

1st April 2018-
31st March
2019

Annual Monitoring Report

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Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 1st April 2018 to 31st March 2019. It is the principal means of monitoring the implementation of the Epsom & Ewell Local Plan and is fundamental to providing a sound factual basis for decision-making and plan preparation.
- 1.2 Every Local Planning 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 once a year. The Regulations set out the minimum requirements for the contents of an AMR including progress with Local Plan preparation; how the implementation of policies in the Local Plan are progressing; net additional dwellings, net additional affordable dwellings; Community Infrastructure Levy receipts; and action taken under the duty to co-operate. It is then a matter for each Local Planning Authority to decide what additional information to include over and above the prescribed minimum information.
- 1.3 Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities, monitoring is important in the planning system in providing a check on whether those aims are being achieved. The targets and indicators in this report relate to the key policies set out in the Core Strategy 2007, Plan E (Epsom Town Centre Area Action Plan) 2012 and the Development Management Policies 2015. Where data is available, trends are shown to help identify the need for further action and consequently the need to amend or delete policies in the Local Plan review. Some targets and/or indicators have been amalgamated or updated to reflect progress that has already been made on the new Local Plan and current monitoring arrangements. Some indicators that have been shown to be unquantifiable through previous AMRS have been omitted.
- 1.4 The National Planning Policy Framework published in 2012 and revised on 24th July 2018, sets out the government's planning policies for England and how these are expected to be applied. The Borough's new Local Plan will be in conformity with this and together they will form the planning policies for the Borough. The new Local Plan will replace all current local planning policies.
- 1.5 This AMR is presented under the following sections:
 - The Borough in Context
 - Current and Emerging Statutory Development Plan for the Borough.
 - Progress and Implementation of the Local Plan
 - Duty to co-operate
 - Housing Delivery
 - Infrastructure and Developer Contributions
 - Economic development (including employment, retail and Plan E)
 - The built environment
 - Green Infrastructure and the environment

The Borough in Context and Future 40¹

- 2.1 Epsom & Ewell is the smallest Surrey Borough situated on the northern boundary of the county; with Greater London lying to the north; comprising an area of just over 3,400 hectares. The population currently sits at approximately 80,000, making Epsom and Ewell the most densely populated borough in Surrey with approximately 23.32 persons per hectare.
- 2.2 The Borough is well connected with accessible road links to the M25 and A3 trunk roads and central London less than 30 minutes away by train. There are four train stations in the Borough. Both London Heathrow and Gatwick airports are located within easy reach. Despite being adjacent to London, the Borough is proud of its large open green spaces including Epsom Downs (home of Epsom Racecourse), Epsom Common and Nonsuch Park. Although small in size, the borough is home to a number of major national and international business headquarters through to small independent enterprises. It is also home to education establishments including the University for the Creative Arts and Laine's Theatre Arts.
- 2.3 There are approximately 32,400 dwellings in Epsom and Ewell. Of these, approx. 92% are privately owned, 8% private rented and 0.1% are social rented. The percentage of private sector properties owned in the Borough is higher than the equivalent average for Surrey (88.4%) and nationally (82.6%). In December 2018 the mean house price in the Borough was £521,741, and the median price was £472,500. (ONS, HM Land Registry). The mean price in Epsom & Ewell is generally slightly lower than the mean across Surrey, and the median is slightly higher. Full statistics are available [here](#).
- 2.4 Future 40 is a Council led initiative to develop a long-term vision for Epsom & Ewell. As part of this work a 'Borough Profile' has been compiled that provides a really useful summary of the statistical data available for the Borough. This is available on the [Future 40 website here](#). More detail on Future 40 can be found at www.future40.org.

The Current and Emerging Statutory Development Plan for the Borough

Current Local Plan

- 3.1 The Development Plan for the Borough is comprised of the following documents:
 - The Local Plan
 - Epsom & Ewell Core Strategy 2007
 - Plan E Epsom Town Centre Area Action Plan 2011
 - Upper High St, Depot Rd and Church Street Development Brief 2012
 - Revised Developer Contributions SPD 2014
 - Epsom & Ewell Development Management Policies Document 2015
 - Parking Standards for Residential Development 2015
 - Revised Sustainable Design Supplementary Planning Document (SPD) 2016
 - Surrey-wide Documents
 - Surrey Waste Plan 2008
 - Surrey Minerals Plan Core Strategy 2011

¹ The data included in this section was accurate at 1 December 2018- ONS Census Date 2011, DCLG 2017 Via Surrey i

- 3.2 In addition to the above documents we have also prepared and produced a number of useful and valued supplementary planning guidance documents. These support the policies and proposals of the Local Plan. Such additional local guidance is considered necessary and for that reason is believed to be consistent with national planning policy. The main role of these documents is to clarify and support local policy and it may be taken into account as a material consideration in relation to the determination of planning applications. These include the following documents:
- Single plot and other types of residential infill development 2003
 - Householder Applications 2004
 - Solar Panel Guidance for Domestic Installation 2011
 - Biodiversity and Planning in Epsom & Ewell 2012
 - Shopfront Design Guide 2012
- 3.3 In order to respond to the higher objectively assessed housing need calculated using the government's standard methodology and Housing Delivery Test we are preparing a new Local Plan that will include new strategic, general and site allocation policies that seek to meet as much of our housing requirement as is sustainably possible without harming the qualities that make the Borough special. As part of this process we have commissioned the preparation of a 'Masterplan' for Epsom & Ewell, which will explore how much additional growth the Borough can sustainably accommodate. This document will initially function alongside our emerging Local Plan – providing supporting evidence and information during the examination in public process. We anticipate that following the adoption of our new Local Plan it could be further developed to serve as a supplementary planning framework that contributes towards the growth of the Borough into the 2040s. We have also published a document entitled 'Making the Efficient Use of Land Optimising Housing Delivery 2018'. This is an interim measure to boost housing delivery and give greater certainty to the local plan process. This document sets out how we will consider the issue of meeting our housing requirement when set within the context of our existing adopted Local Plan policies that relate to building height and housing density when determining planning applications.
- 3.4 We anticipate that the design-related supplementary guidance contained within the above documents will be reviewed and a new Design Guide will be produced. The new supplementary planning guidance may take the form of a design code for the Borough. It is envisaged that such guidance could support the delivery of high quality sustainable development during the new Local Plan period. It will be prepared to function alongside the national design guidance.

Emerging Local Plan

3.5 We anticipate that the new Epsom & Ewell Local Plan will cover the following components:

- Appropriate growth and housing strategies that responds to the government's assessment of objectively assessed housing need
- Revision of the Borough wide housing target to take account of objectively assessed housing need; taking account of the relevant constraints affecting the ability of the development industry to deliver of growth
- An appropriate infrastructure strategy that responds and complements the scale of new housing identified by the government's assessment of objectively assessed housing need. This will seek to bridge the gaps in capacity and funding that currently serve to constrain the necessary scale of new housing delivery required to meet the government's assessment of need
- An overview of how the Borough Council could work with its housing market area partners to address unmet need
- A Strategic review of the Green Belt
- A review of our affordable housing delivery policy
-
- A review of those existing policies that may impede our ability to respond positively to the government's objectively assessed housing need calculation. Policies under consideration for review include those relating to building height, housing density, housing mix and parking standards.

3.6 The new Local Plan will also include new site allocation policies relating to:

- Green Infrastructure
- Major developed sites within the Green Belt
- Housing delivery
- Employment sites
- Retail centres
- Epsom General Hospital
- The University for the Creative Arts
- Transport networks

Progress and Implementation of the Local Plan

4.1 We published a revised Local Plan Programme in June 2018. This succeeds the June 2017 Programme and focuses on the preparation and production of the new Local Plan. This section of the AMR provides an outline assessment against this June 2018 Programme.

4.2 This Local Plan Programme identifies and allocates proportionate resources to each project and identifies any risks and constraints that we can foresee. The programme sets out the following for progressing the Local Plan review-

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
Preparation and production of the Masterplan for Epsom & Ewell	June 2018- June 2019	June 2018- June 2019 (On track)
Preparation of the Epsom & Ewell Duty to Co-Operate Engagement Plan	September- October 2018	September- October 2018
Final Issues and Options Consultation (Regulation 18 part 2)		October- December 2019
Pre-Submission Public Consultation	October- November 2019	Now expected March – May 2020.
Date of Submission to Secretary of State	December 2019	Now expected June 2020
Pre-Examination Meeting	January/ February 2020	September 2020
Public Hearing	March/ April 2020	December 2020
Estimated Date for Adoption	June 2020	December 2021

4.3 The Local Plan Programme also identifies a timetable for the production of the key evidence base documents that support and inform the process. These evidence base documents are listed below.

Evidence Base Studies

Documents	Publication Dates	Progress 18-19
Strategic Housing Market Assessment²	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
Strategic Flood Risk Assessment Update	June 2018	Published June 2018

² Prepared in partnership with Royal Borough of Kingston, Elmbridge and Mole Valley Borough Councils.

Green Belt Study Stage 2	July 2018	Published July 18
SHMA version 2		To be published September 2019
Transformation Masterplan		To be published September-October 2019
Duty to Co-Operate Position Statement	June/ July 2019	To be published October 2019
Indoor and outdoor Sports Facilities Assessment and Playing Pitch Strategy		To be published January 2020
Open Space Audit Review		To be published January 2020
Retail Needs Assessment		To be published January 2020
Spatial Economic Development Strategy		To be published January 2020
Strategic Viability Assessment	June/ July 2019	To be published January 2020
Habitats Regulations Assessment		April 2020

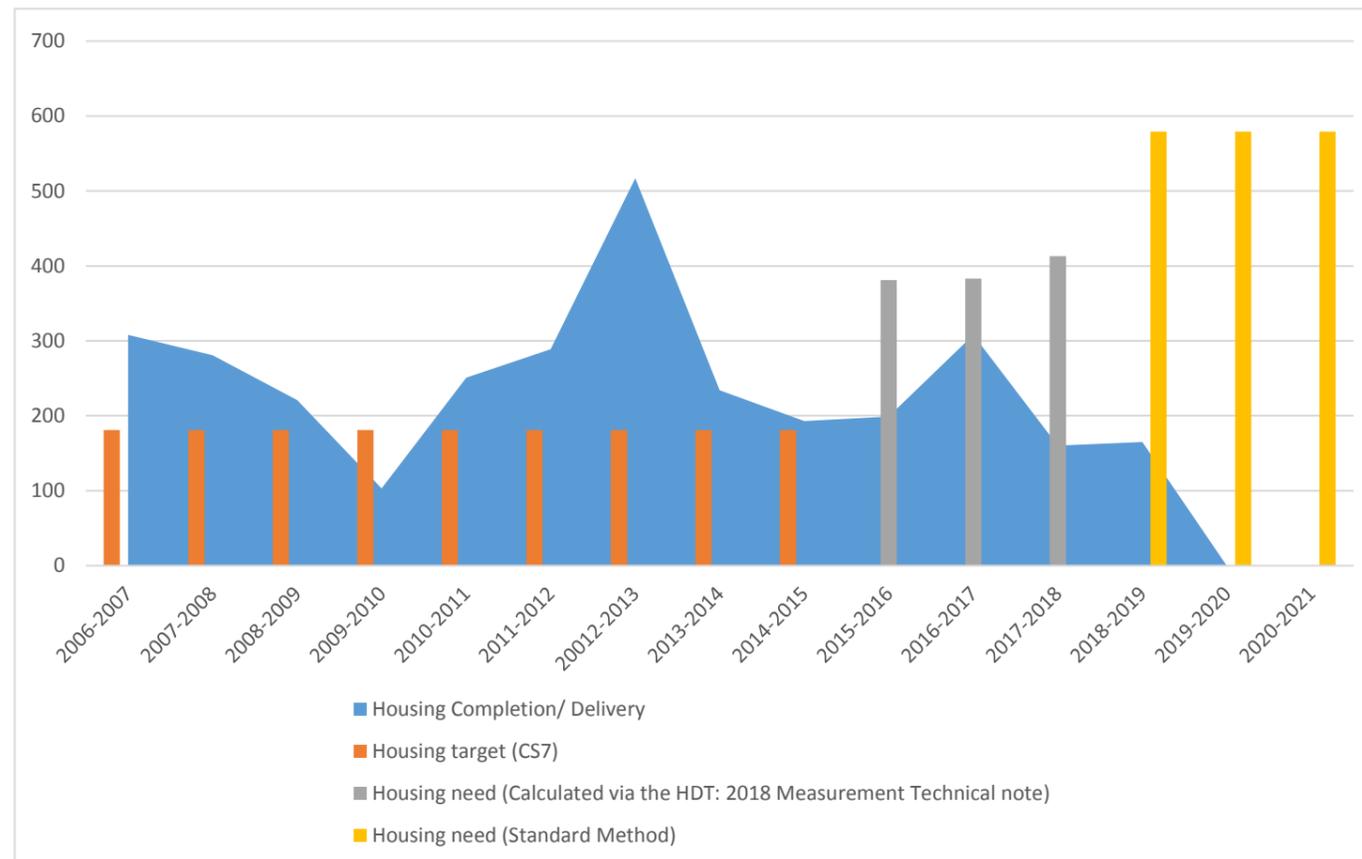
Duty to Co-Operate

- 5.1 Section 110 of the Localism Act 2011 sets out the duty to co-operate and requires authorities to “engage constructively, actively and on an on-going basis”. It seeks to ensure that local planning authorities lead strategic planning through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. Local planning authorities must give details of what actions they have taken under the duty to co-operate to their communities in their Annual Monitoring Reports. The revised National Planning Policy Framework places an enhanced emphasis on local authorities working together to deliver sustainable growth. The Framework states that meaningful engagement with our neighbours will be of critical importance to our new Local Plan being found sound.
- 5.2 In November 2018 the Licensing and Planning Policy Committee received [a report](#) setting out our approach to further developing strategic relationships with neighbouring boroughs. This includes a plan of engagement with neighbouring planning authorities and an agreement from the Committee to the actions listed in the report. Securing agreed statements of common ground with our neighbours will be a positive step forward in demonstrating that we are meeting the duty-to-co-operate. Further details of actions we will take in the preparation of the Local Plan are contained in the report.
- 5.3 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. We have met and engaged with all of our neighbouring planning authorities, including the Greater London Authority. We continue to ensure that we maintain an appropriate dialogue with our neighbours and we are keeping up to date with their Local Plan progress.

Housing Delivery

Policy	Existing Indicators and Targets	Performance	Analysis
CS7	<p>Number of (net) housing completions per annum</p> <p>The Core Strategy target has long been out of date.</p> <p>The scale of Objectively Assessed Housing Need (OAHN), calculated using the standard methodology as required by the latest National Planning Policy Framework is calculated as 579 units per annum. A 20% buffer has been added to this figure due to under performance, resulting in a requirement of 695</p>	<p>165 new dwellings have been completed this year.</p> <p>Housing delivery has been on average 248 dwellings per annum since 2006.</p>	<p>This year we have achieved 28% of our identified housing need. This is the lowest level of delivery since the monitoring period began. Historic peaks in delivery during 2012/2013 and 2016/2017 can be explained by a number of completions on strategic housing sites on the West Park and St Ebbas (known as Hospitals cluster) sites in 2012/13 and the redevelopment of the former Linton's Centre site between 2016/17.</p> <p>We have consistently exceeded the housing target identified under Core Strategy Policy CS7. However, the target identified in the Core Strategy has been superseded by the OAHN, calculated by the standard method (579 dwellings per annum) introduced by the publication of the revised NPPF. Our OAHN figure is a substantially higher level of housing delivery that we have not previously achieved in any given year before.</p> <p>The revised National Planning Policy Framework (NPPF) has also introduced a number of new tests/measures that seek to increase housing delivery. This includes the Housing Delivery Test and its associated penalties. These are measures which are subject to a three year transitional period whereby either the need calculation or the thresholds are stepped up every year. This can be seen represented in Figure 1. We are working on a new Local Plan that will encompass all of the housing policies and allocate new housing sites. This will be informed by detailed evidence base documents including the Strategic Housing Land Availability Assessment (June 2017) and the Strategic Housing Market Assessment 2019. A full list of housing completions for 2018-19 can be found in appendix A</p>

Figure 1: Housing delivery rates compared with identified housing need.



CS7

Detailed Housing Trajectory projecting the net additional dwellings in future years.

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.

The NPPF requires local planning authorities to prepare a robust evidence base on housing need and demand through the preparation of 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 at least 5 years' worth of housing supply against their housing need. 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.

The Borough's housing land supply and housing trajectory are derived from the following sources:

- Past housing completion figures from 2017-2019
- 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 permitted (included in the Housing Delivery Test calculations from 2019 and calculated as below).

The revised NPPF 2019 states that sites that have the potential to deliver housing during the first 5 years of the housing trajectory must meet the definition of 'deliverable' set out in national policy. In the Borough this means that the only sites that can be considered to be 'deliverable' in line with the NPPF are limited to:

- sites that have planning permission that have not been implemented or that have commenced
- sites allocated in Plan E- this is our only adopted local plan document that includes allocations at this time. (There are currently no Plan E sites that we believe will deliver housing in the first five years that do not already have planning permission)

Housing sites that have been identified through the SHLAA 2017 process, that are considered to be 'developable' within the plan period are included within the trajectory from year 6 (these were classified as category 1, 2 or 3 sites). SHLAA sites that do not have planning permission and are not allocated in the Development Plan (Plan E) cannot be included in the five year supply as they are not considered to be 'deliverable'. 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 new Local Plan.

Since the changes to Planning Practice Guidance in March 2014, Class C2 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

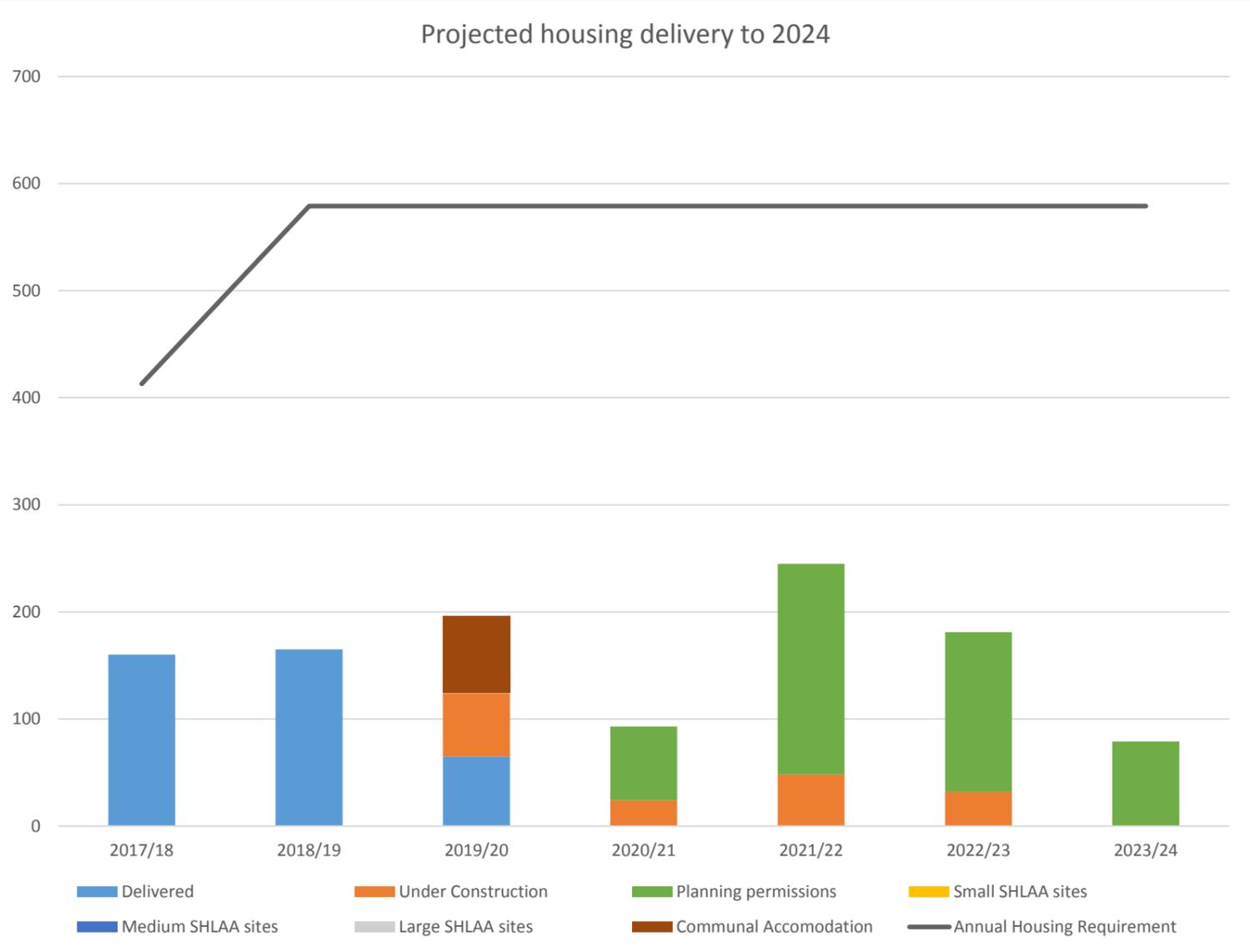
Net increase in bedrooms in other communal accommodation in LA
Average number of adults in households in England (1.8)

On that basis we have included projected communal completions in our housing trajectory and have applied the calculation in line with the Housing Delivery Test.

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 Development Management Policy DM16 is still unclear but is considered likely to have managed 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 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.

The housing trajectory (Appendix B) shows a deficit of 8484 units over the plan period (2017-2037). The trajectory also demonstrates that we are currently unable to demonstrate a five year supply of housing and that we have around a 1.1- 1.3 years housing supply based on our Objectively Assessed Housing Need figure. This is set out in more detail in the 'Statement of five year Housing Land Supply' attached as Appendix C.

Figure 2: Projected housing delivery to 2024



Policy	Existing Indicators and Targets	Performance	Analysis																																																																																				
CS9	<p>Number of affordable housing units completed per annum (and as a % of total net completions)</p> <p>The Council has a target that overall, 35% of new dwellings should be affordable.</p> <p>Using the standard methodology figure of 579 (2018 onwards) this equates to a figure of 203 per annum.</p>	<p>This year there has been 46 affordable housing completions. This equates to 28% of housing completions for the year.</p>	<table border="1"> <thead> <tr> <th></th> <th>Open Market Housing</th> <th>Affordable Units</th> <th>Percentage</th> <th>Total (gross)</th> <th>Target/HDT need(total)</th> <th>Affordable target</th> </tr> </thead> <tbody> <tr> <td>2018-19</td> <td>119</td> <td>46</td> <td>28%</td> <td>165</td> <td>579</td> <td>203</td> </tr> <tr> <td>2017-18</td> <td>136</td> <td>23</td> <td>15%</td> <td>159</td> <td>418</td> <td>146</td> </tr> <tr> <td>2016-17</td> <td>251</td> <td>57</td> <td>19%</td> <td>308</td> <td>418</td> <td>146</td> </tr> <tr> <td>2015-16</td> <td>107</td> <td>102</td> <td>49%</td> <td>209</td> <td>418</td> <td>146</td> </tr> <tr> <td>2014-15</td> <td>142</td> <td>58</td> <td>29%</td> <td>200</td> <td>181</td> <td>63</td> </tr> <tr> <td>2013-14</td> <td>203</td> <td>77</td> <td>28%</td> <td>280</td> <td>181</td> <td>63</td> </tr> <tr> <td>2012-13</td> <td>315</td> <td>207</td> <td>40%</td> <td>522</td> <td>181</td> <td>63</td> </tr> <tr> <td>2011-12</td> <td>220</td> <td>73</td> <td>25%</td> <td>293</td> <td>181</td> <td>63</td> </tr> <tr> <td>2010-11</td> <td>213</td> <td>49</td> <td>19%</td> <td>262</td> <td>181</td> <td>63</td> </tr> <tr> <td>2009-10</td> <td>64</td> <td>46</td> <td>45%</td> <td>110</td> <td>181</td> <td>63</td> </tr> <tr> <td>Total</td> <td>1770</td> <td>738</td> <td>30%</td> <td>2508</td> <td>2919</td> <td>1019</td> </tr> </tbody> </table> <p>Over the past 10 years we have delivered 738 affordable units (of varied tenures) which equates to 30% of housing delivery. Our affordable housing shortfall for the last ten years is 281 units.</p> <p>In the past we have struggled to deliver the affordable housing we need. Meeting our current target of 35% has been challenging. Our forthcoming Strategic Housing Market Assessment will provide a revised needs calculation. This may show an even higher need so it is very important that we carefully consider how we can deliver this in the future. We have commissioned a Strategic Viability Assessment that will consider the scale of Affordable Housing that can be viably delivered through the new Local Plan. We believe that any new affordable housing policy will need to strike a balance between ensuring development remains viable and meeting our affordable housing need.</p>		Open Market Housing	Affordable Units	Percentage	Total (gross)	Target/HDT need(total)	Affordable target	2018-19	119	46	28%	165	579	203	2017-18	136	23	15%	159	418	146	2016-17	251	57	19%	308	418	146	2015-16	107	102	49%	209	418	146	2014-15	142	58	29%	200	181	63	2013-14	203	77	28%	280	181	63	2012-13	315	207	40%	522	181	63	2011-12	220	73	25%	293	181	63	2010-11	213	49	19%	262	181	63	2009-10	64	46	45%	110	181	63	Total	1770	738	30%	2508	2919	1019
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Our housing trajectory only identifies with certainty that an additional 80 affordable homes will be delivered. It is likely that more units will come forward through windfall sites but this will be limited.

Source of supply	2019/20	2020/21	2021/22	2022/23	2023/24
Delivered					
Planning Permissions		2			
NESCOT 2 (Sycamore Gardens)		29			
Presto Haulage, The Old Mill, Old Malden Lane				16	
Other communal accommodation- Former Salesians	13				
Epsom and Ewell High School					20
Total	13	44	0	16	20
Cumulative Total	13	44		60	80

Surrey County Council publish 'Surrey snapshots' on various topics on a regular basis. This includes one entitled 'What does the affordable housing profile of Surrey look like?' The most recent published snapshot is available here: [Surrey I Snapshot data](#)
 This shows that according to the 2011 census Epsom & Ewell has the lowest proportion of households living in affordable housing in Surrey. This corresponds with our understanding of the intelligence that we have a slow turnover rate of socially rented properties that is compounded by past under delivery. It is important to note that this does not mean that we have a higher need than elsewhere.

Delivering affordable housing is likely to be identified as a corporate priority in the new Corporate Plan.

Policy	Existing Indicators and Targets	Performance	Analysis																						
DM21	<p>Meeting Local Housing Needs</p> <p>Number and type of units permitted for specialised forms of residential accommodation Percentage of planning appeals allowed overturning Council's decision</p> <p>Self-Build and Custom Build Register</p>	<p>99 student rooms permitted</p> <p>4 units for racehorse training workers</p>	<p>Proposals that delivered 99 student bedrooms were permitted during September 2018 at Sunnybank House, 39A East Street, Epsom (17/01755/FUL). This can be calculated as contributing 39 units towards our housing need using the formulae set out in the Housing Delivery Test guidance. This student accommodation is occupied by students from the University of the Creative Arts.</p> <p>Four new units were permitted at Downs House (18/00288/FUL) for horse racing trainers and workers. Policy DM21 supports the provision of specialised forms of housing subject to the demonstration of need. In this case the applicants made a strong case that the trainers and workers were required to live on site and that there is currently a lack of suitable and affordable housing in the area. This accommodation is restricted to workers by a planning condition and cannot be sold or rented to third parties.</p> <p>The Self Build and Custom Housebuilding Act 2015 introduced new duties on local authorities to keep, and have regard to registers of individuals and community groups, seeking land for the purposes of self or custom housebuilding. From 1 April 2016 we were required to assess demand for self and custom housebuilding and since end of 2017 we have submitted an annual return to the government indicating this demand. We are required by the Self Building and Custom Housebuilding Act 2015 to give planning permissions for enough suitable serviced plots of land to meet the demand for self-build and custom house building in Epsom and Ewell. This is not a requirement to provide a plot directly to each individual on the register. The level of demand is established by the number of entries added to the register during a base period. At the end of each base period, we have 3 years in which to give an equivalent number of planning permissions to plots of land, which are suitable for self- build and custom house building, as there are entries for that base period. A plot of land can also include land that currently has a property on it which the applicant intends to demolish and rebuild. From 1 April 2016 to 31 March 2019 there were 11 planning permissions granted for self-build plots. The 'level of demand from the base period 1 April 2016- 30 October 2016 was four. 30 October 2019 will mark the end of the first three year period since the first register base period.</p>																						
DM22	<p>Housing Mix</p> <p>% of planning permissions granted for four units or more, for development comprising 25% three bedroom or larger units</p>	<p>There were 12 permissions granted for 4 or more units this reporting year. Of these, one was PDCOU so out of the control of this policy and one was for student housing at Sunnybank House, East Street. Of the nine remaining, three comprised at least 25% 3 bedroom or larger units.</p>	<table border="1"> <thead> <tr> <th>Unit sizes</th> <th>% 3 bed+</th> </tr> </thead> <tbody> <tr> <td>4Hx5B</td> <td>100%</td> </tr> <tr> <td>4H x 4B +</td> <td>100%</td> </tr> <tr> <td>8Fx1B 7F x 2B 4F x 3B 2Fx4B</td> <td>29%</td> </tr> <tr> <td>3Fx1B 4Fx2B 2Fx3B</td> <td>22%</td> </tr> <tr> <td>2Fx1B 3Fx2B 1Fx3B</td> <td>17%</td> </tr> <tr> <td>8Fx1B</td> <td>0%</td> </tr> <tr> <td>9Fx2B</td> <td>0%</td> </tr> <tr> <td>4Fx2B, 2Fx1B</td> <td>0%</td> </tr> <tr> <td>3Fx1B 4Fx2B</td> <td>0%</td> </tr> <tr> <td>6Fx1B 3Fx bedsit</td> <td>0%</td> </tr> </tbody> </table> <p>In an attempt to boost housing delivery, we published a new document 'Making efficient use of land optimising housing delivery' in May 2018. Although this document does not explicitly mention Policy DM22 it is reasonable to assume that if a site is being 'fully optimised to positively respond to our objectively assessed housing need' then higher density, smaller units are likely to be looked at more favourably than before.</p> <p>There is also the overall capacity of the smaller sites coming forward with genuinely less space and the viability of delivering these sites.</p> <p>The NPPF does state that market signals should be considered in determining planning applications. As we are seeking to optimise each site for housing delivery, this policy could be considered to be contrary to that approach. Indeed when making balanced decisions the Development Management process may consider that the need to deliver housing numbers through smaller units should be afforded more weight.</p> <p>The revised SHMA will help inform the types and size of units likely to be needed in the borough in the future. This is likely to require a varied mix to broadly reflect the housing mix in the recent SHMA. In seeking to balance the future need and in the context of a high housing number, the policy should not be applied rigidly. A proposal that doesn't reflect this mix may be supported provided there are clear reasons for alternative mix. For example the location of the site may be more suitable for flatted scheme comprising of smaller units.</p>	Unit sizes	% 3 bed+	4Hx5B	100%	4H x 4B +	100%	8Fx1B 7F x 2B 4F x 3B 2Fx4B	29%	3Fx1B 4Fx2B 2Fx3B	22%	2Fx1B 3Fx2B 1Fx3B	17%	8Fx1B	0%	9Fx2B	0%	4Fx2B, 2Fx1B	0%	3Fx1B 4Fx2B	0%	6Fx1B 3Fx bedsit	0%
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Policy	Existing Indicators and targets	Performance	Analysis
CS8	<p>Broad Location of Housing Development</p> <p>% of housing completed on previously developed land (PDL)</p> <p>A map in Appendix E shows the location of housing completions this year</p>	76% of housing completions this year were on PDL	Of the 165 housing completions this year, 126 of units were completed on Previously Developed Land (PDL). This equates to 76%. The 39 units on greenfield land include 37 at NESCOL Agricultural land, one house at Old Malden Lane and one small garden land site at Hyperion Place.
DM12	<p>Housing Standards</p> <p>% of new housing developments, including conversions complying with external and internal space standards.</p> <p>All new housing (including conversions) to comply with external and internal space standards (set out in the forthcoming Design Quality SPD)</p>	From our records/ audit of Development Management reports there are no new housing developments that do not meet our space standards	<p>Policy DM12 is regularly stated as a reason for refusal due to unacceptable site layouts resulting in poor amenity space, the closeness of trees with the potential to cause unacceptable encroachment/ failing to meet the national minimum amenity standards set out in the technical guidance, failure to provide external amenity space, failure to provide adequate living standards and adequate internal amenity space.</p> <p>The Design Quality SPD will provide more guidance in the future. This policy is likely to remain a very important policy to ensure adequate sized units are being delivered as the pressure to provide more housing continues to increase.</p> <p>Permitted Change of Use to Residential (such as Office to residential) falls outside of the planning system and the space standards are harder to control. They are captured by Building Regulations which will hopefully ensure adequate living conditions.</p>
DM13 and E7	<p>Building Heights</p> <p>Number of planning permissions granted for higher buildings (above 12 metres) outside of the identified areas in the Town Centre</p> <p>Zero applications approved above the maximum height policy</p>	Sunnybank House on East Street has been approved for a six storey building to replace the existing four storey office building on the site. This site falls within the Plan E 16 metre zone and the proposal stands at 18.1m tall.	<p>In an attempt to boost housing delivery, we have published a new document 'Making efficient use of land optimising housing delivery' in May 2018. This was agreed by the Licensing and Planning Policy Committee. In this document we acknowledge that the height policies could serve to restrict the capacity of sites located within the existing built up areas. On that basis the Members of our Licensing & Planning Policy Committee have agreed to attribute greater weight towards the need to deliver new homes. This will inevitably include taller buildings.</p> <p>During February 2019 we commenced work on a Borough Wide Masterplan. The focus of the Masterplan is to assess and establish the capacity for sites and locations across the Borough to deliver new types of higher density housing development; in appropriate and sustainable locations. This includes taller buildings in some more sustainable locations.</p> <p>A future draft of the new Local Plan is likely to include a series of six strategic principles. One of these seeks to secure high quality design. This is likely to be a theme that that will run throughout the future new Local Plan but is unlikely to prescribe specific height restrictions in the same way as the current planning policies.</p>
DM16	<p>Backland Development</p> <p>Number of backland sites approved for development and applications approved resulting in the loss of garden land</p>	One application was approved this year on garden land at Hyperion Place.	<p>This application was considered to be policy compliant under the second part of the policy which sets out the 'exceptional cases'.</p> <p>We consider the contribution the swathes of small back gardens across the Borough make to the Green Infrastructure and character of the area to be an important part of the character of the Borough that should be protected.</p> <p>This policy is likely to be retained as part of the new Local Plan with some of the current details being included in the new Design SPD.</p>
DM23	<p>Gypsy and Traveller Sites</p> <p>Number of pitches provided for permanent gypsy and traveller accommodation and pitches for travelling showpeople against the requirements identified in the Traveller Accommodation Assessment</p>	No new pitches have been provided for Gypsy and Traveller accommodation in the Borough.	<p>In June 2017 we published a Traveller Accommodation Assessment. The Assessment identified a need for 27 pitches and zero Travelling Showpeople plots over the period 2017-2032. Of these 14 pitches are needed in the first five years to 2022. This equates to an annualised requirement of 1.8 pitches and zero plots. There is no identified need for transit accommodation over the period 2017-2032.</p> <p>However, upon application of the new planning definition, it was concluded that none of the need for new additional pitches is for 'Gypsies and Travellers'- as defined by National Planning Policy. As a consequence the Assessment identifies that there is no requirement for new additional pitches to meet the accommodation needs of the local Gypsy and Traveller communities.</p> <p>Nevertheless, the Borough Council has a duty to consider the accommodation needs of 'caravan dwellers' or 'non-travelling Gypsies' in the Borough. Consequently the pitch requirement identified should be considered within the Local Plan making process.</p>

Infrastructure and Developer Contributions

Policy	Existing Indicators and Targets	Performance	Analysis																																																					
CS12	<p>Developer Contributions to Community Infrastructure</p> <p>'All development to make good potential deficits'</p>	<p>We adopted the Community Infrastructure Levy (CIL) in 2014. This replaced S106 agreements for most infrastructure contributions apart from site specific mitigation and affordable housing. The CIL sets a 'flat fee' per square metre of floor area in new residential, convenience retail, student accommodation and care homes. The rate is index linked.</p> <p>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:</p> <p>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.</p> <p>This will be published on our website no later than 31st December following the end of the reporting year.</p>	<p>The CIL Reg 62 Report has now been published and can be viewed Here.</p> <p>S106 money agreed</p> <table border="1"> <thead> <tr> <th>Address</th> <th>Reference</th> <th>Amount</th> <th>Purpose</th> <th>Agreement date</th> </tr> </thead> <tbody> <tr> <td>Land at 39A East Street</td> <td>17/01755/FUL</td> <td>£4,600</td> <td>Travel Plan</td> <td>17/9/18</td> </tr> <tr> <td></td> <td></td> <td>£4,600</td> <td></td> <td></td> </tr> </tbody> </table> <p>Units agreed through S106</p> <table border="1"> <thead> <tr> <th>Address</th> <th>Reference</th> <th>Purpose</th> <th>Agreement date</th> </tr> </thead> <tbody> <tr> <td>101-111 Hollymoor Lane</td> <td>18/00832/REM</td> <td>Specifies the required tenure of the 20 affordable units on site</td> <td>8/11/18</td> </tr> </tbody> </table> <p>S106 money received</p> <table border="1"> <thead> <tr> <th>Address</th> <th>Reference</th> <th>Amount</th> <th>Purpose</th> <th>Funds Received</th> </tr> </thead> <tbody> <tr> <td>Land at 39A East Street</td> <td>17/01755/FUL</td> <td>£4,600</td> <td>Travel Plan</td> <td>1/3/19</td> </tr> <tr> <td>The Chalk Lane Hotel</td> <td>17/01275/FUL</td> <td>£143,940</td> <td>Affordable Housing Contribution</td> <td>29/3/19</td> </tr> <tr> <td>NESCOT</td> <td>17/00429/FUL</td> <td>£5,000</td> <td>Bus Stop Improvements</td> <td>5/2/19</td> </tr> <tr> <td>Birchcroft and Hollydene, Court Lane</td> <td>16/01145/FUL</td> <td>£81,168.23</td> <td>Affordable Housing Contribution</td> <td>13/7/18</td> </tr> <tr> <td></td> <td></td> <td>£234,708</td> <td></td> <td></td> </tr> </tbody> </table>	Address	Reference	Amount	Purpose	Agreement date	Land at 39A East Street	17/01755/FUL	£4,600	Travel Plan	17/9/18			£4,600			Address	Reference	Purpose	Agreement date	101-111 Hollymoor Lane	18/00832/REM	Specifies the required tenure of the 20 affordable units on site	8/11/18	Address	Reference	Amount	Purpose	Funds Received	Land at 39A East Street	17/01755/FUL	£4,600	Travel Plan	1/3/19	The Chalk Lane Hotel	17/01275/FUL	£143,940	Affordable Housing Contribution	29/3/19	NESCOT	17/00429/FUL	£5,000	Bus Stop Improvements	5/2/19	Birchcroft and Hollydene, Court Lane	16/01145/FUL	£81,168.23	Affordable Housing Contribution	13/7/18			£234,708		
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CS13 and DM34	<p>Core Strategy Indicator: Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough.</p> <p>No net loss of community facilities</p>	<p>18/00568/COU 71 Stoneleigh Broadway- Change of use from A1 to D1 for the purpose of an adult and child Spanish tuition and cultural centre. PERMITTED</p> <p>18/01060/COU 19 Upper High Street, Epsom - Proposed change of use from A1 to D1 (Tuition centre) PERMITTED</p> <p>18/00716/FUL 10 East Street, Epsom- Change of Use of to Education Centre (Use Class D1) from D1 (Medical) PERMITTED</p> <p>18/00289/FUL 55-59 High Street, Epsom- Change of use from B1 to D1 (dental surgery) PERMITTED</p> <p>17/01378/FUL Horton Chapel: Refurbishment and conversion of existing Chapel (Use Class D1) to an Arts and Performance Centre (Use Class D1 and D2) , including performance zone, creative learning , exhibition and cafe zone, new entrance glazed canopy, new 57 space car park parking access road; associated external works including soft and hard landscaping. PERMITTED</p>	<p>There have been no additional sports facilities permitted this year. There have been four small 'change of use' applications permitted that have involved the introduction of additional D1 uses into the town centres. These uses are considered acceptable outside of the Primary Retail Frontage where they are considered to compliment the retail centre and enhance the vitality and viability of the centre.</p> <p>The refurbishment/ redevelopment of the Horton Chapel, last used prior to 1997, is a positive addition to the cultural/ community offer of the Borough. This will bring back over 800m2 of D2 floorspace into active use.</p>																																																					

<p>DM37</p>	<p>Policy DM 37 Parking Standards</p> <p>% of residential and commercial developments (complete) that meet car parking and cycle standards</p> <p>All new developments to meet car parking and cycle parking standards</p>	<p>There have been 10 refusals quoting this policy. These are generally based around inadequate/ insufficient off street parking and off-street parking pressures.</p>	<p>The monitoring procedures to determine whether every complete development has met parking standards is not in place. It is reasonable to assume that as we are refusing applications on the grounds of inadequate parking, the applications that are being approved are most likely to meet at least minimum standards.</p> <p>The Local Plan Review may consider a review of the local parking standards.</p>
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Economic Development

Policy	Existing Indicators and Targets	Performance	Analysis
CS11 DM24 DM25	Employment Provision/ Uses Core Strategy Indicator: Amount of employment floorspace gained and lost per use class	Just two applications were determined during this AMR reporting year which involved the loss of employment floorspace. Of these, one was permitted development Change of Use (PDCOU) which falls outside of the scope of local policy and resulted in the loss of 70m2 of B1 floorspace at Waterloo Road. The other was a Change of Use from B1 to D1 in Epsom High Street on the third floor. The offices were vacant and consequently the proposal is considered to be policy compliant.	Employment floorspace is still being lost as a result of PDCOU applications, although the Council has taken action to protect key employment sites through issuing Article 4 directions. A Spatial Economic Development Strategy is being prepared as part of the evidence base for the new local plan. This will consider the Borough's approach to encouraging and retaining employment uses and accommodating Epsom & Ewell's future growth and development needs.
DM26	Policy DM26 Equestrian-Related Development in the Green Belt Applications for equestrian related development in the Green Belt	18/00110/FUL Clear Heights Stables, Derby Stables Road Demolition of existing wooden stables and redevelopment of the site to provide a range of 24 wooden loose boxes, erection of a new building to serve as a feed room and tack room. Retrospective application for the erection of a horse walker. PERMITTED 21.8.18 18/00288/FUL DOWNS HOUSE, Walton Road Racehorse training yard redevelopment. PERMITTED 22.1.19	Policy DM26 formally states our commitment to support the racehorse training industry in the Borough. The granting of planning permissions at these two sites will help to support the racehorse training industry in the borough by improving the quality of facilities. The new Local Plan will continue to seek to protect and enhance the Racehorse Industry and its important role in the heritage of the Borough.

Retail

	Existing Indicators and Targets	Performance	Analysis
CS14 E4	Retail Floor Space Town Centre retail area / primary & secondary frontage Amount of retail floorspace gained/lost within town centre, and percentage within defined primary or secondary shopping areas Target: % of A1 units in identified Primary Retail Frontages to not fall below 66%	Town Centre: 17/00001/FUL Development Site at Upper High Street: Proposed Mixed Use Development comprising food retail store (Use Class A1) together with 30 Residential Apartments, Access, Parking, Servicing and Landscaping (+2844m2) 18/01063/FUL 19 Upper High Street Proposed change of use from A1 to D1 (-104m2) 18/00487/FUL 82 East Street: Change of use from Shop (A1 use) to Dwelling (C3 use) at first floor level (-50m2) 18/00584/FUL 131 High Street, Epsom: The change of use from a Sui Generis Drop In Centre to Class A1 (retail) (+188m2)	This year there has been a loss of 305M2 of A1 retail floorspace in the town centre (based on permissions granted). There has been planning permission granted for an additional 3032M2 of A1 retail in the Town Centre. This gives a total of 2,727M2 of A1 retail floorspace being granted this year (net). This is mostly due to the granting of planning permission for a Lidl supermarket on the Upper High Street site. This site has permission for a mixed use scheme and is an identified opportunity site in Plan E. We considered and refused an application at 17 High Street for change of use from A1 to A3/A5 on the grounds of it being an inappropriate use in the Primary Retail Frontage, resulting in a proliferation of non- A1 uses in an important frontage in the Primary Retail Area, contrary to Policy E4 of Plan E and Policy CS14 of the Core Strategy 2007. This decision was appealed and allowed. The Inspectors decision appeared to be based on the importance of bringing a

<p>DM28</p>	<p>Amount of A1 floorspace gained/ lost in shopping centres and primary retail centres as a result of planning permission granted</p> <p>Target: The overall percentage of A1 retail uses to remain above 50% of the total shopping units within a designated shopping centre</p>	<p>18/00653/PDCOU 82B East Street Notification for Prior Approval for a Proposed Change of Use of the 2nd floor of a Building from Shops (Class A1) to a single residential unit (Class C3) (-50m2)</p> <p>18/00086/FUL 17 High Street, Epsom: Change of use of ground floor and first floor from retail (Use Class A1) use to a mixed restaurant and hot food take-away use (mixed A3/A5 use), incorporating a replacement shopfront, plant, new rear external staircase at first floor level. APPEAL GRANTED. (-101m2)</p> <p>Other Centres</p> <p>18/00568/COU 71 Stoneleigh Broadway: Change of use from A1 to D1 for the purpose of an adult and child Spanish tuition and cultural centre. (-223m2)</p> <p>18/00365/FUL 17 Pound Lane Change of use from a shop (A1 use) to a cafe (A3 use), including new extraction duct (-57m2)</p> <p>18/01550/FUL 15 Castle Parade: Change of use to A1/A4, the intention is to open a micropub with takeout facility, hence dual use. (-32.8m2)</p> <p>18/00237/PDCOU 59 Poole Road, West Ewell: Prior Approval Application for the proposed change of use from A1 Shop to C3 Residential. PRIOR APPROVAL REQUIRED AND REFUSED (-60m2)</p>	<p>vacant unit back into use despite the use not being in line with planning policy. Their decision was made in spite of there being below regional and national average vacancy rates across the Town Centre at the time. The Retail Needs Assessment and Health Check that has been commissioned for the Local Plan will consider this decision and the implications on the plan going forward.</p> <p>Of particular note is the PDCOU refusal at the local shopping parade at Poole Road which was possible due to local centre designation. It is important that we keep these vital local centres protected to ensure sustainable neighbourhoods for the future. .</p> <p><i>'The proposal does not constitute permitted development under the criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class M. 1 (d)(i)(ii) as the change of use would involve the loss of an A1 retail unit, which is located centrally within the defined local centre which would have a negative impact on the cohesiveness and vitality of the centre.'</i></p> <p>The high proportion of residential units delivered within the town centre is positive, reflecting greater densities and use of sustainable town centre sites.</p>
<p>DM29</p>	<p>Major New Retail Developments</p> <p>Planning applications for new retail floorspace- granted and refused</p>	<p>17/00001/FUL Development Site at Upper High Street: Proposed Mixed Use Development comprising food retail store (Use Class A1) together with 30 Residential Apartments, Access, Parking, Servicing and Landscaping (+2844m2)</p>	<p>The outstanding planning permission for over 2,500M2 of A1 retail floorspace will be taken into account in the Retail Study to ensure that we plan for the right amount and types of new retail floorspace in the borough, in the most suitable locations.</p>

Plan E

Policy number	Policy Existing Indicators and Targets	Performance	Analysis
E1 Town Centre boundary	Town Centre Health Check (This will provide a comprehensive overview as to how the town centre is performing, drawing on many sources of information)	A Town Centre Health Check is being prepared by an external retail expert for the new Local Plan and should be complete by the end of 2019.	
E2 Housing capacity	Net additional housing units delivered within the town centre and number of affordable	There were 25 housing completions in Town Ward this year. Only 2 of these were affordable (at Chase Road).	Many of the Town Centre opportunity sites are yet to come forward for redevelopment, however part of the Depot Road and Upper High Street site has recently received permission for a mix of retail and housing. The Utilities site is likely to form an important strategic site in the new Local Plan.
E3 Retail capacity	Rank in the retail hierarchy (Experian data, national rankings) Amount of completed retail floorspace	The granting of over 2,500 m2 of convenience floorspace at the Upper High Street site fulfils all of the need for convenience floorspace up to 2026 (as identified in Plan E). A recent (2018) publication by Experian has ranked Epsom 4 th in a list of the UK's multi-channel shopping hotspots (following Guildford, Tunbridge Wells and Horsham). http://www.experian.co.uk/marketing-services/news-retailscape-uk-retail-centres-best-placed-to-thrive.html This means that shoppers within Epsom's catchment are embracing retailers' multi-channel shopping offers. The Town Centre Retail Health check (2015) identified that the vacancy rate in Epsom has remained consistently low and that there "is currently no significant clustering of vacant units within Epsom Town Centre". This will be explored further in the 2019 Health Check.	The Depot Road and Upper High Street site has been allocated to deliver 2,000 sqm of retail floor space. The recently commissioned Retail Needs Assessment and Town Centre Health Check will give the borough a full picture on the success of the town and its current rankings.
E5	Employment floorspace provision Amount of employment floorspace (B1, B2, B8 uses) lost and gained	There have been no applications for additions of employment floorspace. A loss of 230m2 of B1 floorspace has been approved in the town centre and 70m2 where permission was not required (Permitted Development). 1088m2 has been approved to be lost at Miles Road which is in Town Ward. 18/00855/PDCOU Clocktower Cars, 5 Waterloo Road. Change of Use B1 (70m2) to C3 (1F). Prior Approval Not Required 11.1.19 17/01758/PDCOU Aviary Court, 138 Miles Road. Change of Use B1a (1088m2 to C3 (8 flats) Prior Approval Permitted 1.5.18 18/00289/FUL 55-59 High Street, Epsom. Change of use from B1 (-230m2) to D1 (dental surgery). PERMITTED 26.9.18	The general trend is for employment floorspace to be redeveloped for higher density residential use although this appears to have slowed down this year. The PDCOU applications (permitted development) are beyond the influence of most local policies.
E13	Changes to the road network	Following detailed testing of returning two way traffic to South Street a package of highways and environmental improvements have been identified known as the Plan E Improvements Scheme. Working in partnership with Surrey County Council funding of £2.7m has been awarded from the Coast to Capital Local Enterprise Partnership (LEP) to implement the scheme. Funding has also been provided from EEBC via the Community Infrastructure Levy. The 'South Street two-way' improvement scheme (phases E F and G) have now been implemented as has phase B 'Spread Eagle Junction improvements'. Phase C and D on the market place have commenced and will be completed by the end of 2020.	The successful implementation of the Plan E improvements scheme has demonstrated the benefits of partnership working and having a comprehensive plan to direct and manage future change in the Town Centre. Plan E has been the catalyst for helping to identify and

		<p>The improvements aim to reduce congestion and promote economic growth by making it easier for shoppers to negotiate the town centre and provide an attractive business environment, encouraging investment and supporting the creation of jobs. Further funding will be required to extend the programme of works further along the High Street (north) to the quadrant junction.</p>	<p>successfully attract funding to deliver such improvements.</p>
Plan E site allocations	<p>E14 Depot Road / Upper High Street</p> <p>E15 Utilities Site, East Street</p> <p>E16 Epsom station site</p> <p>E17 Other Opportunity Sites</p> <p>a. Market Place, High Street</p> <p>b. Former Woolworth's Store, High Street</p> <p>c. Pickard House, Upper High Street</p> <p>d. Former Magistrates and County Court site, The Parade/ Ashley Road</p> <p>e. Global House, Ashley Avenue</p> <p>f. TK Maxx Store, High Street</p> <p>g. Emergency Service Uses, Church Street</p> <p>h. Comrades Club, The Parade</p> <p>i. Land to rear of The Albion Public House, South Street</p> <p>j. Town Hall Square and car park, rear of Town Hall</p>	<p>E14 Planning Permission has been granted for 30 residential units and 2844m2 of A1 convenience retail floorspace.</p> <p>E15 The Lintons Centre has been redeveloped. The rest of the site is likely to be an important strategic site for the new Local Plan.</p> <p>E16 Redeveloped</p> <p>a) Market Place Improvements to the Market Place are currently underway as part of the Plan E improvement scheme.</p> <p>b) Former Woolworths Store, High Street No applications have been brought forward for this site. The unit is now occupied by Poundland.</p> <p>c) Pickard House, Upper High Street Site has been fully developed.</p> <p>d) Former Magistrates and County Court site, The Parade / Ashley Road Site has been fully developed</p> <p>e) Global House No applications have been brought forward for this site.</p> <p>f) TK Maxx Store, High Street No applications have been brought forward for this site.</p> <p>g) Emergency Service Uses, Church Street A planning application is currently pending decision at the Police Station site which includes the demolition of the police station and erection of 29 residential units. No other applications have been brought forward for the other parts of the site but the Council is likely to include these sites in the new Local Plan for comprehensive development.</p> <p>h) Comrades Club, The Parade Site has been redeveloped as a mixed-use development comprised of a 57 bed hotel.</p> <p>i) Land to the rear of The Albion Public House, South Street No applications have been brought forward for this site.</p> <p>j) Town Hall Square and car park, rear of Town Hall No applications have been brought forward for this site.</p>	

The Built Environment

Policy Number	Policy	Performance	Analysis
<p>CS5 DM8 DM9 DM10</p>	<p>The Built Environment Heritage Assets Listed Buildings Locally listed Buildings Proposals having an effect upon Heritage assets</p>	<p>There has been 30 valid Listed Building Applications received this reporting year. Of these, 26 were permitted and 4 were refused. Reasons for refusal include:</p> <p>The proposed replacement antennas due to their size and location would result in substantial harm to a designated heritage asset contrary to Paragraph 194 of the NPPF and contrary to the objectives of Policy DM8 of the Development Management Policies Document 2015 and Policy CS5 of the Core Strategy</p> <p>The proposed development would materially harm and detract from the character of the existing listed building and significantly harm this designated heritage asset. The proposal is thus contrary to section 16 of the NPPF (2018) paragraphs 193 & 194, Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies (2015).</p> <p>Replacement of the windows with new elements of sympathetic design, appropriate materials and conventional opening mechanisms is acceptable in principle. However, the proposal requires considerable amendment in order to avoid harm to the significance of the designated heritage asset and with reference to Policy DM8; it cannot be supported in the present form.</p>	<p>We intend to prepare and produce supplementary planning guidance on Design Quality. This will provide supplementary advice to the design policies in the Development Management DPD.</p> <p>Policies DM8/9/10 appear to be performing well, being used to assess applications for Listed Building works and in Conservation Areas. Where a refusal is made, Policy DM8 is being quoted alongside the NPPF and is helping to create strong policy grounds for refusal.</p> <p>The Council expects a high quality of design in planning applications. Policies DM9 and 10 are frequently used policies. Decision taking using design policies is generally subjective. Decisions often come down to a finely balanced opinion</p> <p>We need to determine whether our Conservation Area Appraisals remain up-to-date, or whether they should be subject to review.</p>

Green Infrastructure and the Environment

Our Green Infrastructure is an essential part of what makes Epsom & Ewell a special and unique place. It is just as important as our transport, education and health networks. It not only serves to make the Borough look beautiful but it also helps make it a place that is healthy, safe and one that is connected to the natural world. The majority of our existing Green Infrastructure asset network is already identified and protected through a variety of planning policy designations. These include our Green Belt; Sites of Special Scientific Interest; Sites of Nature Conservation Interest, Local Nature Reserves; Ancient Woodland; and our parks and open spaces. All of these sites are identified on our Local Plan Proposals Map. The biodiversity policies (CS3, DM4, DM5) are difficult to formally monitor. The only information available tends to be anecdotal evidence to show that biodiversity is being considered in planning applications. This can include the requirement for bat boxes or additional tree planting and in some cases a protected species or badger survey to be carried out. Tree/hedgerow protection measures are common place conditions on new developments. More specific conditions are placed on planning applications where there are particular areas of biodiversity that may be at risk. The Council adopted guidance on Biodiversity in Planning in February 2012 which sets out advice and requirements for planners and developers. The new Local Plan will have a strong thread of biodiversity enhancement running through it and will consider additional ways to deliver biodiversity improvements in the future.

Policy Reference	Policy Indicator Target	Performance 2018/19	Analysis
DM1 CS2 DM2	<p>Extent of the Green Belt</p> <p>Number and type of planning permissions granted in the Green Belt / and within the boundaries of the Major Developed Sites</p> <p>Core Strategy: All development allowed in Green Belt meets criteria in national policy</p>	<p>In 2018/19 there has been 109 permissions granted in the Green Belt.</p> <p>These applications are broken down as follows:</p> <p><i>20 for work on TPO trees.</i></p> <p><i>8 for Listed Building works.</i></p> <p><i>44 householder applications including small extensions and conversions of loft spaces and garages.</i></p> <p><i>23 full planning permissions including the conversion of Horton Chapel, the Downs House redevelopment, Cemetery extension, Clear Heights Stables Refurbishment and 6th form centre at Epsom College (Major Developed Site).</i></p> <p><i>6 minor amendments and condition discharges</i></p> <p><i>8 Certificates of Lawful Development</i></p>	<p>We will continue to oppose inappropriate development within the Green Belt and will consider whether the precise Green Belt boundary needs to be amended in the Local Plan review. The Development Management Policies document seeks to manage the size of new extensions in the Green Belt by ensuring that no increase in size over 30% of the original footprint would be permitted. The replacement of existing buildings in the Green Belt will be managed by retaining existing uses and ensuring that replacement buildings are not materially larger than those they replace.</p>
DM3	<p>Replacement and extensions of buildings in the Green Belt</p> <p>Number and type of planning permissions granted for replacement of buildings or extensions in the Green Belt</p>	<p>There has been 37 permissions granted for extensions in the Green Belt. This does not include Certificates of Lawful Development.</p>	<p>Policy DM3 appears to be being used on a regular basis to determine whether an extension is materially larger than is acceptable. Proposals that are over 30% are not being approved.</p>
DM5	<p>Policy DM5 Trees and Landscape</p> <p>Refusals quoting the policy</p>	<p>This policy is frequently used to refuse planning applications that are not appropriate due to the impact the development will have on the trees or landscape. This policy will be carried forward to the new Local Plan and is very important for the protection of trees and landscape in the borough. Examples include;</p> <p>17/01494/FUL 78 Riverview Road</p> <p>Erection of 1 x 4 bed house and 2 x 2 bed bungalows with associated parking accessed from Milbourne Place</p> <p>The close proximity of the proposed bungalow at Plot 2 to the Hornbean trees T4 and T5 would have an adverse impact on the living conditions of the occupants of the proposed dwelling due to excessive tree shade and nuisance and is therefore likely to result in future pressure to heavily prune trees to the detriment of the visual amenity of the locality. The development would also result in root damage to trees during the construction of the proposed dwelling because of the encroachment within the root protection area. The application is therefore contrary to the requirements of Policies CS1 and CS5 of the Epsom and Ewell Core Strategy (2007) and Policies DM5, DM10 and DM12 of the Development Management Policies (2015).</p>	

		<p>17/01618/FLH 12 Gabrand Walk Conversion of existing garage to habitable space with raised roof level, erection of single storey rear extension. The proposed development would be likely to have an adverse impact on the protected European Black Pine and the Horse Chestnut, leading to a harmful impact on the future health and vigour of these protected trees. It would also give rise to future requests to fell the trees or carry out harmful pruning work to their canopies, adversely affecting the landscape character of the conservation area, contrary to Policy CS1 of the Core Strategy 2007 and Policies DM5, DM8 and DM9 of the Development Management Policies Document 2015.</p> <p>17/01865/FLH 2 Chartwell Place Single storey side extension with roof light to front and rear roofslope The proposed development given its location and close proximity to the TPO adjacent to the application site along Downs Road, the proposed extension given its size, scale and dimension and inadequate spacing proposed for replacement planting and trees would result in detrimental impact upon the local character and unacceptable conditions for future replacement trees to grow. The proposal is therefore contrary to Local Plan Policies CS1 and CS5 of the Borough Adopted Core Strategy 2007 and DM5 of the Borough's Development Management Document (2015).</p>
CS4	<p>Open Spaces and Green Infrastructure</p> <p>Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit</p>	<p>Emphasis will continue to be placed on protecting and enhancing the two Strategic Open Spaces of Nonsuch Park and the Hogsmill River.</p> <p>Imbedding Green Infrastructure throughout the borough will be a key theme for the new Local Plan.</p> <p>We have commissioned a Sports Facilities and Playing Pitch Strategy that will consider the range and quality of open space and facilities in the borough. This will enable us to determine whether there is a need for additional facilities and to assess the quality of current provision.</p>
DM19	<p>Policy DM19 Development & Flood Risk</p> <p>The Core Strategy contains an indicator 'Number of planning permissions granted contrary to EA advice of flood risk'</p> <p>The Core Strategy target is for '100% of decisions to be made in accordance with EA advice.'</p> <p>100% of development to reduce volume and rate of run-off</p>	<p>One application was refused on flood risk grounds:</p> <p>17/001465/FUL 110 Ruxley Lane: Erection of 4-bedroom detached dwelling. Refused: <i>The ground floor of the proposed dwelling is at risk of flooding from the Hogsmill River. The submitted Flood Risk Assessment produced by UK Flood Risk Consultants, fails to demonstrate that the development is safe from flooding and would not increase flood risk elsewhere, which is contrary to the requirements of Policies CS1 and CS6 of the Core Strategy (2007) and Policy DM19 of the Development Management Policies Document 2015.</i></p>

Appendix A - List of housing completions 2018-2019

Application No.	Address	Units Proposed	Units completed	Units Lost	Net Change	Tenure	Type	Area Ha	Density
Auriol									
14/00952/FUL	5A Stoneleigh Park Road, Stoneleigh	1	1	0	1	Private	New Build	0.02	50
Total					1				
College									
14/01855/FUL	Priam Lodge Stables, 83 Burgh Heath Road, Epsom	4	4	1	3	Private	New Build	1.018	4
Total					3				
Court									
15/01395/FUL	Garages 23 to 42 Teddington Close	6	6	0	6	Private	New Build	0.084	71
15/01497/FUL	101 to 111 Hollymoor Lane	30	30	6	24	20 Affordable rent & 10 Shared Ownership	New Build	0.125	240
15/01396/FUL	Garages 1 to 37 Bahram Road	5	5	0	5	Private	New Build	0.117	43
16/00885/FUL	15A Hyperion Place Epsom	1	1	0	1	Private	New Build	0.039	26
13/01718/FUL	Meadowcroft, 56 Longmead Road	3	3	1	2	Private	New Build	0.055	55
Total					38				
Cuddington									
16/01693/RES 16/00193/ OUT	Land Adjacent Riverside Cottage Old Malden Lane Worcester Park	1	1	0	1	Private	New Build	0.09	11
10/00465/FUL	13 The Avenue, Worcester Park	5	5	0	5	Private	New Build	0.142	35
Total					6				
Ewell									
17/01026/FUL	27 High Street Ewell	6	6	0	6	Private	Conversion	0.028	214
Total					6				
Ewell Court									
16/01753/FUL	317 Kingston Road	2	2	1	1	Private	New Build	0.05	40
17/01370/FUL	407A Kingston Road	1	1	0	1	Private	Conversion	0.02	50
17/01888/FUL	407 Kingston Road Ewell	1	1	0	1	Private	Conversion	0.02	50
Total					3				
Nonsuch									
15/00098/FUL	NESCOT Agricultural Land, Reigate Road, Ewell	91	1	0	14	Private	New Build	4.357	21
15/00098/FUL	NESCOT Agricultural Land, Reigate Road, Ewell	91	1	0	2	Shared Ownership			

15/00098/FUL	NESCOT Agricultural Land, Reigate Road, Ewell	91	1	0	12	Affordable rent	New Build	4.357	21
17/00429/FUL	Sycamore Gardens- NESCOT Agricultural Land, Reigate Road, Ewell	88	1	0	6	Private	New Build	4.357	21
16/00166/FUL	37 & 37a Cheam Road, Ewell	17	17	2	15	Private	New Build	0.095	179
17/00686/FUL	86 Reigate Road Ewell	3	3	0	3	Private	New Build	0.139	22
Total					52				

Stamford									
14/01750/RES	57 Woodlands Road, Epsom	6	6	1	5	Private	New Build	0.049	122
16/01340/FUL	Epsom Common Working Mens Club 121 - 122 Stamford Green Epsom	2	2	0	2	Private	Conversion	0.113	18
17/00830/FLH	47 The Greenway Epsom	1	1	1	0	Private	Conversion	0.06	17
Total					7				

Stoneleigh									
14/00795/FUL	Rear of 72 Stoneleigh Broadway (Flats 1-7 Stone House)	6	6	0	6	Private	New Build	0.027	222
Total					6				

Town									
15/01532/FUL + 17/00547/REM	Ashley House, Ashley Road	12	12	0	12	Private	Conversion		
16/00501/PDCOU	Rosebery Lodge, 61a South Street, Epsom	9	9	0	9	Private	Conversion	0.023	388
15/00686/FUL	15A Upper High Street, Epsom	2	2	1	1	Private	Conversion	0.0115	174
16/01448/FUL	2 Chase Road Epsom	2	2	0	2	Affordable rent	New Build	0.029	69
18/00131/FUL	141 Hook Road Epsom	2	2	1	1	Private	Conversion	0.034	59
Total					25				

West Ewell									
15/00176/FUL	14 Station Avenue, West Ewell	1	1	0	1	Private	New Build	0.021	48
Total					1				

Woodcote									
15/00992/FUL	Site at 4, Woodcote Side, Epsom (1-4 Lanthornes Ct)	14	14	0	14	Private	New Build	0.04	350
16/01581/FUL	The Gold Peak, Wilmerhatch Lane	1	1	1	0	Private	New Build	0.213	5
14/01442/FUL	54 Rosebery Road, Epsom	4	4	1	3	Private	New Build	0.09	11
16/00608/FUL	15 Pine Hill, Epsom	1	1	1	0	Private	New Build	0.26	4
Total					17				

Appendix B Housing Trajectory

Source of supply	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024-2029 Years 6-10	2029-2034 Years 11-15	2034 - 2037	Total
Delivered	160	165	65								390
Under Construction (145 homes)			9	24	48	32					113
Planning Permissions (233 homes)				31	87	37					155
NESCOT 2 (Sycamore Gardens)			50	38							88
Presto Haulage, The Old Mill, Old Malden Lane					60	20					80
Chalk Lane Hotel					21						21
Student accommodation- Sunnybank House			39								39
Other communal accommodation- Former Salesians			33								33
Other communal accommodation- Lower Mill					29						29
Upper High Street						30					30
Land at Mill Road						31					31
Kings Arms Public House, East Street, Epsom						21					21
Epsom and Ewell High School							60	100			160
Former Police Station, Church Street						10	19				29
Small SHLAA sites (5-10)								93	18		111
Medium SHLAA sites (11-15)								55	15		70
Large SHLAA sites (16+)											
29-37 East Street, Gas and Water Works Site								100	65		165
Spread Eagle Shopping Centre, High Street								35			35
Epsom Baptist Church, Church Street								41			41
TA Centre, Welbeck Close									62		62
Longmead Road/ Gibraltar Crescent								50			50
Church Street Conservative Club, Epsom Club and United Reform Church								40			40
Dairy Crest Ltd								20			20
32 Waterloo Road/ BRM Coachworks									30		30
Hope Lodge Car Park,									30		30
Organ & Dragon, London Road								40			40
Fire Station, Church Street									25		25
EEBC Town Hall, The Parade										30	30
Swaile House, Ashley Road									150		150
Priest Hill Sports Centre Cheam Rd									20		20
Grafton Stables									40		40
South of Salisbury Road									20		20
Home Base, 23 Reigate Road										50	50
EEsso Express, 26 Reigate Road										17	17
Watersedge Estate Regeneration									110		110
TK Maxx Store									65		65
Health Clinic and Ambulance Station, Church Street									25		25
Remaining West Park Site									150		150
Windfall								135	100	80	315
Total	160	165	196	93	245	181	79	709	925	177	2930
Cumulative Total	160	325	521	614	859	1040	1119	1828	2753	2930	2930
Cumulative target	413	992	1571	2150	2729	3308	3887	6782	9677	11414	11414
Cumulative deficit	253	667	1050	1536	1870	2268	2768	4954	6924	8484	8484

Appendix C: Sites under construction or with outstanding planning permission

Sites Under Construction

Application No	Address	Ward	Commencement Date	Units Proposed	Units Lost	Net Change
16-17						
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
08/00429	50 Gadesden Road, West Ewell	West Ewell	12/07/2010	2Fx2B,	1	1
10/00366	18 Stoneleigh Broadway, Stoneleigh	Stoneleigh	22/03/2013	1F x 1B, 1F x 3B	0	2
16/00712/FUL	1 Gadesden Road West Ewell	West Ewell		1H	0	1
					19/20	9
17-18						
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
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
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
17/01853/FUL	101 College Road Epsom	College		9F x 2B	1	8
					20/21	24
18-19						
17/01085/OUT / 19/00519	8 Andrews Close Epsom	Town		8Fx1B	1	7
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
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	19/06/2018	9F (3Fx3B, 4F x 2B, 1Fx1B and 1 studio)	1	8
17/00020/FUL	6A Upper High Street Epsom	Town		2F x 1B	1	1
18/00084/FUL 18/01065/REM	490 Chessington Road West Ewell	Ruxley	31/10/2018	2Hx3B 2Hx2B	1	3
15/00214/OUT 17/01574/RES	RO 12&14 Grosvenor Road Epsom	Woodcote	02/01/2019	1Hx 2B (Bungalow)	0	1
15/00336/FUL + 17/01320/REM	Land Rear 44-48 Stoneleigh Broadway, Stoneleigh	Stoneleigh	01/11/2018	2Fx3B, 2Fx2B, 2Fx1B	0	6
18/00537/FUL	27 -29 High Street Ewell	Ewell	22/10/2018	2Fx1B + 1F x2B	0	3
17/01395/RES + 15/00043 /OUT	Haddad House 91 East Street Epsom	Town	25/01/2019	5Fx2B	1	4
18/00801/FUL	86 Reigate Road Ewell	Nonsuch	04/03/2019	2H x 3B	0	2
18/00117/FUL	The Durdans Stables Chalk Lane Epsom	Woodcote	07/03/2019	1H x 4B	0	1
15/01388/FUL	Grange Mansions, Kingston Road	Ewell	08/02/2019	1Fx1B,2Fx2B,1Fx3B	0	4
18/01148/FUL	Land Adjacent To St Stephens Church Rosebery Road Epsom	Woodcote	14/03/2019	2Hx3B	0	2
					21/22	48

19 -20						
17/00334/FUL	55 Christ Church Mount	Stamford	17/06/2019	1Hx 4B	1	0
18/00185/FUL + 19/00092/COND	6 Plantagenet Close Worcester Park	Ewell Court	20/05/2019	1Hx3B	1	0
17/01419/FUL	7 Cox Lane West Ewell	Ruxley	24/06/2019	3Fx1B 4Fx2B 2Fx3B	1	8
18/00697/FUL	110 Ruxley Lane West Ewell	Ewell Court	25/05/2019	1Hx4B	0	1
19/00494/FUL	88 Northey Avenue Cheam	Nonsuch	01/08/2019	1Hx4B	0	1
19/00519/RES BF	8 Andrews Close Epsom	Town	22/07/2019	6Hx1B + 3H ?B	1	8
18/00721/FUL	Land To The Rear Of 41 To 67 Hook Road Epsom	Town	03/07/2019	4Hx5B	0	4
18/01494/FUL	187A Kingston Road Ewell	Ewell Court	08/07/2019	1Fx1B	0	1
19/00136/PDCOU	46 High Street Ewell	Ewell	21/05/2019	2Fx1B	0	2
17/00932/FUL	4-5 Market Parade High Street Ewell	Ewell	01/07/2019	4F x 2B	0	4
18/00805/FUL	135 Riverview Road Ewell	Ewell Court	01/06/2019	2Hx3B	1	1
16/01564/FUL	80 Rosebery Road Epsom	Woodcote	01/06/2019	2Hx 3B	1	1
18/01509/FLH	60 Rosedale Road Stoneleigh	Stoneleigh	20/11/2018	1B annexe (self contained) ???	0	1
					22/23	32

Application No	Address	Ward	Decision Date	Units Proposed	Units Lost	Net Change
16/01407/FUL	69-71 High Street Epsom	Town	13/02/2017	2Fx1B 1Fx2B	0	3
17/00132/CLP	171 Chessington Road	West Ewell	22/06/2017	1F	0	1
17/00353/FLH	6 Lindsay Close Epsom	Stamford	04/08/2017	1B granny annexe	0	1
17/00188/FUL	Bar XLR 79 East Street Epsom	Town	28/09/2017	6F x 2B, + 1 A1/B1 unit	0	3
17/00530/FUL	Wychwood Epsom Road Ewell	Ewell	29/09/2017	4F x 2B	1	3
17/00784/PDCOU	100 East Street Epsom	Ewell	12/10/2017	6Fx1B	0	6
16/01325/FUL	13 Ashley Road Epsom	Town	20/12/2017	3Fx3B 2Fx2B	2	3
17/00387/FUL	YoYo DropIn Centre 24 South Street Epsom	Town	22/01/2018	1Fx 1B and 1F x 2B	0	2
17/01101/PDCOU	1st and 2nd floor offices 1 - 3 Cheam Road Ewell	Ewell	22/02/2018	2F x 3B	0	2
17/01242/FUL	31 Prospect Place	Town	28/02/2018	1 x2B	0	1
17/01321/FUL	Ebbisham Court 34 Dorking Road Epsom	Woodcote	09/03/2018	1F x 2B	0	1
17/01601/PDCOU	Ground Floor 82 East Street Epsom	Town	03/04/2018	3Fx1B	0	3
17/01398/FUL	329 Hook Road Epsom	Court	16/03/2018	1Hx3B 1Hx2B	1	1
17/01490/OUT	29 Cox Lane West Ewell	Ruxley	28/03/2018	1 bungalow	0	1
					2020-21	31
17/00833/FUL + 18/01024/MMA	16 Cleveland Gardens Worcester Park	Cuddington	27/04/2018	1Hx2B	0	1
17/01722/FUL	2 Hunters Close Epsom	Stamford	30/04/2018	1Hx3B	0	1
17/01758/PDCOU	Aviary Court 138 Miles Road Epsom	Town	01/05/2018	4Fx2B 4Fx1B	0	8
17/01392/FUL	Land Adjoining 50 Woodlands Road Epsom	Stamford	16/05/2018	1H x 2B bungalow	0	1
17/01583/FUL	Darbys Newsagents 50 Stoneleigh Broadway	Stoneleigh	16/05/2018	2Fx2B	0	2
17/01579/FUL	Stan James Adair House 4- 6 High Street	Town	05/06/2018	2Fx2B	0	2

17/01863/FUL	22 Hyperion Place Epsom	Court	26/06/2018	1Hx2B	0	1
18/00168/FUL	2A River Way Ewell	Ewell Court	27/06/2018	1Hx2B	0	1
18/00183/FUL	Land Rear Of 36 Horton Hill Epsom	Court	26/07/2018	1H x 2B	0	1
18/00297/FUL	78 Riverview Road	Ewell Court	06/08/2018	2Hx2B 1Hx4B	0	3
17/01306/REM	Rear of 72 Stoneleigh Broadway	Stoneleigh	15/08/2018	Additional 1studio flat	0	1
17/00469/FUL	41 Kendor Avenue	Stamford	22/08/2018	1Hx 1B	0	1
18/00487/FUL	82 East Street Epsom	Town	11/09/2018		0	1
17/01841/COU	1A Station Avenue West Ewell	West Ewell	11/09/2018			-1
18/00153/FUL	54 High Street Epsom	Town	26/09/2018	2Fx2B	0	2
18/00494/FUL	18 Mill Road	College	02/10/2018	1 Bedsit	0	1
17/01797/FUL	Freedman Alexander Solicitors First Floor Offices 57 - 61 High Street Ewell	Ewell	15/10/2018	3F x 2B	0	3
18/00653/PDCOU	82 East Street Epsom	Town	17/10/2018	1Fx2B	0	1
18/00432/OUT	74 Ebbisham Road Epsom	Woodcote	19/10/2018	1Hx2B	0	1
18/00396/FUL	19 Woodlands Avenue Worcester Park	Cuddington	06/11/2018	1H x 4B	0	1
18/00372/FUL	499 Chessington Road West Ewell	Ruxley	16/11/2018	1Hx5B	1	0
18/00702/RES	Land Adjacent 32 Downs Road Epsom	College	21/11/2018	1Hx		1
18/00486/FUL	1 Whitmores Close	Woodcote	26/11/2018	2Fx1B 3Fx2B 1Fx3B	1	5
17/00334/FUL	55 Christ Church Mount	Stamford	06/12/2018	1H 4B +	1	0
18/01090/FUL	Curry Master 403 kingston Road Ewell	Ewell Court	18/12/2018	1Fx1B	0	1
18/00647/FUL	6 The Grove Epsom	Town	20/12/2018	4Fx2B 2Fx1B	1	5
18/00855/PDCOU	Clocktower Cars 5 Waterloo Road Epsom	Town	11/01/2019	1Fx1B	0	1
18/00288/FUL	Downs House Walton Road Epsom	Woodcote	22/01/2019	4H x 4B +	0	4
18/01055/FUL and 19/00159/REM	12 Longdown Lane North Ewell	Nonsuch	23/01/2019	1Hx4B	0	1
18/01383/FUL	33 Amis Avenue West Ewell	Ruxley	18/02/2019	2Hx 3B	1	1
18/01536/FUL	3 Beverley Close Ewell	Nonsuch	21/03/2019	2Hx3B	1	1
18/01513/FUL	East Lodge 117 East Street	Town	22/03/2019	3Fx1B 4Fx2B	1	6
17/00188/FUL	Bar XLR 79 East Street Epsom	Town	28/09/2017	6F x 2B, + 1 A1/B1 unit	0	3
16/00653/OUT	25 Alexandra Road	College	06/07/2017	14F 2 of which are social rented	1	13
16/01919/FUL	70 Worple Road Epsom	Woodcote	01/06/2017	1H x 3B	1	1
18/01264/FUL BF	10 Old Schools Lane Ewell	Ewell	18/04/2019	4Hx3B 2Hx2B	0	6
19/00871/FUL	Land adj 22 The Headway	Ewell	05/09/2019	1Hx4B	0	1
18/01150/FUL	111 East Street Epsom	Town	28/03/2019	3Fx1B 3Fx2B	1	5
					2021-22	87
18/00998/FUL	139 Holmwood Road Cheam	Nonsuch	05/04/2019	1Hx4B NB	0	1
18/01574/FUL	10 Lansdowne Court The Avenue Worcester Park	Cuddington	10/04/2019	1Hx3B 1Hx2B	0	1
19/00093/FUL	Epsom Point 84 - 90 East Street Epsom	Town	17/04/2019	1fx2B	0	1
19/00117/FUL	Priory Court Old Schools Lane Ewell	Ewell	18/04/2019	7 Addn bedspaces	0	3
18/01298/FUL	Victory House 23 West Street Epsom	Town	23/04/2019	2Fx1B	0	2
19/00271/FUL	Former Store 21 44 High Street Epsom	Town	16/05/2019	5Fx1B	1	4
19/00015/FUL	The Lodge West Street Ewell	Ewell	17/05/2019	2Hx3B 1Hx2B	0	3

19/00223/FUL	Land At Rear Of Aviary Court 138 Miles Road Epsom	Town	22/05/2019	2Fx2B	0	2
19/00062/FUL	Land Adjoining 31 Rosebank Epsom	Town	22/05/2019	4Fx2B	0	4
19/00301/FUL	Maritime Court Blenheim Road Epsom	Court	22/05/2019	3Fx1B 1Fx2B	0	4
19/00291/FUL	29 Cox Lane West Ewell	Ruxley	07/06/2019	1Hx3B	0	1
19/00408/FUL	33A Waterloo Road Epsom	Town	10/06/2019	1Fx1B 1Studio	1	1
18/01311/FUL BF	224 Ruxley Lane West Ewell	Ruxley	14/06/2019	1Fx3B 1Fx1B 4Fx2B	1	5
19/00358/PDCOU	17 Depot Road Epsom	Town	19/06/2019	2F - studio	0	2
19/00079/FUL	6 Whitehorse Drive Epsom	Woodcote	04/07/2019	1Hx4B	1	0
19/00538/RES	320 Chessington Road West Ewell	West Ewell	04/07/2019	1Hx 3B	0	1
19/00577/FUL	Second Phase Of Development At Elm Grove Epsom	Woodcote	11/07/2019	2Hx2B	0	2
					2022-23	37

Appendix D: Five Year Housing Land Supply 2019

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.

Local Planning Authorities should, as required in Paragraph 73 of the National Planning Policy Framework (NPPF), identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The housing land supply statement responds to this and brings together information on development permitted and land identified as deliverable within the Borough of Epsom & Ewell.

This statement sets out the Borough's position over the five year period April 2019- March 2024 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 significantly boost the supply of homes by identifying a sufficient supply and mix of sites, taking into account their availability, suitability and economic viability.

The NPPF states that planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

The NPPF 2019 defines 'Deliverable' as follows:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

The NPPF defines 'Developable' as follows:

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Sites included in the 5 year supply for Epsom & Ewell

Sites that have the potential to deliver housing during the 5 years, that can be considered to be 'deliverable' in line with the NPPF are limited to:

- sites that have planning permission that have not been implemented or that have commenced
- sites allocated in Plan E- this is the only adopted plan that includes allocations at this time. (There are no Plan E sites that we believe will deliver housing in the first five years)

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 2019-2024

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 2017-2037

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 Borough. For the purpose of this statement this is the Borough's '*housing requirement*' for 2019- 2037.

The publication of the revised national policy and guidance in 2018 saw the introduction of various measures by central government to increase housing delivery in the country through the Planning system. This included the introduction of a new test known as the Housing Delivery Test (HDT). The HDT measures the previous three years housing delivery in an authority area against the authority's housing requirement. The failure to meet 95% of the requirement results in the need to prepare an Action Plan and failure to meet

85% of the requirement results in the addition of a 20% buffer to the housing requirement, where the Council is required to identify a five year supply of deliverable sites.

The results of the HDT identifies that the Borough Council oversaw the delivery of 57% of housing required in the past three years. This is below the 85% threshold set in relation to paragraph 73 of the NPPF and the threshold of 95% of the paragraph 75 of the NPPF. Therefore the Council will be required to; identify a supply of deliverable sites including an additional 20% buffer (moved forward from later in the plan period); as well as prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years (respectively). The [Action Plan](#) can be viewed online. For the purposes of this statement the 20% buffer figure, which is calculated as 695, is the '*housing requirement+20%*'.

a) The housing requirement (2017-2037)

		Dwellings	Average Dwellings Per Annum	Dwellings 20% buffer	Average Dwellings Per Annum
a)	Housing requirement 2017-2037 (20 years)	11,414	<u>570</u>	13,697	685

b) Net addition to stock 2017-19

The net additions to dwelling stock for the period 1 April 2017 to 31 March 2019 has been 325 dwellings. This represents 33% of the Borough's housing requirement for those two years.

b)	Net additions to stock 2017-19	Dwellings	Average (mean) dwellings per annum
	2017/18	160	
	2018/19	165	
	TOTAL	<u>325</u>	163

c) Residual requirement for 2019-2033

The housing requirement for the remaining years of the plan period (2019-2037) is adjusted from the requirement of 579 and 579+20% dwellings per annum to reflect the level of housing that has already been delivered since 2017. 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)	a-b/ years remaining	11414-325/18	11089 (616pa)	(without 20% buffer)
c)	a-b/ years remaining	13697-325/18	13372 (743pa)	(with 20% buffer)

d) Requirement for five years 2019-2024 (without 20%)

This is calculated by multiplying the residual annual average by 5. The housing requirement for 2019- 2024 is **3080/ 3715** dwellings.

a)	Housing requirement 2017-2027	11,414	570
b)	Net additions to stock 2017-2019	325	163
c)	Residual requirement for 2019-2033 (a-b)	11089	616
d)	Requirement for 5 years 2019-2024	3080	(616x5)

d) Requirement for five years 2019-2024 (with 20% buffer)

a)	Housing requirement 2017-2027	13,697	685
b)	Net additions to stock 2017-2019	325	163
c)	Residual requirement for 2018-2032 (a-b)	13372	743

d)	Requirement for 5 years 2019-2024	3715	(743x5)
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Sources of 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.

Source of supply	Total 2019-2024
Sites Under Construction (including communal accommodation)	338
Sites with planning Permission (5% reduction)	456
Total	794

1) Comparison of 5 year supply and requirement 2019-2024		1) Comparison of 5 year supply and requirement 2019-2024 +20%	
Deliverable Supply	794	Deliverable Supply	794
Requirement	3080	Requirement	3715
Deficit	2286	Deficit	2921
Percentage supply	26%	Percentage supply	21%
Representative number of years supply	1.3 years	Representative number of years supply	1.1 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

