

AUTHORITY MONITORING REPORT 2024/25

Head of Service:	Justin Turvey, Head of Place Development
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Wards affected:	(All Wards);
Urgent Decision?	No
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1 – Epsom and Ewell Authority Monitoring Report

Summary

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

Recommendation (s)

The Committee is asked to:

- (1) Note the content of the Authority Monitoring Report for the 2024/25 Monitoring year and agree to it being published**

1 Reason for Recommendation

- 1.1 The Authority Monitoring Report (AMR) is prepared for each financial year (April – March). The latest AMR covers the period 1 April 2024 to 31 March 2025 and is contained in Appendix 1.
- 1.2 Local planning authorities are required by law to prepare an AMR at least annually.

2 Background

- 2.1 The Authority Monitoring Report contributes to the suite of documents that comprise and support the Development Plan for Epsom and Ewell Borough Council. The purpose of the AMR is to review the progress of plan-making and the effectiveness of key Local Plan policies.

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- 2.2 Although the role of the AMR is to monitor adopted Local Plan policies, housing supply is a fundamental aspect of monitoring and where a Local Plan is considered out of date the national standard method for calculating housing requirements applies.
- 2.3 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has progressed its new Local Plan (2022-2040) during the monitoring year:
- Public consultation was undertaken on the proposed submission Local Plan (Regulation 19) between 20 December 2024 and 5 February 2025
 - Local plan submitted for Independent Examination on the 10 March 2025.
- 2.4 Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.
- 2.5 The AMR highlights that during the monitoring year, 112 homes were completed in the borough, of which 2 were affordable (Affordable Rented).
- 2.6 Local Authorities in England are required to report on a five-year housing land supply position in accordance with the National Planning Policy Framework in December 2024. The AMR demonstrates that the Council cannot demonstrate a five-year housing land supply as of 1st April 2025.

3 Risk Assessment

Legal or other duties

- 3.1 Equality Impact Assessment
- 3.1.1 None arising from this report
- 3.2 Crime & Disorder
- 3.2.1 None arising from this report
- 3.3 Safeguarding
- 3.3.1 None arising from this report
- 3.4 Dependencies
- 3.4.1 None arising from this report
- 3.5 Other

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3.5.1 None arising from this report

4 Financial Implications

4.1 **Section 151 Officer's comments:** None arising from this report.

5 Legal Implications

- 5.1 The publication of an authority monitoring report is a requirement of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act).
- 5.2 Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 sets out the requirements for the contents of an AMR. Appendix 1 meets these statutory obligations.
- 5.3 It should be noted that during the AMR reporting period the Council could not demonstrate a five-year housing land supply. This means that the NPPF's presumption in favour of sustainable development applied during the reporting period and continues to apply moving forward.

5.4 **Legal Officer's comments:** None other than as stated above

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged:
- The new Local Plan (2022-2040) will contribute towards delivering the Council's Vision and priorities in its Four-Year Plan.
- 6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** There are no climate or environmental implications from this report
- 6.4 **Sustainability Policy & Community Safety Implications:** There are no policy and community safety implications from this report
- 6.5 **Partnerships:** None
- 6.6 **Local Government Reorganisation Implications:** None