, to prepare a Strategic Housing Market Assessment (SHMA). This document was published during June 2016 and provides projections on housing demand, by authority, during the period up to 2035. Our SHMA identifies an objectively assessed housing needs figure (OAHN) for the Borough of 418 units per annum. For the purpose of this AMR this is the Borough's 'housing target' during 2015-2018. In July 2018 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 purpose of this AMR this is the Borough's 'housing target' for 2018- 2033.
- 4.4 On the basis of the above the projected housing completions are assessed against the two housing targets 418 (2015-2018) and 579 (2018-2033). This equates to **9939** new dwellings to 2033. We have also calculated a 5% buffer (as stated in the NPPF) to ensure choice and competition in the market for land. This equates to **10436** new dwellings to 2033.

#### Performance

- 4.5 During the period 2017/18 a total of **160** (net<sup>2</sup>) new dwellings have been completed (178 gross). These are listed and mapped in Appendix A.
- 4.6 Since 2015 a total of 667 new dwellings have been completed (see table 3 below). This is 53% of our Objectively Assessed Housing Need totalling 1254 for the three year period.

<sup>2</sup> The net figure takes account of demolitions and replacement of dwellings.

## Analysis

- 4.7 In the past three years since our Objectively Assessed Housing Need has been published we have not been able to deliver the amount of housing required annually – that is 418 new homes per annum or 1254 new homes in total. The substantial increase in our needs figure has made it very challenging and we have been focused on work to help us achieve this in the future. This work is ongoing.
- 4.8 The Council is working on a review of the Local Plan that will encompass all of the housing policies and allocate new housing sites. The Strategic Housing Land Availability Assessment (June 2017) is an important evidence base document to feed into that process, as well as the on-going call-for-sites exercise. This work has helped inform the development of our new emerging Local Plan.
- 4.9 In 2018/19/20 the Council will carry out a Transformation Masterplan and Urban Capacity Studies to consider the Borough's potential in much more detail. We will also publish a paper entitled 'Optimising Housing Delivery' that will seek to ensure each potential housing site is optimised.
- 4.10 The overall average density of development that has been completed this year is 48.9 dwellings per hectare (DPH). This is an increase from the last two years. This can be attributed to the type of completions that we have seen over the years. In 15-16 many of the completions were in the Hospital Cluster where the densities are lower than usual across the borough. This year there has been more town centre developments which by their design and location are much higher density. This indicates a positive move towards optimising housing sites to the highest appropriate density.

Table 3: Housing Delivery 2015-2018

	Net additions to stock 2015- 18	Dwellings	Average (mean) dwellings per annum	Objectively Assessed Housing Need	Average Housing Density
	2015/16	199		418	18
	2016/17	308		418	32.1
	2017/18	160		418	48.9
	TOTAL	<b>667</b>	222	1254	

## A detailed Housing Trajectory projecting the net additional dwellings in future years (Core Strategy Policy CS7)

### Policy and Target

- 4.11 The housing trajectory has been prepared against the two housing targets 418 (2015-2018) and 579 (2018-2033). This equates to **9939** new dwellings to 2033. We have also calculated a 5% buffer (as stated in the NPPF) to ensure choice and competition in the market for land. This equates to **10437** new dwellings to 2033.
- 4.12 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.
- 4.13 The NPPF requires local planning authorities to prepare a robust evidence base on housing need and demand through a Strategic Housing Market Assessment (SHMA), and land availability through a Strategic Housing Land Availability Assessment (SHLAA). Additional emphasis is placed upon the need to identify and annually update a supply of deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. In addition, 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.

### Performance

- 4.14 The Borough's housing land supply and housing trajectory are derived from the following sources:
- Past housing completion figures from 2015
  - Number of units currently under construction
  - Unimplemented planning permissions
  - SHLAA Opportunity sites (small medium and large)
  - Windfall sites (as justified in the SHLAA 2017 and based on past delivery)
  - Communal (C2) and student accommodation (included in the Housing Delivery Test calculations from 2019).

- 4.15 Housing sites that have been identified through the SHLAA 2017 process, that are considered to be deliverable and developable within the plan period are included within the trajectory (these were classified as category 1, 2 or 3 sites). 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 Local Plan review.
- 4.16 Since the changes to Planning Practice Guidance in March 2014, Class C2<sup>3</sup> 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;

'Net Homes Delivered in a Year'

PLUS

Net increase in bedrooms in student communal accommodation in LA  
Average number of students in student only households in England (2.5)

PLUS

Net increase in bedrooms in other communal accommodation in LA  
Average number of adults in households in England (1.8)

- 4.17 With the above in mind we have included projected communal completions in our housing trajectory and have applied the calculation in line with the Housing Delivery Test.
- 4.18 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 DM Policy DM16 is still unclear but is considered likely to have a reducing effect on 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

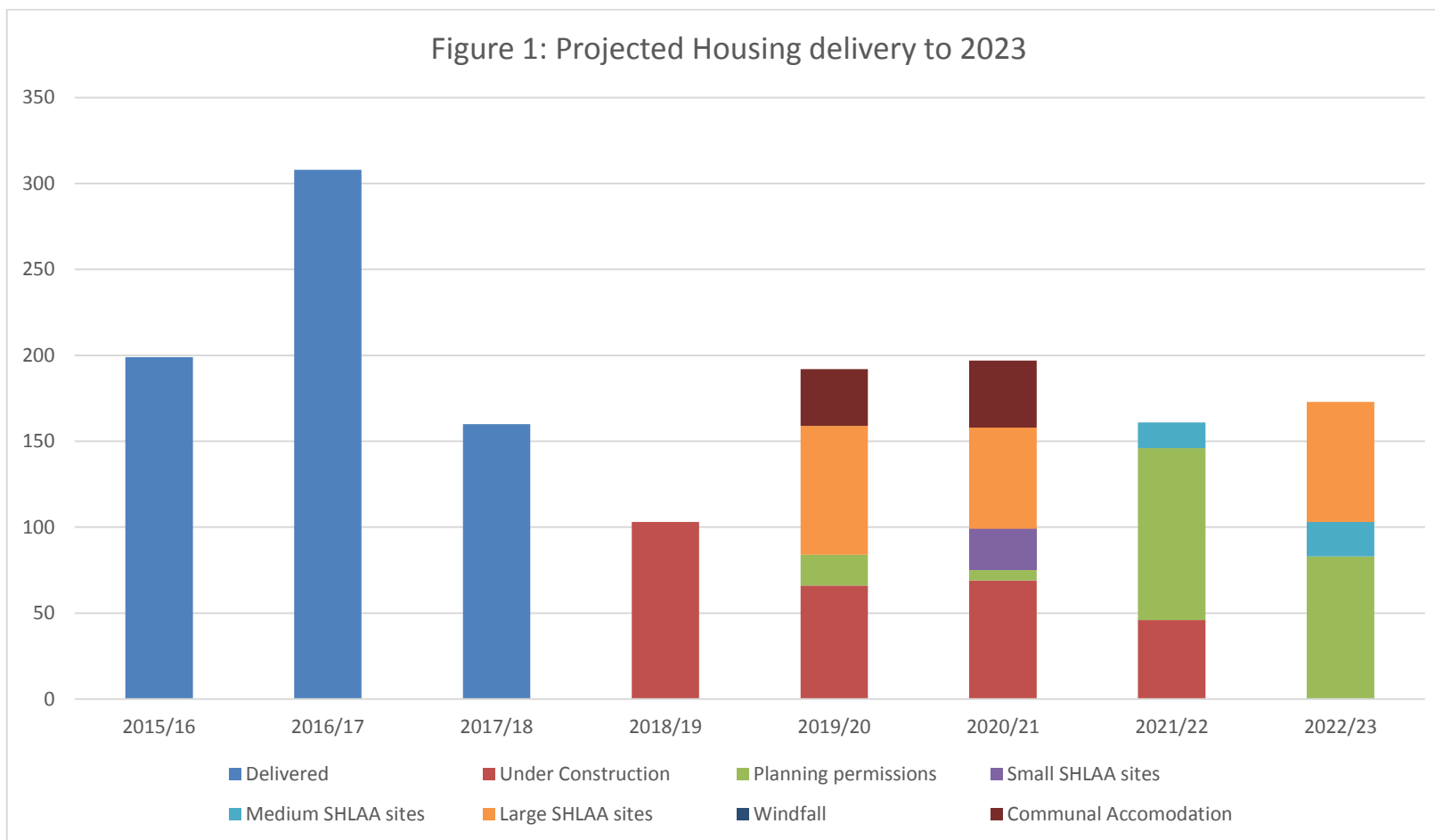
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<sup>3</sup> The Town and Country Planning (Use Classes) Order 1987 defines the range of different types residential accommodation. Most residential accommodation falls under the definition of Use Class C3 – these being dwelling houses used by single or multiple person households. Residential accommodation that falls under Use Class C2 is defined as being that used by residential institutions that includes accommodation for persons in need of care, residential schools, colleges or training centres and nursing homes.

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.

- 4.19 The housing trajectory (Appendix C) shows a deficit of 7238 units over the plan period. The full Housing Trajectory is in Appendix C and Figure 1 below shows projections to 2023. The trajectory also demonstrates that we are currently unable to demonstrate a five year supply of housing. This is considered in more detail in the 'Statement of five year Housing Land Supply' attached as Appendix D.

Figure 1: Projected Housing delivery to 2023



## Analysis

- 4.20 The data set out under Appendix B identifies sites with planning permission or that are currently under construction. These are included in the appropriate columns of the housing trajectory. The data shows that there are currently 491 units in the planning system that are under construction or unimplemented. There are also 72 'communal units' (calculated in line with the Housing Delivery Test).
- 4.21 The trajectory shows that we are unlikely to meet our housing requirements at any point in the plan period. A major focus of the Local Plan review is the preparation and gathering of evidence in relation to housing sites and delivery. The 2018/19 AMR will contain more detail on these documents and any published work will be available on our website. This is an issue the Council is well aware of and we are currently making progress towards identifying more housing land and unlocking the potential of those sites. Much detailed work will be carried out in 2018/19 on site allocations and delivery and in particular the Housing Delivery Test and a Housing Delivery Action Plan.

## Five Year Housing Supply

- 4.22 The Borough Council has prepared a statement of five year housing land supply. This sets out the housing land supply position over the five year period April 2018 – March 2023. It demonstrates that there is currently only a 1.19 year housing supply at the end of March 2018.
- 4.23 The 5 year housing land supply includes a non- implementation discount rate of 5% for planning permissions and 15% for SHLAA sites. This takes account of the fact that not all sites granted permission will be implemented. It also includes a 5% buffer 'to ensure choice and competition' as required by the NPPF. The five year housing supply statement is detailed in **Appendix D**.

## The number of new affordable housing units completed 2017/18 and the projected affordable housing completions for the next three years (Core Strategy Policy CS9)

### Policy and Target

- 4.24 The Core Strategy 2007 housing target of at least 181 units results in an affordable housing target of 63 dwellings per annum (35% of 181). The SHMA OAHN target of 418 (2015-2018) equates to an affordable housing target of 146 units per year. With the 5% buffer this is 154. The standard methodology figure of 579 (2018 onwards) equates to a figure of 203. With the 5% buffer this is 213.

- 4.25 The Core Strategy requires all residential developments of between 5 and 14 dwellings gross (or on sites between 0.15ha and 0.49ha- irrespective of the number of dwellings) to include at least 20% affordable; and of 15 dwellings or more gross (or on sites of 0.5ha or above) to include at least 40% affordable.
- 4.26 **In line with National Policy Guidance, the Council can no longer require affordable housing contributions from developments of 10 units or less or 1,000 square metres gross floorspace.**

*Table 4: Affordable Housing Target*

	2015-18	2018-2033
<b>Housing Target</b>	418	579
<b>NPPF 5% buffer</b>	439	608
<b>Affordable Housing Target</b>	146	203
<b>NPPF 5% buffer</b>	154	213

### Performance

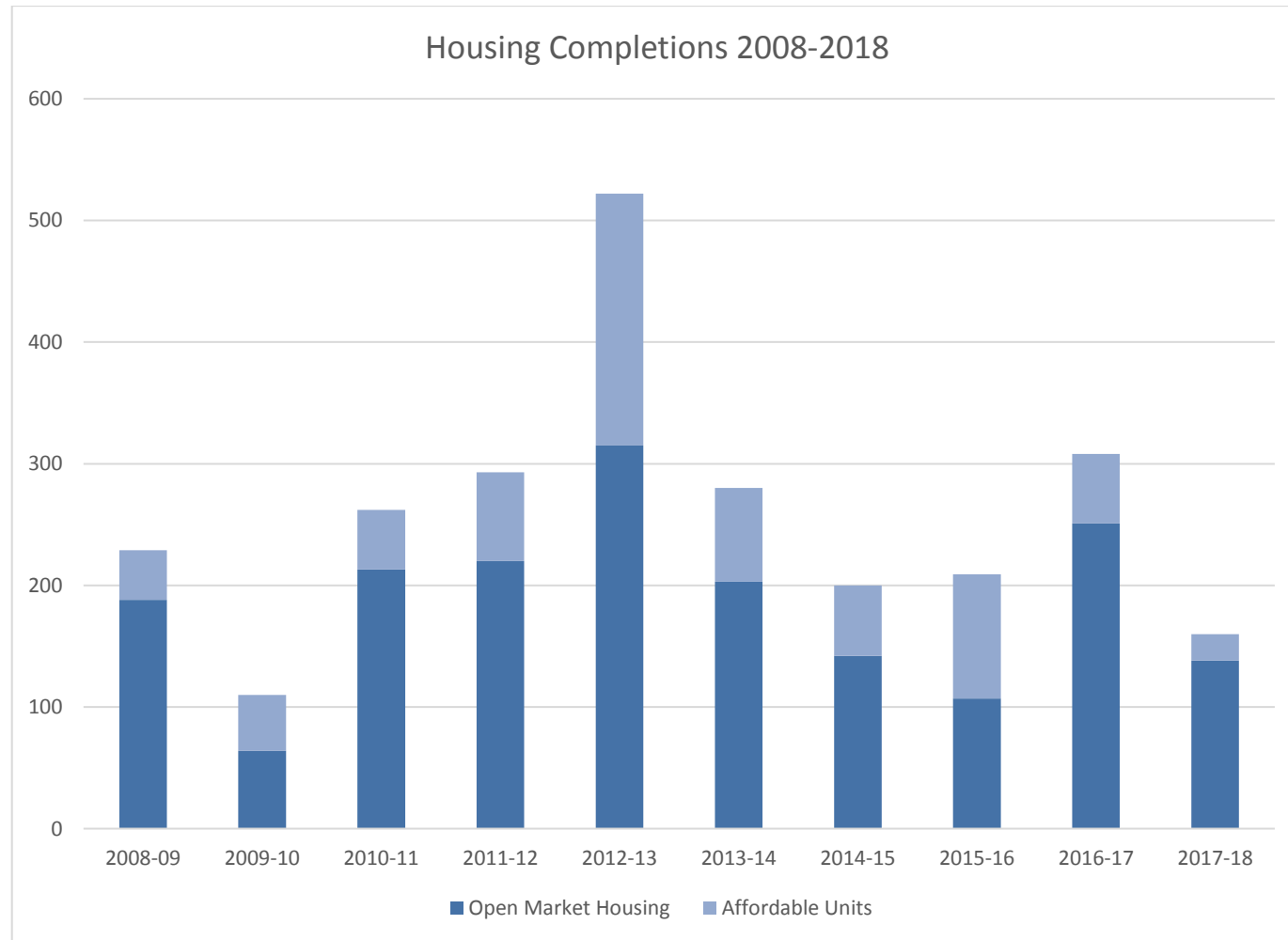
- 4.27 During the period 2017-2018 22 housing completions were classified as 'affordable housing'. These are detailed in Appendix E. This equates to 16% of the total completions for this year. 68% of these were Social rented, 32% Intermediate affordable housing (shared ownership).
- 4.28 The data demonstrates that during the ten year period from April 2008 to March 2018, 28% of all new homes completed were classified as 'affordable homes'.



Table 5: Gross number of housing completions by type in the last ten years

	Open Market Housing	Affordable Units	Percentage	Total (gross)
<b>2008-09</b>	188	41	18%	229
<b>2009-10</b>	64	46	42%	110
<b>2010-11</b>	213	49	19%	262
<b>2011-12</b>	220	73	25%	293
<b>2012-13</b>	315	207	40%	522
<b>2013-14</b>	203	77	28%	280
<b>2014-15</b>	142	58	29%	200
<b>2015-16</b>	107	102	49%	209
<b>2016-17</b>	251	57	19%	308
<b>2017-18</b>	138	22	16%	160
<b>Total</b>	<b>1841</b>	<b>732</b>	<b>28%</b>	<b>2573</b>

Figure 2: Affordable housing completions



## Analysis

- 4.29 During the period 2017-18 the Borough has delivered the lowest number of affordable units of the last ten years. This is alongside the lowest overall housing delivery since 2009-10. (Please see Paragraph 4.31 for commentary)
- 4.30 There are market factors beyond the Borough Council's control that will have heavily influenced the overall delivery of housing - the cost of land, the cost of materials and potentially the uncertainty of BREXIT and the impact this has on borrowing finances.
- 4.31 Points of influence in terms of the planning system are likely to include the change in minimum national threshold discussed above (meaning we are seeing no affordable housing delivered on any of our sites delivery 5-10 units any more), the continuation of permitted development for office to residential (where there is no affordable housing policy requirement) and the potential impact of viability from increased build and land costs on planning permissions granted.
- 4.32 Table 6 below shows the projected affordable housing completions for the next five years. Once the Borough Council has identified site specific allocation sites it will be possible to predict with greater certainty what the affordable housing components will be. For now, those sites without planning permission have been assumed to deliver 40% affordable. The table shows that there is potential for an additional 128 affordable units to be delivered over the next five years. This equates to 16% of the projected completions for the next five years. There is also a potential for up to £2,136,178.00 of affordable housing commuted sums that could be paid if development commences on sites with S106 agreements already in place.

Table 6: Estimated future affordable completions by site

Address	2018/19	2019/20	2020/21	2021/22	2022/23	Total	S106 Affordable Housing Contribution
37 Cheam Road						0	£21,531.47
NESCOT Phase1	22	14				36	
NESCOT Phase2		18				18	
Hollymoor Lane	10	14				24	
Berridale		2	2			4	
Birchcroft and Hollydene (2 Chase Road)	2					2	£81,168.23
Garages 1-37 Bahram Road	5					5	
Garages 23-42 Teddington Close	6					6	
Garages 1-9 Ormande Avenue		2				2	
Development Site At Upper High Street Epsom ( Lidl)				6		6	Further financial contributions could be due subject to Viability assessment
Spread Eagle Shopping Centre, High Street			10			10	
Former Police Station, Church Street			8			8	
Longmead Road/ Gibraltar Crescent					10	10	
Dairy Crest Ltd					4	4	

Epsom and Ewell High School					10	10	
BAR XLR 79 East Street							£131,311
Chalk Lane Hotel, Chalk Lane							£143,940
8 Andrews Close							£61,700
25 Alexandra Road							£46,862 or £308,705 (2 planning permissions)
RO 44-48 Stoneleigh Broadway		1					£30,919
8-12 Dorking Road & 6 Elm Grove, Epsom							£250,000.00
40-52 Upper High Street (Lidl)			2	4		6	£1,209,603
	45	51	22	10		128	£1,874,335 - £2,136,178

**Regulation 62 Statement setting out CIL Receipts and expenditure (Reg 34 (5))**

- 5.1 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:
- a) the total CIL receipts for the reported year;
  - b) the total CIL expenditure for the reported year;
  - c) summary details of CIL expenditure during the reported year including –
    - i. the items of infrastructure to which CIL (including land payments) has been applied,
    - ii. the amount of CIL expenditure on each item,
    - 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),
    - 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
  - d) the total amount of CIL receipts retained at the end of the reported year.
- 5.2 The Regulations require that the charging authority must publish the report on its website no later than 31st December following the end of the reported year. This was done through the Committee Minutes, and is reproduced in Appendix F.

**Details of what Duty to Cooperate Action has been taken this year (Reg 34 (6))**

- 6.1 All local planning authorities are under a legal requirement to co-operate with their neighbours and other relevant bodies to maximise effective working on strategic matters during the preparation and production of their local plan. The Localism Act 2011 and the Planning and Compulsory Purchase Act 2004 set out a legislative context for the 'duty to co-operate'. Section 33A of the Planning and Compulsory Purchase Act 2004 states that local authorities are required to engage with other relevant bodies "constructively, actively and on an ongoing basis".
- 6.2 The duty requires active and sustained engagement. Co-operation can include, but is not limited to, the preparation of joint evidence and regular consultation on a particular issue. It is important that cross- boundary matters are identified early in the plan making process to ensure that any outcomes arising from the duty to cooperate can be addressed during the preparation of the Local Plan.
- 6.3 In order to comply with the duty to cooperate, Government Guidance recommends that local planning authorities 'scope' the strategic matters of the Local Plan document at the beginning of the preparation process taking account of each matters 'functional geography' and identify those local authorities and prescribed bodies that need to be constructively and actively engaged.
- 6.4 At the beginning of the reporting period, the Borough Council published its Duty to Co-operate Scoping Statement (March 2017). This identifies the strategic issues that the Borough Council believes could be addressed through the Duty. These comprise –
- Housing and Gypsy and Traveller accommodation
  - The Green Belt
  - Employment land provision
  - Town Centre, retail, commercial and leisure provision
  - Green Infrastructure
  - Transport infrastructure
  - Flood risk
  - Schools, health and security; and
  - Climate change and air pollution

6.5 The Borough Council's Scoping Statement continues by setting out the organisations that it will engage with in order to prepare and produce a sound new local plan. These comprise –

- Housing Market Area partners
- Neighbouring Surrey authorities
- Neighbouring London authorities
- Surrey County Council
- The Greater London Authority
- Statutory consultees
- Utilities and infrastructure providers
- Health providers
- Education providers; and
- Police constabularies

6.6 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. 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. The principal outcome of this engagement process, to date, has been the Surrey Local Strategic Statement (December 2017).

6.7 In addition to the Local Strategic Statement, the Borough Council also contributed to the preparation and production of the Surrey Infrastructure Study (November 2017). This is a document prepared on behalf of the County and the eleven borough and district councils to provide a “snap-shot” of existing capacity and the anticipated investment required to meet the needs of future growth. The Infrastructure Study was informed by data provided by a wide range of strategic partners – including the Borough Council. The outputs from the Infrastructure Study continue to inform the on-going work associated with the Borough Council's Infrastructure Capacity Study, which will identify the specific infrastructure improvements that will needed to match the Borough's planned-for growth.

6.8 Significant progress has been made in evolving the relationships between the Borough Council and its neighbouring local planning authorities. The good work initiated through the shared Kingston and North East Surrey Strategic Housing Market Assessment (October 2016) has been extended through continued engagement between the Housing Market Area partners. During the reporting period this has manifested itself through a cycle of meetings between the four Partner authorities, which have directly involved the four Heads of Planning service (from each authority).



- 6.9 The meetings between the four Housing Market Area partners focused upon the scale of objectively assessed housing need identified (initially) through the Strategic Housing Market Assessment, and (subsequently) through the proposed standard method. These meetings provided the partners with the opportunity to discuss the possible implications upon housing land supply and delivery. The meeting cycle concluded with an initial meeting between the Housing Market Area partners and the Greater London Authority during February 2018. This is considered significant step forward as the historic relationship with the Greater London Authority and the London Borough's has been confined to formal engagement with their plan-making processes.
- 6.10 In conclusion, the Borough Council believes that progress in this area has been made during the reporting period. For example, the partnerships within our housing market area have continued to develop and the Borough Council has continued to actively participate within a range of strategic for a across Surrey and the wider South East of England. The revocation of strategic planning mechanisms undoubtedly left a vacuum that in the absence of clear guidance has been difficult to fill. The measures being taken by the Borough Council and its Housing Market Area partners suggest that further engagement and co-operation will provide a meaningful contribution towards a sound local plan.

**APPENDIX A - List of housing completions 17/18 and map showing indicative location of housing developments**

<b>2017/18</b>									
<b>Application No.</b>	<b>Address</b>	<b>Ward</b>	<b>Units proposed</b>	<b>Units Completed</b>	<b>Units lost</b>	<b>Net Change</b>	<b>Status</b>	<b>Area</b>	<b>Density</b>
<b>Quarter 1</b>									
<b>16/01106</b>	Ryebrook Studios	Woodcote	9	9	0	9	Change of Use (COU)	0.37	24
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	8	0	8	Private	1.55	57
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	2	0	2	Shared Ownership	1.55	57
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	4	0	4	Affordable rent	1.55	57
<b>15/00804</b>	86 Grosvenor Road	Woodcote	3	3	1	2	Private	0.07	43
<b>12/00924</b>	13 - 15 High Street Epsom Platinum House	Town	11	3	0	3	Conversion (CON)	0.03	367
<b>15/01215</b>	News Shop 12 Ruxley Lane West Ewell	Ewell Court	1	1	0	1	CON	0.01	100
<b>13/01637</b>	63 The Avenue, Worcester Park	Cuddington	1	1	0	1	COU	0.05	20
<b>13/00791</b>	178A Kingston Road	Auriol	1	1	0	1	CON	0.01	100
<b>13/00886</b>	Deeburn, 15 Depot Road, Epsom	Town	1	1	0	1	COU	0	800
<b>13/00251</b>	19 Cleveland Gardens, Worcester Park	Cuddington	4	4	1	3	Private	0.16	25
<b>15/00297</b>	2 Riverview Road, Ewell	Ewell Court	1	1	0	1	Private	0.05	20
<b>14/00176</b>	Epsom family Chiropractic, 121 East Street	Town	1	1	0	1	COU	0.03	33
				6 Affordable		<b>37</b>			

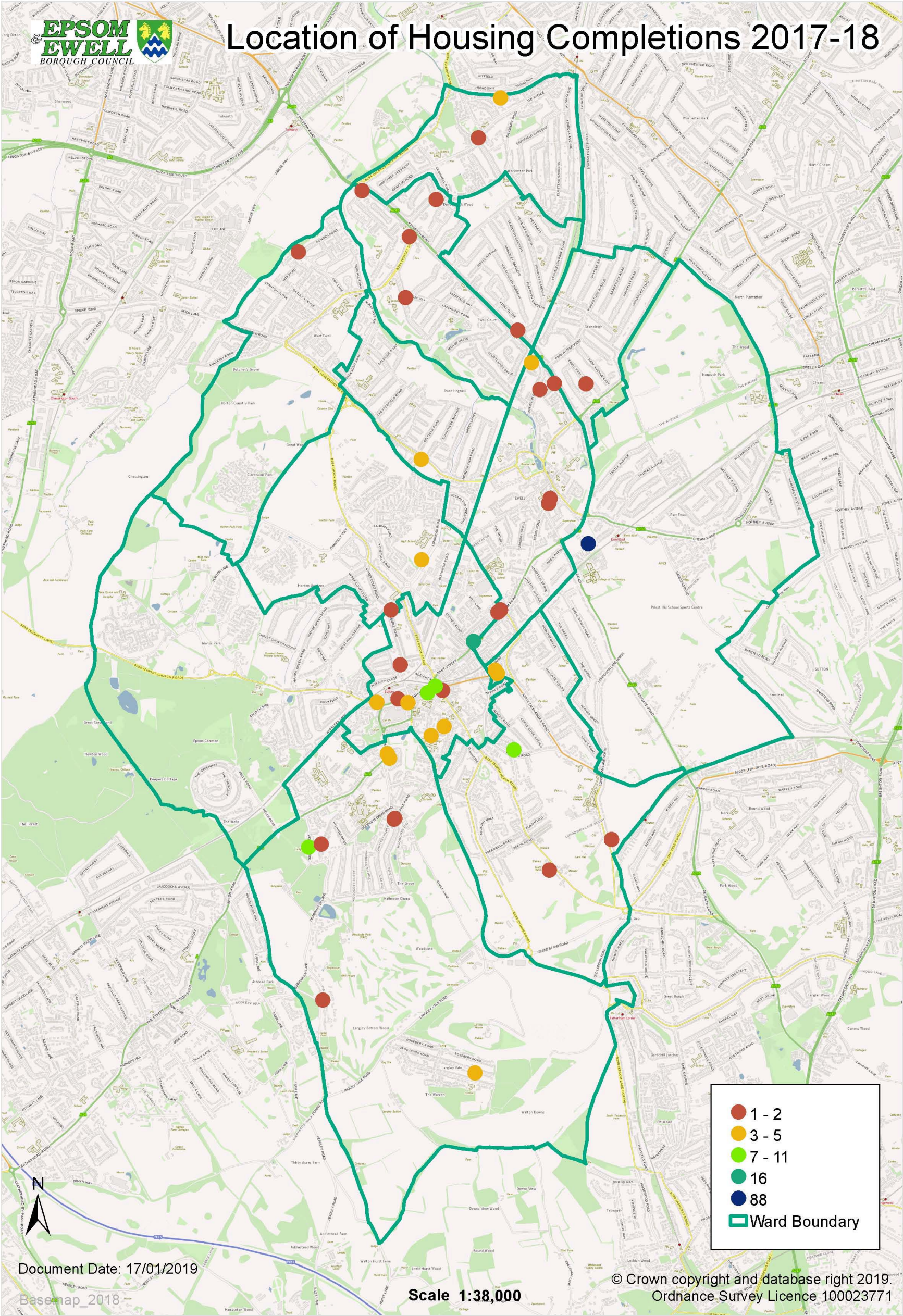
Application No.	Address	Ward	Units proposed	Units Completed	Units lost	Net Change	Status	Area	Density
<b>Quarter 2</b>									
15/00604	93 Chessington Road, Ewell	West Ewell	4	4	0	4	Private	0.04	100
15/00632	Epsom Marble, 49 High Street, Ewell	Ewell	1	1	0	1	Private	0.01	100
15/00362	Land Rear of 13 to 26 Elm Road & 121 to 159 Kingston Road, Ewell	Ewell	3	3	0	3	Private	0.26	12
15/01337	13 Pine Hill, Epsom	Woodcote	1	1	0	1	Private	0.26	4
12/01159	9 & 11 Pine Hill	Woodcote	2	2	0	2	Private	0.12	16
15/00967	Kit Stone Kitchens, 77-79 South Street, Epsom	Woodcote	4	4	0	4	CON	0.05	80
14/01766	72 - 74 Temple Road, Epsom	Court	1	1	0	1	COU	0.02	50
14/01579	3 Alexandra Road, Epsom	College	5	5	2	3	Private	0.09	56
16/00504	85 East Street, Epsom	Town	16	16	0	16	COU	0.02	800
15/01500	Ardingly Court, Woodcote Road	Woodcote	4	4	0	4	CON	0.17	24
15/00098	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	10	0	11	Private	1.55	57
15/00098	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	6	0	5	Shared Ownership	1.55	57
15/00098	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	9	0	9	Affordable rent	1.55	57
09/00984	113 Longdown Lane South	College	1	1	0	1	CON	0.11	9
11/01469	Barclays Bank Ltd, 82-84 High Street, Epsom	Town	1	1	0	1	COU	0.04	25
14/00954	131 East Street, Epsom	Town	1	1	0	1	COU	0.03	33
				14 Affordable		67			

Application No.	Address	Ward	Units proposed	Units Completed	Units lost	Net Change	Status	Area	Density
<b>Quarter 3</b>									
<b>15/01848</b>	28A Woodcote Park Road	Woodcote	1	1	1	0	CON	0.07	14
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	5	0	5	Private	1.55	57
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	2	0	2	Affordable rent	1.55	57
<b>16/00190</b>	42B The Parade Epsom	Town	3	3	1	2	CON	0.03	100
<b>15/01370</b>	Sunnybank, The Ridge	Woodcote	1	1	1	0	Private	0.18	6
<b>15/01561</b>	Trevi 33 Heathcote Road, Epsom	Town	3	3	1	2	Private	0.07	43
<b>15/01323</b>	Berridale, 15 College Road	College	10	10	1	9	Private	0.18	56
<b>16/01585</b>	63A High Street Ewell	Ewell	1	1	0	1	COU	0.01	100
<b>15/01544</b>	60 Cox Lane	Ruxley	1	1	0	1	Private	0.04	25
<b>15/00308</b>	Offices Above Cadogan House, 4 - 6 High Street, Epsom	Town	7	7	0	7	COU	0.01	700
				2 Affordable		<b>29</b>			

Application No.	Address	Ward	Units proposed	Units Completed	Units lost	Net Change	Status	Area	Density
<b>Quarter 4</b>									
<b>16/01338/COU</b>	Auriol Medical Centre 46 Salisbury Road	Ewell Court	1	1	0	1	COU	0.05	20
<b>07/01372</b>	Land Rear of 114 Kingston Road, Ewell	Ewell	1	1	0	1	Private	0.05	20
<b>14/01036</b>	2 Elm Way, Ewell	Ewell Court	1	1	0	1	Private	0.05	20
<b>15/00076</b>	Land adj to 27 Ewell Park Way, Stoneleigh	Stoneleigh	1	1	0	1	Private	0.05	20
<b>16/00215/FUL</b>	93 - 95 High Street, Epsom	Town	3	3	0	3	COU	0.02	150
<b>16/00348/FUL</b>	School Bungalow, Longmead Road, Epsom	Court	6	6	1	5	Private	0.06	100
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	8	0	8	Private	1.55	57
<b>16/00410/FUL</b>	The Epsom Framing Company, 41 Waterloo Road	Town	2	2	0	2	CON	0.02	100
<b>16/01114</b>	125 East Street Epsom	Town	2	2	1	1	CON	0.03	67
<b>12/00985</b>	8 The Hawthorns, Ewell	Ewell	2	2	1	1	CON	0.03	67
<b>14/01153</b>	South Hatch Racing Club, 46 Burgh Heath Road	College	1	1	0	1	COU	1.93	0.5
<b>07/01400</b>	Fairholme, 2 Mill Road, Epsom	College	4	4	6	-2	CON	0.03	133
<b>15/01913)</b>	Apex House, West Street, Epsom	Town	4	4	0	4	COU	0.03	133
			924	0 Affordable		22		18.89	
			<b>GROSS:</b>	<b>178</b>	<b>NET:</b>	<b>160</b>			
								<b>Average Density</b>	<b>18.9</b>









**APPENDIX B - Outstanding planning permissions and sites under construction**

Application No	Address	Ward	Submission Date	Decision Date	Units Proposed	Units Lost	Net Change
PP 14/15/16							
<b>14/00167</b>	Garages 1-9 Ormonde Avenue	Court	13/06/2014	28/07/2014	1Hx3B, 1Hx2B	0	2
<b>14/00724</b>	19 Church Road, Epsom	Town	31/10/2014	01/12/2014	C3	B1	1
<b>14/01857/FUL</b>	London Road Lodge Nonsuch Park	Stoneleigh	02/04/2015	28/05/2015	Live - Work unit x 2B	1	0
<b>15/00548</b>	Brookland House, 2B West Street, Ewell	Ewell	09/07/2015	03/09/2015	1F	0	1
<b>15/00932</b>	171 Chessington Road West Ewell	West Ewell	25/09/2015	17/11/2015	1Fx2B	0	1
<b>15/00336</b>	Land Rear 44-48 Stoneleigh Broadway, Stoneleigh	Stoneleigh	09/06/2015	23/11/2015	2Fx3B, 2Fx2B, 2Fx1B	0	6
<b>15/01021</b>	69-71 High Street, Epsom	Town	08/10/2015	14/12/2015	1Fx2B	0	1
<b>15/01388</b>	Grange Mansions, Kingston Road	Ewell	23/12/2015	10/02/2016	1Fx1B, 2Fx2B, 1Fx3B	0	4
<b>15/00766/FUL</b>	83 Manor Green Road Epsom	Stamford	24/08/2015	25/02/2016	1Fx1B	0	1
<b>15/01870/FUL</b>	16 Kirby Close, Ewell	Auriol	22/03/2016	07/06/2016	1	0	1
							<b>18</b>
PP 16/17							
<b>16/00311/FUL</b>	1 Chestnut Avenue, Ewell	Ewell Court	24/05/2016	29/07/2016	1Hx2B	0	1
<b>16/00489/OUT</b>	32 Downs Road, Epsom	College	24/06/2016	12/09/2016	1H	0	1
<b>16/00712/FUL</b>	1 Gadesden Road West Ewell	West Ewell	12/08/2016	05/10/2016	1H	0	1
<b>16/01407/FUL</b>	69-71 High Street Epsom	Town	19/12/2016	13/02/2017	2Fx1B 1Fx2B	0	3
							<b>6</b>



PP 17/18							
16/01919/FUL	70 Worple Road Epsom	Woodcote	24/03/2017	01/06/2017	1H x 3B	1	1
17/00132/CLP	171 Chessington Road	West Ewell	27/04/2017	22/06/2017	1		1
16/00653/OUT	25 Alexandra Road	College	05/09/2016	06/07/2017	14F 2 of which are social rented	1	13
17/00353/FLH	6 Lindsay Close Epsom	Stamford	09/06/2017	04/08/2017	1B granny annexe	0	1
16/01068/FUL	57 Longdown Lane North Ewell	Nonsuch	17/10/2016	04/09/2017	2Hx5B	1	1
17/00549/FUL	32A Stoneleigh Broadway Stoneleigh	Stoneleigh	31/07/2017	25/09/2017	2F x 1B	1F	1
16/01564/FUL	80 Rosebery Road Epsom	Woodcote	19/03/2017	28/09/2017	2Hx 3B	1	1
17/00188/FUL	Bar XLR 79 East Street Epsom	Town	06/06/2017	28/09/2017	6F x 2B, + 1 A1/B1 unit	0	6
17/00530/FUL	Wychwood Epsom Road Ewell	Ewell	04/08/2017	29/09/2017	4F x 2B	1	3
17/00784/PDCOU	100 East Street Epsom	Ewell	16/08/2017	12/10/2017	6Fx1B	0	6
16/01902/OUT	Land To The Rear Of 41 To 67 Hook Road	Town	22/03/2017	10/11/2017	4Hx5B	0	4
17/00244/FUL	111 East Street Epsom	Town	20/06/2017	21/11/2017	1x 3B 3Fx2B,	1	3
17/00272/FUL	Central Lodge St Ebbas Hospital Hook Road Epsom	Court	30/08/2017	01/12/2017	HMO 6x1B		0
16/01325/FUL	13 Ashley Road Epsom	Town	30/11/2016	20/12/2017	3Fx3B 2Fx2B	2	3
17/00387/FUL	YoYo DropIn Centre 24 South Street Epsom	Town	07/09/2017	22/01/2018	1Fx 1B and 1F x 2B	0	2
17/00932/FUL	4-5 Market Parade High Street Ewell	Ewell	22/09/2017	08/02/2018	4F x 2B	0	4
17/01101/PDCOU	1st and 2nd floor offices 1 - 3 Cheam Road Ewell	Ewell	28/12/2017	22/02/2018	2F x 3B	0	2
17/01242/FUL	31 Prospect Place	Town	08/11/2017	28/02/2018	1 x2B	0	1
17/00001/FUL	Development Site At Upper High Street Epsom	Town	11/04/2017	06/03/2018	30 Units ( 8Fx1B, 18F X 2B, 4F x 3B)	0	30
17/01321/FUL	Ebbisham Court 34 Dorking Road Epsom	Woodcote	09/01/2018	09/03/2018	1F x 2B	0	1
17/01398/FUL	329 Hook Road Epsom	Court	19/12/2017	16/03/2018	1Hx3B 1Hx2B	1	1

<b>17/01395/RES</b>	Haddad House 91 East Street Epsom	Town	18/12/2017	21/03/2018	5Fx2B		5
<b>17/01490/OUT</b>	29 Cox Lane West Ewell	Ruxley	31/01/2018	28/03/2018	1 bungalow	0	1
<b>17/01574/RES</b>	12 - 14 Grosvenor Road Epsom	Woodcote	31/01/2018	28/03/2018	1Hx 2B ( Bungalow)		1
<b>17/01085/OUT</b>	8 Andrews Close Epsom	Town	30/10/2017	T25/12/2017	8Fx1B	1	7
<b>17/00833/FUL</b>	16 Cleveland Gardens Worcester Park	Cuddington	07/12/2017	T01/02/2018			1
							<b>100</b>
PP 18/19							
<b>17/01601/PDCOU</b>	Ground Floor 82 East Street Epsom	Town	05/02/2018	03/04/2018	3Fx1B	0	3
<b>17/01275/FUL</b>	Chalk Lane Hotel Chalk Lane Epsom	Woodcote	21/11/2017	04/04/2018	8Fx1B 7F x 2B 4F x 3B 2Fx4B	0 Hotel	21
<b>17/01722/FUL</b>	2 Hunters Close Epsom	Stamford	05/03/2018	30/04/2018	1Hx3B	0	1
<b>17/01758/PDCOU</b>	Aviary Court 138 Miles Road Epsom	Town	05/03/2018	01/05/2018	4Fx2B 4Fx1B	0	8
<b>17/01392/FUL</b>	Land Adjoining 50 Woodlands Road Epsom	Stamford	24/01/2018	16/05/2018	1H x 2B bungalow	0	1
<b>17/01583/FUL</b>	Darbys Newsagents 50 Stoneleigh Broadway	Stoneleigh	08/02/2018	16/05/2018	2Fx2B	0	2
<b>17/01579/FUL</b>	Stan James Adair House 4- 6 High Street	Town	27/02/2018	05/06/2018	2Fx2B	0	2
<b>18/00030/FLH</b>	98 Beaconsfield Road Epsom	Woodcote	11/04/2018	08/06/2018	1	1	0
<b>17/01863/FUL</b>	22 Hyperion Place Epsom	Court	02/05/2018	26/06/2018	1Hx2B	0	1
<b>18/00117/FUL</b>	The Durdans Stables Chalk Lane Epsom	Woodcote	24/04/2018	10/07/2018	1H x 4B	0	1
<b>18/00185/FUL</b>	6 Plantagenet Close Worcester Park	Ewell Court	18/05/2018	12/07/2018	1H x 3B	1	0
<b>18/00084/FUL</b>	490 Chessington Road West Ewell	Ruxley	17/04/2018	16/07/2018	2Hx3B 2Hx2B	1	3
<b>17/01256/FUL</b>	34 Woodcote Park Road Epsom			20/07/2018	1		0
<b>18/00183/FUL</b>	Land Rear Of 36 Horton Hill Epsom	Court	18/05/2018	26/07/2018	1H x 2B	0	1
<b>18/00233/REM</b>	54 Rosebery Road Epsom	Woodcote	21/05/2018	06/08/2018	3H x 4B 1Hx3B		3

<b>17/00469/FUL</b>	41 Kendor Avenue			22/08/2018	1		1
<b>18/00483/FUL</b>	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	Town	03/07/2018	28/08/2018			2
<b>18/00537/FUL</b>	27 -29 High Street Ewell	Ewell	13/07/2018	07/09/2018	3F		3
<b>18/00487/FUL</b>	82 East Street Epsom	Town	17/07/2018	11/09/2018			1
<b>17/01853/FUL</b>	101 College Road Epsom	College	11/04/2018	14/09/2018	9F x 2B	1	8
<b>18/00494/FUL</b>	18 Mill Road	College	05/07/2018	02/10/2018	1 Bedsit	0	1
<b>17/01797/FUL</b>	Freedman Alexander Solicitors First Floor Offices 57 - 61 High Street Ewell	Ewell	05/04/2018	15/10/2018	3F x 2B	0	3
<b>18/00801/FUL</b>	86 Reigate Road Ewell	Nonsuch	06/09/2018	T01/11/2018	2H x 3B	0	2
<b>17/01306/REM</b>	Rear Of 72 Stoneleigh Broadway	Stoneleigh	28/11/2017	T04/05/2018			1
<b>18/00529/FUL</b>	22 The Headway Ewell	Ewell	11/07/2018	T05/09/2018	2H x 4B	1	1
<b>18/00396/FUL</b>	19 Woodlands Avenue Worcester Park	Cuddington	14/06/2018	T09/08/2018	1H x 4B	0	1
<b>18/00297/FUL</b>	78 Riverview Road	Ewell Court	07/06/2018	T10/08/2018	2Hx2B 1Hx4B	0	3
<b>18/00721/FUL</b>	Land To The Rear Of 41 To 67 Hook Road Epsom	Town	15/08/2018	T10/10/2018	4Hx5B	0	4
<b>18/00432/OUT</b>	74 Ebbisham Road Epsom	Woodcote	23/06/2018	T19/10/2018	1Hx2B	0	1
<b>18/00153/FUL</b>	54 High Street Epsom	Town	03/05/2018	T28/06/2018	2Fx2B	0	2
<b>18/00653/PDCOU</b>	82 East Street Epsom	Town	02/08/2018	T28/09/2018	1Fx2B	0	1
<b>18/00168/FUL</b>	2A River Way Ewell	Ewell Court	04/05/2018	T29/06/2018	1Hx2B	0	1
							<b>83</b>

**Sites under construction**

Application No	Address	Ward	Commencement Date	Units Proposed	Units Lost	Net Change
Commenced 18/19						
<b>14/00736</b>	122 Hook Road, Epsom, KT19 8TX	Town	14/05/2018	1Fx1B, 2Fx3B	1	2
<b>15/01899/FUL</b>	1 Clandon Close, Stoneleigh	Stoneleigh	13/06/2018	1Hx2B	0	1
<b>16/01379/FUL + 17/00446/REM</b>	Land To The Rear Of 35 The Avenue Worcester Park	Cuddington	Deemed 04/09/2018	2Fx3B 3Fx2B	0	5
<b>17/00385/FUL</b>	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	Town	Deemed 22/05/2018	4F x 1B	0	4
<b>17/00308/FUL</b>	The White Horse Public House	Woodcote	Deemed 23/04/2018	1F x 1B + 1 Studio	2 bedsits	0
<b>17/00121/FUL</b>	5 Cox Lane West Ewell Surrey	Ruxley	Deemed commencement 19/06/2018	9F ( 3Fx3B, 4F x 2B, 1Fx1B and 1 studio)	1	8
<b>16/00378/PDCOU</b>	Bank House, 42 High Street, Ewell	Ewell	Deemed commencement 22/05/2018	4F	0	4
<b>16/00296/FUL</b>	The Roveries, 59-63 Cox Lane	Ruxley	23/04/2018	4Fx1B, 4Fx2B, 2Fx3B	1	9
<b>15/01530/FUL &amp; 18/00139/NMA</b>	1 Chase Road, Epsom	Town	04/06/2018	3F x 1B, 8F x 2B, 3F x 3B	1	13
						<b>46</b>

Commenced 17/18						
<b>17/00686/FUL</b>	86 Reigate Road Ewell	Nonsuch	14/11/2017	3H x 4+B	0	3
<b>13/00530 and 14/00205/COND</b>	31 High Street Epsom	Town	12/09/2017	1 x 2B	0	1
<b>17/00616/PDCO U</b>	Ram Security 27 - 29 High Street Ewell	Ewell	Deemed 27/02/2018	5F x ? B B1 to C3	0	5
<b>16/01693/RES 16/00193/ OUT</b>	Land Adjacent Riverside Cottage Old Malden Lane Worcester Park	Cuddington	24/07/2017	1H x 4 B	0	1
<b>16/00166/FUL</b>	37 & 37a Cheam Road, Ewell	Nonsuch	28/08/2017	17F= 4Fx1B, 9Fx2B, 4Fx3B	2	15
<b>17/00020/FUL</b>	6A Upper High Street Epsom	Town	09/10/2017	2F x 1B	1	1
<b>17/00461/FUL</b>	Mill House, Old Malden Lane, Worcester Park	Cuddington	20/11/2017	2Hx5B	1	1
<b>17/00515/FUL</b>	The Star 2 Cheam Road, Ewell	Ewell	21/11/2017	2Fx2B 1Fx1B	0	3
<b>16/01753/FUL</b>	317 Kingston Road	Ewell Court	21/11/2017	2Hx3B	1	1
<b>17/00256/FUL</b>	5 Alexandra Road Epsom	College	02/11/2017	8Fx2B, 2F x 3B was D1 now C3	0	10
<b>16/00096/FUL</b>	Epsom Social Club, Horton Lane, Epsom	Stamford	20/12/2017	1	0	1
<b>14/01442</b>	54 Rosebery Road, Epsom	Woodcote	23/10/2017	4H	1	3
<b>17/00896/FUL</b>	Development Site Rear Of Greenways And The Garth Windmill End Ewell Surrey	College	11/01/2018	4H x 3B	0	4
<b>16/01145/FUL</b>	Birchcroft & Hollydene Court Lane Epsom	Stamford	08/01/2018	13F ( 3Fx 1B, 6Fx2B, 4F x 3B)	2	11
<b>17/01370/FUL</b>	407A Kingston Road	Ewell Court		1Fx1B	0	1
<b>15/00228</b>	Land At Lord Rosebery Lodge, 6 Elm Grove, Epsom	Woodcote	01/02/2018	2Hx2B	0	2

<b>16/01581/FUL</b>	The Gold Peak, Wilmerhatch Lane	Woodcote	10/04/2017	1Hx6B	1	0
<b>14/00077</b>	287 Kingston Road	Ewell Court	02/06/2017	1Hx2B	0	1
<b>16/00585/FUL</b>	45 Manor Green Road, Epsom	Stamford	30/05/2017	1H x 4B	1	0
<b>14/01750/RES</b>	57 Woodlands Road, Epsom	Stamford	10/07/2017	6Hx3B	1	5
						<b>69</b>
Commenced 16/17						
<b>16/00215/FUL and 16/01624/COND</b>	93 - 95 High Street, Epsom	Town	27/02/2017	4F	0	3
<b>16/00608/FUL</b>	15 Pine Hill, Epsom	Woodcote	05/12/2016	1	1	0
<b>13/01718/FUL</b>	Meadowcroft, 56 Longmead Road	Court	05/05/2016	3H x 2B	1	2
<b>15/00492</b>	Court Lodge, Court Lane, Epsom	Stamford	07/01/2017	10F	1	9
<b>14/00952</b>	5A Stoneleigh Park Road, Stoneleigh	Auriol	01/01/2017	1Fx1B	0	1
<b>16/00380</b>	97 Ruxley Lane West Ewell		18/11/2016	1H x 4B	1	0
<b>14/00646</b>	69 Meadow Walk, Ewell	Ewell Court	03/05/2016	Granny annex	0	1
<b>15/01133 (also 15/01574/REM)</b>	4-6 Chuters Grove, Epsom	Ewell	09/05/2016	2Hx2B	0	2
<b>15/01548/FUL</b>	6 to 8 Chuters Grove	Ewell	09/05/2016	2Hx2B	0	2
<b>14/00795</b>	Rear of 72 Stoneleigh Broadway	Stoneleigh	20/05/2016	6F	0	6

<b>16/00055/FUL</b>	85 Rosebery Road, Epsom	Woodcote	21/02/2017	1Hx2B	0	1
						<b>27</b>
Commenced 15/16						
<b>14/01920</b>	24-28 West Street, Epsom	Town	10/06/2015	1F x 2B 2Fx 2B	0	3
<b>14/00032</b>	Pine Lodge, Horton Lane	Stamford	13/05/2015	2Hx3B, 3Hx4B, 5Hx5B (2 affordable- 1 affordable rent, 1 shared ownership)	0	10
<b>10/00653</b>	Caithness Cottage, 60 Worple Road, Epsom	Woodcote	01/04/2015	2Fx1B, 1Fx2B	1	2
						<b>15</b>
Commenced 14/15						
<b>10/00641</b>	Land adj 41 Plough Road, West Ewell	West Ewell	10/06/2013	1H x 3B	0	1
<b>10/00709</b>	68 High Street, Epsom	Town		2Fx2B	1	1
<b>11/00366</b>	117 Ruxley Lane, West Ewell	Ruxley	16/07/2014	2Fx2B	1	1
<b>12/00148</b>	11 Warren Hill, Epsom	Woodcote	21/05/2013	1H	0	1
<b>08/00429</b>	50 Gadesden Road, West Ewell	West Ewell	12/07/2010	2Fx2B,	1	1
<b>14/01855</b>	Priam Lodge Stables, 83 Burgh Heath Road, Epsom	College	29/04/2016	4H	1	3
<b>15/01532/FUL + 17/00547/REM</b>	Ashley House, Ashley Road	Town	23/03/2017	8F x 2B, 4F x 1B	0	12

<b>15/01497/FUL</b>	101 to 111 Hollymoor Lane	Court	15/02/2017	1Fx2B, 20Fx2B, 3Hx3B, 4Hx4B, 2Hx5B	6	24
<b>10/00366</b>	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	22/03/2013	1F x 1B, 1F x 3B	0	2
<b>15/01395/FUL</b>	Garages 23 to 42 Teddington Close	Court		1Fx1B, 5Fx2B	0	6
						<b>52</b>
						<b>209</b>
<b>17/01755/FUL</b>	Sunnybank House 39A East Street Epsom	Town	24/09/2018	99 rooms- 39 Housing Units		39
<b>15/00845/FUL</b>	Salesians			60 rooms- 33 Housing Units		33
						<b>72</b>



**APPENDIX C- Housing Trajectory 17/18**

Source of supply	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023-2028	2028-2033	Total
Delivered (667 homes) 2015-2018	199	308	160								667
Under construction (284 homes)				142	27	69	46				284
Planning Permissions (207 homes)					18	6	100	83			207
Small SHLAA sites (5-10)						24			76	18	118
Medium SHLAA sites (11-19)							15	20	47	15	97
Large SHLAA sites (20+)											
Spread Eagle Shopping Centre, High Street					15	10					25
Former Police Station, Church Street					10	11					21
Phase 2, Sycamore Gardens, former NESCOT land					50	38					88
Epsom Baptist Church, Church Street								10	31		41
TA Centre, Welbeck Close										62	62
Longmead Road/ Gibraltar Crescent								10	40		50
Church Street Conservative Club, Epsom Club and United Reform Church								10	30		40
Dairy Crest Ltd								10	10		20
32 Waterloo Road/ BRM Coachworks										30	30
Epsom and Ewell High School								30	100		130
29-37 East Street, Gas and Water Works Site									165		165
Hope Lodge Car Park,										30	30
The Organ & Dragon, London Road									40		40
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
Priest's Hill Sports Centre, Cheam Road									20		20
Grafton Stables									40		40
Linden House, 9 College Road									25		25
South of Salisbury Road									20		20
Lower Mill									20		20
Home Base, 23 Reigate Road										50	50
Ewell Esso Express, 26 Reigate Road										17	17
Watersedge Estate Regeneration/ Ash Court									110		110
TK Maxx Store									65		65
Health Clinic and Ambulance Station, Church Street									25		25
Remaining West Park Site									150		150
Student accomodation- Sunnybank House						39					39
Other communal accomodation- Former Salesians					33						33
Windfall									135	100	235
<b>Total</b>	<b>199</b>	<b>308</b>	<b>160</b>	<b>142</b>	<b>153</b>	<b>197</b>	<b>161</b>	<b>173</b>	<b>1324</b>	<b>382</b>	<b>3199</b>
<b>Cumulative Total</b>	<b>199</b>	<b>507</b>	<b>667</b>	<b>809</b>	<b>962</b>	<b>1159</b>	<b>1320</b>	<b>1493</b>	<b>2817</b>	<b>3199</b>	
Cumulative target (418 15-18 579 18+))	418	836	1254	1833	2412	2991	3570	4149	7044	9939	
Cumulative target + 5% buffer	439	878	1317	1925	2533	3141	3749	4357	7397	10437	
Cumulative deficit	240	371	650	1116	1571	1982	2429	2864	4580	7238	

## **APPENDIX D - Five Year Housing Land Supply Statement**

### **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.

This statement sets out the Borough's position over the five year period April 2018- March 2023 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 boost significantly the supply of housing by:

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

Paragraph 48 of the NPPF indicates that allowances for windfalls can be included in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should

be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

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

To be considered deliverable, sites should:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

#### **Sites included in the 5 year supply for Epsom & Ewell**

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

- sites allocated in the Development Plan (i.e. Local Plan and Plan E)
- sites that have planning permission that have not been implemented/ that have commenced
- small Medium and Large Category 1-3 SHLAA sites (that do not have planning permission)

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 2018-2023**

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

#### **a) The housing requirement for the Borough 2015-2033**

During 2015 the Borough Council in partnership with Elmbridge Borough Council, Mole Valley District Council and the Royal Borough of Kingston upon Thames commissioned Cobweb Consulting, to prepare a Strategic Housing Market Assessment (SHMA). This document was published during June 2016 and provides projections on housing demand, by authority, during the period up to 2035. Our SHMA identifies an objectively assessed housing needs figure (OAHN) for the Borough of **418** units per annum. For the purpose of this AMR this is the Borough's 'housing target' from 2015-2018. In July 2018 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 purpose of this AMR this is the Borough's 'housing target' for 2018- 2033.

Paragraph 73 of the revised NPPF requires LPAs to demonstrate a 5-year supply of deliverable housing land plus a 5%, 10% or 20% buffer depending on the circumstances that the local authority falls into. It is considered that Epsom & Ewell is currently required to add a 5% buffer 'to ensure choice and competition in the market'. From November 2018 (this AMR takes a baseline figure date of March 2018), the Council will be required to add a 20% buffer if the updated housing figures show a significant under delivery of housing over the previous three years (less than 85% of the housing requirement).

a) The housing requirement 2015-2033 (This includes the 5% implementation reduction for PP and a 15% for SHLAA sites)

		Dwellings	Average Dwellings Per Annum	Dwellings 5% buffer	Average Dwellings Per Annum
a)	Housing requirement 2015-2033 (18 years)	9,939	<u>552</u>	10,437	580

**b) Net addition to stock 2015-2018**

The net additions to dwelling stock for the period 1 April 2015 to 31 March 2018 has been 667 dwellings. This represents 53% of the Borough's housing requirement for those three years.

b) Net addition to stock 2015-18

b)	Net additions to stock 2015-18	Dwellings	Average (mean) dwellings per annum
	2015/16	199	
	2016/17	308	
	2017/18	160	
	TOTAL	<u>667</u>	222

c)     **Residual requirement for 2018-2033**

The housing requirement for the remaining years of the plan period (2018-2033) is adjusted from the requirement of 579+5% dwellings per annum to reflect the level of housing that has already been delivered since 2015. This is the residual rate. The residual rate is; net completions for any elapsed years of the plan period; taken away from the total plan requirement; this figure is then divided by the number of years within the remaining period to give an annual residual housing requirement.

c) Residual requirement for 2018-2033

c)	a-b/ years remaining	10437-667/15	<b>9770 (651 pa)</b>
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**d) Requirement for five years 2018-23**

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2016- 2023 is **3255** dwellings.

d) Requirement for five years 2018-2023

<b>a)</b>	Housing requirement 2015-2033	10,437	580
<b>b)</b>	Net additions to stock 2015- 2018	667	222
<b>c)</b>	Residual requirement for 2018-2032 (a-b)	9770	651
<b>d)</b>	Requirement for 5 years 2018-2023	<b>3255</b>	(651x5)

**Calculating the five year supply**

For the site to be deemed deliverable it must also be **achievable**. Under normal market conditions, the area is economically buoyant and one of high demand for housing, consequently, once planning permission is granted for residential development there is a high degree of probability that the units will be constructed. The 5 year housing land supply includes a non- implementation discount rate of 5% for planning permissions and 15% for SHLAA sites. This takes account of the fact that not all sites granted permission (but most) will be implemented. The table below shows the current available sources of supply.

e) Sources of supply	
Source of supply	Total 2018-2023
Sites Under Construction (including communal accommodation)	356
Sites with planning Permission (5% reduction)	197
Small, Medium and Large SHLAA sites (15% reduction)	263-39 = 224
Total	777

f) 5 year supply	
1) Comparison of 5 year supply and requirement 2018-2023	
Deliverable Supply (e )	777
Requirement (d)	3255
Deficit	2478
Percentage supply	24%
Representative number of years supply	1.19 years

## 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 - Affordable housing completions 17/18**

2017/18 Affordable Housing Completions						
	Address	Affordable Rented	Social Rented	Shared Ownership	Other	Total
<b>Quarter 1</b>						
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road Ewell	2Hx3B and 2Hx2B		2H x 3B		6
<b>Quarter 2</b>						
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road Ewell	9Hx3B		5Hx3B		14
<b>Quarter 3</b>						
<b>15/00098</b>	NESCOT Agricultural Land, Reigate Road Ewell	1H x 4B 1H x 2B				2
<b>Quarter 4</b>						
	None					
<b>TOTAL</b>		<b>15</b>		<b>7</b>		<b>22</b>

**APPENDIX F: Community Infrastructure Levy Regulation 62 Statement 2018**

# F) Community Infrastructure Levy Regulation 62 Statement 2018

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## Introduction

The Community Infrastructure Levy (CIL) is a local tax on new development that local authorities can choose to introduce to help fund the delivery of new infrastructure across their area. The implementation of CIL is closely guided by the Community Infrastructure Levy Regulations 2010 and subsequent Amending Regulations.

The Borough Council commenced charging CIL from 1 July 2014. [The charges for Epsom and Ewell Borough Council are set out in the Community Infrastructure Levy Charging Schedule.](#) The charge is paid by developers and landowners when new development commences. Without the charge there would be a greater gap in the funding required to deliver essential infrastructure. 15% of the levy collected within a local area is allocated for spending on community infrastructure within that local area.

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:

- G) the total CIL receipts for the reported year;
- H) the total CIL expenditure for the reported year;
- I) summary details of CIL expenditure during the reported year including –
  - i. the items of infrastructure to which CIL (including land payments) has been applied,
  - ii. the amount of CIL expenditure on each item,
  - 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),
  - 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
- J) the total amount of CIL receipts retained at the end of the reported year.

The Regulations require that the charging authority must publish the report on its website no later than 31st December following the end of the reported year.

## Overview of Community Infrastructure Levy 2017 – 2018

### 1.Total CIL Receipts 2017 – 2018

During the Report Period the Borough Council raised invoices for payment from CIL liable developments totalling **£1,396,926.81**

In previous years the figures within the Regulation 62 report shown as receipts within the period had set out the amount of money collected from the CIL liable developments during the reporting period. To ensure that this report reflects what is reported within Epsom and Ewell's financial statements for the year the receipts shown indicate the amount that has been invoiced to the various developments within the reporting year.

The table below (Table 1) sets out in detail the CIL liable developments invoiced during the Reporting Period.

Please note that a number of the developments were granted permission during previous Reporting Periods. Invoicing of liable developments takes place when the liable party submits a commencement notice, which notifies the collecting authority of their proposed start date, or when the collecting authority establishes that development has started.

**Table 1: Community Infrastructure Levy Invoices Raised 2017 – 2018**

Planning Ref	Address	Decision Date	Date invoiced	Amount Invoiced
15/00632 FUL	Epsom Marble 49 High Street Ewell	22/09/2015	06/04/2017	£1,875.00
16/00380/FLH	97 Ruxley Lane West Ewell	03/06/2016	26/04/2017	£1,407.90
14/01036/FUL	2 Elm Way Ewell	09/12/2014	06/04/2017	£6,630.00
0016/00215/FUL and 16/01624/COND	93-95 High Street	07/07/2016	02/05/2017	£4,870.58
14/00795/FUL	RO 72 Stoneleigh Broadway	14/07/2015	15/05/2017	£150.76
16/00055/FUL	85 Rosebery Road Epsom	12/07/2016	05/05/2017	£9,524.82
16/00585/FUL	45 Manor Green Road	16/09/2016	25/05/2017	£20,484.38
14/01750/RES	57 Woodlands Road	21/04/2015	06/07/2017	£77,946.43

17/00161/FLH	15 Langton Avenue Ewell	05/07/2017	18/07/2017	£16,253.38
16/01693/RES	Land Adjacent Riverside Cottage Old Malden Lane, Worcester Park	08/05/2017	04/08/2017	£46,219.81
16/00166/FUL	37 - 37A Cheam Road	05/04/2017	07/09/2017	£158,225.68
15/01848/FLH	28A Woodcote Park Road	13/05/2016	25/10/2017	£26,889.71
14/01442/FUL	54 Rosebery Road	04/03/2015	31/10/2017	£27,750.00
16/01753/FUL	317 Kingston Road	17/05/2017	08/11/2017	£11,953.67
17/00515/FUL	The Star 2, Cheam Road, Ewell	01/09/2017	21/11/2017	£1,365.83
17/00461/FUL	Mill House, Old Malden Lane, Worcester Park	20/10/2017	05/12/2017	£66,868.73
16/01340/FUL	Epsom Common Working Men's Club 121 - 122 Stamford Green Epsom	06/03/2017	22/12/2017	£995.17
16/01145/FUL	Birchcroft & Hollydene Court Lane Epsom Surrey KT19 8JP	20/09/2017	15/01/2018	£105,670.17
15/00845/FUL	Salesian College Sports Ground	07/06/2016	03/01/2018	£54,966.61
17/00896/FUL	Development Site Rear Of Greenways And The Garth Windmill End Ewell	15/12/2017	11/01/2018	£69,186.49
17/00429/FUL	New Development On NESLOT Agricultural Land Reigate Road Ewell	06/11/2017	25/01/2018	£522,610.27
17/00686/FUL	86 Reigate Road Ewell	29/09/2017	12/02/2018	£65,040.83
17/01026/FUL	27 High Street Ewell	31/01/2018	12/02/2018	£13,269.40
17/00256/FUL	5 Alexandra Road Epsom	14/09/2017	14/02/2018	£86,771.19
<b>Total Invoiced</b>				<b>£1,396,926.81</b>

### Potential Community Infrastructure Levy Receipts from developments granted permission

The following, Table 2, sets out in detail those liable developments that may in the future generate further CIL receipts. At the end of the reporting period (March 2018), the parties involved had yet to assume liability to pay CIL or the proposal had yet to commence. It is possible that some of these proposal will either be unimplemented, or will be superseded by fresh applications. Nevertheless, the data set out in this table provides an indication of how much CIL money may be forthcoming in the next report period (April 2018- March 2019).

**Table 2: Outstanding CIL Liable Developments April 2018**

Planning Ref	Address	Decision Date	Liability Notice Date	Potential CIL Amount	Status at April 2018
14/00167/FUL	Garages 1-9 Ormonde Avenue	08/01/2015	14/01/2015	£7,375.00	Awaiting Assumption of Liability
14/00857/FUL	2 Windmill Avenue Epsom	05/12/2015	01/05/2018	£12,227.68	Awaiting Assumption of Liability
14/01857/FUL	London Road Lodge, Nonsuch Park	03/06/2015	27/07/2015	£7,633.93	Awaiting Assumption of Liability
15/00377/FUL	RO 35 The Avenue	28/07/2015	13/08/2015	£56,785.71	Awaiting Assumption of Liability
15/00339/FUL	17 Riverview Road	10/08/2015	21/08/2015	£9,100.45	Awaiting Assumption of Liability
15/00336/FUL	RO 44-48 Stoneleigh Broadway	23/11/2015	23/11/2015	£50,198.14	Awaiting Assumption of Liability
15/00686/FUL	15A Upper High Street	23/11/2015	25/11/2015	£3,214.29	Awaiting Assumption of Liability
15/01021/FUL	Second Floor, 69-71 High Street	15/12/2015	12/01/2016	£14598.21	Awaiting Assumption of Liability
15/01388/FUL	Grange Mansions, Kingston Road	24/02/2016	02/03/2016	£44,745.54	Awaiting Assumption of Liability
15/01514/FUL	11 Danetree Road	15/04/2016	20/04/2016	£8,196.43	Awaiting Assumption of Liability
15/00766/FUL	83 Manor Green Road	25/05/2016	03/08/2016	£6,910.71	Awaiting assumption of liability

15/01870/FUL	16 Kirby Close, Ewell	26/05/2016	05/07/2016	£7,102.94	Awaiting Assumption of Liability
16/00184/FLH	111 Holmwood Road	14/06/2016	20/09/2016	£15,004.96	Awaiting assumption of liability - self build extension exemption received
16/00311/FUL	1 Chestnut Avenue, Ewell	29/07/2016	14/09/2016	£11,669.12	Awaiting assumption of liability
15/00228/FUL	Land at Lord Rosebery Lodge, 6 Elm Grove	26/04/2016	05/07/2016	£28,241.07	Awaiting Commencement Notice
16/00712/FUL	1 Gadesden Road, West Ewell	04/10/2016	19/10/2016	£13,191.18	Awaiting assumption of liability
16/00296/FUL	The Roveries, 59 - 63 Cox Lane	02/03/2017	08/03/2017	£86,177.61	Awaiting Assumption of Liability & Commencement Notice
16/00588/FUL	Sands House, Hook Road, Epsom	16/03/2017	26/05/2017	£9,197.10	Awaiting Assumption of Liability & Commencement Notice
16/01379/FUL + 17/00446/REM	Land To The Rear Of 35 The Avenue Worcester Park	22/05/2017	31/05/2017	£65,745.17	Awaiting Assumption of Liability & Commencement Notice
16/01919/FUL	70 Worple Road Epsom	01/06/2017	08/06/2017	£33,915.06	Awaiting Assumption of Liability & Commencement Notice
16/00595/FUL	25 Alexandra Road	03/07/2017	03/08/2017	£107,900.00	Awaiting Assumption of Liability & Commencement Notice
15/01530/FUL	1 Chase Road Epsom	03/07/2017	06/07/2017	£173,733.59	Awaiting Assumption of Liability & Commencement Notice
17/00353/FLH	6 Lindsay Close Epsom	10/08/2017	18/08/2017	£10,858.35	Awaiting Assumption of Liability & Commencement Notice



16/01068/FUL	57 Longdown Lane North Ewell	04/09/2017	06/09/2017	£69,520.75	Awaiting Assumption of Liability & Commencement Notice
17/00409/MMA	11 Danetree Road	24/08/2017	06/09/2017	£8,196.43	Awaiting Assumption of Liability & Commencement Notice
16/01564/FUL	80 Rosebery Road Epsom	28/09/2017	03/10/2017	£16,749.17	Awaiting Assumption of Liability & Commencement Notice
17/00188/FUL	Bar XLR 79 East Street Epsom	28/09/2017	11/10/2017	£109,402.99	Awaiting Assumption of Liability & Commencement Notice
17/00530/FUL	Wychwood Epsom Road Ewell	29/09/2017	10/10/2017	£9,586.66	Awaiting Assumption of Liability & Commencement Notice
17/00596/FUL	Antique Restorers 2 Station Approach Stoneleigh	01/11/2017	24/11/2017	£20,460.23	Awaiting Assumption of Liability & Commencement Notice
17/00121/FUL	5 Cox Lane West Ewell	08/11/2017	16/11/2017	£74,274.90	Awaiting Assumption of Liability & Commencement Notice
16/01448/FUL	2 Chase Road Epsom	20/09/2017	21/11/2017	£0.00 <sup>4</sup>	Awaiting Commencement Notice, social housing relief granted
17/00244/FUL	111 East Street Epsom	21/11/2017	24/11/2017	£29,238.42	Awaiting Assumption of Liability & Commencement Notice
17/00385/FUL	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	21/11/2017	19/12/2017	£1,310.74	Awaiting Assumption of Liability & Commencement Notice

<sup>4</sup> During the reporting period this development had been granted relief from the Levy on the basis that it would deliver two new affordable residential units. It is shown as being invoiced for £0 because it had been granted relief.

16/01325/FUL	13 Ashley Road Epsom	20/12/2017	28/12/2017	£61,993.44	Awaiting Assumption of Liability & Commencement Notice
17/00074/FLH and 17/00818/REM	6 Plantagenet Close	20/10/2017		£0.00 <sup>5</sup>	<b>Awaiting Commencement Notice</b>
17/00387/FUL	YoYo DropIn Centre 24 South Street Epsom	22/01/2018	07/02/2018	£11,270.27	Awaiting Assumption of Liability & Commencement Notice
17/00932/FUL	4-5 Market Parade High Street Ewell	08/02/2018	12/02/2018	£38,640.93	Awaiting Assumption of Liability & Commencement Notice
17/00001/FUL	Development Site At Upper High Street Epsom	06/03/2018	21/03/2018	£906,559.07	Awaiting Assumption of Liability & Commencement Notice
17/01321/FUL	Ebbisham Court 34 Dorking Road Epsom	09/03/2018	21/03/2018	£10,867.76	Awaiting Assumption of Liability & Commencement Notice
17/01398/FUL	329 Hook Road Epsom	16/03/2018	21/05/2018	£6,198.65	Awaiting Assumption of Liability & Commencement Notice

<sup>5</sup> During the reporting period this development was granted relief from the Levy on the basis that it is a self-build house.

17/01395/RES	Haddad House 91 East Street Epsom	21/03/2018	22/03/2018	£16,176.86	Awaiting Assumption of Liability & Commencement Notice
17/01574/RES	12 - 14 Grosvenor Road Epsom	21/03/2018	04/04/2018	£17,348.17	Awaiting Assumption of Liability & Commencement Notice
Total Potential CIL				<b>£2,191,517.68</b>	

## Summary of Allocated CIL Expenditure

During the report period, the Collecting Authority agreed to commit the following CIL expenditure:

- Planning Policy Team salaries and external expert technical advice on CIL= £73,150.00

The breakdown of the above expenditure being comprised of =

Planning Policy Team salaries = £71,550.00; and  
Technical advice = £1,600.00

This expenditure was directly allocated from the 5% Administration Fee, which is incorporated with the Levy. Since the introduction of CIL, the Collecting Authority had collected in excess of £4,200,000.00 in CIL receipts. Of the total CIL receipts the 5% Administration Fee stood at around £210,000.00.

During the Reporting Period the allocated monies have been deployed by the Collecting Authority to fund the Planning Policy Administrator role, which sits within the Planning Policy Team. The post holder is responsible for the day-to-day administration and implementation of CIL – in terms of identifying liability, monitoring, reporting, collection and recovery (of unpaid CIL). Funding this post has ensured that the Collecting Authority provides a consistently good level of customer service and that CIL collection is undertaken in an efficient and timely manner.

- Plan E Epsom Town Centre Highway Improvements = £476,009.00  
This expenditure was allocated from the main CIL fund (IE the main 80% fund). It is being used as top-up funding to support the delivery of the [Plan E Epsom Town Centre Major Highway Improvement Scheme](#). This is a major highway improvement scheme that has its roots in the Plan E Epsom Town Centre Area Action Plan; which forms part of the Epsom & Ewell Local Plan. In addition to the expenditure allocated from our CIL fund, the Scheme has also received funding from Surrey County Council and the Coast to Capital Local Enterprise Partnership. The Scheme is being implemented by Surrey County Council.

### **Summary of Unallocated CIL Monies**

At the end of the reporting period, the following CIL is awaiting allocation:

- Main CIL (80% of all CIL) – £3,587,403.00
- Local Scheme (15% of all CIL) – £784,813.00
- Administration (5% of all CIL) – £115,304.00

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Housing Delivery Test: 2018 measurement

ONS code	Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
		2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
E07000223	Adur	177	177	177	531	39	64	114	217	41%	Buffer
E07000026	Allerdale	132	125	108	365	357	195	462	1,014	278%	None
E07000032	Amber Valley	390	383	363	1,136	431	563	654	1,648	145%	None
E07000224	Arun	610	866	947	2,423	902	616	696	2,214	91%	Action plan
E07000170	Ashfield	437	426	471	1,334	561	582	401	1,544	116%	None
E07000105	Ashford	695	688	753	2,136	1,055	701	591	2,347	110%	None
E07000004	Aylesbury Vale	960	944	1,055	2,959	1,191	1,323	1,414	3,928	133%	None
E07000200	Babergh	220	292	300	812	157	226	331	714	88%	Action plan
E09000002	Barking and Dagenham	1,222	1,236	1,236	3,694	583	583	413	1,579	43%	Buffer
E09000003	Barnet	2,322	2,022	2,203	6,547	1,467	1,793	2,125	5,386	82%	Buffer
E08000016	Barnsley	819	804	857	2,480	706	850	1,009	2,565	103%	None
E07000027	Barrow-in-Furness	29	24	-65	0	87	108	105	300	NA	None
E07000066	Basildon	660	657	773	2,089	816	412	341	1,569	75%	Buffer
E07000084	Basingstoke and Deane	850	850	753	2,453	471	555	828	1,854	76%	Buffer
E07000171	Bassetlaw	342	332	281	955	339	459	551	1,348	141%	None
E06000022	Bath and North East Somerset	443	449	449	1,340	953	1,192	1,439	3,584	267%	None
E06000055	Bedford	898	891	995	2,784	964	1,255	1,371	3,590	129%	None
E09000004	Bexley	335	347	446	1,128	-75	764	314	1,002	89%	Action plan
E08000025	Birmingham	2,500	2,500	2,500	7,500	2,933	1,818	3,368	8,119	108%	None
E07000129	Blaby	265	261	286	812	733	743	588	2,064	254%	None
E06000008	Blackburn with Darwen	282	283	152	717	95	139	279	513	72%	Buffer
E06000009	Blackpool	153	160	94	407	250	-135	292	407	100%	None
E07000033	Bolsover	224	220	222	666	326	293	251	870	131%	None
E08000001	Bolton	716	960	746	2,422	543	423	482	1,448	60%	Buffer
E07000136	Boston	287	281	220	788	152	351	356	859	109%	None
E06000028	Bournemouth	730	730	893	2,353	732	607	631	1,970	84%	Buffer
E06000036	Bracknell Forest	565	553	497	1,614	324	437	442	1,203	75%	Buffer
E08000032	Bradford	1,862	1,870	1,573	5,305	907	1,488	1,642	4,037	76%	Buffer
E07000067	Braintree	273	504	640	1,416	529	291	491	1,311	93%	Action plan
E07000143	Breckland	555	548	533	1,636	617	793	530	1,940	119%	None
E09000005	Brent	1,407	1,525	1,525	4,457	1,217	1,961	1,202	4,379	98%	None
E07000068	Brentwood	302	305	325	933	111	150	213	474	51%	Buffer
E06000043	Brighton and Hove	655	655	655	1,965	680	332	496	1,509	77%	Buffer
E06000023	Bristol, City of	1,530	1,819	1,885	5,234	1,535	2,041	1,625	5,200	99%	None
E09000006	Bromley	641	641	641	1,923	666	890	565	2,120	110%	None
E07000234	Bromsgrove	465	466	445	1,376	477	297	513	1,287	94%	Action plan
E07000095	Broxbourne	373	377	401	1,151	177	287	302	767	67%	Buffer
E07000172	Broxtowe	360	358	321	1,040	101	285	314	700	67%	Buffer
E07000117	Burnley	63	60	68	192	208	201	335	744	388%	None
E08000002	Bury	556	550	529	1,635	335	368	277	980	60%	Buffer
E08000033	Calderdale	849	846	779	2,473	310	326	263	899	36%	Buffer
E07000008	Cambridge	296	309	413	1,018	1,185	1,613	1,145	3,943	388%	None
E09000007	Camden	844	1,120	1,120	3,084	1,092	1,277	894	3,263	106%	None
E07000192	Cannock Chase	245	245	231	722	-6	372	627	993	138%	None
E07000106	Canterbury	500	603	772	1,875	663	413	1,126	2,202	117%	None
E07000028	Carlisle	220	216	188	623	502	541	505	1,548	248%	None
E07000069	Castle Point	285	287	249	821	118	114	163	395	48%	Buffer
E06000056	Central Bedfordshire	1,614	1,589	1,798	5,001	1,626	1,773	2,107	5,506	110%	None
E07000130	Charnwood	761	760	822	2,344	831	943	1,107	2,881	123%	None
E07000070	Chelmsford	679	671	675	2,025	792	1,002	1,008	2,802	138%	None
E07000078	Cheltenham	450	450	412	1,312	358	286	769	1,412	108%	None
E07000177	Cherwell	561	552	564	1,677	1,425	1,102	1,387	3,914	233%	None
E06000049	Cheshire East	1,083	1,058	925	3,067	1,536	1,762	2,311	5,610	183%	None
E06000050	Cheshire West and Chester	632	612	554	1,798	1,827	2,057	2,686	6,570	365%	None
E07000034	Chesterfield	224	220	227	671	206	130	110	446	66%	Buffer
E07000225	Chichester	435	435	435	1,304	553	440	648	1,641	126%	None
E07000005	Chiltern	133	166	231	529	176	238	286	701	132%	None
E07000118	Chorley	422	417	499	1,338	606	517	661	1,784	133%	None
E09000001	City of London	98	94	71	262	77	7	26	110	42%	Buffer
E07000071	Colchester	882	870	831	2,583	1,149	912	1,048	3,109	120%	None
E07000029	Copeland	73	69	26	167	128	152	126	406	242%	None
E07000150	Corby	378	375	431	1,184	369	375	597	1,341	113%	None
E06000052	Cornwall	2,332	2,320	2,193	6,846	2,597	3,074	3,405	9,076	133%	None
E07000079	Cotswold	275	279	304	858	599	754	947	2,300	268%	None
E06000047	County Durham	1,378	1,357	1,297	4,032	1,528	1,398	1,737	4,663	116%	None
E08000026	Coventry	1,020	1,139	1,300	3,459	1,406	1,129	1,095	3,630	105%	None
E07000163	Craven	142	143	123	408	175	198	221	594	146%	None
E07000226	Crawley	283	281	275	838	556	596	369	1,521	181%	None
E09000008	Croydon	1,331	1,646	1,646	4,624	2,034	2,888	2,067	6,989	151%	None
E07000096	Dacorum	431	431	431	1,293	654	737	587	1,978	153%	None
E06000005	Darlington	207	202	164	572	303	166	573	1,043	182%	None
E07000107	Dartford	580	574	600	1,754	981	1,162	1,031	3,174	181%	None
E07000151	Daventry	616	612	597	1,825	576	581	854	2,011	110%	None
E06000015	Derby	641	631	551	1,822	484	789	787	2,060	113%	None
E07000035	Derbyshire Dales	236	234	176	646	130	173	295	598	93%	Action plan
E08000017	Doncaster	621	602	541	1,764	1,162	1,049	1,208	3,419	194%	None
E07000108	Dover	392	392	481	1,266	752	465	440	1,657	131%	None
E08000027	Dudley	633	636	542	1,811	502	611	723	1,836	101%	None

E09000009	Ealing	933	933	1,295	3,162	959	989	1,479	3,427	108%	None
E07000009	East Cambridgeshire	511	503	367	1,380	184	232	306	722	52%	Buffer
E07000040	East Devon	555	566	641	1,762	1,027	724	881	2,632	149%	None
E07000085	East Hampshire	492	492	476	1,460	297	429	792	1,518	104%	None
E07000242	East Hertfordshire	804	794	784	2,382	674	623	504	1,801	76%	Buffer
E07000137	East Lindsey	417	422	352	1,191	323	336	481	1,140	96%	None
E07000152	East Northamptonshire	281	283	338	902	565	461	452	1,478	164%	None
E06000011	East Riding of Yorkshire	1,032	1,021	838	2,891	941	1,138	1,227	3,307	114%	None
E07000193	East Staffordshire	458	451	379	1,288	471	546	702	1,719	133%	None
E07000061	Eastbourne	239	239	269	747	213	203	127	543	73%	Buffer
E07000086	Eastleigh	548	539	530	1,617	456	517	893	1,866	115%	None
E07000030	Eden	121	119	83	322	260	189	175	624	194%	None
E07000207	Elmbridge	225	362	443	1,030	240	267	130	637	62%	Buffer
E09000010	Enfield	759	798	798	2,355	660	954	389	2,003	85%	Action plan
E07000072	Epping Forest	654	661	667	1,982	267	149	564	980	49%	Buffer
E07000208	Epsom and Ewell	381	383	413	1,177	159	346	162	667	57%	Buffer
E07000036	Erewash	368	368	363	1,098	369	179	173	721	66%	Buffer
E07000041	Exeter	382	383	500	1,265	651	450	723	1,824	144%	None
E07000087	Fareham	150	270	327	746	374	356	291	1,021	137%	None
E07000010	Fenland	407	403	389	1,199	269	421	469	1,160	97%	None
E07000112	Folkestone and Hythe	350	350	350	1,050	314	658	489	1,461	139%	None
E07000201	Forest Heath	328	326	288	942	224	336	385	945	100%	None
E07000080	Forest of Dean	265	265	292	822	305	254	263	822	100%	None
E07000119	Fylde	240	238	263	741	308	455	512	1,276	172%	None
E08000037	Gateshead	475	465	433	1,373	231	293	161	685	50%	Buffer
E07000173	Gedling	373	372	409	1,154	162	198	223	583	51%	Buffer
E07000081	Gloucester	350	344	329	1,023	470	497	495	1,462	143%	None
E07000088	Gosport	170	170	170	510	180	166	221	567	111%	None
E07000109	Gravesham	325	325	325	975	180	167	275	622	64%	Buffer
E07000145	Great Yarmouth	301	301	301	902	213	186	207	606	67%	Buffer
E09000011	Greenwich	1,728	1,718	2,119	5,565	1,695	2,384	1,914	5,993	108%	None
E07000209	Guildford	521	514	551	1,585	388	501	299	1,188	75%	Buffer
E09000012	Hackney	1,315	1,599	1,599	4,513	1,237	1,186	1,287	3,710	82%	Buffer
E06000006	Halton	290	278	262	831	536	699	369	1,604	193%	None
E07000164	Hambleton	205	200	170	575	359	544	416	1,319	230%	None
E09000013	Hammersmith and Fulham	447	456	687	1,590	368	977	1,653	2,998	189%	None
E07000131	Harborough	350	365	407	1,121	636	468	580	1,684	150%	None
E09000014	Haringey	1,502	1,502	1,502	4,506	239	719	1,191	2,149	48%	Buffer
E07000073	Harlow	326	329	353	1,008	225	340	281	846	84%	Buffer
E07000165	Harrogate	389	386	282	1,057	257	325	609	1,191	113%	None
E09000015	Harrow	350	379	593	1,322	914	678	717	2,309	175%	None
E07000089	Hart	245	244	208	697	761	628	551	1,940	278%	None
E06000001	Hartlepool	204	185	195	584	527	185	268	980	168%	None
E07000062	Hastings	200	200	200	600	254	157	175	585	98%	None
E07000090	Havant	319	360	357	1,036	584	649	290	1,523	147%	None
E09000016	Havering	1,170	1,170	1,170	3,510	1,012	436	265	1,713	49%	Buffer
E06000019	Herefordshire, County of	600	710	678	1,987	374	260	836	1,470	74%	Buffer
E07000098	Hertsmere	268	268	318	854	384	405	559	1,348	158%	None
E07000037	High Peak	301	296	231	829	159	328	494	981	118%	None
E09000017	Hillingdon	425	425	478	1,328	745	779	894	2,418	182%	None
E07000132	Hinckley and Bosworth	367	364	391	1,122	593	569	423	1,585	141%	None
E07000227	Horsham	779	774	761	2,315	1,208	887	1,172	3,266	141%	None
E09000018	Hounslow	822	822	822	2,466	459	557	911	1,927	78%	Buffer
E07000011	Huntingdonshire	722	707	784	2,213	574	719	746	2,039	92%	Action plan
E07000120	Hyndburn	96	92	60	248	97	145	97	339	137%	None
E07000202	Ipswich	490	490	384	1,364	513	223	164	900	66%	Buffer
E06000046	Isle of Wight	523	523	531	1,577	417	324	371	1,112	71%	Buffer
E06000053	Isles of Scilly	-8	-7	-5	0	2	1	0	3	NA	None
E09000019	Islington	1,178	1,264	1,264	3,706	1,219	1,035	370	2,625	71%	Buffer
E09000020	Kensington and Chelsea	204	227	274	705	316	335	317	968	137%	None
E07000153	Kettering	454	449	447	1,351	547	706	495	1,748	129%	None
E07000146	King's Lynn and West Norfolk	499	500	448	1,447	505	412	401	1,318	91%	Action plan
E06000010	Kingston upon Hull, City of	569	555	399	1,523	549	624	1,341	2,514	165%	None
E09000021	Kingston upon Thames	375	375	631	1,381	249	291	502	1,042	75%	Buffer
E08000034	Kirklees	1,494	1,485	1,537	4,516	1,134	961	1,304	3,399	75%	Buffer
E08000011	Knowsley	259	249	260	768	293	475	626	1,394	182%	None
E09000022	Lambeth	1,195	1,195	1,195	3,585	1,780	1,140	1,544	4,464	125%	None
E07000121	Lancaster	313	317	368	998	515	628	523	1,666	167%	None
E08000035	Leeds	2,750	2,746	2,388	7,885	2,474	2,824	2,283	7,581	96%	None
E06000016	Leicester	1,154	1,154	1,280	3,588	1,131	1,560	1,954	4,645	129%	None
E07000063	Lewes	527	534	542	1,603	286	204	311	801	50%	Buffer
E09000023	Lewisham	1,385	1,385	1,385	4,155	1,531	1,845	567	3,943	95%	None
E07000194	Lichfield	387	380	315	1,082	200	326	573	1,099	102%	None
E08000012	Liverpool	1,269	1,240	1,596	4,105	2,065	3,485	2,382	7,932	193%	None
E06000032	Luton	425	425	425	1,275	624	777	873	2,274	178%	None
E07000110	Maidstone	883	877	883	2,642	521	1,145	1,286	2,952	112%	None
E07000074	Maldon	232	231	216	678	248	257	177	682	101%	None
E08000003	Manchester	2,160	2,128	2,423	6,710	1,735	1,728	3,018	6,482	97%	None
E07000174	Mansfield	259	254	251	765	388	238	234	860	112%	None
E06000035	Medway	1,341	1,322	1,334	3,997	553	661	669	1,883	47%	Buffer
E07000133	Melton	170	170	170	510	141	147	138	426	84%	Buffer
E07000187	Mendip	419	419	419	1,257	481	395	685	1,561	124%	None
E09000024	Merton	320	385	411	1,116	529	445	635	1,609	144%	None
E07000042	Mid Devon	307	306	285	897	352	329	529	1,210	135%	None



E07000203	Mid Suffolk	424	420	430	1,274	304	305	426	1,035	81%	Buffer
E07000228	Mid Sussex	753	754	812	2,319	884	1,060	611	2,555	110%	None
E06000002	Middlesbrough	248	245	245	738	705	547	453	1,705	231%	None
E06000042	Milton Keynes	1,562	1,543	1,482	4,587	1,194	1,229	1,485	3,908	85%	Action plan
E07000210	Mole Valley	353	358	318	1,030	158	207	423	788	77%	Buffer
E07000091	New Forest	717	726	700	2,144	138	351	266	755	35%	Buffer
E07000175	Newark and Sherwood	408	402	424	1,234	396	571	490	1,457	118%	None
E08000021	Newcastle upon Tyne	757	755	943	2,455	1,237	2,396	2,355	5,988	244%	None
E07000195	Newcastle-under-Lyme	254	252	315	821	165	422	232	819	100%	None
E09000025	Newham	2,500	2,410	1,994	6,904	1,749	2,319	850	4,919	71%	Buffer
E07000050	North Dorset	183	185	271	638	220	142	159	521	82%	Buffer
E07000038	North East Derbyshire	257	253	225	735	466	282	396	1,144	156%	None
E06000012	North East Lincolnshire	255	245	214	713	357	276	186	819	115%	None
E07000099	North Hertfordshire	704	699	709	2,111	341	539	281	1,161	55%	Buffer
E06000013	North Lincolnshire	514	505	399	1,418	379	272	386	1,037	73%	Buffer
E07000147	North Norfolk	386	387	401	1,174	486	442	555	1,482	126%	None
E06000024	North Somerset	1,049	1,049	1,022	3,121	569	852	863	2,284	73%	Buffer
E08000022	North Tyneside	551	740	729	2,020	543	908	965	2,415	120%	None
E07000218	North Warwickshire	197	199	172	568	208	326	227	761	134%	None
E07000134	North West Leicestershire	269	268	307	843	842	851	971	2,664	316%	None
E07000154	Northampton	587	577	578	1,742	739	991	881	2,611	150%	None
E06000057	Northumberland	695	678	609	1,981	988	1,530	1,376	3,894	197%	None
E06000018	Nottingham	880	880	880	2,640	947	974	1,393	3,314	126%	None
E07000219	Nuneaton and Bedworth	457	450	367	1,274	424	422	497	1,342	105%	None
E07000135	Oadby and Wigston	53	60	112	225	117	175	107	399	177%	None
E08000004	Oldham	289	446	660	1,394	260	326	313	899	64%	Buffer
E07000178	Oxford	362	375	529	1,266	440	435	373	1,247	99%	None
E07000122	Pendle	227	219	158	603	127	169	145	441	73%	Buffer
E06000031	Peterborough	1,077	1,052	973	3,102	920	1,201	706	2,827	91%	Action plan
E06000026	Plymouth	476	475	562	1,514	1,130	489	1,439	3,058	202%	None
E06000029	Poole	639	640	593	1,872	392	584	300	1,276	68%	Buffer
E06000044	Portsmouth	548	591	718	1,856	432	838	990	2,260	122%	None
E07000123	Preston	294	296	214	805	484	804	738	2,026	252%	None
E07000051	Purbeck	106	109	122	337	232	89	124	445	132%	None
E06000038	Reading	481	486	480	1,447	754	876	763	2,393	165%	None
E09000026	Redbridge	1,124	1,124	1,124	3,370	66	760	468	1,294	38%	Buffer
E06000003	Redcar and Cleveland	159	149	119	428	275	542	431	1,248	292%	None
E07000236	Redditch	34	31	-28	37	181	183	384	748	2046%	None
E07000211	Reigate and Banstead	460	460	460	1,380	535	517	594	1,646	119%	None
E07000124	Ribble Valley	143	138	139	419	300	390	400	1,090	260%	None
E09000027	Richmond upon Thames	315	315	315	945	507	446	379	1,332	141%	None
E07000166	Richmondshire	76	74	9	159	128	249	275	652	410%	None
E08000005	Rochdale	444	442	460	1,346	308	315	799	1,422	106%	None
E07000075	Rochford	251	255	259	764	159	116	299	574	75%	Buffer
E07000125	Rossendale	221	217	185	622	122	195	149	466	75%	Buffer
E07000064	Rother	336	336	336	1,008	246	283	168	697	69%	Buffer
E08000018	Rotherham	639	629	546	1,815	585	605	472	1,662	92%	Action plan
E07000220	Rugby	479	474	440	1,394	534	381	584	1,499	108%	None
E07000212	Runnymede	401	402	394	1,197	433	152	806	1,390	116%	None
E07000176	Rushcliffe	446	443	457	1,346	489	547	569	1,606	119%	None
E07000092	Rushmoor	293	290	217	800	173	364	450	987	123%	None
E06000017	Rutland	111	111	96	319	220	257	251	728	228%	None
E07000167	Ryedale	130	131	144	405	225	293	259	777	192%	None
E08000006	Salford	1,245	1,218	1,268	3,730	1,098	2,482	1,471	5,051	135%	None
E08000028	Sandwell	838	1,346	1,325	3,509	562	883	692	2,137	61%	Buffer
E07000168	Scarborough	180	182	147	509	330	443	452	1,225	241%	None
E07000188	Sedgemoor	505	509	584	1,598	518	597	508	1,623	102%	None
E08000014	Sefton	501	501	563	1,564	-181	644	532	995	64%	Buffer
E07000169	Selby	368	361	318	1,046	439	564	612	1,615	154%	None
E07000111	Sevenoaks	200	501	503	1,205	418	324	388	1,130	94%	Action plan
E08000019	Sheffield	1,820	1,823	1,922	5,565	1,589	2,247	2,304	6,140	110%	None
E06000051	Shropshire	1,024	1,003	1,013	3,039	1,402	1,910	1,876	5,188	171%	None
E06000039	Slough	922	910	690	2,522	789	524	846	2,159	86%	Action plan
E08000029	Solihull	616	623	610	1,849	711	547	751	2,009	109%	None
E07000006	South Bucks	133	330	310	773	85	569	299	953	123%	None
E07000012	South Cambridgeshire	877	860	840	2,577	674	597	729	2,000	78%	Buffer
E07000039	South Derbyshire	697	689	662	2,048	569	820	954	2,343	114%	None
E06000025	South Gloucestershire	1,095	1,085	1,139	3,319	1,107	1,630	1,599	4,336	131%	None
E07000044	South Hams	210	213	240	663	428	326	511	1,265	191%	None
E07000140	South Holland	431	429	349	1,209	293	266	296	855	71%	Buffer
E07000141	South Kesteven	574	565	607	1,746	495	478	448	1,421	81%	Buffer
E07000031	South Lakeland	194	194	160	547	438	253	292	983	180%	None
E07000155	South Northamptonshire	537	536	587	1,661	465	681	832	1,978	119%	None
E07000179	South Oxfordshire	414	415	424	1,253	585	722	939	2,246	179%	None
E07000126	South Ribble	297	289	193	779	430	237	312	979	126%	None
E07000189	South Somerset	596	591	583	1,770	662	621	563	1,846	104%	None
E07000196	South Staffordshire	179	179	194	552	217	230	255	702	127%	None
E08000023	South Tyneside	385	377	323	1,085	387	450	306	1,143	105%	None
E06000045	Southampton	781	787	813	2,381	1,046	997	826	2,869	120%	None
E06000033	Southend-on-Sea	824	824	847	2,495	222	480	521	1,223	49%	Buffer
E09000028	Southwark	1,630	2,155	2,156	5,941	1,436	2,520	816	4,771	80%	Buffer
E07000213	Spelthorne	483	487	424	1,394	308	347	221	876	63%	Buffer
E07000240	St Albans	670	668	649	1,987	396	347	412	1,155	58%	Buffer
E07000204	St Edmundsbury	361	359	331	1,051	472	398	239	1,109	106%	None

E08000013	St. Helens		532	518	454	1,504	575	487	411	1,473	98%	None
E07000197	Stafford		399	391	353	1,143	688	1,010	863	2,561	224%	None
E07000198	Staffordshire Moorlands		188	184	173	544	97	120	132	349	64%	Buffer
E07000243	Stevenage		376	373	366	1,115	153	887	78	1,119	100%	None
E08000007	Stockport		511	874	895	2,280	323	660	738	1,721	75%	Buffer
E06000004	Stockton-on-Tees		593	577	484	1,654	364	924	770	2,058	124%	None
E06000021	Stoke-on-Trent		444	444	478	1,366	501	756	703	1,960	143%	None
E07000221	Stratford-on-Avon		486	480	436	1,402	1,077	1,231	1,347	3,655	261%	None
E07000082	Stroud		458	458	458	1,374	430	356	501	1,287	94%	Action plan
E07000205	Suffolk Coastal		465	465	392	1,322	564	550	582	1,696	128%	None
E08000024	Sunderland		500	488	565	1,553	1,094	908	891	2,894	186%	None
E07000214	Surrey Heath		191	198	247	635	263	221	321	804	127%	None
E09000029	Sutton		363	427	427	1,217	339	706	763	1,809	149%	None
E07000113	Swale		776	776	776	2,328	593	556	572	1,721	74%	Buffer
E06000030	Swindon		1,151	1,231	871	3,253	1,442	1,699	801	3,942	121%	None
E08000008	Tameside		812	803	581	2,196	596	375	484	1,455	66%	Buffer
E07000199	Tamworth		177	173	90	440	66	160	151	377	86%	Action plan
E07000215	Tandridge		425	428	464	1,317	318	222	317	856	65%	Buffer
E07000190	Taunton Deane		482	476	492	1,450	887	983	896	2,766	191%	None
E07000045	Teignbridge		481	483	549	1,513	627	691	722	2,040	135%	None
E06000020	Telford and Wrekin		466	458	484	1,408	1,252	1,214	1,058	3,524	250%	None
E07000076	Tendring		616	638	623	1,877	245	658	565	1,468	78%	Buffer
E07000093	Test Valley		317	318	411	1,046	1,041	928	799	2,767	265%	None
E07000083	Tewkesbury		401	397	470	1,269	625	728	945	2,298	181%	None
E07000114	Thanet		703	709	793	2,204	350	389	238	977	44%	Buffer
E07000102	Three Rivers		180	316	437	933	216	144	264	624	67%	Buffer
E06000034	Thurrock		814	815	851	2,480	711	603	857	2,171	88%	Action plan
E07000115	Tonbridge and Malling		634	629	612	1,875	912	886	1,108	2,906	155%	None
E06000027	Torbay		400	400	470	1,270	408	326	414	1,148	90%	Action plan
E09000030	Tower Hamlets		2,961	2,914	3,473	9,348	2,561	4,823	2,010	9,393	100%	None
E08000009	Trafford		794	786	1,021	2,601	379	323	523	1,225	47%	Buffer
E07000116	Tunbridge Wells		549	612	494	1,656	464	479	513	1,457	88%	Action plan
E07000077	Uttlesford		507	502	524	1,533	552	725	969	2,246	147%	None
E07000180	Vale of White Horse		398	396	511	1,305	1,133	1,621	1,604	4,357	334%	None
E08000036	Wakefield		1,041	1,026	927	2,994	1,921	1,816	1,759	5,496	184%	None
E08000030	Walsall		551	783	806	2,140	911	460	758	2,129	99%	None
E09000031	Waltham Forest		760	769	862	2,391	937	1,024	953	2,914	122%	None
E09000032	Wandsworth		1,452	1,448	1,459	4,359	2,645	2,448	2,239	7,332	168%	None
E06000007	Warrington		923	902	792	2,617	595	492	359	1,446	55%	Buffer
E07000222	Warwick		600	600	799	1,999	636	971	1,027	2,634	132%	None
E07000103	Watford		260	260	313	833	245	346	312	903	108%	None
E07000206	Waveney		312	313	299	925	133	243	293	669	72%	Buffer
E07000216	Waverley		551	553	471	1,575	234	408	598	1,240	79%	Buffer
E07000065	Wealden		452	450	499	1,400	518	564	487	1,569	112%	None
E07000156	Wellingborough		293	292	280	865	380	247	274	901	104%	None
E07000241	Welwyn Hatfield		535	544	623	1,701	507	671	314	1,493	88%	Action plan
E06000037	West Berkshire		525	525	394	1,444	625	518	539	1,683	117%	None
E07000047	West Devon		220	287	235	741	154	196	160	510	69%	Buffer
E07000127	West Lancashire		171	165	179	515	296	326	300	922	179%	None
E07000181	West Oxfordshire		437	434	408	1,279	251	518	544	1,313	103%	None
E07000191	West Somerset		91	95	72	258	99	132	103	334	130%	None
E09000033	Westminster		770	886	1,068	2,724	853	1,341	957	3,152	116%	None
E08000010	Wigan		1,000	1,000	898	2,898	639	817	948	2,404	83%	Buffer
E06000054	Wiltshire		1,756	1,737	1,603	5,096	1,842	2,858	2,407	7,107	139%	None
E07000094	Winchester		471	473	439	1,382	412	624	642	1,678	121%	None
E06000040	Windsor and Maidenhead		646	646	553	1,845	596	620	581	1,796	97%	None
E08000015	Wirral		695	680	718	2,093	498	328	704	1,530	73%	Buffer
E07000217	Woking		245	247	217	709	326	399	358	1,083	153%	None
E06000041	Wokingham		721	706	586	2,013	675	967	1,528	3,170	157%	None
E08000031	Wolverhampton		548	552	680	1,780	585	577	812	1,974	111%	None
E07000229	Worthing		200	598	622	1,420	477	347	492	1,316	93%	Action plan
E07000007	Wycombe		597	592	563	1,752	383	867	625	1,876	107%	None
E07000128	Wyre		276	274	272	822	337	498	364	1,200	146%	None
E07000239	Wyre Forest		191	189	201	581	226	262	184	673	116%	None
E06000014	York		766	763	832	2,361	691	378	1,331	2,400	102%	None

Joint plans being measured jointly for the purpose of the Housing Delivery Test: 2018 measurement												
E07000144	Broadland; Norwich; South Norfolk	Broadland	1,693	1,676	1,634	5,003	2,059	2,513	2,086	6,658	133%	None
E07000148	Broadland; Norwich; South Norfolk	Norwich	1,693	1,676	1,634	5,003	2,059	2,513	2,086	6,658	133%	None
E07000149	Broadland; Norwich; South Norfolk	South Norfolk	1,693	1,676	1,634	5,003	2,059	2,513	2,086	6,658	133%	None
E07000048	Christchurch; East Dorset	Christchurch	488	500	540	1,528	300	436	405	1,141	75%	Buffer
E07000049	Christchurch; East Dorset	East Dorset	488	500	540	1,528	300	436	405	1,141	75%	Buffer
E07000138	Lincoln; North Kesteven; West Lindsey	Lincoln	976	970	961	2,907	1,177	933	1,135	3,245	112%	None
E07000139	Lincoln; North Kesteven; West Lindsey	North Kesteven	976	970	961	2,907	1,177	933	1,135	3,245	112%	None
E07000142	Lincoln; North Kesteven; West Lindsey	West Lindsey	976	970	961	2,907	1,177	933	1,135	3,245	112%	None
E07000043	North Devon; Torridge	North Devon	638	639	567	1,844	667	806	890	2,363	128%	None
E07000046	North Devon; Torridge	Torridge	638	639	567	1,844	667	806	890	2,363	128%	None
E07000052	West Dorset; Weymouth & Portland	West Dorset	514	520	577	1,611	671	772	633	2,076	129%	None
E07000053	West Dorset; Weymouth & Portland	Weymouth & Portland	514	520	577	1,611	671	772	633	2,076	129%	None

E07000237	Worcester; Malvern Hills; Wychavon	Worcester	894	888	987	2,769	1,828	1,539	1,799	5,166	187%	None
E07000235	Worcester; Malvern Hills; Wychavon	Malvern Hills	894	888	987	2,769	1,828	1,539	1,799	5,166	187%	None
E07000238	Worcester; Malvern Hills; Wychavon	Wychavon	894	888	987	2,769	1,828	1,539	1,799	5,166	187%	None

Development corporations												
E51000001	London Legacy Development Corporation		1,472	1,472	1,472	4,415	853	448	990	2,291	52%	Buffer

Notes:  
Housing Delivery Test: 2018 consequences are concurrent (i.e. where the buffer applies, the action plan also applies)  
Barrow-in-Furness and Isles of Scilly have zero final housing requirement due to negative household growth projections. Therefore they do not have a Housing Delivery Test 2018 measurement.  
All results have been calculated in line with the Housing Delivery Test: 2018 measurement technical note. <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>  
Housing requirement and homes delivered figures have been rounded to the nearest one decimal place in this spreadsheet. Unrounded figures have been used to calculate the HDT 2018 measurement figure. Therefore the percentages shown may be different to a calculation using the number of homes required and the number of homes delivered in this table. These have been included for context only.  
The final Housing Delivery Test 2018 measurement result has been rounded to the nearest 1%.  
Values for each authority in a joint plan being measured jointly refer to the whole joint plan area.

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## **STATEMENTS OF COMMON GROUND - THE SURREY WASTE PLAN**

<b>Head of Service/Contact:</b>	Ruth Ormella, Head of Planning
<b>Urgent Decision?(yes/no)</b>	No
<b>If yes, reason urgent decision required:</b>	
<b>Annexes/Appendices (attached):</b>	Statement of Common Ground Concerning Strategic Planning Policies for Waste Management in Surrey
<b>Other available papers (not attached):</b>	National Planning Policy Framework (July 2018) Licensing and Planning Policy Committee 15 November 2018 – Report on the Duty to Co-operate Engagement Plan

### **Report summary**

National planning policy and guidance require that strategic policy-making authorities demonstrate effective and on-going joint working through the preparation of statements of common ground. These statements should document the cross-boundary matters being addressed and the progress being made in addressing these matters through the Duty to Co-operate.

Surrey County Council is currently updating the planning policies on waste management. They have prepared a draft Statement of Common Ground (SoCG). This sets out areas of common ground on strategic matters relating to the planning of waste management. This report provides an overview of the SoCG process and seeks the Committee's agreement that the Surrey County Council Statement of Common Ground for Waste Planning.

### **Recommendation**

The Committee is asked to agree the Surrey County Council Statement of Common Ground for Waste Planning and authorise the Council's Chief Executive to sign to the Statement on the Borough Council's behalf.

- 1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy**

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. The new Epsom & Ewell Local Plan is critical as it will set out how sustainable growth, particularly in relation to new housing, will be delivered during the plan period.

## **2 Statements of Common Ground**

- 2.1 The Localism Act 2011, under Section 110, introduced the requirement that local planning authorities must co-operate with all relevant parties, particularly neighbouring local planning authorities, in planning for sustainable development. The requirement is specific to the preparation of local plans; especially in relation to strategic matters that have cross-administrative boundary impacts. This is known as the Duty to Co-operate.
- 2.2 The Committee received a report on the Duty on 15 November 2018. That report set out the measures introduced through the National Planning Policy Framework (July 2018) that seek to make local planning authorities work together to deliver sustainable growth – specifically in relation to meeting housing and infrastructure needs.
- 2.3 The National Planning Policy Framework places great emphasis upon local planning authorities clearly demonstrating effective and on-going joint working<sup>1</sup> through the Duty to Co-operate. This is a key thread throughout all four tests of soundness but is most prominent within the requirement that a local plan is positively prepared<sup>2</sup>. The Framework<sup>3</sup> and the associated planning practice guidance<sup>4</sup> state that strategic policy-making authorities should prepare and maintain statements of common ground that document the cross-boundary matters being addressed through policy and the progress being made in co-operating to address these matters.
- 2.4 It is anticipated that we will, over the course of the next few years, be required to become signatories to a number of statements of common ground. These are most likely to involve our immediate neighbours – such as the Royal Borough of Kingston; the London Borough of Sutton; Mole Valley; and Reigate & Banstead. It is also likely that we will be invited to become signatories to Statements involving more distant neighbours that we have a functional relationship with, such as Elmbridge; Surrey County Council and the Greater London Authority.

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<sup>1</sup> National Planning Policy Framework Paragraph 27.

<sup>2</sup> National Planning Policy Framework Paragraph 35.

<sup>3</sup> National Planning Policy Framework Paragraph 27.

<sup>4</sup> Planning Practice Guidance Paragraph: 001 Reference ID: 61-001-20180913

- 2.5 On the basis of the above, we can anticipate multiple future requests to the Borough Council that it become a signatory of statements of common ground. In most cases these requests will be related to the local plan processes being pursued by our neighbours. Possible exceptions to this include the Surrey Waste and Minerals plans and possible in the future the London Plan.
- 2.6 In most cases, the request for the Borough Council to become of a signatory will be the subject of a report to the Committee. We anticipate that such reports will provide members with an overview of the areas of agreement and disagreement. Whilst there will inevitably be instances when the Borough Council disagrees on some matters (with a neighbour); a scenario where there is no commonality at all is considered unlikely.
- 2.7 In order to complete the process it is recommended the Committee agree, that following consideration of a report setting out the detail of the Statement of Common Ground, the signing of statements be delegated to a Senior Officer of the Borough Council. In most instances this will be the Chief Executive Officer.

### **3 The Surrey Waste Plan Statement of Common Ground**

- 3.1 Surrey County Council are currently updating their planning policies on waste management. They have prepared a statement of common ground between the County Council and the eleven districts and boroughs. The document Surrey County Council have prepared sets out the areas of strategic commonality relating to waste management across the County. A copy of the Statement is enclosed under Annex 1.
- 3.2 The Draft Waste Plan sets out a spatial strategy for delivering waste management facilities to meet future growth. It does not allocate any new sites within the Borough but does seek to protect existing waste sites, including waste water sites. The Committee are advised that the statement of common ground presents no conflict for the Borough Council. The statement of common ground will secure the planning for waste infrastructure across Surrey, and the Borough will benefit from the outcome. On that basis it is recommended that the Borough Council becomes a signatory of the statement.

#### **4 Financial and Manpower Implications**

4.1 The preparation of Statements of Common Ground is a key outcome from the Duty to Co-operate process. The Borough is expecting to prepare and enter into Statements as part of preparing a new Local Plan. This generates work demand which is being managed in the Planning Policy Team. Securing statements of common ground with our neighbouring authorities and strategic partners can have mutual benefits which we will capture wherever possible.

**4.2 *Chief Finance Officer's comments: None for the purposes of this report.***

#### **5 Legal Implications (including implications for matters relating to equality)**

5.1 The Localism Act 2011 requires the Borough Council to engage with relevant partners when addressing the strategic elements of our Local Plan. Formulating Statements of Common Ground is a key outcome from the Duty to Co-operate, which is a necessary requirement within the tests of soundness.

**5.2 *Monitoring Officer's comments: none arising from the contents of this report.***

#### **6 Sustainability Policy and Community Safety Implications**

6.1 None for the purpose of this report.

#### **7 Partnerships**

7.1 The government has envisaged that the duty to co-operate provides an alternative partnership framework to replace the now historic regional planning structures. The duty to co-operate is a framework predicated on a willingness between partners to positively work together to meet shared objectives, however it is not a duty to reach agreement.

7.2 The Waste Planning Statement of Common Ground prepared by Surrey County Council secures and safeguards waste infrastructure for the Borough and to that end is agreeable.

#### **8 Risk Assessment**

8.1 Meeting the duty to co-operate is a key requirement in securing a sound local plan. We will need to demonstrate a clear narrative of how our engagement with our neighbours has shaped the development of our Local Plan. Becoming signatories to statements of common ground will provide the foundations to demonstrating that we are positively working towards discharging the Duty.



**9 Conclusion and Recommendations**

- 9.1 The Committee are asked to note the purpose of statements of common ground within the Duty to Co-operate process and that further requests to the Borough Council to become a signatory will be forthcoming.
- 9.2 The Committee are asked to agree to the signing of the Statement of Common Ground concerning Strategic Planning Policies for Waste Management in Surrey and to delegate to the Chief Executive to sign off the Statement of Common Ground.

**Ward(s) affected:** (All Wards);

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Statement of Common Ground

Concerning Strategic Planning Policies for Waste Management in  
Surrey

Second draft version, 7 February 2019



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## Introduction

Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries<sup>1</sup>.

SCC is currently updating the planning policies on waste management. Borough and district local plans are at different stages. For a full list of the relevant adopted Development Plan Documents in Surrey, including the stages of review, see Appendix 2.

This document represents a Statement of Common Ground (SoCG) between Surrey County Council and the eleven district/borough councils within Surrey that sets out areas of common (and uncommon) ground on strategic matters relating to the planning of waste management in the county. Where there are any outstanding matters, the document sets out any action being taken to address these.

Specifically, this SoCG covers the following strategic matters:

- Safeguarding of waste management facilities
- Locating new waste management facilities
- Landfill of non-inert waste
- ~~Construction, Demolition and Excavation waste~~
- ~~Waste management in new development~~
- Wastewater treatment

## 1. Parties Involved

This Statement of Common Ground is between Surrey County Council and the Borough and District Councils within Surrey namely:

Elmbridge Borough Council  
Epsom & Ewell Borough Council  
Guildford Borough Council  
Mole Valley District Council  
Reigate & Banstead Borough Council  
Runnymede Borough Council  
Surrey Heath Borough Council

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<sup>1</sup> Paragraph 24 and 25 of the revised National Planning Policy Framework

Spelthorne Borough Council  
Tandridge District Council  
Waverley Borough Council  
Woking Borough Council

## 2. Signatories

Leader, Surrey County Council [Date]  
Leader, Elmbridge Borough Council [Date]  
Chairman Strategy & Resources Committee, Epsom & Ewell Borough Council [Date]  
Leader, Guildford Borough Council [Date]  
Leader, Mole Valley District Council [Date]  
Leader, Reigate & Banstead Borough Council [Date]  
Leader, Runnymede Borough Council [Date]  
Leader, Surrey Heath Borough Council [Date]  
Leader, Spelthorne Borough Council [Date]  
Leader (or Chairman of Planning Policy Committee), Tandridge District Council [Date]  
Leader, Waverley Borough Council [Date]  
Leader, Woking Borough Council [Date]

## 3. Strategic Geography

3.1 Surrey County Council (SCC) is the waste planning authority for the two tier area of Surrey with responsibility for planning for the future management of waste in the county by preparing relevant strategic policies. The eleven borough and district councils within Surrey have responsibility for planning other development such as housing and

employment as well as helping to ensure that waste is managed in accordance with the Development Plan<sup>2</sup> when determining planning applications<sup>3</sup>.

3.2 Surrey's location and unique environment (see Figure 1) influence the structure and composition of the economy in terms of the dominant business sectors, the availability of development land and the distribution of the resident population. These factors also contribute to the quality of life enjoyed by Surrey's residents. In turn, these factors also present opportunities and challenges for future growth and will influence the form and location of new waste development.

3.3 The 2011 census found there to be some 1.14 million people living in Surrey. Estimates for 2017 show an increase in the total population to 1.19 million people. While the majority of the county can be classed as rural in nature, there are urban areas located in the north of Surrey, near the boundary with London, and also in the form of the large towns of Guildford, Woking, Reigate/Redhill, Camberley and Farnham. Projected population growth for Surrey over the next two decades, suggests an increase from 1.18 million people to 1.37 million by 2037.

3.4 There are approximately 483,000 dwelling houses distributed across Surrey with development of a further 86,000 homes planned between 2015 and 2033.

3.5 Surrey County Council (SCC) has a duty to plan for the key aspects of the infrastructure that will be required to support those new homes, which includes additional waste management capacity. Waste management is a key component of a modern economy. All businesses depend on the efficient management of their waste and the waste management sector itself will generate employment and add value to the local economy.

3.6 The strategic road network, comprising motorways and trunk roads, has evolved principally to serve London, with several nationally important routes passing through the county, including the M3, M23, M25 and the A3. This means that waste arising in one area of the county can easily be transported to another area for management. Some waste is also transported into Surrey from neighbouring areas for management and similarly, some waste arising in Surrey is managed beyond the county boundaries.

3.7 Surrey roads are known to experience congestion and the county council is seeking to promote development which includes options for sustainable transport. However, alternative transport options are limited within the county and consequently many business sectors, including the waste management sector, are heavily reliant on road transport.

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<sup>2</sup> This includes in accordance with the Waste Hierarchy (See Appendix A of National Planning Policy for Waste. The waste hierarchy expects waste to be managed in the following order of preference: Prepared for reuse; Recycled and/or composted; Recovered in ways other than recycling/composting; and, finally, Disposed).

<sup>3</sup> See paragraph 8 of National Planning Policy for Waste and Planning Practice Guidance para ref.: ID 28-010-20141016

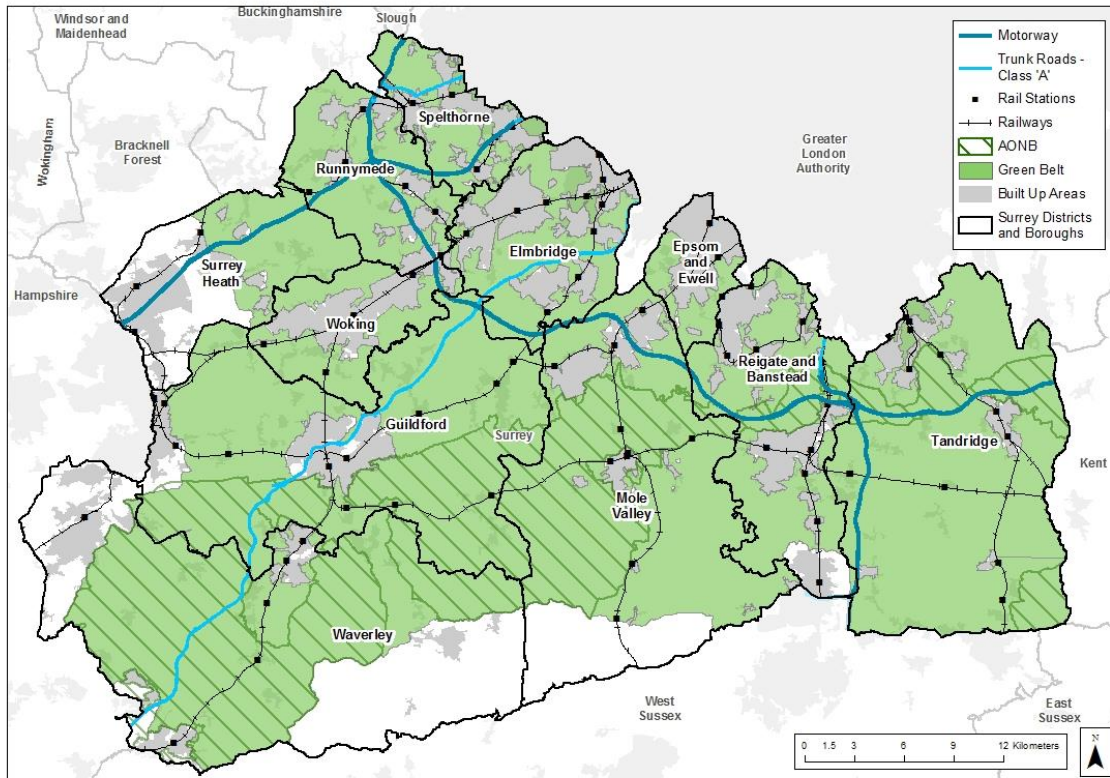
- 3.8 The Surrey Hills Area of Outstanding Natural Beauty (AONB) and a small area of the High Weald AONB cover approximately 26% of the county. AONBs have a protected status that reflects their unique character of their landscapes.
- 3.9 73% of Surrey is located within the Green Belt and this places a significant constraint on development. Waste management is considered to be inappropriate development within the Green Belt and so can only be permitted if very special circumstances exist. The boundaries of the Green Belt is defined by district and borough councils in their Local Plans, and to be consistent with national policy<sup>4</sup>, these boundaries can only be changed in exceptional circumstances. A total of nine sites designated for their nature conservation interest at an international and/or European level are located wholly or partly within Surrey. Those sites include four Special Protection Areas (SPAs) designated under the EU Wild Birds Directive, three Special Areas of Conservation (SACs) designated under the EU Habitats Directive, and two Ramsar Sites designated under the Convention on Wetlands of International Importance.
- 3.10 An area of some 12,000 hectares within Surrey is covered by ancient woodland that is land known to have had continuous tree cover since at least 1600 AD. Ancient woodlands are found throughout Surrey, with particular concentrations in the North Downs and the Weald. Ancient woodlands, and veteran trees, are of value for their biodiversity interest, as well as cultural and historical significance.
- 3.11 In Surrey (especially in the northwest of the county), the combination of a large population, low lying land and a significant number of watercourses, increase the probability of people, property and the environment being adversely affected by any flood events that do occur.
- 3.12 Due to particular constraints on development within the greater London urban conurbation, and the fact that Surrey neighbours this area, waste arising in London may be exported to Surrey for management. This issue is addressed in separate SoCG between the county council and certain London borough councils.

*Figure 1: Location of Surrey and the eleven boroughs and districts*

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<sup>4</sup> See NPPF paragraph 136.





3.5 While this SoCG is concerned with planning for future management of waste, other SoCGs may exist between SCC and the boroughs and district councils concerning other strategic cross boundary matters.

#### 4. Strategic matters

- 4.1 The management of waste is an inherently strategic matter as waste that arises in one area is frequently managed in a different area. Economies of scale also mean that strategic<sup>5</sup> waste management facilities generally have a catchment wider than the borough or district within which they are located. This means that decisions to locate a waste management facility in a certain area will impact not just on that area but other neighbouring areas and beyond.
- 4.2 The emerging Surrey Waste Local Plan has identified that, overall, Surrey remains net self-sufficient<sup>6</sup> with a surplus of waste management capacity but within this there are some key areas of need to be addressed by the new SWLP.
- 4.3 Currently a need for additional recycling capacity over the period of the SWLP has not been identified overall but there is an identified need for facilities which fall under the

<sup>5</sup> A 'strategic' facility is taken to be a facility that manages at least 20,000 tonnes of waste per annum.

<sup>6</sup> 'Net self-sufficient' means that the existing waste management capacity within an area is equivalent to the quantity of waste arising in that area.

definition of 'other recovery'<sup>7</sup>. However, the Plan will always encourage the management of waste by activities which are higher on the waste hierarchy and within different types of recycling there may still be a need for further capacity e.g. need for more bulking and storage capacity at Community Recycling Centres.

- 4.4 In particular, in light of the lack of capacity in Surrey for the management of 'Dry Mixed Recyclables' (DMR) (e.g. paper, cardboard, glass, metal and plastic) collected from households, a specific site has been identified for this purpose at Trumps Farm within the borough of Runnymede.
- 4.5 The emerging Surrey Waste Local Plan (SWLP) includes policies, as well as site allocations and areas of search which are intended to address this issue.
- 4.6 Furthermore, the SWLP sets out policy concerning the development of capacity for the treatment of wastewater (including sewage). The need for wastewater treatment capacity is very much a function of the level of development, e.g. housing, in an area and so estimates of future requirements are based on the level and nature of development that can be expected in future. District and Borough Councils are largely responsible for planning for future development in their Local Plans and so it is important that policy on future wastewater treatment capacity, prepared by the County Council, takes account of the adopted and emerging district and borough Local Plans.
- 4.7 In light of the above it is considered that the particular strategic matters of concern to both the County Council and the district and borough councils are as follows:
- The allocation of land for waste management;
  - identification of areas of search;
  - safeguarding existing and planned<sup>8</sup> waste management sites; and,
  - provision for wastewater management capacity.
- 4.8 The areas of common (and uncommon) ground between the County Council and the district and borough councils on the strategic matters are set out in detail below.
- 4.9 It should be noted that there are policies concerning waste management within the SWLP which will require implementation by the district and borough councils. As the SWLP forms part of the Development Plan, where relevant these policies will, as a matter of course be implemented by the district and borough Councils when assessing planning applications. These matters are not considered to be 'strategic' though the county council has carefully considered any district and borough council concerns with the nature and wording of these policies. The matters include:

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<sup>7</sup> 'Other recovery' is capacity capable of managing waste by a means other than landfill but does not include recycling and composting. Energy from waste is a common form of 'other recovery'.

<sup>8</sup> 'planned' in this context means permitted or allocated

- The beneficial use of inert waste<sup>9</sup> (generally produced from construction, demolition and excavation activities);
- The production, storage and collection of waste associated with all forms of development other than that related to waste management facilities.

**Common Ground between the County Council and the District and Borough Councils**

**1. Safeguarding of Existing and Planned Waste Management Facilities**

- 4.10 The purpose of safeguarding waste sites, is to ensure that the need for existing or planned waste management infrastructure is taken into account when decisions are made on all new development in Surrey. This is considered to be a strategic matter, as, when taken as a whole, the existing waste management facilities within Surrey play an important strategic role in ensuring that waste arisings can be adequately managed.
- 4.12 As the responsibility for determining the majority of planning applications for non-waste related development in Surrey lies with the borough and district councils, these authorities agree that they have a shared responsibility for ensuring the safeguarding of waste management facilities through implementation of the Development Plan.
- 4.13 The Surrey Minerals and Waste Consultation Protocol<sup>10</sup> has been agreed by the county council and the district and borough councils and sets out how they will work together constructively to ensure waste safeguarding issues are taken into account as appropriate during the preparation of local plans and in the determination of planning applications.
- 4.14 The eleven borough and district councils will work together with the county council to ensure that the protocol and associated standing advice is maintained to provide up to date guidance on safeguarding issues. In particular, joint work will be undertaken to update the protocol following adoption of the SWLP.

**2. Locating New Waste Management Facilities**

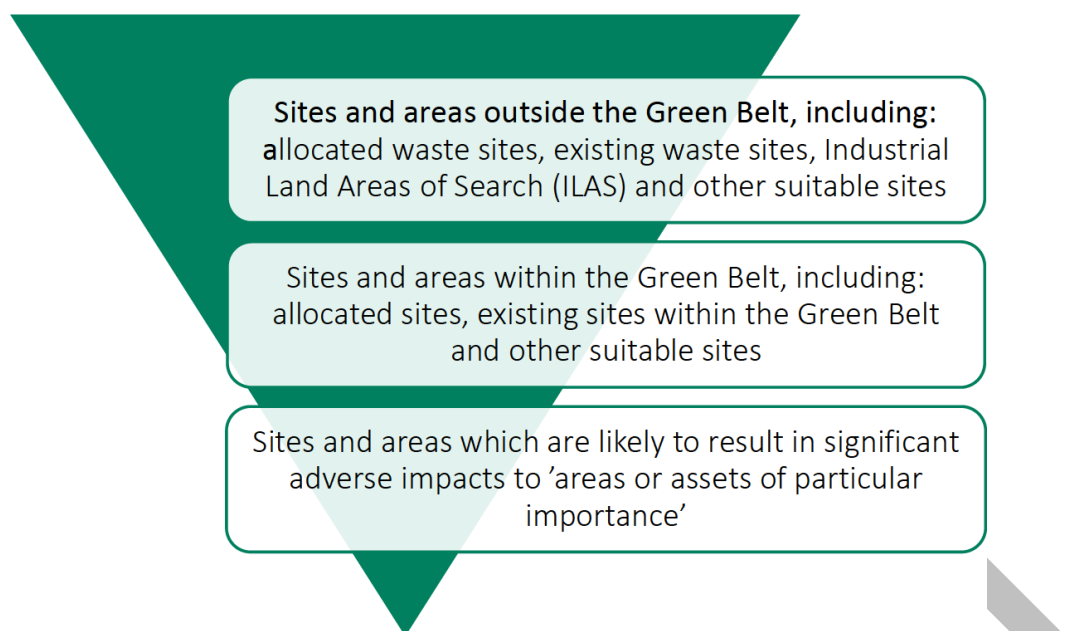
- 4.15 All twelve authorities recognise that in order to meet future requirements of waste management in Surrey additional development will be necessary<sup>11</sup>. The authorities agree that the spatial strategy for the development of new waste facilities set out in the SWLP is appropriate. This strategy articulates broad preferences for development on certain types of and in accordance with the hierarchy below:

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<sup>9</sup> Inert waste means waste that does not undergo any significant physical, chemical or biological transformations.

<sup>10</sup> Minerals & Waste Consultation Protocol. Surrey County Council, October 2016

<sup>11</sup> [This is evidenced by the 'Waste Needs Assessment', January 2019](#)



## **2a. Previously Developed Land and Industrial Land Areas of Search (ILAS)**

- 4.16 In many instances, the recycling and processing of waste can be carried out within modern, purpose-designed buildings that can be located in urban areas and industrial estates. In light of this, when reviewing local plans, district and borough councils agree to acknowledge within their Local Plans that locating waste management facilities on industrial estates and on other suitable previously developed land is acceptable in principle.
- 4.17 Industrial Land Areas of Search (ILAS) have been identified in Part 2 of the emerging SWLP within which it is agreed that land which is suitable for waste management development is more likely to be found. The ILAS comprise land over five hectares<sup>12</sup> identified or allocated in relevant local plans as being suitable for B2 and/or B8 uses. The ILAS are listed by district and borough in Appendix 1. It is agreed, in principle, that the approach taken to identify the ILAS<sup>13</sup> is appropriate.
- 4.18 Any proposal for waste management at these locations would have to demonstrate consistency with other policies in the Development Plan (including the SWLP) (see Appendix 2).
- 4.19 Where a borough or district council (or the county council) owns land associated with an ILAS, in principle, it will consider this land being used for the purpose of managing waste so far as it would not prejudice other employment uses.

<sup>12</sup> Five hectares was considered an appropriate minimum size because ILAS are intended to be broad areas of search, not individual units or small sites with a limited number of occupiers. Therefore, 5ha was taken as an area that represented an area large enough within which it was considered likely that opportunities would come forward.

<sup>13</sup> See [Industrial Land Areas of Search Identification Report, December 2018](#)

**2b. Strategic waste site allocations**

- 4.20 It is also recognised that, due to competition from other land uses and commercial and practical considerations, the development of waste uses within ILAS cannot be wholly relied on to deliver the required waste management capacity over the plan period<sup>14</sup>. Hence the allocation of specific sites in the SWLP capable of accommodating a range of potential waste management facilities is supported in principle. Details of each site are included in Appendix 1.
- 4.21 It is also agreed in principle that the approach taken to identify the site allocations<sup>15</sup> is appropriate.
- 4.22 It is agreed that very special circumstances could exist which justifies waste development within the Green Belt (if it is considered inappropriate). This takes account of the overarching need for waste management in Surrey combined with a lack of suitable alternative sites outside the Green Belt and the need to locate facilities close to sources of waste. However, the granting of planning permission for development at sites within the Green Belt will be subject to Green Belt policy and these allocated sites will not be preferred locations over any suitable sites outside the Green Belt that might be available at that time.
- 4.23 For each allocated site, details regarding the types of waste management use that are likely to be appropriate and what is specifically agreed between the county council and the relevant borough or district council are contained in Appendix 1 of this SoCG. It is acknowledged that there remain some areas of disagreement and these are also set out in Appendix 1.
- 4.24 Appendix 1 notes that certain allocated sites are within the Green Belt and that the district and borough council is either seeking removal of these sites from the Green Belt or the relevant authority will seriously consider the merits of taking the site out of the Green Belt.

**2c Allocation of a Site for a Household Waste Materials Recycling Facility**

- 4.25 The district and borough councils, as waste collection authorities, and the county council, as the Waste Disposal Authority (WDA), are responsible for implementing the Joint Municipal Waste Management Strategy.
- 4.26 Currently residents separate certain types of recyclable waste (e.g. paper, cardboard, glass, metal and plastic) from other household waste for separate collection. The

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<sup>14</sup> See [Report on Delivering the Spatial Strategy, January 2019](#)

<sup>15</sup> See [Site Identification and Evaluation Report, January 2019](#)

recyclable waste, known as Dry Mixed Recyclables (DMR), is collected by the district and borough councils and transported by road to facilities in Hampshire, Slough, North London, and Birmingham. The only site within Surrey that currently recycles dry mixed recyclables is the Grundon Facility at Randalls Road, Leatherhead.

- 4.27 It is agreed that the export of DMR for management outside of Surrey is not consistent with the Surrey Joint Municipal Waste Management Strategy and that there is therefore justification for the allocation of a further site<sup>16</sup> specifically for the management of DMR.

### **3. The Landfill of non-inert Waste<sup>17</sup>**

- 4.28 Waste sent for disposal to landfill should be the residues left following treatment such as recycling and recovery, that cannot be dealt with in any other way. The demand for, and availability of, non-inert waste landfill capacity is reducing across the South East of England, however landfill continues to have a role. While the SWLP does not allocate a specific site for landfill, it is agreed that it is an option that needs to be planned for.

### **4. Wastewater Treatment**

- 4.29 There is an established network of sewage facilities within Surrey that are safeguarded. Consultation with the sewerage undertaker has revealed that all wastewater treatment works (WWTW) in Surrey have capacity to accept wastewater and treat sewage sludge from the growth (in housing etc.) proposed in Local Plans without the need for improvements to existing facilities.
- 4.30 It is recognised that, due to the need to maintain efficiency, significant spare capacity is not maintained at WWTWs and upgrades may therefore be required to serve growth at some point in the future but, except in the case of the relocation of the existing Guildford STW, this is unlikely during the period of the SWLP.
- 4.31 The sewerage undertaker will continue to review and assess the capacity for WWTWs, using the best available information in relation to new development (including housing and employment allocations) and the county council will continue to engage with the district and borough councils in the preparation of their Infrastructure Development Plans which set out the need for additional waste water treatment capacity.

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<sup>16</sup> Land adjacent to Trumps Farm, Kitsmead Lane, Longcross

<sup>17</sup> Non-inert waste is waste that will biodegrade or decompose, releasing environmental pollutants. Examples include: wood and wood products, paper and cardboard, vegetation and vegetable matter, leather, rubber and food processing wastes.



## 5. Delivery and Governance arrangements for the planning of waste management

- 5.1 The delivery of the SWLP is principally the responsibility of the county council who will guide waste development by the private and public sectors. However, the county council and all twelve district and borough councils are co-operating meaningfully and on an ongoing basis to minimise areas of conflict between the authorities on planning policy concerning waste management.
- 5.2 This Statement of Ground was initiated by the county council and has been prepared following several meetings between officers of SCC and the district and borough Councils. These meetings were informed by earlier drafts of the Statement of Common Ground. The Duty to Cooperate statement evidences the cooperation that has taken place that has generally been in the form of correspondence and meetings.
- 5.3 Officers of SCC and the district and borough councils have worked closely<sup>18</sup> to seek common ground between the councils on the strategic matters concerning the management of waste as set out above, having particular regard to:
- Minimising conflict between site allocations and areas of search proposed in the SWLP and policies (including site allocations) in the district and borough councils' adopted, and emerging, Local Plans;
  - working together with district and borough councils to seek joint allocations for employment and waste within the Development Plan. This joint working is intended to result in local plan policy wording that ensures waste management is seen as an appropriate use which supports the delivery of employment alongside B2 and B8 uses and does not conflict with the strategic uses of an area or site;
  - the agreement and implementation of the joint consultation protocol that, amongst other things, addresses safeguarding of waste infrastructure<sup>19</sup>. Following adoption of the SWLP it is agreed that the county council and district and borough councils will work together to update the joint consultation protocol to ensure it reflects the SWLP.
- 5.4 As shown in section 2 above, this SoCG has been agreed by the leaders, or the relevant lead councillors, of the county council and the eleven district and borough councils. There are certain matters which pertain specifically to individual district and borough councils and these are detailed in Appendix 1.

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<sup>18</sup> See Duty to Cooperate Statement for a full record of engagement

<sup>19</sup> See the [Minerals and Waste Consultation Protocol, 2016](#). This protocol also concerns the safeguarding of on minerals supply facilities and mineral resources.

## 6. Time table for agreement, review and update

- 6.1 The county council will initiate a review of this SoCG at least annually and the results of the review published in its Annual Monitoring Report. Co-operation between the county council and the district and borough councils will continue and this will involve meetings on a county wide level and on a one to one basis. Activity undertaken to satisfy Duty to Co-operate provisions will be reported in the Authorities' Annual Monitoring Reports.
- 6.2 The county council and the district and borough council planning authorities are all members of the Surrey Planning Officers Association (SPOA) that meets on at least a bi-monthly basis to discuss issues relevant to planning across Surrey quarterly basis. The 'Planning Working Group' (PWG) also exists for planning policy officers from the county council and the district and borough council to discuss and resolve 'cross-Surrey' issues PWG also meets on a bi-monthly basis. These fora will be used a means to disseminate information on this SoCG and in particular the need for, and progress on, any updates. Specific issues relating to this SoCG may be discussed at SPOA and/PWG. Co-operation activity will also be reported in the Authorities' Annual Monitoring Reports.



## Appendix 1 – Allocated Waste Management Sites and Industrial Land Areas of Search

### **Guildford Borough**

#### ***Land to the north east of Slyfield Industrial Estate, Moorfield Road,***

Particular areas of agreement between Surrey County Council and Guildford Borough Council:

- Potentially suitable for small, medium and large scale facility(s) up to and potentially beyond 120,000 tpa.
- Potentially suitable for a range waste management types. However, based on the findings of the HRA for the Plan, the site is considered unlikely to be suited to the development of any scale of thermal treatment facility.
- The allocated site forms part of the wider area covered by the Slyfield Area Regeneration Project (SARP) being led by Guildford Borough Council. To enable the proposed mixed use re-development of the SARP area, the allocated site will enable the replacement and/or enhancement of the existing community recycling centre, waste transfer station and sewage treatment works.
- The site is accessed from the A320 (Woking Road) to the west. The junction of Moorfield Road and the A320 may require improvements.

#### ***Industrial Land Areas of Search***

- 5 Slyfield Industrial Estate
  - 6 Woodbridge Meadows
  - 7 Land around Burnt Common warehouse, London Road, Send
  - 8 North and south of Lysons Avenue, Ash Vale
  - 9 Riverway Industrial Estate, Astolat Business Park and Weyvern Park at Peasmarsh
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### **Elmbridge Borough**

#### ***Former Weylands Treatment Works, Walton-on-Thames***

Particular areas of agreement between Surrey County Council and Elmbridge Borough Council:

- There is significant potential through redevelopment to rationalise existing waste management and storage uses and to make environmental improvements.
- Potentially suitable for small, medium and large-scale waste facility(s) up to and potentially beyond 120,000 tpa)
- Suitable for a range of potential waste management types. However, based on the findings of the HRA for the Plan, the site may only be suited to the development of a small scale of thermal treatment facility.

- Any redevelopment of the site will need to include land to the rear (east) of the site up to the River Mole in order to secure environmental improvements.
- The site is within the Green Belt. As part of its current review of the Green Belt boundary associated with the review of the local plan Elmbridge Borough Council agrees to seriously consider the merits of taking the site out of the Green Belt.
- A new access to Lyon Road will be required to service the redevelopment of the site.

***Industrial Land Areas of Search***

- 1 Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate
  - 2 Molesey Industrial Estate, West Molesey
  - 3 Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames
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***Epsom and Ewell Borough***

***Industrial Land Areas of Search***

- 4 Longmead Industrial Estate
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***Mole Valley District***

***Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead***

Particular areas of agreement between Surrey County Council and Mole Valley District Council:

- Potentially suitable for small, medium and large-scale facility(s) up to and potentially beyond 120,000 tpa.
- A larger scale facility would likely require appropriate improvements to the site access road and improvements at the junction of the A245 Randalls Road and Oaklawn Road.
- Suitable for a range of potential waste management types. However, based on the findings of the HRA for the Plan, the site may only be suited to the development of a small scale thermal treatment facility.
- The site is within the Green Belt. As part of its review of the Green Belt boundary associated with the review of the local plan Mole Valley District Council agrees to seriously consider the merits of taking the site out of the Green Belt

***Industrial Land Areas of Search***

- 10 Land near Dorking West Station, Curtis Road/Station Road
-

***Reigate and Banstead Borough***

***Industrial Land Areas of Search***

- 11 Holmethorpe Industrial Estate
  - 12 Perrywood Business Park
  - 13 Salfords Industrial Estate
- 

***Spelthorne Borough***

***Oakleaf Farm, Stanwell Moor***

Particular areas of agreement between Surrey County Council and Spelthorne Borough Council:

- Potentially suitable for small, medium and large-scale facility(s) up to and potentially beyond 120,000 tpa. A larger facility would likely require suitable mitigation to road impacts to allow all movements at the Horton Road/Stanwell Moor Road junction
- Suitable for a range of potential waste management types including thermal treatment.
- This site falls within the airport safeguarding zone of Heathrow Airport. There may be height restrictions for development. In addition, if any tall flues or chimneys are proposed an Instrument Flight Procedure (IFP) Assessment may also need to be carried out.

***Industrial Land Areas of Search***

- Windmill Road, Sunbury
- 

***Tandridge District***

***Lambs Business Park, Terra Cotta Road, Tillburstow Hill Road, South Godstone***

Particular areas of agreement between Surrey County Council and Tandridge District Council:

- Potentially suitable for small, medium and large-scale facility(s) up to and potentially beyond 120,000 tpa.
- Potentially suitable for a range of waste management types including thermal treatment.
- The site is within the Green Belt but is proposed to be removed through the emerging Tandridge Local Plan.
- As part of this allocation the district council recognises that the county council proposes that part of the site be allocated as suitable for waste management potentially associated with energy recovery.

- Proposals that seek to utilise the existing rail network and siding in order to support sustainable transport patterns will be encouraged.
- In the event that a proposal for the development of a new Energy from Waste plant comes forward in this location, it is agreed that, if practicable, this should be designed to enable the future use of surplus heat to serve the South Godstone Garden Community and the operations of Lambs Business Park.

***Industrial Land Areas of Search***

- 18 Hobbs Industrial Estate, Felbridge
- 

***Runnymede Borough***

***Land adjacent to Trumps Farm, Kitsmead Lane, Longcross***

Particular areas of agreement between Surrey County Council and Runnymede Borough Council:

- Suitable only for facility to manage dry mixed recycling in accordance with the Joint Municipal Waste Strategy
- Small size (up to 50,000 tpa) but potentially medium (up to 120,000tpa) with improvements to the highway network.
- While the Trumps Farm site is located within the Green Belt, it offers a suitable, deliverable location for the WDA to develop a MRF to deal with up to approximately 120,000 tonnes per annum of DMR from households in this part of the county.

***Industrial Land Areas of Search***

- 14 Thorpe Industrial Estate
  - 15 Byfleet Road Employment Allocation
- 

***Surrey Heath Borough***

***Industrial Land Areas of Search***

- 16 York Town Industrial Estate, Doman Road and Stanhope Road
- 

***Waverley Borough***

***Industrial Land Areas of Search***

- 19 Farnham Trading Estate including Land off Water Lane, Farnham
  - 20 Land at Dunsfold Aerodrome (As part of new settlement)
  - 21 Coxbridge Business Park
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**Woking Borough**

***Industrial Land Areas of Search***

- 1 Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate
  - 22 Monument Way East Industrial Estate (includes Woking Business Park)
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## Appendix 2 – Relevant Development Plan documents and stages of review

District/Borough	Adopted Planning Document	Stage of review (at November 2018)
Elmbridge	Core Strategy (2011) Development Management Plan (2015)	New Local Plan - Strategic Options (2017)
Epsom & Ewell	Core Strategy (2007) Development Management Policies Document (2015)	
Guildford	Local Plan (2003)	Submission Local Plan (2018)
Mole Valley	Core Strategy (2009) Local Plan (2000)	New Local Plan – Evidence gathering (2018)
Reigate & Banstead	Adopted Core Strategy (2014)	Proposed Submission Plan, Regulation 19 Stage (2018)
Runnymede	Local Plan (2001)	Submission Local Plan (2018)
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) Spelthorne Allocations DPD (2009) Employment Land Needs Assessment (2018)	New Local Plan – Issues and Options (2018)
Surrey Heath	Local Plan (2000)	New Local Plan - Issues and Options (2018)
Tandridge	Core Strategy (2008)	Draft Local Plan, Regulation 19 Stage (2018)
Waverley	Local Plan (2002) Local Plan Part 1: Strategic Policies and Sites (2018)	Local Plan Part 2 - Preferred Options (2018)
Woking	Core Strategy (2012)	Draft Site Allocations DPD (2018)