

Local Plan Housing Annual Monitoring Report 2017/ 18



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



Epsom & Ewell Borough Council

January 2019

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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

Key Stages	Planned Date	Actual progress
Issues & Options Consultation (Call for Sites)	September – November 2017	September- December 2017
Consideration of Consultation Responses	December 2017	December 2017- March 2018
Pre-Submission Consultation	March 2018	Revised
Date of Submission to Secretary of State	May 2018	Revised
Pre-Examination Meeting	September 2018	Revised
Public Hearing	Late 2018	Revised
Estimated Date for Adoption	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
Strategic Housing Market Assessment¹	October 2016	Published Oct 16
Green Belt Study Stage 1	February 2017	Published Feb 17
Strategic Housing Land Availability Assessment	July 2017	Published June 17
Traveller Accommodation Assessment	July 2017	Published June 2017
Constraints Study	July 2017	Published June 17
Green Belt Study Stage 2	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 its 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.

¹ 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** (net²) 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.

² 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	667	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 C2³ 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)

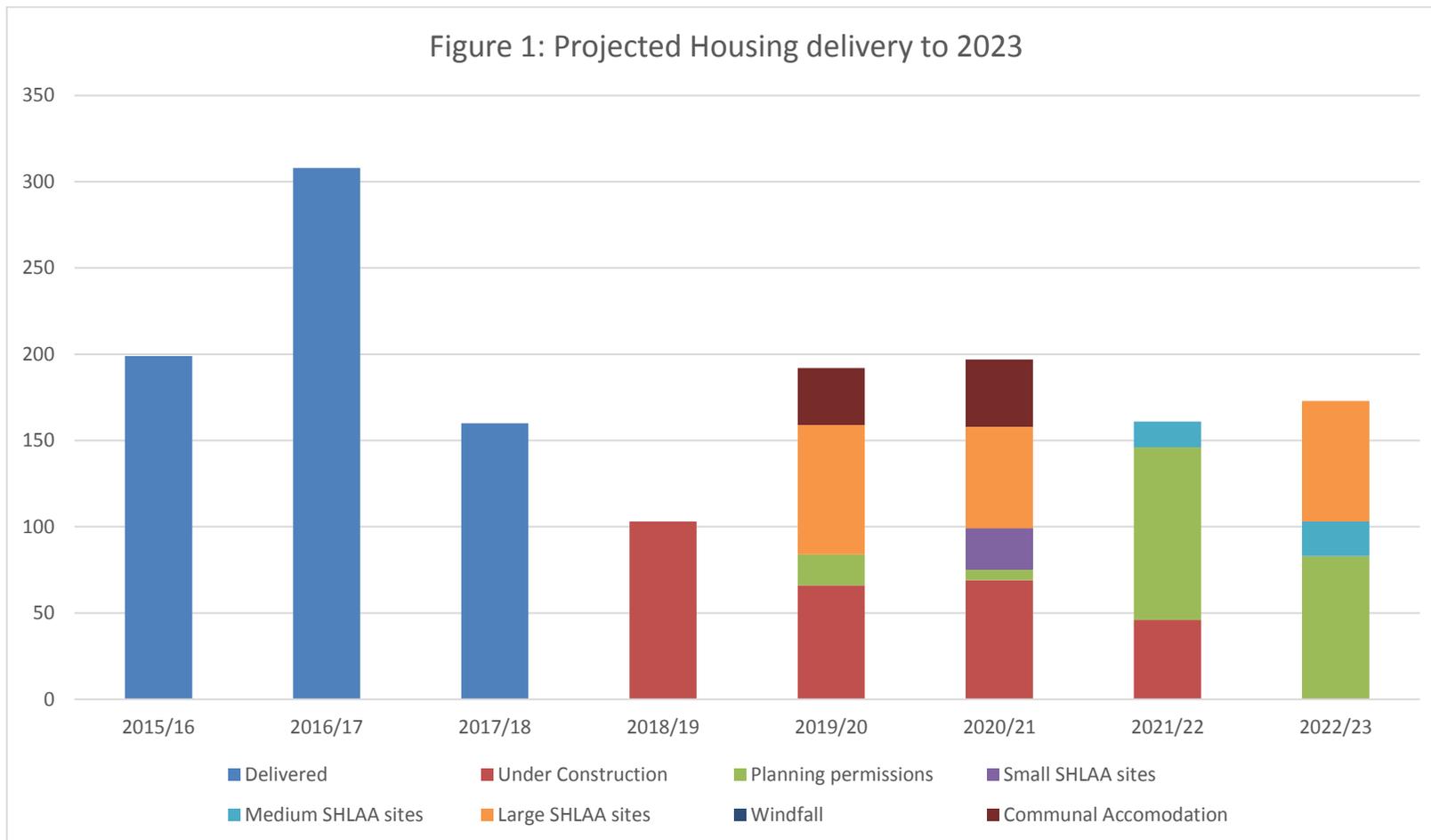
4.17 With the above in mind we have included projected communal completions in our housing trajectory and have applied the calculation in line with the Housing Delivery Test.

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

³ 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.



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 the National Planning Policy Framework 2019 paragraph 63, the Council can no longer seek affordable housing contributions from developments ‘that are not major developments’ other than in designated rural areas. This means developments of 10 units or less or less than 1,000 square metres gross floorspace⁴.

Table 4: Affordable Housing Target

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

Performance

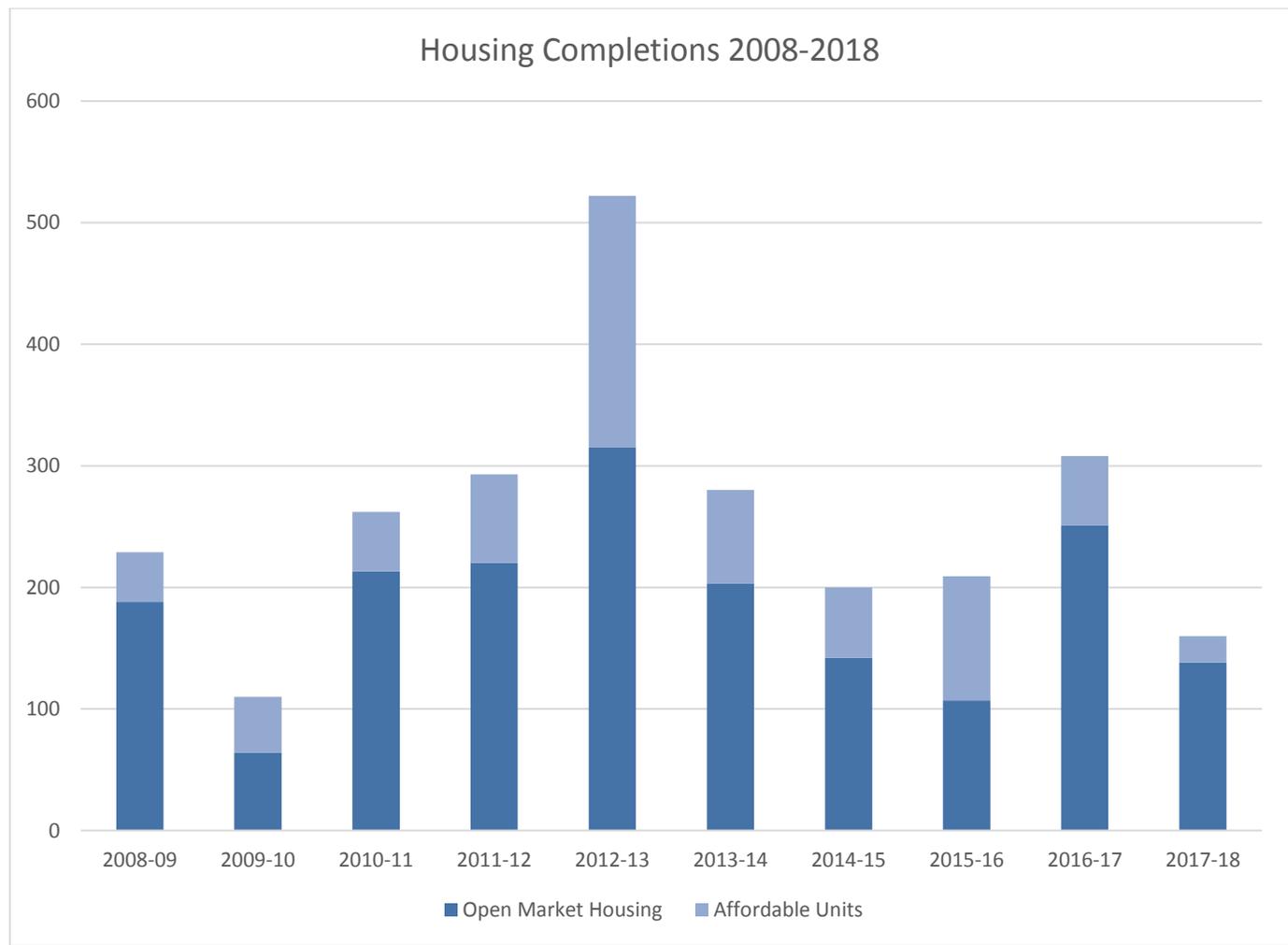
- 4.27 During the period 2017-2018 22 housing completions were classified as ‘affordable housing’. These are detailed in Appendix E. This equates to 16% of the total completions for this year. 68% of these were Social rented, 32% Intermediate affordable housing (shared ownership).
- 4.28 The data demonstrates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

⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

Table 5: Gross number of housing completions by type in the last ten 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
2016-17	251	57	19%	308
2017-18	138	22	16%	160
Total	1841	732	28%	2573

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 Ormonde Avenue		2				2	
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

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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	4		122	£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

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

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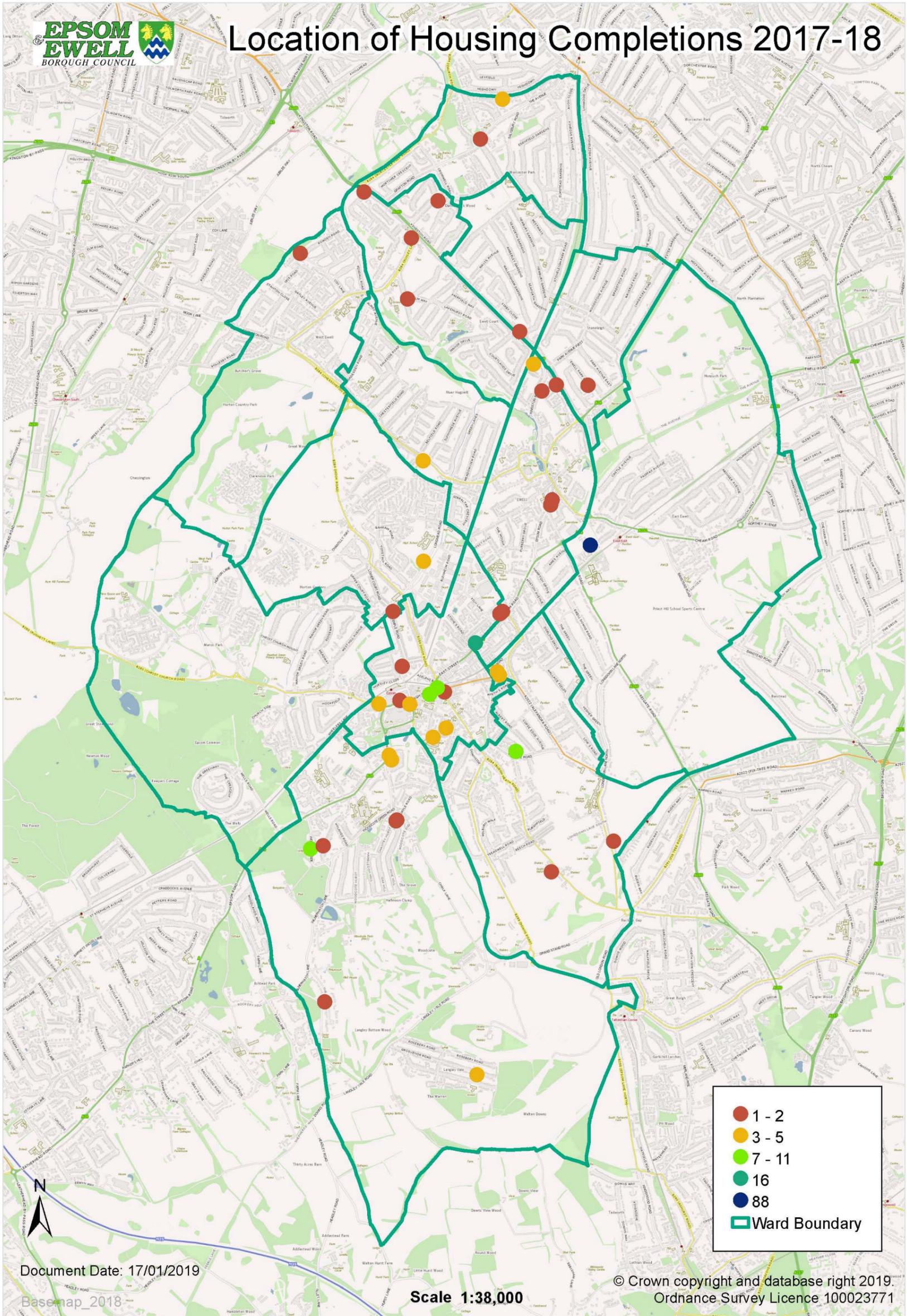
Application No.	Address	Ward	Units proposed	Units Completed	Units lost	Net Change	Status	Area	Density
Quarter 2									
15/00604	93 Chessington Road, Ewell	West Ewell	4	4	0	4	Private	0.04	100
15/00632	Epsom Marble, 49 High Street, Ewell	Ewell	1	1	0	1	Private	0.01	100
15/00362	Land Rear of 13 to 26 Elm 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			

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

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Application No.	Address	Ward	Units proposed	Units Completed	Units lost	Net Change	Status	Area	Density
Quarter 4									
16/01338/COU	Auriol Medical Centre 46 Salisbury Road	Ewell Court	1	1	0	1	COU	0.05	20
07/01372	Land Rear of 114 Kingston Road, Ewell	Ewell	1	1	0	1	Private	0.05	20
14/01036	2 Elm Way, Ewell	Ewell Court	1	1	0	1	Private	0.05	20
15/00076	Land adj to 27 Ewell Park Way, Stoneleigh	Stoneleigh	1	1	0	1	Private	0.05	20
16/00215/FUL	93 - 95 High Street, Epsom	Town	3	3	0	3	COU	0.02	150
16/00348/FUL	School Bungalow, Longmead Road, Epsom	Court	6	6	1	5	Private	0.06	100
15/00098	NESCOT Agricultural Land, Reigate Road, Ewell	Nonsuch	88	8	0	8	Private	1.55	57
16/00410/FUL	The Epsom Framing Company, 41 Waterloo Road	Town	2	2	0	2	CON	0.02	100
16/01114	125 East Street Epsom	Town	2	2	1	1	CON	0.03	67
12/00985	8 The Hawthorns, Ewell	Ewell	2	2	1	1	CON	0.03	67
14/01153	South Hatch Racing Club, 46 Burgh Heath Road	College	1	1	0	1	COU	1.93	0.5
07/01400	Fairholme, 2 Mill Road, Epsom	College	4	4	6	-2	CON	0.03	133
15/01913)	Apex House, West Street, Epsom	Town	4	4	0	4	COU	0.03	133
			924	0 Affordable		22		18.89	
			GROSS:	178	NET:	160			
								Average Density	48.9



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							
14/00167	Garages 1-9 Ormonde Avenue	Court	13/06/2014	28/07/2014	1Hx3B, 1Hx2B	0	2
14/00724	19 Church Road, Epsom	Town	31/10/2014	01/12/2014	C3	B1	1
14/01857/FUL	London Road Lodge Nonsuch Park	Stoneleigh	02/04/2015	28/05/2015	Live - Work unit x 2B	1	0
15/00548	Brookland House, 2B West Street, Ewell	Ewell	09/07/2015	03/09/2015	1F	0	1
15/00932	171 Chessington Road West Ewell	West Ewell	25/09/2015	17/11/2015	1Fx2B	0	1
15/00336	Land Rear 44-48 Stoneleigh Broadway, Stoneleigh	Stoneleigh	09/06/2015	23/11/2015	2Fx3B, 2Fx2B, 2Fx1B	0	6
15/01021	69-71 High Street, Epsom	Town	08/10/2015	14/12/2015	1Fx2B	0	1
15/01388	Grange Mansions, Kingston Road	Ewell	23/12/2015	10/02/2016	1Fx1B,2Fx2B,1Fx3B	0	4
15/00766/FUL	83 Manor Green Road Epsom	Stamford	24/08/2015	25/02/2016	1Fx1B	0	1
15/01870/FUL	16 Kirby Close, Ewell	Auriol	22/03/2016	07/06/2016	1	0	1
							18
PP 16/17							
16/00311/FUL	1 Chestnut Avenue, Ewell	Ewell Court	24/05/2016	29/07/2016	1Hx2B	0	1
16/00489/OUT	32 Downs Road, Epsom	College	24/06/2016	12/09/2016	1H	0	1
16/00712/FUL	1 Gadesden Road West Ewell	West Ewell	12/08/2016	05/10/2016	1H	0	1
16/01407/FUL	69-71 High Street Epsom	Town	19/12/2016	13/02/2017	2Fx1B 1Fx2B	0	3
							6

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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

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

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

Sites under construction

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

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

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

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

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

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 NESCOL 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
Total	199	308	160	142	153	197	161	173	1324	382	3199
Cumulative Total	199	507	667	809	962	1159	1320	1493	2817	3199	
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	9770 (651 pa)
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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

a)	Housing requirement 2015-2033	10,437	580
b)	Net additions to stock 2015- 2018	667	222
c)	Residual requirement for 2018-2032 (a-b)	9770	651
d)	Requirement for 5 years 2018-2023	3255	(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
Quarter 1						
15/00098	NESCOT Agricultural Land, Reigate Road Ewell	2Hx3B and 2Hx2B		2H x 3B		6
Quarter 2						
15/00098	NESCOT Agricultural Land, Reigate Road Ewell	9Hx3B		5Hx3B		14
Quarter 3						
15/00098	NESCOT Agricultural Land, Reigate Road Ewell	1H x 4B 1H x 2B				2
Quarter 4						
	None					
TOTAL		15		7		22

APPENDIX F: Community Infrastructure Levy Regulation 62 Statement 2018

F) Community Infrastructure Levy Regulation 62 Statement 2018



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

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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 NESOCOT 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
Total Invoiced				£1,396,926.81

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

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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

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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 ⁵	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

⁵ 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.

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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 ⁶	Awaiting Commencement Notice
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

⁶ During the reporting period this development was granted relief from the Levy on the basis that it is a self-build house.

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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				£2,191,517.68	

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