

## **AUTHORITY MONITORING REPORT 2025-2026**

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| <b>Head of Service:</b> | Ian Mawer, Head of Planning Policy and Economic Development      |
| <b>Report Author</b>    | Mary Bryson                                                      |
| <b>Wards affected:</b>  | (All Wards);                                                     |
| <b>Appendices</b>       | Appendix 1 – Epsom and Ewell Authority Monitoring Report 2025/26 |

### **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 2025/26 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 2025 to 31 March 2026 and is contained in Appendix 1.
- 1.2 Local planning authorities are required by law to prepare and publish an AMR at least annually.

## **2 Background**

- 2.1 The Authority Monitoring Report contributes to the suite of documents that comprise and support the Development Plan for Epsom and Ewell Borough Council. The purpose of the AMR is to review the progress of plan-making and the effectiveness of key Local Plan policies.
- 2.2 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adopted Local Plan policies, housing supply is a fundamental aspect of monitoring and where a Local Plan is considered out of date the national standard method for calculating housing requirements applies.

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- 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 already acknowledged the need for a new up to date Local Plan and has progressed the Local Plan 2022-2040 which is currently at Examination Stage following submission in March 2025.
- 2.4 During the monitoring year the Council participated in the Examination Hearings. Stage 1: August 2025, Stage 2: September and October 2025.
- 2.5 Following the hearings, in agreement with the Inspector, two pieces of work were undertaken. These were submitted to the Inspector and subsequently published in January 2026. In February 2026, the Planning Inspector requested further work to assess the suitability of potential additional sites for the Local Plan to enable the examination to proceed. The Council undertook this additional work with a public consultation on the additional evidence work at the planning inspectors request and a further hearing date was organised. This work was published on our [Examination Library](#) and will be considered through the inspectors Main Modifications
- 2.6 Until the new Local Plan 2022-2040 is adopted, we will meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.
- 2.7 The AMR highlights that during the monitoring year, 37 homes were completed in the borough, none of which were affordable homes.
- 2.8 Local Authorities in England are required to report on their five-year housing land supply position. The AMR demonstrates that the Council cannot demonstrate a five-year housing land supply.
- 2.9 During the monitoring year, the first neighbourhood plan was made (adopted) in Epsom and Ewell. The Stoneleigh and Auriol Neighbourhood Plan now forms part of the Development Plan.

### 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.

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### 3.4 Dependencies

3.4.1 None arising from this report.

### 3.5 Other

3.5.1 None arising from this report.

## 4 Financial Implications

4.1 None arising from this report.

4.2 **Section 151 Officer's comments:** There are no immediate financial implications arising from the recommendation to publish the Authority Monitoring Report. However, the report identifies planning policy matters that may have future financial implications for the Council, Therefore the position should be monitored so that any material financial impacts arising from these matters is considered through the annual budget process.

## 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 2011).

5.2 Part 8 of the 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.

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

## 6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** Progressing the Local Plan towards adoption is a corporate priority.

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

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6.6 **Local Government Reorganisation Implications:** None