



## Epsom & Ewell Local Plan – Housing Annual Monitoring Report 2015/ 16



## Contents

1.	Introduction.....	2
2.	Progress and Implementation of the Local Plan .....	3
3.	Contextual Overview .....	4
	Population.....	4
	Housing.....	4
	Affordable Housing .....	5
4.	Housing Provision .....	5
	Number of new housing completions 2015/16 and a summary of housing completions in the Borough since 2006 (Core Strategy CS7).....	5
	Policy and Target .....	5
	Performance .....	6
	Analysis .....	6
	A detailed Housing Trajectory projecting the net additional dwellings in future years (Core Strategy Policy CS7) .....	9
	Policy and Target .....	9
	Performance .....	9
	Analysis .....	10
	Five Year Housing Supply.....	10
	The number of new affordable housing units completed 2015/16 (Core Strategy Policy CS9) .....	12
	Projected affordable housing completions for the next three years (Core Strategy Policy CS9) .....	12
	Policy and Target .....	12
	Performance .....	13
	Analysis .....	15
	APPENDIX A .....	21
	APPENDIX B: .....	26
	APPENDIX C: .....	35
	APPENDIX D .....	40

## **1. Introduction**

- 1.1 This Housing Annual Monitoring Report provides a summary of the housing delivery in Epsom and Ewell during the period 2015-16. It has been prepared, in the absence of a full Local Plan Annual Monitoring Report, as an interim measure. As such it focusses upon those key datasets related to housing growth and delivery. The outputs from this Report will be used to inform the local plan making process; specifically those relating to the current Partial Review of the Core Strategy. Data contained within this Report will also be used in decision making in the development management process.
- 1.2 This Housing Annual Monitoring Report has been prepared in the spirit of transparency. For the purpose of expediency it focusses upon those key housing delivery related policies contained within the Epsom & Ewell Core Strategy and Development Management Policies Document.
- 1.3 Matters covered by this Report include the following:
  - a) Progress and implementation of the Local Plan
  - b) The number of new housing completions during 2015/16 and a summary of housing completions in the Borough since 2006 (Core Strategy Policy CS7)
  - c) A detailed Housing Trajectory projecting the net additional dwellings to be delivered in future years (Core Strategy Policy CS7)
  - d) A five year housing supply report (Core Strategy Policy CS7)
  - e) The number of new affordable housing units completed during 2015/16 (Core Strategy Policy CS9)
  - f) The projected scale of affordable housing completions for the next four years (Core Strategy Policy CS9)

## 2. Progress and Implementation of the Local Plan

- 2.1 Shortly after the end of the Housing AMR reporting period the Borough Council published a revised Local Plan Programme. The Epsom and Ewell Local Plan Programme (July 2016), succeeds the September 2014 Programme and focusses on the preparation and production of the Core Strategy partial review. Rather than report on the now historic targets set out in the 2014 Programme, this section of the Housing AMR provides a snapshot against the latest Programme (July 2016).
- 2.2 The latest Local Plan Programme (July 2016) sets out the following for progressing the partial review of the Core Strategy –

<i>Key Stages</i>	<i>Dates</i>
Issues & Options Consultation	February – April 2017
Publication	September 2017
Pre-Submission Consultation	September – October 2017
Date of Submission to Secretary of State	October – November 2017
Pre-Examination Meeting	December 2017
Public Hearing	January/ February 2018
Estimated Date for Adoption	July 2018

- 2.3 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. To date the Borough Council continues to make good progress against the timetable for the production of these evidence base documents. Notably, the Borough Council successfully published its Strategic Housing Market Assessment in accordance with the timetable. Other key documents including the Green Belt Study and the Traveller Accommodation Assessment are, as of February 2017, in advanced stages of preparation and will shortly come before the Council's Licencing and Planning Policy Committee for consideration. Work on the review of Strategic Housing Land Availability Assessment is also underway, with a call for sites exercise scheduled to commence during February 2017.
- 2.4 The preparation of the evidence base documents has taken longer than anticipated. However, the impact upon the timetable for the key stages of the partial review is not considered to be overly adverse. The partial review remains on course for Issue & Options consultation during the second half of 2017 and submission during 2018.

### 3. Contextual Overview

#### Population

- 3.1 Epsom & Ewell is situated in the North East of Surrey, on the edge of Greater London. It is based around the market town of Epsom, the ancient village of Ewell, and the 1930s centre at Stoneleigh. It is the smallest of the Surrey districts, covering an area of 3,411 hectares.
- 3.2 About 42% of the Borough's area is Green Belt, running along the eastern and western boundaries of the built up area and stretching to the south. There are also two designated Strategic Open Spaces (Nonsuch Park and the Hogsmill) within the urban area.
- 3.3 The Borough's population numbers 77,100 according to the Office for National Statistics. The 2011 census shows that household size has not changed significantly since 2001, with the largest household type in the Borough being a married couple with no dependent children. 85.9% of the population falls within the ethnic classification of white, with 78.6% defined as White British<sup>1</sup>. The population is well educated (50.4% educated to NVQ4 or above) compared to the regional (39.1%) and national average (36%)<sup>2</sup>.
- 3.4 There are 29,784 households in the Borough according to the 2011 Census, an increase of 2,422 since 2001. 35.6% of households in the Borough live in semi-detached houses, with 27.2% detached, and 22.8% flats, maisonettes or apartments<sup>3</sup>. The average overall house price in Epsom over the past year is £424,928. This is a 13% increase from 2013<sup>4</sup>. Approximately 78% of households are owner-occupiers, a figure higher than the regional (68.7%) or national (64.2%) average<sup>5</sup>. House conditions across all tenures are good with 98.3% of households having central heating<sup>6</sup>.

#### Housing

- 3.5 The Local Plan policy has been to direct all development to the defined built up area of Epsom & Ewell and within the remaining hospital cluster sites. Emphasis is on the re-use of suitable previously developed land for housing.
- 3.6 Nevertheless, the evidence, compiled over the past eleven years, demonstrates a strong performance of housing delivery (against the Core Strategy target) and a healthy housing land supply. This is best illustrated through the Housing Trajectories and Five Year Housing Land Supply Statements contained within past Local Plan Annual Monitoring Reports. Collectively these illustrate how the Core Strategy target has been met (and exceeded for the period covered). It is highlighted that throughout this period the housing land supply has consistently exceeded the Five Year Supply target. The last Local Plan Annual Monitoring Report identified at least eight and half years supply.

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<sup>1</sup> 2011 Census

<sup>2</sup> ONS Annual Population Survey Jan-Dec 2014

<sup>3</sup> 2011 Census

<sup>4</sup> Rightmove Average Property Prices

<sup>5</sup> 2011 Census

<sup>6</sup> 2011 Census

- 3.7 The Borough Council has started work on a partial review of its Core Strategy. This will encompass all of the current housing policies (including those relating to affordable housing) and will also incorporate new housing site allocations. Evidence gathering in support of this work is already well advanced. Significantly the Borough has prepared and published, in partnership with three neighbouring authorities, a new Strategic Housing Market Assessment (June 2016). This document identifies a housing market area that includes Kingston upon Thames, Elmbridge Borough and Mole Valley District.

### **Affordable Housing**

- 3.8 Demand for affordable housing in the Borough has been acute for over a decade. This is sharply evidenced within the most recent SHMA (June 2016) and previous SHMAs (2008, updated 2009).
- 3.9 It is noteworthy that the Borough's existing affordable housing stock turns over at roughly half the national average (SHMA June 2016). In simple terms, those families that are fortunate enough to secure an affordable home (in Epsom & Ewell) will tend to stay in that home. There is little evidence that families 'staircase' their way out of affordable housing need onto the 'normal' housing market. This in itself is an indicator of how unaffordable the Borough is as a place to live. This low level of turnover, coupled with very limited overall stock of affordable rented accommodation means demand exceeds our current supply.
- 3.10 The Borough Council continues to monitor affordable housing delivery on an annual basis through the Local Plan Annual Monitoring Report. During the five year period from April 2011 to March 2016, 34% of all new homes completed were classified as 'affordable homes'. This is marginally below the target of 35% and exceeds the notional annual target by 202 units.

## **4. Housing Provision**

- 4.1 The National Planning Policy Framework requires local planning authorities to utilise their evidence base, including annual monitoring, to help them significantly boost the supply and delivery of new housing. The intention being that such an approach will ensure that local plans meet the full, objectively assessed need for market and affordable homes in the housing market area; subject to this being consistent with other policies set out in the NPPF.

### **Number of new housing completions 2015/16 and a summary of housing completions in the Borough since 2006 (Core Strategy CS7)**

#### **Policy and Target**

- 4.2 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. Shortly after the Core Strategy's adoption, the South East Plan's target for the Borough was recast as a maximum target of 199 per annum. The South East Plan has since been revoked under the provisions of the Localism Act and the Council has reverted back to the original Core Strategy housing target.

- 4.3 On that basis the projected housing completions are assessed against the Core Strategy requirement to deliver 2715 new homes during the period 2007-2022. This equates to **181** new dwellings per annum which we have rolled forward to 2026.
- 4.4 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. The outputs from the SHMA, specifically the objectively assessed need figure for the Borough, will be used to inform that preparation and production of the partial review of the Core Strategy. The Borough Council is currently conducting a review of its Strategic Housing Land Availability Assessment.

### Performance

- 4.5 During the period 2015/ 16 a total of 199 (net<sup>7</sup>) new dwellings have been completed this year (209 gross).

### Analysis

Table 1: Housing Development in the last ten years

		2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/15	2015/16	Total
A	Small scale unidentified windfalls	43	51	41	21	28	29	27	42	38	23	323
B	Medium scale unidentified windfalls	40	70	33	19	1	12	13	26	20	38	272
	Permitted Development Office to Residential (PDCOU)										9	9
C	Large scale unidentified windfalls											
	Highway House	135										135
	Hudson House, Station Approach		51	60								111
	Capitol House, Church Street		55	43	13	40						151
	Land at Mead & Auriol					30						30
	Rosebery School					30	42					72
	St Francis Church							24				24
	138 Ruxley Lane									20		20

<sup>7</sup> The net figure takes account of demolitions and replacement of dwellings.

	Cheam Motors							28				28
	Oak Glade										15	15
	Ethel Bailey Close										3	3
	Preist Hill										1	1
	Shaftsbury House										45	45
D	Small SHLAA sites			13	3	43	16	13	4	17	7	116
E	Plan E sites											
	Epsom Station							117				117
	Magistrates Court							46				46
	Lintons Centre (utilities site)										56	56
F	Allocated sites											
	Horton A/B	90	54	31	46							221
	St Ebbas				1	79	176	71			1	328
	West Park						14	178	162	98	1	453
G	Total Annual Completions	308	281	221	103	251	289	517	234	193	199	2596
H	Core Strategy Cumulative target	181	362	543	724	905	1086	1267	1448	1629	1810	
I	Cumulative over or under provision	127	227	267	189	259	367	703	756	768	786	

**A:** Small sites deliver 1-9 dwellings

**B:** Medium sites are those under 0.4 hectares providing 10+ dwellings

**C:** Large sites are those over 0.4 hectares providing 10+ dwellings

**D:** Sites identified in the Strategic Housing Land Availability Assessment

**E:** Sites allocated in Plan E (2011)

**F:** Sites allocated in the Local Plan 2000

**G:** Total Annual Completions

**H:** Core Strategy from start of plan period (2007)

**I:** Number of dwellings above or below cumulative allocation

4.6 This above delivery figure is comprised of new dwellings, conversions and change of use applications. A breakdown of the type of developments provided in the past nine years is contained in Table 1 above, and a more detailed list of this year's housing completions is provided under Appendix A.

4.7 The target of at least 181 new housing completions has been exceeded this year with 199 housing completions. However, it noteworthy that the total is lower than anticipated by the previous AMR. The reasons for this can be summarised as:

- Delays in anticipated completions at The Lintons Centre (part of the Utilities Site), where only 46 of the 85 dwellings have been completed.



This is due to unavoidable delays with the relocation of protected species resident on an adjacent site.

- Delays in anticipated completions at Ethel Bailey Close where only 3 units have been completed against an anticipated 20.
- Finally, it is noted that 15 of the anticipated smaller sites, shown as small/ medium sites under construction in last year's housing trajectory, not being completed this year.

- 4.8 The housing trajectory only ever serves as an estimate of housing delivery. Consequently it is accepted that some unanticipated site specific delays will occur. It is expected that the delayed units noted above will be completed during 2016/17, thereby resulting in a higher projected number of completions in that year than previously anticipated.

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

**Policy and Target**

- 4.9 The Core Strategy sets out a housing target of at least 181 (annual average) new dwellings per annum. This target has been projected forward to 2026 with the housing trajectory summarising completions from 2006- 2016 (3620 target completions for the plan period).
- 4.10 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.
- 4.11 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**

- 4.12 Following public consultation on Housing Site Allocations Policy Options, the Borough Council's Planning Policy Sub-Committee in February 2012 agreed a list of 18 preferred housing site allocation options, which were to be brought forward through the emerging Site Allocations Policy Document. These sites are monitored through the trajectory.
- 4.13 Other housing sites that have been identified through the SHLAA process are also included within the trajectory. 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. Appendix B shows the 18 preferred sites identified by the Council via the Housing Site Allocations document and their current status.
- 4.14 This year the housing trajectory includes a separate row. This details new housing units coming forward via the conversion of office floorspace (B1a) to residential use (C3) through the 'prior approval' process. The Borough Council believes that it is important to monitor these separately to keep track of the amount of office space being lost. It is anticipated that in 2016/17 approximately 20% of completions will consist of these types of units.
- 4.15 The housing trajectory shows that with the addition of the preferred sites and office conversions, the Core Strategy cumulative target of 3620 dwellings (181 per year) is set to be exceeded by 778 units by 2026. This

would be an average 77.8 units per year. This is detailed in the full Housing Trajectory in Appendix D and Figure 1 below. The trajectory also demonstrates that there is a five year supply of housing. This is considered in more detail in the 'Statement of Housing Land Supply' attached as Appendix C.

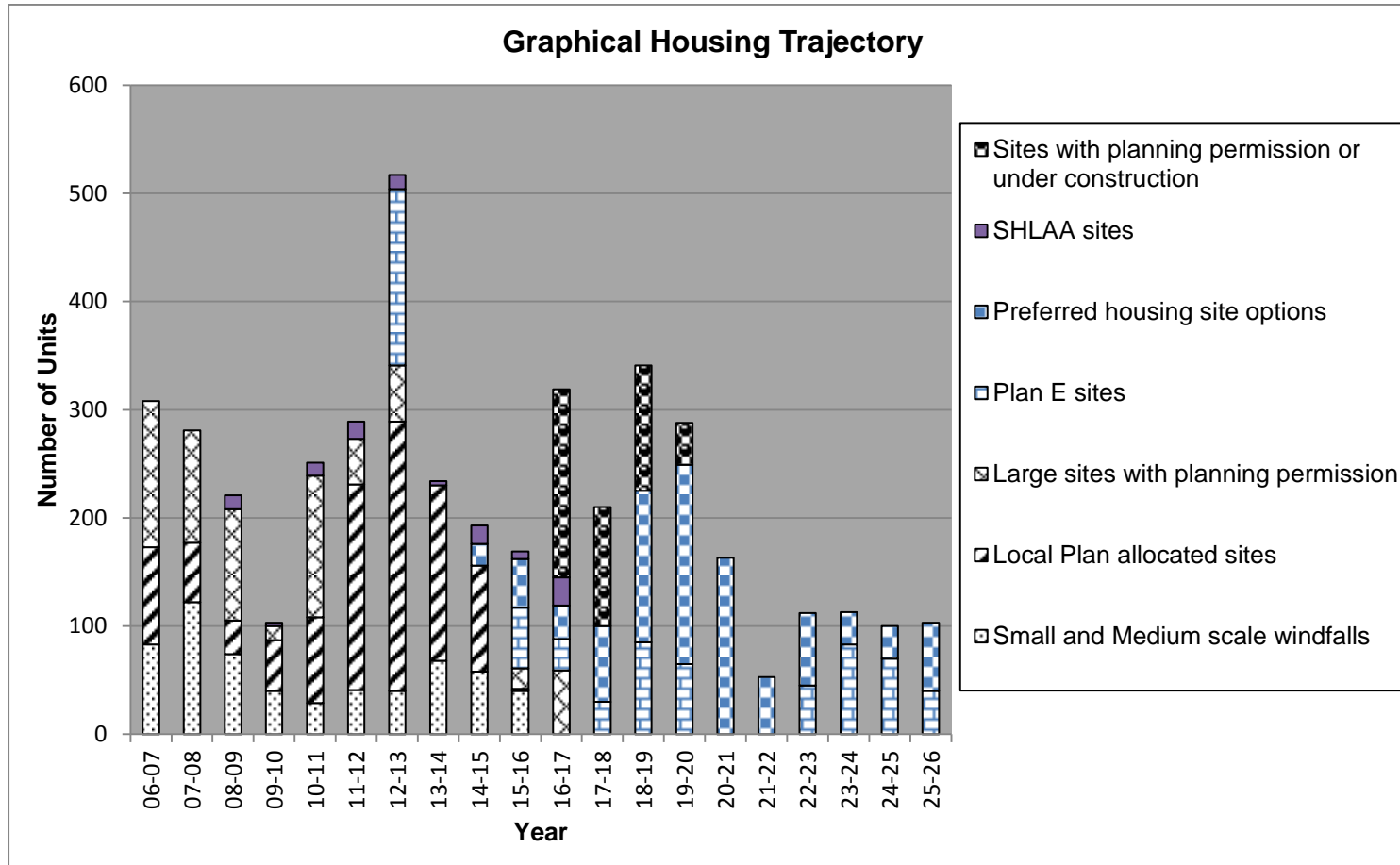
### **Analysis**

- 4.16 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 even if only half of the 'preferred housing site options' come forward during the period up to 2026 (totalling 448 units), then the cumulative housing target for the plan period will be met.
- 4.17 The housing trajectory suggests that the delivery of large and allocated sites will begin to slow from around 2021 onwards. On that basis it can be assumed that although the cumulative local plan housing target will be exceeded, the annual target of at least 181 new units may be harder to consistently achieve. The partial review of the Core Strategy will consider the options for addressing this issue.
- 4.18 On a positive note the housing trajectory does show that sites identified within the SHLAA are coming forward for development each year, which is encouraging. A review of the SHLAA is being carried out during 2017.

### **Five Year Housing Supply**

- 4.19 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 2016 – March 2021. It demonstrates that there is sufficient provision to meet requirements for the period. A copy of the statement is attached as Appendix C.

Figure 1: Graphical Housing Trajectory 2016



**The number of new affordable housing units completed 2015/16 (Core Strategy Policy CS9)**

**Projected affordable housing completions for the next three years (Core Strategy Policy CS9)**

**Policy and Target**

- 4.20 The Borough Council adopted an overall target of **35% of new dwellings to be provided as affordable** in February 2006 (at Full Council).
- 4.21 The Core Strategy housing target of at least 181 units results in an affordable housing target of 63 dwellings per annum (35% of 181). This is set out in Table 2 below. In order to ensure that the affordable housing target remains consistent with our overall housing target the plan period should be extended to 2026 and run for a 20 year period from 2006.
- 4.22 It is important to note that Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports requires information on net additional affordable dwellings to be included.

Table 2: Affordable Housing Target

Plan	Start of plan period	End of plan period	Total overall housing target	Total affordable housing	Yearly housing target	Yearly affordable housing target
Core Strategy extended plan period target	2006	2026	3620	1260	181	63

- 4.23 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.
- 4.24 In November 2014 the Government introduced, by way of a Written Ministerial Statement, a new minimum threshold for affordable housing contributions. This stated that only developments of over 10 dwellings or 1,000 square metres of gross floorspace would be required to provide a contribution to the provision of affordable housing.
- 4.25 The Ministerial Statement was the subject of a successful legal challenge, which was itself reversed at the Court of Appeal. This resulted in updated guidance being issued as part of the Planning Practice Guidance in May 2016. Following the decision by the Court of Appeal, and the subsequent amendment of the Planning Practice Guidance, the Borough Council sought legal advice to establish where it stood within this changed policy landscape. The Borough Council has prepared a statement setting out its position based on the legal opinion. In brief, the thresholds for affordable

housing set out in the Ministerial Statement can be considered as a 'material consideration' rather than a mandatory requirement and it is a matter for the Council to decide how much weight it is to give to the guidance.

- 4.26 Without the ability to collect affordable housing contributions on small sites the Borough Council will be limited in its capacity to support the delivery of new affordable homes to meet the acute need identified across the Borough. The available evidence demonstrates that Core Strategy Policy CS9 has not had a negative impact on development coming forward from small sites. In those rare cases where an impact may arise, the Borough Council's approach provides developers with a mechanism to demonstrate that the development proposal is unviable. This allows the Borough Council to reduce, or in exceptional circumstances waive any contribution on the basis of that site specific viability evidence.
- 4.27 Nevertheless, the Borough Council has due regard for the Written Ministerial Statement and the associated changes to national planning practice guidance. The Borough Council continues to consider each case on its own individual merits, as supported by relevant evidence. On that basis the Borough Council will consider whether any evidence provided by a developer is sufficient to warrant the continued application of Core Strategy Policy CS9, or whether greater weight should be attached to the Written Ministerial Statement.
- 4.28 In summary, the Borough Council will continue to apply Core Strategy Policy CS9 as part of the planning application decision making process. Where applicants consider that the requirement is disproportionate the Council will request that the relevant information setting out scheme viability is submitted for independent assessment as set out in our Developer Contributions SPD. All relevant evidence will then be considered on a case by case basis and be used to assess the weight to be attached to local and national policies.
- 4.29 In addition to the above, the Government has also introduced the Vacant Building Credit. This seeks to incentivise the development of brownfield sites. It provides a financial credit equivalent to the existing gross floorspace of vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. The credit applies where vacant buildings are proposed to be brought back into lawful use or demolished and redeveloped. The credit does not apply to buildings which have been abandoned. The Council has prepared a Statement setting out more details in relation to the Vacant Building Credit that is available on our website.

## **Performance**

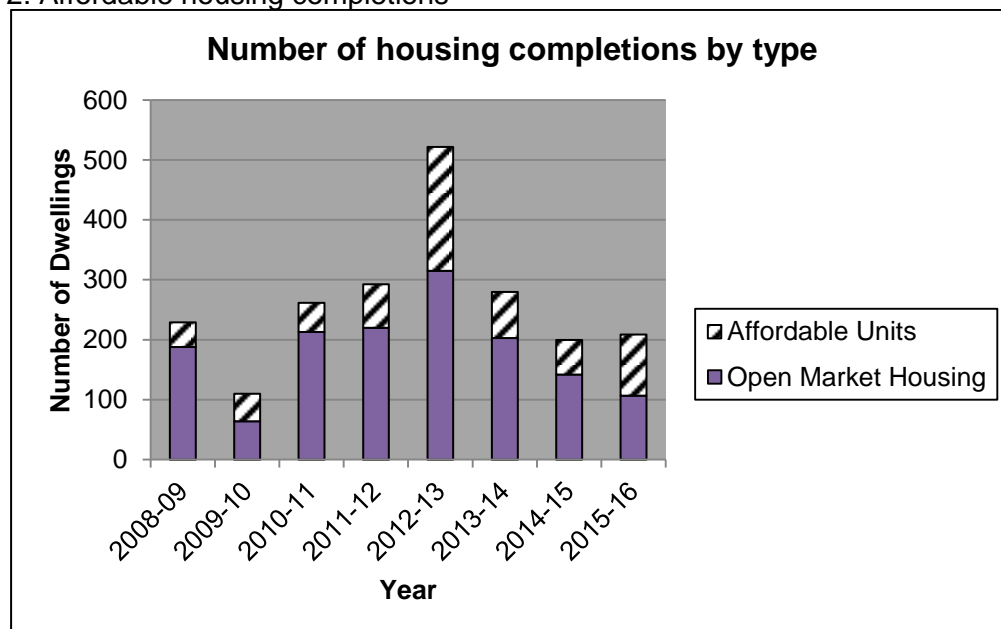
- 4.30 During the period 2015-16, 49% (102) of all completions were affordable. This exceeds the target of 35% and 63 affordable units (35% of 181).
- 4.31 The data demonstrates that during the eight year period from April 2008 to March 2016, 31% of all new homes completed were classified as 'affordable homes'. The proportion of affordable homes delivered ranged

from 18% during 2008/09, up to 49% this reporting year. This is displayed below in Table 3.

Table 3: Gross number of housing completions by type in the last eight years

	Open Market Housing	Affordable Units	Percentage	Total (gross)
2008-09	188	41	18%	229
2009-10	64	46	42%	110
2010-11	213	49	19%	262
2011-12	220	73	25%	293
2012-13	315	207	40%	522
2013-14	203	77	28%	280
2014-15	142	58	29%	200
2015-16	107	102	49%	209
Total	1452	653	31%	2105

Figure 2: Affordable housing completions



## Analysis

- 4.32 During the period 2015-16 the Borough has exceeded the target of 35% of all new dwellings completed being affordable. This is mostly due to the successful return to use and redevelopment of West Hill Court (38)<sup>8</sup>, Shaftesbury House at 87 East Street (45 1 person units) and the Lintons Centre (16 units). The scale of delivery in the reporting year 2015/16 was expected to be higher than normal due to previous delays at Shaftesbury House.
- 4.33 In spite of exceeding the Core Strategy target, it is anticipated that the number of affordable units being delivered on a yearly basis in the future will be lower than the reporting year. This is due to a number of reasons including the change in minimum national threshold discussed above, the continuation of permitted development for office to residential and the potential impact of viability on planning permissions granted. In addition there is also a concern that in the absence of large sites, the smaller windfall sites will not be able to meet affordable needs purely by themselves.
- 4.34 Table 4 below shows the projected affordable housing completions for the next four years and the actual delivery figures for the previous six years. It is impossible to predict the affordable completions beyond 2019/20 with any accuracy. This is because of the lack of certainty as to which sites will come forward. 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.

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<sup>8</sup> The West Hill Court site had historically provided a form of affordable housing accommodation but had been moth-balled for many years. During that period the original residential use was deemed to have lapsed and the housing provision effectively lost from the Borough stock.



Table 4: Projected Affordable Housing completions

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/20	2007/2018 Totals
Overall housing Target	181	181	181	181	181	181	181	181	181	181	181	181	181	1810
Actual and Projected overall Housing delivery	300	229	110	262	293	522	280	200	209	319	210	341	288	3563
Actual and Projected open market delivery	222	188	64	213	220	315	203	142	107	230	160	261	179	2504
Cumulative open market figure	222	410	474	687	907	1222	1425	1567	1674	1904	2064	2325	2504	2504
Actual and Projected affordable housing delivery	78	41	46	49	73	207	77	58	102	89	50	80	109	1059
Cumulative affordable housing figure	78	119	165	214	287	494	571	629	731	820	870	950	1059	1059
Affordable housing target figure	63	63	63	63	63	63	63	63	63	63	63	63	63	819
% affordable	26%	18%	42%	19%	25%	40%	28%	29%	49%	28%	24%	23%	38%	30%
Cumulative target figure	63	126	189	252	315	378	441	504	567	630	693	756	819	819

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- 4.35 Table 5 below shows which developments the affordable units are expected to come from over the next four years. Where the development is expected to be delivered over a number of consecutive years, the affordable element has been predicted to do the same. The table shows that there is potential for an additional 76 affordable units to be delivered over the 35% target of 252. However this will only equate to 28% of the overall housing delivered in the next four years compared to the current rate of 49%.

Table 5: Estimated future affordable completions by site

	2016-17	2017-18	2018-19	2019-20	Total affordable
The Lintons Centre	18				18
West Hill Court	2				2
Hollymoor Lane			10	21	10
Pine Lodge	2				2
Acer House	2				2
Berridale				2	2
Burnett Grove	1				1
Ryebrook Studios	2				2
37 Cheam Road		2			2
Teddington Close	16				16
NESCOT	16	20			36
(Former) Bytes Building (Temporary Accommodation)	11				11
Ethel Bailey Close	19				19

Large sites allocated in Plan E or Preferred Housing Sites					
Depot Road/ Upper High St		12	24	16	52
Emergency Services Site			10	10	20
Land at Epsom & ewell High School		16	16	30	52
Remaining West park Sites			20	20	40
Epsom Baptist Church				10	10
Total affordable	89	50	80	109	328
Target	63	63	63	63	252
Open Market	230	160	261	179	830
Totals	319	210	341	288	1158
% affordable	28%	24%	23%	38%	28%

- 4.36 The delivery of housing and affordable housing in particular can be affected by the economic climate. This may present a challenge as individual sites may become unviable. It is difficult to accurately predict the extent that housing delivery will be affected by viability issues, and the Council will monitor this over the coming years.
- 4.37 In negotiations with developers on affordable housing contributions it may be that the Council may prefer to receive fewer large units rather than many smaller units on particular sites. Although this may result in fewer affordable units being delivered, it will help to fulfil the need for affordable family sized homes.



**APPENDIX A**

Application No	Address	Ward	Units Proposed	Units Complete	Units Lost	Net Change	Status
<b>2015/16</b>							
Quarter 1							
13/00057	3 & 4 Pitt Road, Epsom	College	6F x 2B	6Fx2B	2	4	small windfall
14/00577	57 Lower Court Road	Court	2F	2F	1	1	small windfall
13/00617	7A Ashley Road, Epsom	Town	3F x 2B	3F x 2B	0	3	small windfall
08/00576 (NHBC)	St Ebbas Hospital, Hook Road, Epsom, Surrey (NHBC)	Court	322 H and F	1Hx3B		1	ALLOCATED
09/00971 (NHBC)	West Park Hospital, Horton lane	Stamford	369 dwellings	1Fx2B	0	1	ALLOCATED
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff-4Hx3B, 3Hx4B, 27Fx2B)	3Hx3B	0	3	ALLOCATED
12/00712	West Hill Court, Court Lane	Stamford	31Fx1B, 7Fx2B (all affordable)	31Fx1B, 7Fx2B (affordable)	0	38	small windfall
13/01755	The Lane House, 33 Epsom Road	Ewell	1Hx5B	1Hx5B	1	0	small windfall
13/00790	176A Kingston Road	Auriol	1Fx1B	1Fx1B	0	1	small windfall
13/00520	379 - 393 Kingston Road, Ewell	Ewell Court	6Fx2B, 2Fx1B (2 affordable)	8F	2	6	small windfall
14/00471	Kingston Court, 379-393 Kingston Road	Ewell Court	1Fx1B (aff)	1F	0	1	small windfall
13/01096	2 St Martins Avenue, Epsom	College	1Fx1B	1Fx1B	0	1	small windfall
				(41 affordable)		<b>60</b>	

Quarter 2							
13/01392	Land R/O 54 - 56 South Street, Epsom	Woodcote	2Hx2B	2Hx2B	0	2	small windfall
13/01553	Second Floor (Rear) Charles Stuart House, 28 Church Street	Town	1Fx3B	1Fx3B	0	1	small windfall
13/01552	Second Floor (Front) Charles Stuart House, 28 Church Street	Town	1Fx2B	1Fx2B	0	1	small windfall
13/01550	First Floor (Front) Charles Stuart House, 28 Church Street	Town	1Fx2B	1Fx2B	0	1	small windfall
13/01548	First Floor (Rear) Charles Stuart House, 28 Church Street	Town	1Fx3B	1Fx3B	0	1	small windfall
14/00638	Ground Floor (Front Of) Charles Stuart House 28 Church Street Epsom Surrey KT17 4QP	Town	1Fx3B	1Fx3B	0	1	small windfall
14/00637	Ground Floor (Rear Of) Charles Stuart House 28 Church Street Epsom Surrey KT17 4QP	Town	1Fx3B	1Fx3B	0	1	small windfall
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx3B	0	1	ALLOCATED
12/01066	87 East Street, Epsom	Town	45Fx1B	45Fx1B (affordable)	0	45	ALLOCATED
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx3B	0	1	ALLOCATED

13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	9Hx3B	0	9	ALLOCATED
12/00249	St Elmo, Burgh Heath Road, Epsom	College	1H x 6B	1Hx6B	1	0	small windfall
				(45 affordable)		64	
Quarter 3							
13/01490	96 Grosvenor Road, Epsom	Woodcote	2Hx4B	2Hx4B	1	1	small windfall
14/00306	1 Oak Glade, Epsom	Stamford	13Fx2B, 2Fx3B	13Fx2B, 2Fx3B	0	15	
14/01110	Tony & Guy, 76 High Street, Epsom	Town	3F	3F	0	3	small windfall
03/00426	117 Pine Hill, Epsom	Woodcote	4H	2H	0	2	small windfall
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx3B	0	1	ALLOCATED
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx3B	0	1	ALLOCATED
15/00994	5B Stoneleigh Park Road, Stoneleigh	Auriol	1F	1F	0	1	small windfall
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx4B	0	1	ALLOCATED



13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx3B	0	1	ALLOCATED
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	1Hx3B	0	1	ALLOCATED
				(0 affordable)		27	
Quarter 4							
14/00825 (NHBC)	Ethel Bailey Close, Epsom, Surrey, KT19 8NQ	Stamford	48 (Pri 11Hx3B, 17Hx4B, 1Hx5B) (Aff 4Fx2B, 6H x 2B, 9Hx3B)	2Hx3B	0	2	windfall
14/00085	6 Rosebery Avenue, Epsom	College	3Hx3B	3Hx3B	1	2	small windfall?
13/01161	Public Convenience, High Street, Ewell	Ewell	2Hx1B	2Hx1B	0	2	small windfall
13/00250 (NHBC)	The Lintons Centre, Lintons Lane, Epsom	Town	85 dwellings (Pri 10Hx4B, 15Hx2B, 6Hx3B, 16Fx2B, 4Fx1B) (Aff- 4Hx3B, 3Hx4B, 27Fx2B)	16Fx2B (affordable) 1Hx4B. 13Fx2B. 7Fx1B	0	37	ALLOCATED
14/00825 (NHBC)	Ethel Bailey Close, Epsom, Surrey, KT19 8NQ	Stamford	48 (Pri 11Hx3B, 17Hx4B, 1Hx5B) (Aff 4Fx2B, 6H x 2B, 9Hx3B)	1Hx3B	0	1	windfall
13/00714	19 Beaconsfield Road, Epsom	Woodcote	2H x 4B	2Hx4B	1	1	

Local Plan Housing Annual Monitoring Report 2015/ 16

11/00986 (NHBC) Plot 1	Land at Reigate Road	Nonsuch	15 dwellings	1Hx4B	0	1	windfall
14/01724/P DCOU	6 to 7 Market Parade	Ewell	1Fx1B, 1Fx2B	1Fx1B, 1Fx2B	0	2	
				(16 affordable)		48	
<b>Annual Total</b>						<b>199</b>	

## APPENDIX B:

### Preferred Housing Site Options

No	Site Description	Status
1	Dairy Crest Site	Site has been sold and owner considering mixed use development- some highways concerns
2	Builders' Yard, Mill Road	No change
3	Land at Mill Road	Current application in for 77 student units 14/01784 – extant permission for 10 dwellings
4	Land at Longmead Road/Gibraltar Crescent	No change
5	The former Sefton Arms	Council planning brief for site complete.
6	Grafton Stables	No change
7	TAVR site	No change
8	NESCOT animal husbandry land	91 units under construction Permission also granted for 150 bed care home <sup>9</sup> .
9	Former Cox Lane Community Centre	No change
10	Land at Epsom & Ewell High School	No change
11	138 Ruxley Lane	20 units – development COMPLETE
12	Hollydene, Birchcroft and Court Lodge	Recent withdrawn application for Court lodge- new scheme expected soon
13	Remaining West Park sites	Some cottage hospital services have relocated, opening up potential for release. Council in discussion with landowner RE: disposal strategy.
14	The Organ & Dragon	Building demolished. Pre-app ongoing , no further progress
15	Swail House	Discussions on-going with landowner
16	Epsom Baptist Church	No current progress
17	Shaftsbury House	45 units under construction
18	Land at Vernon Close	No change

<sup>9</sup> The 150 bed care home is included for information. We have not included this in our housing trajectory in this case. In the past we have included care facilities and student accommodation where the equivalent number of housing units is easily identifiable, usually where rooms are based around a communal area, or where the rooms are equivalent to self-contained flats. In this case it has been impossible to accurately calculate the equivalent number of housing units that this care home provides.

**Under construction**

Estimated completion 2016/17

Application No	Address	Ward	Decision Date	Commencement Date	Units Proposed	Net
14/01194	68 Larkspur Way, West Ewell	Ruxley	26/01/2015	09/08/2010	1Hx3B	1
14/00868	West Hill Court, Court Lane, Epsom	Stamford	10/11/2014	10/11/2014	2Fx1B (aff)	2
13/00656	33 High Street, Ewell	Ewell	14/10/2013	06/11/2016	1Fx2B	1
13/01082	Nelson House, 1A Church Street, Epsom	Town	13/01/2014	05/02/2015	3F	3
14/01213	Novellus Court, 61 South Street, Epsom	Town	08/01/2015	22/01/2015	23F (under PD)	23
14/01255 (also 14/01796/RES) (NHBC) Plot1	24 Ruxley Close, West Ewell	Ruxley	27/01/2015	29/05/2015	4 dwellings	4
15/00310 (NHBC)	Former Royal British Legion, 21 West Street, Epsom	Town	22/07/2015	19/10/2015	6Fx2B	6
05/00772	43 The Avenue, Worcester Park	Cuddington	30/11/2005	06/11/2008	1H x 5B	1
14/01240	Formerly Bytes Technology Group, Headway House, 15-17 Chessington Road, Ewell	Ewell	09/01/2015	08/08/2016	11F	11
15/00577	47 Northcroft Road, West Ewell	West Ewell	11/09/2015	22/02/2016	2Fx3B	2
14/00431	Rutland House, 57-59 South Street, Epsom	Town	22/08/2014	01/06/2016	16Fx2B	16
15/00493	Kings Lodge, 28 Church Street, Epsom	Town	25/08/2015	07/12/2016	1Hx3B	1
15/00992/FUL	Ryebrook Studios, Woodcote Side		26/01/2016	17/10/2016	14F	14
14/01219	Ryebrook Studios, Woodcote Side, Epsom	Woodcote	21/11/2014	29/12/2014	12F	12
15/00604	93 Chessington Road, Ewell	West Ewell	28/08/2015	31/03/2016	4H	4
15/00705	51 Dorking Road, Epsom	Woodcote	11/09/2015	16/03/2016	1Fx2B	1

Local Plan Housing Annual Monitoring Report 2015/ 16

15/01133 (also 15/01574/REM)	4-6 Chuters Grove, Epsom	Ewell	23/12/2015	09/05/2016	2Hx2B	2
15/01335/FUL	93 Ruxley Lane, West Ewell	Ruxley	27/01/2016	02/06/2016	1H	0
15/01337/FUL	13 Pine Hill, Epsom	Woodcote	29/01/2016	18/04/2016	1Hx4B	1
15/01366	24 Ruxley Close, West Ewell	Ruxley	05/02/2016	16/03/2016	2Hx2B	1
15/01370/FUL	Sunnybank, The Ridge	Woodcote	16/02/2016	17/03/2016	1Hx5B	0
15/01548/FUL	6 to 8 Chuters Grove	Ewell	24/03/2016	09/05/2016	2Hx2B	2
15/01913/PDCOU (also 14/00540)	Apex House, West Street, Epsom	Town	25/05/2016	09/06/2016	4Fx2B	4
14/01153	South Hatch Racing Club, 46 Burgh Heath Road	College	09/01/2015	03/06/2016	1	1
14/00795	Rear of 72 Stoneleigh Broadway	Stoneleigh	11/11/2014	20/05/2016	6F	6
13/00575	Highridge Court, Highridge Close, Epsom	College	27/11/2013	18/11/2015	3H x 3B	3
13/00021	13-15 High Street, Epsom	Town	20/09/2013	16/02/2015	6F x 1B and 2 x studio	8
15/00362	Land Rear of 13 to 26 Elm Road & 121 to 159 Kingston Road, Ewell	Ewell	30/07/2015	25/04/2016	2Hx3B, 1Hx4B	3
15/01544/FUL	60 Cox Lane	Ruxley	21/03/2016	10/06/2016	1Hx2B	1
15/00340	39 Salisbury Road, Worcester Park	Ewell Court	11/09/2015	08/06/2016	2H	1
14/01579	3 Alexandra Road, Epsom	College	01/04/2015	01/03/2016	2Fx3B, 2Fx2B, 1Fx1B	3
14/01633	38 The Avenue, Worcester Park	Cuddington	20/04/2015	10/03/2015	1H	1
14/01837	Acer House 97 - 101 East Street, Epsom	Town	28/05/2015	19/10/2015	14F	13
14/01855	Priam Lodge Stables, 83 Burgh Heath Road, Epsom	College	09/06/2015	04/04/2016	4H	3
14/01034	Hewitt Bacon & Woodrow, Rosebery House, 55 East Strerr	Town	23/01/2015	11/01/2016	30 units and B1	30
14/01218 (also 15/00344/RES)	168 East Street, Epsom	Town	20/01/2015	17/08/2015	4Fx2B, 2Fx1B, 2Hx2B, (1 office)	7
13/01546	413A Kingston Road, Ewell	Ewell Court	19/05/2014	06/06/2014	2F	1

14/00032	Pine Lodge, Horton Lane	Stamford	20/06/2014	13/05/2015	2Hx3B, 3Hx4B, 5Hx5B	10
14/00176	121 East Street, Epsom	Town	20/06/2014	16/07/2014	1F	1
14/00606	Crossways House & Bradford House 39/39A East Street	Town	19/11/2014	31/07/2015	97 student beds/ 4F	18
15/00634	26 Amis Avenue, Ewell	Ruxley	21/09/2015	01/06/2016	2F	1
11/01197	Land to the north of 2 Burnet Grove, Epsom	Stamford	23/03/2012	13/03/2015	2Hx3B	2
11/01469	Barclays Bank Ltd, 82-84 High Street, Epsom	Town	14/11/2012	14/08/2014	1F x 4B	1
12/00148	11 Warren Hill, Epsom	Woodcote	16/08/2012	21/05/2013	1H	1
12/00985	8 The Hawthorns, Ewell	Ewell	18/03/2013	09/05/2013	2Hx2B	1
12/01258	47 Upper High Street, Epsom	Town	27/09/2013	12/12/2012	1F x 1B	1
10/00465	13 The Avenue, Worcester Park	Cuddington	26/10/2010	05/02/2013	3F, 2H	3
10/00641	Land adj 41 Plough Road, West Ewell	West Ewell	18/01/2011	10/06/2013	1H x 3B	1
10/00653	Caithness Cottage, 60 Worple Road, Epsom	Woodcote	04/04/2012	01/04/2015	2Fx1B, 1Fx2B	1
10/00653	60 Worple Road, Epsom	Woodcote	02/04/2012	01/04/2015	3F	2
11/00075	Land Adjacent to 2 Queensmead Avenue, Ewell	Nonsuch	19/07/2011	07/12/2012	1Hx5B	1
11/00366	117 Ruxley Lane, West Ewell	Ruxley	17/08/2011	16/07/2014	2Fx2B	1

238

**SHLAA SITES UNDER CONSTRUCTION**

14/00833	Land at Teddington Close, Epsom	Court	05/12/2014	22/10/2015	14Fx2B, 2Fx1B	16
13/01613 (BC)	Heron Court, Alexandra Road, Epsom	College	04/09/2014	24/06/2016	1Hx4B, 1Hx3B, 6Fx2B	8
13/00924	19 Cleveland Gardens, Worcester Park	Cuddington	11/12/2013	12/08/2016	2H x 4B, 1H x 5B	2

26

**PLANNING PERMISSION**

Application No	Address	Ward	Submission Date	Decision Date	Units Proposed	Net Change	
13/00751	289 London Road, Ewell	Stoneleigh	03/10/2013	28/11/2013	1H x 2B	1	
13/00886	Deeburn, 15 Depot Road, Epsom	Town	07/10/2013	03/12/2013	1F x 1B	1	
13/00930	16A East Street, Epsom	Town	17/10/2013	12/12/2013	2F x 1B	2	
				<b>2016/17</b>	4	<b>4</b>	
13/01637	63 The Avenue, Worcester Park	Cuddington	28/03/2014	19/05/2014	1	1	
14/00176	Epsom family Chiropractic, 121 East Street	Town	09/05/2014	20/06/2014	1Fx1B	1	
13/01334	6 Chuters Grove, Epsom	Ewell	31/01/2014	27/06/2014	2 dwellings	1	
13/00403	Toni and Guy, 76 High Street, Epsom	Town	01/07/2013	30/06/2014	3F	3	
14/00242	70 Worple Road, Epsom	Woodcote	23/05/2014	11/07/2014	2H	2	
14/00167	Garages 1-9 Ormonde Avenue	Court	13/06/2014	28/07/2014	1Hx3B, 1Hx2B	2	
14/00077	287 Kingston Road	Ewell Court	02/05/2014	06/08/2014	1Hx2B	1	
14/00296	Ewell Post Office, 4-5 Market Parade, High Street, Ewell	Ewell	04/07/2014	26/08/2014	2Fx1B, 2Fx2B	4	
14/00646	69 Meadow Walk, Ewell	Ewell Court	08/08/2014	23/09/2014	Granny annex	1	
13/01759	Wey Stores, 34 Hogsmill Way	Ruxley	23/05/2014	23/09/2014	2Fx1B	2	
14/00736	122 Hook Road, Epsom, KT19 8TX	Town	19/09/2014	04/11/2014	1Fx1B, 2Fx3B	2	
14/00952	5A Stoneleigh Park Road, Stoneleigh	Auriol	03/10/2014	07/11/2014	1Fx1B	1	
14/00957	129 East Street, Epsom	Town	02/10/2014	17/11/2014	C3	1	
14/00954	Flat 131 East Street, Epsom	Town	02/10/2014	17/11/2014	C3	1	
14/00724	19 Church Road, Epsom	Town	31/10/2014	01/12/2014	2Fz2B	2	

Local Plan Housing Annual Monitoring Report 2015/ 16

14/01036	2 Elm Way, Ewell	Ewell Court	17/10/2014	05/12/2014	1H	1	
14/01442	54 Rosebery Road, Epsom	Woodcote	19/01/2015	04/03/2015	4H	3	
				<b>2017/18</b>		<b>29</b>	
14/01766	72 - 74 Temple Road, Epsom	Court	27/02/2015	24/04/2015	6bed student	1	
14/01920	24-28 West Street, Epsom	Town	08/04/2015	20/05/2015	3F	3	
14/01792	93 Chessington Road, West Ewell	West Ewell	04/03/2015	29/05/2015	3H	3	
15/00016	110 Ruxley Lane, West Ewell	Ewell Court	23/04/2015	12/06/2015	1H	1	
15/00176	14 Station Avenue, West Ewell	West Ewell	05/05/2015	23/06/2015	1H	1	
15/00043	Haddad House, 91 East Street, Epsom	Town	10/04/2015	25/06/2015	5Fx2B	5	
15/00001	Kit Stone Kitchens, 77 - 79 South Street, Epsom	Woodcote	09/04/2015	03/07/2015	2Hx2B, 1Fx2B, 1Fx3B	4	
15/00297	2 Riverview Road, Ewell	Ewell Court	26/05/2015	10/07/2015	1F	1	
15/00308	Offices Above Cadogan House, 4 - 6 High Street, Epsom	Town	05/06/2015	15/07/2015	6Fx1B 1Fx2B	7	
15/00377	Land Rear of 35 The Avenue, Worcester Park	Cuddington	10/06/2015	28/07/2015	2Hx5B	2	
15/00076	27 Ewell Park Way, Stoneleigh	Stoneleigh	16/06/2015	05/08/2015	1H	1	
15/00339	17 Riverview Road, Ewell	Ewell Court	22/06/2015	10/08/2015	1Hx3B	1	
15/00508	405 Kingston Road, Ewell	Ewell Court	15/07/2015	27/08/2015	1F	1	
15/00548	Brookland House, 2B West Street, Ewell	Ewell	09/07/2015	03/09/2015	1F	1	
15/00632	Epsom Marble, 49 High Street, Ewell	Ewell	29/07/2015	22/09/2015	1F	1	
15/00674	137 Riverview Road, Ewell	Ewell Court	13/08/2015	29/09/2015	1H	1	
15/00804	86 Grosvenor Road	Woodcote	26/08/2015	09/11/2015	3Hx4B	2	



## Local Plan Housing Annual Monitoring Report 2015/ 16

15/00686	15A Upper High Street, Epsom	Town	07/08/2015	20/11/2015	2x1B	1	
15/00841	The Gold Peak, Wilmerhatch Lane	Woodcote	04/09/2015	20/11/2015	1H	0	
15/00336	Land Rear 44-48 Stoneleigh Broadway, Stoneleigh	Stoneleigh	09/06/2015	23/11/2015	2Fx3B, 2Fx2B, 2Fx1B	6	
15/01021	69-71 High Street, Epsom	Town	08/10/2015	14/12/2015	1Fx2B	1	
15/00489	The Roveries, 59-63 Cox Lane, West Ewell	Ruxley	03/07/2015	15/12/2015	4Fx1B, 6Fx2B	9	
15/01238PDCOU	Bank House, 42 High Street, Ewell	Ewell	27/11/2015	07/01/2016	2Fx2B	2	
15/01388	Grange Mansions, Kingston Road	Ewell	23/12/2015	10/02/2016	1Fx1B,2Fx2 B,1Fx3B	4	
15/01395	Garages 23 to 42 Teddington Close	Court	23/12/2015	18/02/2016	1Fx1B, 5Fx2B	6	
15/01396	Garages 1 to 37 Bahram Road	Court	23/12/2015	24/02/2016	3Hx1B, 2Hx2B	5	
15/01497/FUL	101 to 111 Hollymoor Lane	Court	20/01/2016	17/03/2016	1Fx2B, 20Fx2B, 3Hx3B, 4Hx4B, 2Hx5B	24	
15/01500	Ardingly Court, Woodcote Road	Woodcote	25/01/2016	21/03/2016	2Fx1B, 2Fx1B studio	4	
15/01574/REM (also 15/01133/FUL)	4 to 6 Chuters Grove	Ewell	01/02/2016	24/03/2016	2Hx2B	2	
				<b>2018/19</b>		<b>100</b>	
15/01860/FUL	44 Dorking Road, Epsom	Woodcote	21/03/2016	09/05/2016	1H x 2B	1	
15/01899/FUL	1 Clandon Close, Stoneleigh	Stoneleigh	31/03/2016	01/06/2016	1Hx2B	1	
15/01870/FUL	16 Kirby Close, Ewell	Auriol	22/03/2016	07/06/2016	1	1	

Local Plan Housing Annual Monitoring Report 2015/ 16

16/00215/FUL	93 - 95 High Street, Epsom	Town	11/05/2016	07/06/2016	4F	4	All affordable
16/00096/FUL	Epsom Social Club, Horton Lane, Epsom	Stamford	18/04/2016	20/06/2016	1	1	
15/01532/FUL	Ashley House, Ashley Road	Town	27/01/2016	22/06/2016	12	12	
15/01323/FUL	Berridale, 15 College Road	College	06/12/2015	22/06/2016	10	9	
16/00378/PDCOU	Bank House, 42 High Street, Ewell	Ewell	02/06/2016	07/07/2016	4F	4	
16/00055/FUL	85 Rosebery Road, Epsom	Woodcote	11/04/2016	12/07/2016	1Hx2B	1	
16/00501/PDCOU	Rosebery Lodge, 61a South Street, Epsom	Town	24/06/2016	18/08/2016	9F	9	
16/00504/PDCOU	85 East Street, Epsom	Town	27/06/2016	23/08/2016	16F	16	
16/00348/FUL	Meadowcroft, 56 Longmead Road, Epsom	Court	15/06/2016	24/08/2016	5Fx2B, 1Fx1B	5	
16/00520/FLH	17 Cleveland Gardens, Worcester Park		15/07/2016	05/09/2016	1F	1	
16/00608/FUL	15 Pine Hill, Epsom		18/07/2016	12/09/2016	1	0	
16/00489/OUT	32 Downs Road, Epsom		24/06/2016	12/09/2016	1H	1	
16/00410/FUL	The Epsom Framing Company, 41 Waterloo Road		20/06/2016	12/09/2016	2F	2	

2019/20

68



## APPENDIX C:

### **Epsom & Ewell Borough Council Statement of Five Year Housing Land Supply 2016**

#### **Introduction**

The supply of housing in Epsom & Ewell is monitored throughout the year. Returns are made to the Department of 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 2016-March 2021 and demonstrates that there is 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**

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
- sites allocated as preferred housing options as a result of housing site allocations consultation and agreed by the Planning Policy Sub-Committee in February 2012

The main source of supply for an assessment of the Borough's 5 years housing are sites with planning permission (SHLAA and non- SHLAA) and allocated sites.

Windfall sites are not included in the five year supply, although these have been a steady source of housing supply in the Borough historically. Since the adoption of the SHLAA in 2009 (seven years ago), there has still been an average windfall delivery of 48 units per year. This figure is well above the 5% buffer required by the NPPF.

### **The housing requirement 2016-2021**

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

#### **a) The housing requirement for the Borough 2010-26**

The South East Plan replaced the Surrey Structure Plan and influenced the Borough's housing targets from 2006. The Core Strategy's Housing Policy CS7 was based on the emerging South East Plan, which at the time (2007) required the provision of 181 dwellings per annum. After the Core Strategy was adopted, the South East Plan raised the Borough's housing target to 199 per annum. The South East Plan has since been revoked under the provisions of the Localism Act, meaning that the policies in the South East Plan, including the regional housing targets have been removed. Therefore the Council is once again working towards an annual target of **181** new dwellings, as set out in the Core Strategy. This was formally agreed by the Council's Planning Policy Sub-Committee during September 2010.

**Table 1**

		Dwellings	Average Dwellings Per Annum
<b>a)</b>	Housing requirement 2006-2026	3,620	<b><u>181</u></b>

#### **b) Net addition to stock 2006-2016**

The net additions to dwelling stock for the period 1 April 2006 to 31 March 2016 has been 2596 dwellings. This represents over 72% of the Borough's 20 year supply in ten years (50%).

**Table 2**

<b>b)</b>	Net additions to stock 2006-2012	Dwellings	Average (mean) dwellings per annum
	2006/07	308	
	2007/08	281	
	2008/09	221	
	2009/10	103	
	2010/11	251	
	2011/12	289	
	2012/13	517	
	2013/14	234	
	2014/15	193	
	2015/16	199	
	<b>TOTAL</b>	<b><u>2596</u></b>	260

**c) Residual requirement for 2016-26**

The housing requirement for the remaining years of the plan period (2016-26) is adjusted from the requirement of 181 dwellings per annum to reflect the level of housing that has already been delivered since 2006. 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.

$$\frac{(a-b)}{\text{years remaining}} \\ 3620-2596 = 1024/10 = \underline{102}$$

**d) Requirement for five years 2016-21**

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2016- 2021 is **510** dwellings.

**Table 3**

5 year housing requirements (based on the Core Strategy)			
		Dwellings	Average Dwellings Per Annum
a)	Housing requirement 2006-2026	3,620	181
b)	Net additions to stock 2006-2016	2596	260
c)	Residual requirement for 2015-2026 (a-b) (residual annual average = 1,223 / 11 years)	1024	102
d)	Requirement for 5 years 2014-2019	510	(102 x 5)

**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.

With this in mind, this year's five year housing supply will conclude with two figures, one which includes the small and medium sites with planning permission within the five year supply (1), and one which excludes them due to the relative uncertainty of their delivery (2).

The following approach has therefore been taken:

- a) Identify sites allocated for development in the Epsom & Ewell Borough Wide Local Plan (2000)
- b) Identify sites allocated for development in Plan E (an Area Action Plan for Epsom Town Centre 2010)
- c) Identify further large sites for development as part of the preferred Housing Site options agreed by the Planning Policy Sub-Committee in February 2012
- d) Identify the total capacity of all small and medium sites with planning permission or under construction that are identified in the SHLAA (at 31/03/14)
- e) Identify the total capacity of all small and medium sites with planning permission or under construction that are not identified in the SHLAA (at 31/03/14)

The outcome of this approach is shown below in Table 4.

**Table 4**

Component	i. Dwellings on sites under construction	ii. Dwellings on sites not started	iii. No of units that are <b>not</b> considered to be deliverable in the next 5 years	Total
a) Allocated sites in Local Plan	0	0	0	0
b) Allocated sites in Plan E	29	418	238	209
c) Large sites with planning permission or identified as preferred Housing Site options	150	740	243	497
d) Small and Medium sites	26	0	0	26

under construction or with planning permission (SHLAA)				
e) Small and Medium sites under construction or with planning permission (Non-SHLAA)	168	155	0	323
<b>Total</b>	<b>373</b>	<b>1) 1313 2) 1158</b>	<b>481</b>	<b>(i+ii-iii) 1) 1205 2) 1050</b>

Tables 5 and 6 below assess the five year supply compared with the residual requirement of the Core Strategy.

**Table 5**

<b>1) Comparison of 5 year supply and requirement 2016 - 2021 (including outstanding planning permissions)</b>	
Deliverable Supply	1205
Requirement	510
Surplus/ Deficit	<b>695</b>
Percentage supply over requirement	<b>136%</b>
Representative number of years supply	<b>11.8 years</b>

**Table 6**

<b>2) Comparison of 5 year supply and requirement 2016 - 2021 (excluding outstanding planning permissions)</b>	
Deliverable Supply	1050
Requirement	510
Surplus/ Deficit	<b>540</b>
Percentage supply over requirement	<b>106%</b>
Representative number of years supply	<b>10.3 years</b>

## **Conclusion**

Tables 5 and 6 show that the five year requirement (residual) of 510 based on the Core Strategy can be met and greatly exceeded, even if none of the sites with planning permission are brought forward to completion. The large oversupply of housing identified above is not overly concerning as the 20 year housing trajectory (Appendix C) shows a fall in the number of completions from 2020-21 onwards. Therefore, whilst the Council will still exceed its target of 3620 units by 2026, this oversupply will not be nearly as large as that identified over the next 5 years.



	2006/07 (actual figures)	2007/08 (actual figures)	2008/09 (actual figures)	2009/10 (actual figures)	2010/11 (actual figures)	2011/12 (actual figures)	2012/13 (actual figures)	2013/14 (actual figures)	2014/15 (actual figures)	2015/16 (actual figures)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26 Totals
Small and Medium Scale Windfalls	83	122	74	40	29	41	40	68	58	61											616
Allocated sites (Local Plan)																					
Horton A	90	55																			145
Horton B			31	46																	77
St Ebbas				1	79	176	71			1											328
West Park						14	178	162	15												369
West Park phase 2									83	1											84
Large sites under construction or with permission																					
Highways Hse	135																				135
Emporor Hse		51	60																		111
Capitol Hse		53	43	13	40																149
Mead & Auriol Schools					30																30
Rosebery School					30	42															72
8-12 Dorking Road					31																31
Cheam Motors							28														28
Priest Hill											14										14
Ethel Bailey Close										3	45										48
St Francis Church							24														24
Oak Glade										15											15
Plan E sites																					
Depot Road & Upper High St												30	60	40							130
The Utilities Site										56	29						45	40	40	40	250
Epsom Station							117														117
Magistrates Court							46														46
TK Maxx Store																		35	30		65
Emergency Services Site													25	25							50
Land R/O the Albion PH																		8			8
Preferred Housing Site Options																					
Dairy Crest site														13	13						26
Builders' Yard, Mill Road																				17	17
Land at Mill Road													10								10
Land at Longmead Road/Gibraltar Crescent																25	25				50
101-111 Hollymoor Lane													10	21							31
Grafton Stables															20						20
TAVR site																		30	30		60
NESCOT animal husbandry land											31	30	30								91
Former Cox Lane Community Centre																	12				12
138 Ruxley Lane									20												20
Land at Epsom & Ewell High School												40	40	75	60						215
Hollydene, Birchcroft and Court Lodge																				16	16
Remaining West Park sites													50	50	50						150
The Organ & Dragon																				20	20
Swall House																28	30				58
Epsom Baptist Church														25	20						45
Shaftsbury House										45											45
Land at Vernon Close																				10	10
Other sites in the Planning Process																					
SHLAA sites			13	3	12	16	13	4	17	7											85
SHLAA sites under construction or with planning permission											26										26
Permitted Development Office to Residential (PDCOU)										9	70	17	29								125
Small /medium sites under construction											100	68									168
Small /medium sites with planning perm											4	25	87	39							155
Projected completions																					
Projected completions	308	281	221	103	251	289	517	234	193	199	319	210	341	288	163	53	112	113	100	103	4398
Cumulative Completions	308	589	810	913	1164	1453	1970	2204	2397	2596	2915	3125	3466	3754	3917	3970	4082	4195	4295	4398	
Cumulative target figures	181	362	543	724	905	1086	1267	1448	1629	1810	1991	2172	2353	2534	2715	2896	3077	3258	3439	3620	3620
Target		181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	3620