

**Epsom and Ewell
Borough Council**

**Annual Monitoring
Report**

2007- 2008

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Section 1

Introduction

- 1.1 The Planning and Compulsory Purchase Act commenced on 28 September 2004. It introduced a system of Local Development Frameworks (LDF) including a requirement to produce an Annual Monitoring Report (AMR).
- 1.2 This is the fourth AMR that has been produced under the Act, monitoring the period April 2007 to 31 March 2008. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on an added importance in providing a check on whether those aims are being achieved.
- 1.3 Local Authorities are required, by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004 and by PPS12 Local Development Frameworks, to undertake certain key monitoring tasks, all of which are inter-related. The key tasks¹ are as follows:
- review actual progress in terms of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme;
 - assess the extent to which policies in LDDs are being implemented;
 - where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - check whether the policies in the LDDs need adjusting or replacing because they are not working as intended;
 - check whether the policies need changing to reflect changes in national or regional policy; and
 - set out whether policies are to be amended or replaced.
- 1.4 The first LDD, the Core Strategy, to form part of the Borough's LDF was submitted to the Secretary of State and examined by the Planning Inspectorate last reporting year. It was found 'sound' in May 2007 and adopted by the Council in July 2007 (this reporting year). This AMR will report on all relevant Core Strategy policies and targets, using the indicators identified in the document. As forthcoming Development Plan Documents (DPDs) are adopted, future AMRs will focus on monitoring the adopted policies contained within these DPDs.
- 1.5 In addition to the indicators contained in the Core Strategy, there are a national set of **core output indicators**, upon which the authority are required to report. Many of the Core Strategy indicators have been aligned with these national indicators. A revised set of the core output indicators was published

¹ **Source** PPS 12 and Local Development Framework Monitoring: A Good Practice Guide

in July 2008 and the AMR will continue to report, where possible, on the most recently published set.

- 1.6 Epsom & Ewell Borough Council will fulfil its commitment to monitor and review its adopted policies. This will ensure that the LDF remains the most appropriate and locally acceptable response to current issues of environmental, social and economic importance.

Section 2

Progress and implementation of the Local Development Framework

- 2.1 The Epsom and Ewell Local Development Scheme (LDS) sets out a programme for the production of the Local Development Documents (LDDs) and forms part of the Local Development Framework (LDF) for the Borough. It provides a timetable for their production so as to monitor progress and milestones, as well as identifying the resources required and any potential constraints.
- 2.2 The Council had a revised LDS approved by the Government Office of the South East (GOSE) in June 2007. For the monitoring year (1 April 2007 to 31 March 2008), all of the milestones identified in this LDS have been achieved² and there have been no Local Development Orders adopted under section 61A of the Town and Country Planning Act 1990.
- 2.3 The Core Strategy DPD was submitted to the Secretary of State following committee approval in June 2006. The Public Hearing part of the examination of the Core Strategy was held in January 2007, and the Inspector's binding report was issued in May 2007. The Core Strategy was formally adopted by the Council in this reporting year on 24 July 2007.
- 2.4 Table 1 below sets out the progress on the preparation of Epsom and Ewell Borough Council's Local Development Framework and the position at the end of this reporting year.

² In August 2008, the Council submitted a further revised LDS to the GOSE, which reflects the recent changes to the Town & Country Planning Regulations.

Table 1: Progress on the preparation of Epsom and Ewell BC's LDF against the LDF programme				
Title of Document	Subject of Document	Stages in Preparation completed	LDS Targets Met? 2007 / 08	Notes or Future Stages to be completed
Local Development Scheme	A programme for the preparation of Local Development Documents	<ul style="list-style-type: none"> ✓ Preparation of revised LDS: May/ June 2007 ✓ Submission to Secretary of State May 2007 ✓ Approved by GOSE June 2007 	Yes	<ul style="list-style-type: none"> • The LDS has been revised and submitted to GOSE in August 2008.
Statement of Community Involvement	Standards and approach to involving stakeholders and the community in production of all Local Development Documents and planning applications	<ul style="list-style-type: none"> ✓ Submission to Secretary of State: June 2005 ✓ Public examination: November 2005 ✓ Inspectors binding report: February 2006 ✓ Adopted by Council: April 2006 	Yes- no Targets Identified For this Year	Complete
Core Strategy	Strategic document containing broad policies setting out the development principles for the Borough	<ul style="list-style-type: none"> ✓ Issues and Options Consultation: June/July 2005 ✓ Preferred Options Consultation: January/February 2006 ✓ Submission to Secretary of State following Committee approval in June 2006 ✓ Public hearing held January 2007 ✓ Examination of Core Strategy September 2006 to February 2007 ✓ Inspectors binding report issued May 2007 ✓ Adoption by the Council July 24th 	Yes	Complete

		2007		
Site Allocations and Development Control Policies DPD	Identifies sites proposed for development and sets out policies relating to the site and its development. Sets out an array of policies against which planning applications will be considered	<ul style="list-style-type: none"> ✓ Issues and Options Consultation on Site Allocations: June/July 2006 ✓ LDS revised 2007 to reflect new timetable and to allow preparation of amalgamated DPD. ✓ Issues and Options Consultation for amalgamated document: Feb/April 2008 	Yes	<ul style="list-style-type: none"> • Option paper May / August 2009 • Submission to Secretary of State November / December 2009
Proposals Map	An OS map illustrated to reflect the development plan documents policies	✓ None		<ul style="list-style-type: none"> • Revised in conjunction with Site Allocations DPD.
Epsom Town Centre Area Action Plan	Sets out detailed policies and site proposals aimed at strengthening the vitality and viability of Epsom Town Centre	✓ Stakeholder and LSP Engagement	Yes	<ul style="list-style-type: none"> • Stakeholder Engagement: ongoing (commenced summer 2008) • Issues and options consultation: Feb/ May 2009 • Submission to Secretary of State: November / December 2009
Annual Monitoring Report	Annual review of policies and LDF preparation progress	✓ AMR for 2006 / 2007 submitted: December 2007	Yes	<ul style="list-style-type: none"> • To be submitted on or before 31 December each year reporting on the previous full financial year
Developer Contributions SPD (Part 1 Affordable Housing)	Supplementary planning document containing guidance on affordable housing provision expected from developments	<ul style="list-style-type: none"> ✓ Stakeholder engagement (began in March 07) ✓ Consultation on Draft SPD: Feb-March 2008 ✓ Adoption June 2008 	Yes	<ul style="list-style-type: none"> • Commitment to review in 2010
Developer Contributions SPD (Part 2	Supplementary Planning Document containing guidance on other	<ul style="list-style-type: none"> ✓ None ✓ Consultation on Draft SPD: Feb-March 2008 	Yes	<ul style="list-style-type: none"> • Commitment to review in 2010

Infrastructure)	Contribution expected from developments	✓ Adoption June 2008		
Design Guidance Supplementary Planning Document (SPD)	Supplementary Planning Document containing guidance on sustainable and inclusive design for all categories of development	✓ Some initial stakeholder engagement	Yes	<ul style="list-style-type: none"> The revised LDS programmes work to start during September 2009

In addition, further work contributing towards the Local Development Framework, which is not identified in the Local Development Scheme has been under taken:

Table 2: Details of Documents Not Identified in the Local Development Scheme

Title of Document	Stages in Preparation	Date completed
Sustainability Appraisal Scoping Report	✓ Approved and adopted by Council	May 2005
Sustainability Appraisals	✓ Core Strategy Sustainability Appraisal Issues and Options Preferred Options Submission Document	May 2005 January 2006 June 2006
Employment Land Review	Publication	April 2006
Audit of Open Space, Sport and Recreational Facilities	Publication	March 2006
Strategic Flood Risk Assessment	✓ Commissioned consultants ✓ Report Published	July 2007 May 2008

Retail Study	<ul style="list-style-type: none"> ✓ Commissioned consultants ✓ Report Published 	September 2007
Environmental Character Study	<ul style="list-style-type: none"> ✓ Commissioned Consultants ✓ Report published 	February 2008 September 2008
Strategic Housing Market Assessment	<ul style="list-style-type: none"> ✓ Commissioned Consultants (jointly with other East Surrey Authorities) ✓ Report Published 	April 2007 May 2008

Section 3

Performance of existing adopted policies

- 3.1 Following commencement of the Planning and Compulsory Purchase Act 2004, all of the policies in the Epsom and Ewell District Wide Local Plan were automatically 'saved' until September 2007.
- 3.2 In early 2007 (before this reporting year commenced) the Council undertook a comprehensive review exercise and submitted a paper to the Government Office for the South East setting out which policies the Council sought to save beyond 27 September 2007. The Secretary of State then issued a direction to the Council on 24 September 2007, indicating which Policies in the Local Plan were to be saved in accordance with paragraph 5.15 of PPS12: Local Development Frameworks and the Department for Communities and Local Government protocol on saving policies. GOSE emphasised that good progress should continue to be made with local development frameworks, and that policies which have been saved are expected to be replaced promptly through fewer policies in DPDs.
- 3.3 The Core Strategy was adopted in July 2007 and replaced some policies in the Local Plan. The performance of these policies will be the focus of this AMR.

Section 4

The Context

- 4.1 This section provides an overview of the Borough, setting out the key contextual characteristics, which will be useful to consider whilst examining the performance of the adopted planning policies.
- 4.2 Possessing a sound understanding of the social, economic and environmental issues that affect the Borough is an important part of the LDF 'spatial' planning approach. It is equally important for the development of the Sustainable Community Strategy, a document produced by the Borough's Local Strategic Partnership (LSP). Describing the wider social, environmental and economic circumstances provides a useful background for the assessment of the effects of policies and the interpretation of the output indicators. Further detailed information on the Borough can be found in the evidence base documents detailed below:
- Environmental Character Study (2008)
 - Strategic Flood Risk Assessment (2008)
 - Strategic Housing Market Assessment (2007)
 - Retail Study (2007)
 - Open Spaces Audit (March 2006)
 - Housing Needs Survey (November 2004 & December 2006)
 - Surrey Housing Potential Study (2005)
 - Employment Land Review (April 2006)
 - Characterisation of the Area (May 2005)
 - Baseline data from Appendix 5 of Sustainability Appraisal Scoping Report (2005)
- 4.3 All papers are available on the Council's web site (www.epsom-ewell.gov.uk) under "Local Development Framework".
- 4.4 The Council has also commissioned an Epsom Town Centre Retail Needs Study and Health Check which will form part of the evidence base for the production of future LDDs (in particular the Epsom Town Centre Area Action Plan).

Key Characteristics of the Borough

- 4.5 Epsom & Ewell is situated in the North East of Surrey, on the edge of London's suburbs. It is based around the market town of Epsom, the ancient village of Ewell, and the 1930s centre at Stoneleigh. It is the smallest of the Surrey districts, covering an area of 3,411 hectares.
- 4.6 About 42% of the Borough's area is Green Belt, running along the eastern and western boundaries of the built up area and stretching to the south. There are also two designated Strategic Open Spaces (Nonsuch Park and the Hogsmill) within the urban area. Epsom has long been associated with horse racing and is home to the nationally important Epsom Downs Racecourse and facilities for the local racehorse training industry. The racecourse and many of the associated horse racing uses are located within the Green Belt.

Population of the Borough

- 4.7 The Borough's population numbers 70,900 (June 2007 Office for National Statistics mid-year population estimate), with an economically active population of 83%. It has increased by 3,800 people since 2001 and the number of residential dwellings has grown by 3,074 (11.7%) to 29,432 since 1991 (County Housing Returns to SEERA, 2006). The largest increase in households has been in 1 person households with a large increase of 36% from 1991 to 2001 (Census, 2001).
- 4.8 A majority (91.3%) of the population falls within the ethnic classification of white British (Census, 2001). The population is well educated (55.1% educated to NVQ3 or above) compared to the regional (49.6%) and national average (46.4%) (NOMIS, 2007). Unemployment is low - at the time of the 2001 Census less than 2% of the economically active population were unemployed. Long term unemployment is not a serious problem in the Borough.
- 4.9 Out of 354 districts in England, Epsom & Ewell is one of the least deprived, being ranked at 335 (IMD, 2007). The health of the population is generally good with the 12th best life expectancy levels in the country (Local Knowledge Website). The Borough is also one of the safest places to live (Surrey being the safest county in England) with the second lowest recorded crime rate in the County (British Crime Survey, 2006/2007).

Housing in the Borough

- 4.10 Over one third of households live in semi-detached houses (36%), with a further 24% living in detached houses (Housing Needs Survey 2004). Almost 83% are owner occupiers – a figure higher than in Surrey (77%), the South-East (73%) or in England (68%) (Census 2001). House conditions across all tenures are good with almost all households having central heating and sole use of facilities. House prices in Epsom & Ewell are very high with the average cost of a house in the Borough being £335,954. This is greater than the average in the South East (£227,819) and the Surrey average (£313,472) (Land Registry –March 2008).

Employment in the Borough

- 4.11 The broad structure of employment favours those in the service sector rather than in agriculture or manufacturing. A high proportion of the Borough's workforce (49.4%) falls within the categories of Managers and Senior Officials compared to 47.3% in the South-East and 42.9% in Great Britain. (NOMIS: Official Labour Market Statistics January 2007 to December 2007). Approximately 61% of the employed people between the ages of 16-74 commute *out* of the Borough for work - 55% use a car or van for their journeys and 16% use the train (Census 2001). This indicates a heavy reliance on jobs outside the Borough, primarily in central London, although also in Guildford, Sutton and Croydon.
- 4.12 There has been a steady rise in the number of VAT registered businesses in the Borough since 1994 where there were 2,205, with small increases in all but two years. As of 2006, there were 2,420 VAT registered businesses in the Borough (NOMIS Official Labour Market Statistics 2005).

Section5

Indicators

- 5.1 Local Authorities are required to monitor a number of LDF **Core Output Indicators**, and address them in their Annual Monitoring Report (AMR). The purpose of these is to measure physical activities that are affected by the implementation of planning policies.
- 5.2 This AMR will mainly concentrate on reporting the Core Output Indicators which have been set out in '*Regional Spatial Strategy and Local Development Framework Core Output Indicators- Update 2/2008*' published in July 2008. This document has made some minor changes to the indicators used in previous years, although they concentrate on mostly the same themes. The revision to the core output indicators is predominately limited to the rationalisation, clarification and update of indicator definitions to reflect current Government guidance.

The LDF Core Output Indicators as detailed in the revised guidance are outlined under the headings:

- Business Development and Town Centres
 - Housing
 - Environmental Quality
- 5,3 The AMR will also report on Indicators which derive from the **Core Strategy**, many of which have been streamlined with the Core Output Indicators. Where relevant, **local indicators** are also reported on to provide a local context.
- 5.6 As the Council's Core Strategy was adopted in July 2007, and identifies policy principles on which sustainable development will be achieved, this AMR will report under the themes identified in the Core Strategy for consistency with both this document and others being prepared, incorporating the Core Output Indicators into the relevant sections. It will report on all relevant indicators.

Section 6

Conserving and Enhancing Open Space and Landscape Character

6.1 Green Belt

Core Strategy Indicator:

Number and type of planning permissions granted in the Green Belt.

Target

6.1.1 That all development within the Green Belt meets the criteria set out in national policy.

Policy

6.1.2 Planning Policy Guidance 2: Green Belts envisages the Green Belt will be maintained without alteration to its boundary for the foreseeable future. The Council's Core Strategy policy CS2 states: 'To ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy.'

Performance

6.1.3 The designated Green Belt covers some 42% of the area of the Borough, with approximately 40% of the Green Belt comprising of public open space. Within the Green Belt lies the 'hospital cluster'. This comprises five large, former psychiatric hospitals (the construction of which pre-dated the designation of the Green Belt). The closure of these hospitals has provided an opportunity for their conversion and redevelopment, predominantly for housing. Schemes involving three of the hospital sites have been completed, and the two remaining undeveloped hospital sites (West Park and St Ebba's), and the remainder of the partly-developed Horton site, form an important part of the Borough's future housing supply³.

Analysis

6.1.4 The Site Allocations DPD will examine the precise Green Belt boundary and identify 'major developed sites' where infilling or redevelopment may be permitted. The Council will continue to prevent inappropriate development within the Green Belt.

6.2 Biodiversity and Designated Nature Conservation Areas

Core Strategy Indicator:

SSSIs- % in favourable condition or improving'

³ Outline planning permission and reserved matters have been granted for the remainder of the Horton site (2/11/07) and St Ebbas (14/10/08), and West Park has outline planning permission (28/3/07).

Target

6.2.1 95% of the SSSIs should be in a favourable or recovering condition by 2010

Policy

6.2.2 The Councils Core Strategy Policy CS3 states 'Sites of Special Scientific Interest and Ancient Woodland will be afforded the highest level of protection. Development which harms the scientific interest of these areas will not be permitted.

Performance

6.2.3 Epsom & Ewell has 119.33 hectares of designated SSSI. In October 2008, the results of an assessment into the condition of these sites was published by English Nature. At each site the condition was assessed against a set of ecological objectives identified to maintain the special habitat and species features in a healthy state. 100% of the designated areas within the Borough were reported to be in favourable or unfavourable/recovering condition

Table 3: Condition of SSSI sites

	Favourable 2007/08	Favourable 2006/07	Unfavourable – recovering 2007/08	Unfavourable – recovering 2006/07	Unfavourable – no change 2007/08	Unfavourable – no change 2006/07
Stones Road Pond	0.47 ha (standing open water and canales)	0.47 ha				
Epsom Common			105.42 ha (Broadleaved, mixed and yew woodland- lowland)	99.73 ha		5.68 ha
			13.45 ha (Dwarf shrub heath- lowland)	13.45 ha		
TOTAL	0.47 ha	0.47 ha	118.87 ha	113.18 ha		5.68 ha

100% in favourable or unfavourable- recovering condition

(Natural England statistics October 2008)

Analysis

6.2.4 Work has been carried out in partnership with English Nature to bring the Borough's SSSIs to a favourable and recovering condition. Work to date has seen an increase to 100% from 95.25% last year. . Since last year, English Nature have considered the Great and Stew ponds to now be well managed within the context of the surrounding woodland and open space, which reflects the improved figure. Nature conservation and public access on Epsom Common Local Nature Reserve are managed via a ten year management plan which commenced during 2005. The plan has been published in agreement with Natural England who guide the Council's management of the site for nature conservation. Epsom Common Local

Nature Reserve has also received a Green Flag award, which is the national standard for parks and green spaces in England and Wales.

**Core Strategy Indicator and Core Output Indicator E2:
Number and areas of SNCI 2&3 and Ancient Woodlands**

Target

6.2.5 The target for this indicator will be set in the Development Control Policies DPD, informed by the local Biodiversity Action Plan.

Policy

6.2.6 Core Strategy policy CS3 states: 'Development that would harm Grade 2, Grade 3 SNCIs or Local Nature Reserves will not be permitted unless suitable mitigation measures are put in place and it has been demonstrated that the benefits of a development would outweigh the harm caused.'

Performance

6.2.7 There has been no change in size, amount and range of these areas.

Analysis

6.2.8 There is evidence on Epsom Common Local Nature Reserve to suggest that the re-introduction of grazing and restoration of pasture woodland on Epsom common is leading to significant improvements in quality of a large part of the site. The area of Corky Fruited Water Dropwort, *Oenanthe pimpinelloides*, rare in Surrey continues to increase and the same is true for Sawwort, *Serratula tinctoria*, which is also rare in Surrey. Grazing has also seen a significant increase in violets the food plant for caterpillar of the Silver Washed Fritillary and there has been a consequent and significant increase in the Silver Washed Fritillary butterflies. Also on Epsom Common volunteer work from both the Lower Mole Countryside Management Project and the Epsom Common Association ECOVOLS on Horton, Bramble and Castle Heaths has seen an increase in the area of heather. This work is particularly important as Lowland Heath is an internationally scarce habitat.

6.2.9 The Borough has two designated Ancient Woodlands (Pond Wood & Great Wood) both on Horton Country Park Local Nature Reserve. There are however several other woods in the Borough that are very likely to be Ancient although they are smaller than 2 Hectares which was the cut off point for designation in the 1980's. The Council has recently been involved in commissioning a new Ancient woodland survey which will look at all potential woodland across Surrey (without the 2 hectare threshold).

Core Strategy Indicator:

Number of new developments providing mitigation for loss of biodiversity/ or and incorporating features to improve existing biodiversity

Target

6.2.10 The target for this indicator will be set in the Development Control Policies DPD, informed by the local Biodiversity Action Plan.

Policy

6.2.11 Core Strategy Policy CS3 states: ‘...development that is detrimental to the Borough’s biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough’s biodiversity.’

Performance

6.2.12 This indicator has not yet been monitored formally, although there is anecdotal evidence to show that biodiversity is being considered in planning applications. For example, a recent permission granted for Etwelle House, Station Approach included the following conditions in relation to biodiversity:

6 *Suitable stag beetle habitat such as the railway sleepers at the base of the existing fencing and deadwood including tree stumps and logs are to be removed under an ecological watching brief prior to redevelopment, and reinstated within the designated stag beetle habitat areas indicated on the approved plans.*

Reason: In order to protect the nature conservation and biodiversity importance of the site in accordance with Policy SE6 of the Surrey Structure Plan (2004), PPS 9 and Policy NE8 of the Epsom and Ewell District Wide Local Plan 2000

7 *Details of the incorporation of bird boxes and bat roosts in the structure of the dwellings hereby approved shall be submitted prior to commencement of development.*

Reason: In order to protect the nature conservation and biodiversity importance of the site in accordance with Policy SE6 of the Surrey Structure Plan (2004), PPS 9 and Policy NE8 of the Epsom and Ewell District Wide Local Plan 2000

14 *Clearance of suitable bird breeding habitat is to be undertaken outside the bird breeding season*

Reason: In order to protect the nature conservation and biodiversity importance of the site in accordance with Policy SE6 of the Surrey Structure Plan (2004), PPS 9 and Policy NE8 of the Epsom and Ewell District Wide Local Plan 2000

15 *Clearance and stripping of the substrate in vicinity of the fox earths and land adjacent to the railway corridor, and clearance and stripping of the woodland band to the northeast of the site is to be undertaken under an ecological watching brief.*

Reason: In order to protect the nature conservation and biodiversity importance of the site in accordance with Policy SE6 of the Surrey Structure Plan (2004), PPS 9 and Policy NE8 of the Epsom and Ewell District Wide Local Plan 2000

Analysis

6.2.13 Once target/s for this indicator have been set, a mechanism to monitor this will be established.

6.3 Open Space and Green Infrastructure

Core Strategy Indicator:

Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space audit.

Target

- 6.3.1 Provision should meet defined local standards as set out in the Borough's open space audit. This will be set as a target in forthcoming local development documents.

Policy

- 6.3.2 Core Strategy policy CS4 seeks to protect the Strategic Open Spaces of Nonsuch Park and the Hogsmill River, whilst also rigorously maintaining an accessible network of green open spaces within the built up area of the Borough. The open space audit was carried out in 2006 and sets local standards for provision.

Performance

- 6.3.3 There has been no change in the amount of open space provided in the Borough in this reporting year. In the year 2007/2008 Epsom Common Local Nature Reserve received a Green Flag award, which is the national standard for parks and green spaces in England and Wales. This represents 22% of the Borough's open space.

Analysis

- 6.3.4 The open space study for the Borough identified where deficiencies exist and also where land did not contribute significantly and was potentially surplus to needs. This will provide guideline for the levels of provision and other proposals which will be made in forthcoming development plan documents. The Council has also adopted a Developer Contributions Supplementary Planning Document in June 2008, which sets out the mechanism for achieving contributions from developments towards the Borough's open spaces.

Section 7

Conserving and enhancing the quality of the built environment

7.1 *The Built Environment*

Core Strategy Indicator:

% of Conservation Areas where appraisals and management plans have been completed

Target

7.1.1 Conservation Area Appraisals: An increasing proportion until all are completed.

Policy

7.1.2 Core Strategy policy CS5 states that the; 'Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas,...'

Performance

7.1.3 The Council has now completed three out of the twenty Conservation Area Appraisals due to be carried out, which equates to 15%. The aim is to complete all appraisals by early 2010.

Analysis

7.1.4 This is the first year that this indicator has been reported. The Council has made good progress in the production of these appraisals and which are subject to public consultation exercises and Committee approval.

Core Strategy Indicator:

Number of listed buildings within the Borough on the national 'Buildings at Risk' register

Target

7.1.5 A reduction in the number of buildings on the national 'Buildings at Risk Register'.

Policy

7.1.6 Core Strategy policy CS5 states that the; 'Council will protect and seek to enhance the Borough's heritage assets including historic buildings,...'

Performance

7.1.7 In the past there have up to three buildings on the national 'Buildings at Risk Register'. There is now only one property in the Borough which is on the register, this being the Riding School at The Durdans, Chalk Lane, Epsom.

Analysis

7.1.8 The Durdans is a covered riding school built in 1881, designed by George Devey for Lord Rosebery. It was last used as part of a stable, but a permanent use which could provide for full restoration is desirable. There is a current, highly contentious application for the change of use and redevelopment of this site

Core Output Indicator H6:
Housing Quality – Building for Life Assessments

7.1.9 This is a new indicator which intends to show the level of quality in new housing developments. Monitoring arrangements for this indicator are yet to be put in place. The guidance requires housing sites of at least 10 new dwellings to be assessed against the CABE Building for Life criteria.

7.2 *Sustainability in New Development*

Core Output Indicator E1 and Core Strategy Indicator:
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Target:

7.2.1 100% of decisions to be made in accordance with Environment Agency advice

Policy

7.2.2 The extreme weather variations experienced in the last few years have highlighted the potential dangers of locating development in areas at high risk of flooding. 'Planning Policy Statement 1: Delivering Sustainable Development' sets out the Government's objectives for the planning system, and how planning should facilitate and promote sustainable patterns of development, avoiding flood risk and accommodating the impacts of climate change.

7.2.3 In December 2006 the Government published new guidance on flooding in 'Planning Policy Statement 25: Development and Flood Risk' (PPS25). This outlines a key planning objective of managing risk, by avoiding inappropriate development in areas at risk of flooding, and directing development away from areas at highest risk. PPS25 sets out decision making principles which should be applied when determining planning applications.

7.2.4 The Core Strategy Policy CS6 seeks to ensure that that all new development avoids increasing the risk of, or from flooding.

Performance

7.2.5 100% of decisions have been made in accordance with Environment agency advice.

Analysis

- 7.2.6 The Local Development Framework and development control procedures will continue to ensure the referral of applications that have been identified as being partly or wholly within the flood plain, to the Environment Agency.
- 7.2.7 PPS25 states that Flood Risk Assessments should be carried out to the appropriate degree at all levels of the planning process and that all Local Authorities should carry out a Strategic Flood Risk Assessment (SFRA) to inform future Development Plan Documents. The Council has prepared a SFRA of the Borough which was completed in May 2008. This has been approved by the Environment Agency. This document will be used to inform LDDs and developments.

Core Output Indicator E3: Renewable Energy Generation

Target

- 7.2.8 Commercial and residential development over specified sizes should be designed such that a minimum of 10% of the energy requirement is provided by renewable resources.⁴

Policy

- 7.2.9 PPS 22 seeks to increase the generation of energy from renewable sources in order to facilitate the delivery of the Government's commitments on both climate change and renewable energy. Policy SE2 of the Surrey Structure Plan promotes the use of renewable energy, while Policy EN1 of the submitted SE Plan encourages the provision of 10% of energy demand from renewable sources.

Performance

- 7.2.10 Policy SE2 is routinely applied to all relevant planning applications and if a proposal does not comply with this policy, it will be recommended for refusal. The Council will put monitoring arrangements in place to record the capacity and type of renewable technologies.

Analysis

- 7.2.11 The Council is preparing a Development Control Policies DPD which will contain policies on energy conservation. In the interim, greater use will be made of the Surrey Structure Plan and SE Plan policies in development control decision making to ensure early progress is made on this issue.

⁴ Source: Surrey Structure Plan 2004

Section 8

Providing for Housing and Employment Development

8.1 Housing Provision

Core Output Indicator H1: Plan period and housing targets

Target

8.1.1 The Secretary of State's Proposed Changes to the draft Regional Spatial Strategy for the South East of England- Companion Document was published in August 2008. The Secretary of State recommends an increase of 360 dwellings more than the Draft South East Plan figures, in Epsom and Ewell. This equates to **3,980** new dwellings during the period 2006-2026 or an annual average of **199** dwellings.

Policy

8.1.2 Planning Policy Statement 3 (PPS3) states that in circumstances where Regional Spatial Strategies (The South East Plan) are in development, Local Planning Authorities should have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy.

8.1.3 Previously, the Borough's housing targets had been set out in the Surrey Structure Plan, which required the delivery of 200 dwellings a year. The South East Plan will replace the Surrey Structure Plan and has influenced the Borough's housing targets from 2006. The Core Strategy's housing policy CS7 was based on the emerging South East Plan, which at the time required the provision of 181 dwellings per annum. Since the adoption of the Core Strategy, the Secretary of State's proposed changes to the South East Plan, have raised the Borough's housing target to 199 per annum.

Table 4: Plan Period and Housing Targets

	<i>Start of plan period</i>	<i>End of plan period</i>	<i>Total housing required</i>	<i>Source of plan target</i>
<i>H1(a) South East Plan 2008</i>	<i>2006</i>	<i>2026</i>	<i>3,980 dwellings (199 per annum)</i>	<i>South East Plan Draft Regional Spatial Strategy Secretary of State's Proposed Changes 2008</i>
<i>H1 (b) Core Strategy 2007</i>	<i>2007</i>	<i>2022</i>	<i>2,715 dwellings (181 per annum)</i>	<i>Epsom and Ewell Core Strategy 2007</i>

Core Strategy Indicator:

Number of new housing completions per annum.

Core Output Indicator H2a:

Net additional dwellings in previous years.

Core Output Indicator H2b:

Net additional dwellings for the reporting year

Housing Trajectories

8.1.4 Housing Trajectories are a useful approach to assess housing delivery, helping to support the 'plan, monitor, manage' concept. They show past performance and estimate future delivery 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. PPS3 states that the Local Development Framework should be informed by a robust evidence base on housing need and demand through a Strategic Housing Market Assessment (SHMA), and land availability through a Strategic Housing Land Availability Assessment (SHLAA). It suggests that the housing trajectory should show net additional dwellings over the previous five years. The Council has completed a SHMA and has commenced work on a SHLAA (which will feed into the housing trajectory and AMR next year).

Target

8.1.5 The target is identified in Core Output Indicator H1 above as **199** dwellings per year. This is the minimum target set in the Secretary of State's Proposed Changes to the draft Regional Spatial Strategy for the South East of England- Companion Document.

Policy

8.1.6 As above

Performance

8.1.7 **281** (net) dwellings completed this year (300 gross).

Table 5: Net additional dwellings

		2002/3	2003/4	2004/5	2005/6	2006/7	2007/2008	TOTAL (2002 to 2008)
A	Small scale unidentified windfalls	17	51	39	29	43	51	230
B	Medium scale unidentified windfalls	67	41	54	28	40	70	300
C	Large scale unidentified windfalls:							
	102 High Street		64					64
	Glyn House, Ewell		7	7				14
	Highway House				1	135		136
	Hudson House, Station Approach						51	51
	Capitol House, Church Street						55	55
D	Allocated Sites:							
	Long Grove	122	1	4				127
	4 The Parade	12						12
	Heathcote Road Church	4	3					7
	164-170 Kingston Road			13				13
	Horton A			86	155	90	54	385
	Past Completions	222	167	203	213	308	281	1394
E	Cumulative Completions	222	389	592	805	1113	1394	
	PLAN - Strategic Allocation (annualised)	200	400	600	800	999	1198	1198
		Surrey Structure Plan target			South East Plan target			
F	MONITOR - Cumulative over or under provision					109	191	191

A: Small sites deliver 1-9 dwellings

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

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

D: Sites allocated in the Local Plan 2000

E: Cumulative completions achieved

F: Number of dwellings above or below cumulative allocation

Analysis

8.1.8 This figure includes conversions and change of use applications. A breakdown of the type of developments provided is contained in the table above. From 2001 to 2007 the Council met its yearly requirement in relation to the Surrey Structure Plan target of 200 dwellings per annum (and the Draft South East Plan target of 199).

Core Output Indicator H2c:

Net additional dwellings in future years (housing trajectory)

Core Output Indicator H2d:

Managed delivery target (housing trajectory)

Target

8.1.9 As above

Performance

8.1.10 Projecting forward the Draft South East Plan most recent figures (Secretary of State's Proposed Changes to the draft Regional Spatial Strategy for the South East of England- Companion Document) of 199 dwellings per year, is currently a minimum target. In order to meet this target we will need to identify a supply of an additional **18867** dwellings.

Analysis

8.1.11 This years trajectory contains three new components. These are identified on the trajectory in orange. The first of these are the 'sites currently under construction' which are expected to complete in the next two years. This row shows an estimated delivery of 115 units. A full list of these sites is provided in Annex 1.

8.1.12 The second new component is 'Sites with outstanding planning permission.' This comprises sites which have current planning permission (A full list is provided in Annex 2). The completion dates for these sites have been estimated taking into account the duration of the permission (either 3 or 5 years) and past trends on the speed of delivery.

8.1.13 The third new component is the shortfall of dwellings, referred to in this year's AMR as 'currently unidentified sites'. It is anticipated that sites to meet this shortfall will be identified through the SHLAA which is currently being carried out by the Council. The 'currently unidentified sites' help meet the housing target, and will potentially eliminate the need to include small and medium scale windfall sites that have been included in previous trajectories.

The Strategic Housing land Availability Assessment

8.1.14 The requirement to produce a SHLAA is set out in Planning Policy Statement 3 'Housing' (PPS3). It is a tool to assist in planning for housing development in accordance with the housing targets set out in the emerging South East Plan.

8.1.15 PPS3 requires Local Authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development, *and to keep this topped up over time in response to market information.*
- identify specific, deliverable sites for years 6-10, *and ideally years 11-15, in plans to enable the 5 year supply to be topped up*
- *where it is not possible to identify specific sites for years 11-15 of the plan,* indicate broad locations for future growth, and
- not include an allowance for windfalls in the first 10 years of the plan *unless there are justifiable local circumstances that prevent specific sites being identified.*

8.1.16 The SHLAA guidance sets out the key features of a SHLAA as being that it is 'a strategic assessment, focused on the identification of individual sites with potential for housing, founded upon partnership working with key stakeholders, and an ongoing process, involving regular monitoring and updating.'

8.1.17 The SHLAA will be complete by the next reporting year, and this information will be reflected in the AMR for 2008/2009, where the trajectory will be more informative and complete than this year.

	2006/20 07 (actual figures)	2007/20 08 (actual figures)	2008/20 09	2009/20 10	2010/20 11	2011/20 12	2012/20 13	2013/20 14	2014/20 15	2015/20 16	2016/20 17	2017/20 18	2018/20 19	2019/20 20	2020/20 21	2021/20 22	2022/20 23	2023/20 24	2024/ 2025	2025/20 26	2008/20 26 Totals	
Small and Medium scale windfalls	83	122																			205	
Large scale windfalls:																						
Highways House	135																					135
Emperor House		51	60																			111
Capitol House		53	99																			152
Rosebery School			40	32																		72
Allocated Sites:																						
Horton A	90	55	33																			178
Horton B			30	40																		70
St Ebbas				60	80	100	82															322
West Park					35	80	80	80	60	25												360
The Lintons Centre						30	23															53
Sites under construction			58	57																		115
Sites with outstanding planning permission				35	106	137	42															320
Currently unidentified sites (to be identified through the SHLAA process)								78	97	132	158	158	158	158	158	158	158	158	158	158	158	1887
Projected completions	308	281	320	224	221	347	227	158	157	157	158	158	158	158	158	158	158	158	158	158	158	3980
Cumulative Completions	308	589	909	1133	1354	1701	1928	2086	2243	2400	2558	2716	2874	3032	3190	3348	3506	3664	3822	3980		
Cumulative target figures	199	398	597	796	995	1194	1393	1592	1791	1990	2189	2388	2587	2786	2985	3184	3383	3582	3781	3980		
Target	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	3980

Table 6: Projected completions 2006- 2026

Core Strategy Indicator and Core Output Indicator H3:
New and converted dwellings on previously developed land (previously 2b)

Target

8.1.18 The Council has a target of 100% new housing to be provided on previously developed land in urban areas.

8.1.19 The National target set by Government in PPS3 is 60%, but Epsom and Ewell has a local Best Value Performance Indicator target of 100%.

Policy

8.1.20 The emphasis of housing policy within the Local Plan promotes the best use of previously developed land and buildings. Policy SP3 of the Secretary of States proposed changes to the South East Plan also relates to making best use of previously developed land and PPS3 states ‘The priority for development should be previously developed land, in particular vacant and derelict sites and buildings’.

8.1.21 Policy CS8 of the Core Strategy emphasises that new housing development will be located within the defined built up areas of Epsom and Ewell and the defined hospital cluster sites. Related issues are the need to protect the Green Belt, retain urban open land, reduce dependence upon the car and reduce journey lengths.

Performance

Table 7: New and converted dwellings on previously developed land

		Dwellings
H3	Gross	300
	% gross on PDL	100%

Analysis

8.1.22 Since achieving 85% in 2001-02, 100% of new dwellings have been provided on previously developed land in each subsequent year. All the named sites listed in the housing trajectory currently fall into this category.

8.2 Affordable Housing and meeting housing needs

Core Strategy Indicator & Core Output Indicator H5:
Gross affordable housing completions

Core Strategy Indicator
Number of social rented and intermediate affordable housing units per annum

Target

8.2.1 Epsom and Ewell Borough Council adopted an overall target of **35% of new dwellings to be provided as affordable** in February 2006 (at Full Council). This has been reflected in the Core Strategy target of 950 new affordable homes over the period 2007 to 2022. The South East Plan housing target has increased the overall housing target, which means that the affordable housing

target has also increased. The target is now **1393 new affordable homes over the period 2006 to 2026 (nearly 70 homes per annum).**

Policy

8.2.2 The National Indicative minimum site size threshold above which affordable housing requirements may be applied, is 15 dwellings. However PPS3 states that local authorities can set lower minimum thresholds where viable and practical.

8.2.3 The Council's Core Strategy requires all residential developments of between 5 and 14 dwellings to include at least 20% affordable; and of 15 or more to include at least 40% affordable.

Performance

8.2.4 During the 5 year period from April 2003 to March 2008, 19% of all new homes completed were affordable. The proportion of affordable homes ranged from 5% in 2005/06 to 31% in 2006/07. This is displayed in Table 9 and graphically in Figure 1 below.

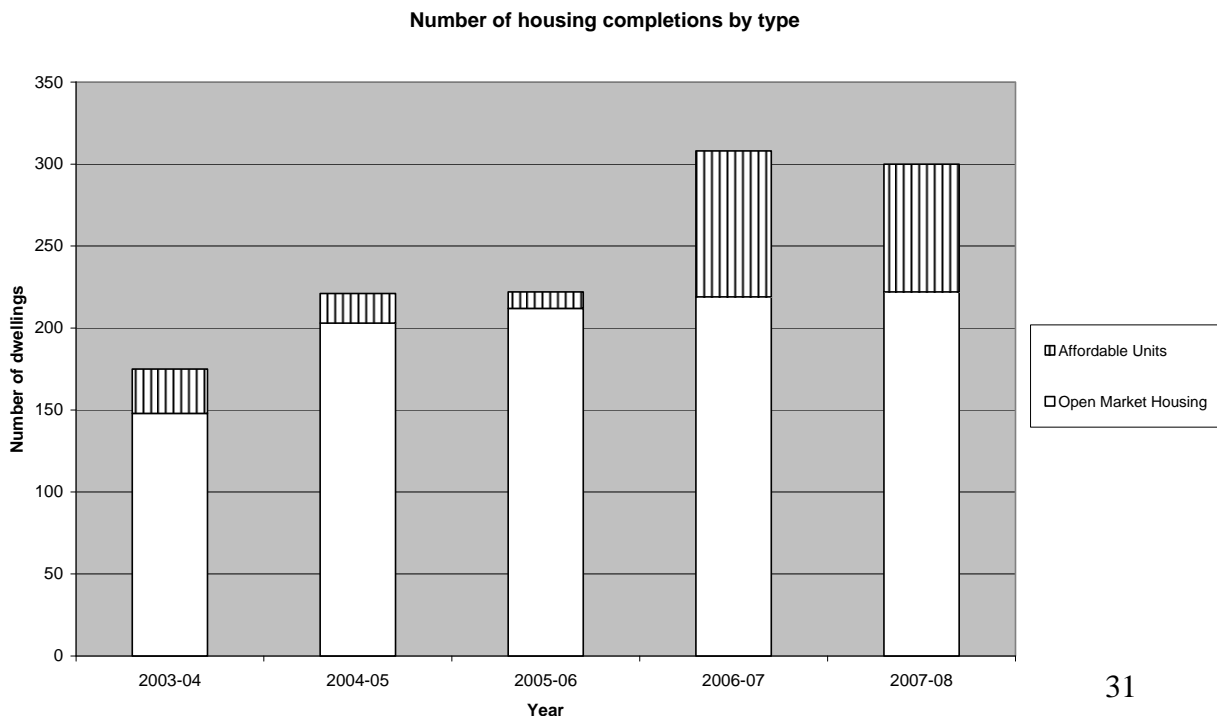
Table 8: Gross Number of affordable housing completions by type

	Social rent homes provided (gross)	Intermediate homes provided (gross)	Affordable homes total (gross)
H5	41	37	78

Table 9: Gross Number of housing completions by type in the last five years

Year	Open Market	Affordable	Total (gross)	Percentage affordable
2003-04	148	27	175	15
2004-05	203	18	221	8
2005-06	212	10	222	5
2006-07	219	96	315	31
2007-08	222	78	300	26
Total	1004	229	1233	19%

Figure 1: Number of housing completions by type



Analysis

- 8.2.5 Over the last five years affordable housing completions have fallen short of the 35% target. The figure, has improved with 31% of completions being affordable in 2006 and 26% in 2007. The five year percentage has increased this year from 13% to 19% which is a considerable improvement. It was predicted in the 2005/2006 AMR that that there would be an improved performance in the next few years partly due to a number of large sites being due for completion. The Hospital Cluster is expected to continue to provide a significant contribution to affordable housing delivery in the Borough for the next 5-6 years.
- 8.2.6 The Core Strategy Policy CS9 came into effect on 24 July 2007 and will help improve the Council's performance in delivering affordable housing in future years. The Council aims to improve the delivery of affordable housing through the implementation of this Core Strategy policy and through the Developer Contributions SPD, which was adopted in June 2008 and adds more detailed guidance on the operation of the Core Strategy policy. The Core Strategy and SPD targets are expected to influence the affordable housing figures over the next few years as sites where decisions have been made since the adoption of the Core Strategy and SPD are completed.

Local Output Indicator:

Average property price compared against average earnings

Data for 2006/07: 12.7 (£344,690/ £27,050)

Target

- 8.2.7 None currently identified

Policy

- 8.2.8 There is no specific policy that relates to these indicators. However, such local contextual indicators provide another measure of affordability and monitoring these can help identify market trends and the relationship between house prices and average incomes.
- 8.2.9 Policy CS9 in the Core Strategy states: 'The Council will seek to ensure that the affordable housing remains affordable to successive as well as initial occupiers through the use of planning conditions or a planning obligation.' This policy aims to help safeguard against people being priced out of the market if open market house prices continue to increase disproportionately to increases in earnings

Performance

- 8.2.10 Average property prices within the Borough increased rapidly over the past few years with the exception of this reporting year. The average house price has actually fallen by over £8,500 in the last year (see table 10 and figure 2 below). This fall may be due to the current global economic climate.

Table 10: Average house prices 2002-2007

<i>Year</i>	<i>Detached</i>	<i>Semi-detached</i>	<i>Terraced</i>	<i>Flat/Maisonette</i>	<i>Average price overall</i>
2002	345,084	206,525	163,396	145,436	220,299
2003	378,720	242,970	198,999	158,109	230,936
2004	401,012	246,459	206,699	181,194	261,458
2005	402,101	263,237	252,246	193,570	261,059
2006	460,998	289,041	263,463	200,030	301,362
2007	542,119	355,878	278,063	210,711	344,690
2008	585,134	323,234	290,487	223,266	335,954

Source Land Registry, Residential Property Prices

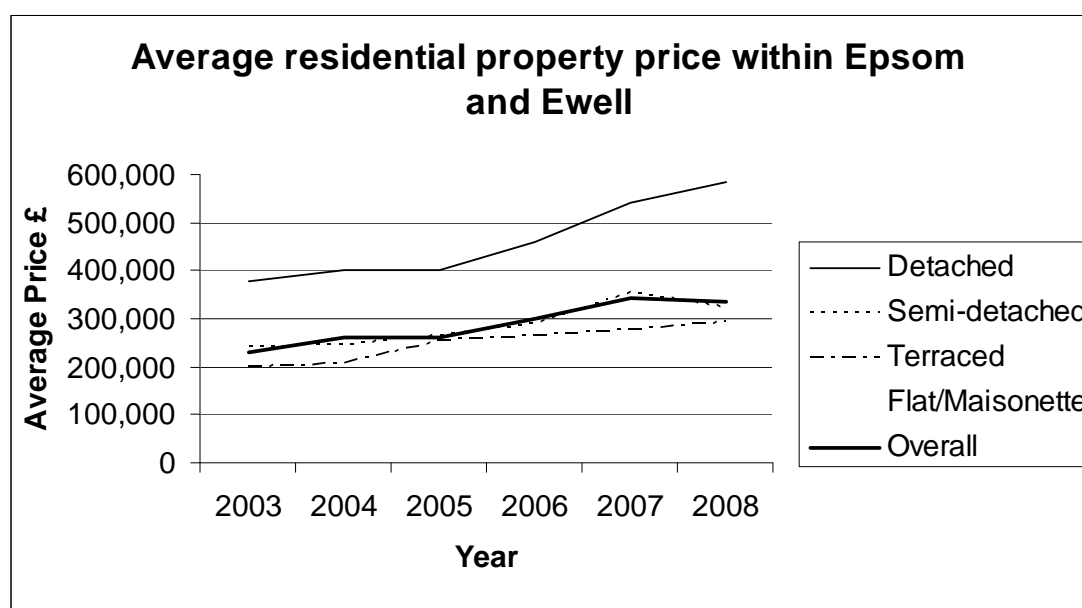


Figure 2

8.2.11 Data from the Land Registry on housing transactions and from the National Statistics Annual Survey of earnings have been compared below (table 11) to give an indication of the multiple of annual earnings that an average flat / maisonette (approximate entry level into the market) within the Borough costs to purchase. The earnings information relates to the average male full-time earnings of £559.1 (gross weekly pay).

Table 11: Multiple of male full-time earnings (workplace based)⁵ compared to flat/maisonette price (1st quarter)

<i>Year</i>	<i>Epsom & Ewell</i>	<i>Surrey</i>	<i>South East</i>
2003	5.29	5.26	4.63
2004	5.31	5.75	5.0
2005	6.18	5.7	5.48
2006	7	6.1	5.9
2007	7.7	6.1	4.8

⁵ Source Land Registry, Residential Property Prices and New Earnings Survey

Analysis

8.2.12 It can be seen from the above that over the past few years the opportunity for a person on an average income to afford a flat or maisonette in Epsom and Ewell has significantly reduced. To buy an averagely priced property in the Borough, a purchaser would be required to borrow or provide funds equivalent to 7.7 x their salary. This reflects a significant reduction in the affordability of living in the Borough. This is even the case in the last year, despite the overall reduction in average house price. For the rest of Surrey and the South East, the multiple of average earnings has either remained the same or been reduced, which magnifies this issue for the Borough.

8.2.13 The indicator has shown that the provision of affordable housing in the Borough should remain a high priority, and this should be reflected in forthcoming policy documents. The Core Strategy and introduction of the SPD has taken the first step towards increasing the availability of affordable housing and the figures in Core Output indicator H5 are evidence that the Council is making progress towards their affordable homes target.

Previously Core Output Indicator 2c:

Percentage of new dwellings completed at: Less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare; and Above 50 dwellings per hectare.

Target

8.2.14 Policy H5 of the South East Plan (Secretary of States proposed changes) sets out an overall regional target of 40 units/ha.

Policy

8.2.15 HSG11 of the Local Plan seeks to ensure that residential development is constructed at an appropriate density.

8.2.16 The Core Strategy has highlighted the potential conflict between the pursuit of higher densities and safeguarding the environmental character of an area. It states that it is important that a blanket approach to applying densities is not adopted and that a more flexible approach is taken. This will be guided by the preparation of Supplementary Design Guidance.

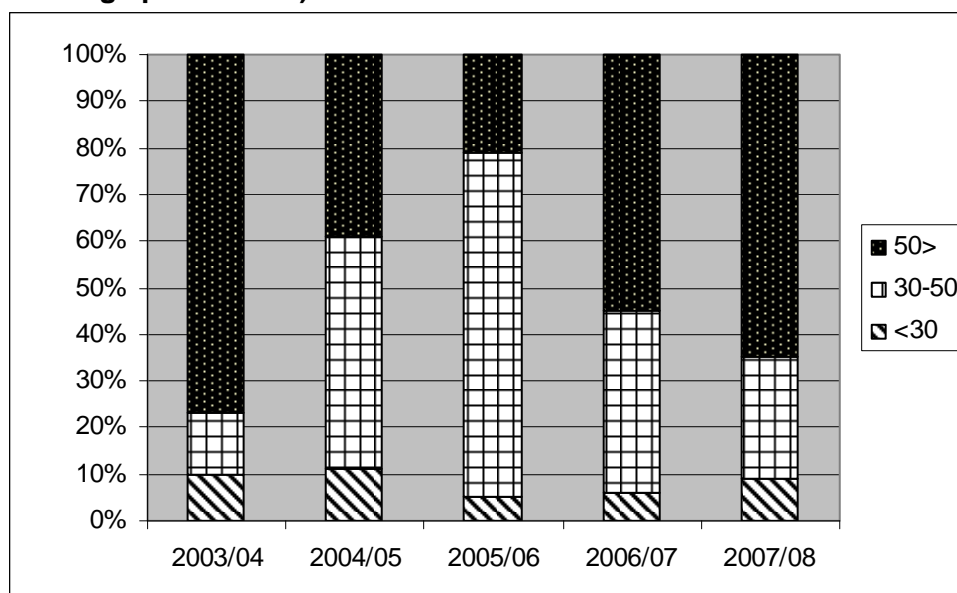
Performance

Table 12: Density of completions 2007/08

	Gross	Net	Site Area	Density (dwellings per hectare)
Bryony, 20 Downs Avenue, Epsom	1	0	0.3	3
Horton A	55	54	2.05	44
94-96 Beaconsfield Road	8	6	0.27	30
Hudson House, Station Approach	51	51	0.46	241
Land R/O Bambatuk & 2 Christ Church Mount	1	1	0.06	17
1-3 St James Close	3	2	0.07	57
23 High Street, Epsom (conversion)	3	3	0.02	150

370-376a Kingston Road, Ewell	32	32	0.27	119
1-5 Windmill Lane	7	7	0.19	74
16 Hook Road	2	1	0.01	200
66 Hazon Way	4	4	0.034	29
64 Ruxley Lane	1	1	0.2	5
Advance Works Site, Woodcote Side	4	4	0.14	29
Parkside, The Ridge	1	0	0.46	2
Capitol House, Church Street	55	55	0.46	330
44 The Avenue, Worcester Park	1	0	0.07	14
Land adj The Lodge, 33 Old Malden Lane	1	1	0.24	8
Apex House, 4a-10 West Street	1	1	1.5	11
Kingfisher Court, Ruxley Lane, West Ewell	4	4	0.06	67
Danetree Court, 362-4 Chessington Road	4	4	0.14	29
33/39 Chessington Road	9	9	0.16	113
Mill House, Windmill Lane, Epsom	6	6	0.22	41
Rear of 1-4 The Parade, Cunliffe Road, Ewell	1	1	0.46	9
34 Vernon Close, West Ewell	8	7	0.08	125
1 Chase End	2	1	0.02	100
97 College Road	5	4	0.22	23
14b, 18 & 20 Ruxly Lane	10	10	0.335	42
Finachem House, 2 Ashley Road	11	11	0.08	138
71 Upper Court Road, Epsom	1	1	0.33	21
Rockwell Cottages, Epsom Road	7	-1	0.04	175
58 Timbercroft, Epsom	1	1	0.034	29
Total	300	281	8.983	Average 33.4

Figure 3: Density of new housing development in Epsom and Ewell (in dwellings per hectare)



Analysis

8.2.17 Density levels in the Borough are increasing. This can be seen in the increase in dwellings developed at 50 dwellings per hectare or more. However, due to a large amount of housing being brought forward in recent years (and which will continue to be delivered in forthcoming years) from the Hospital Cluster, it

is unlikely that the Borough will see significant changes to the overall pattern of density levels.

Core Strategy & Core Output Indicator H4:
Net additional pitches (Gypsy and Traveller)

Target

8.2.18 There is no current target set

Policy

8.2.19 Core Strategy policy CS10 states that provision will be made for additional sites for gypsies and travellers and travelling showpeople if a need is identified in the joint accommodation assessments or in the South East Plan Review. Where additional sites are required they will be allocated in the site allocations DPD.

Performance

8.2.20 There has been no additional pitches provided this year

Analysis

8.2.21 The Council has conducted a Gypsy and Traveller Accommodation Assessment which has been fed into advice to SEERA for the panel review of the South East plan which is already under way. Any figures set out in the South East plan in the future will be fed into the Site Allocations development Plan Document.

8.3 Employment Provision

Core Output Indicator BD1 and Core Strategy Indicator:
Total amount of additional floorspace- by type.

Core Output Indicator BD2

Total amount of employment floorspace on previously developed land

Target

8.3.1 There is currently no target identified.
These will be set in future DPDs against the background provided by the Employment Needs Surveys

Policy

8.3.2 The Core Strategy Policy CS11 resists losses of employment land in the strategic employment areas of the Nonsuch and Longmead Industrial Estates and within Epsom town centre and Ewell village centre.

Performance

Table 13 Additional floorspace by type

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	0	0	0	0	0	0
	Net	-679m ²	0	0	0	0	-679m ²

Table 14: Changes in floorspace

Planning Reference	Address	Floorspace Lost	Replaced by
06/00948	St Andrews House, 22-28 High Street	B1a 529 m ²	C3 Residential
05/01404	Former Advance Works Site,	B1a 150m ²	C3 Residential

Analysis

- 8.3.3 The commercial market has slowed down since the 1980s and 1990s in Epsom, and the Borough is currently experiencing very little interest from commercial developers. Financially, residential development remains more viable, with vacancy rates of commercial property implying that there is not the demand for offices in particular. Epsom also has to compete with neighbouring commercial centres such as Sutton, Croydon, Redhill and Guildford.
- 8.3.4 Due to long and unsuccessful marketing periods of office space in the employment/ business areas (namely Epsom town centre and Ewell village), there have been an increasing number of enquiries and applications for the change of use or redevelopment of such premises to residential, and little interest in new development in these use classes.
- 8.3.5 Robust policy, based on a strong evidence base, will be required to deal with the ongoing pressures for the redevelopment of employment premises to residential. This is emphasised in policy CS11 of the adopted Core Strategy, and will be developed in more specific policies contained in the Development Management DPD.
- 8.3.6 The Epsom and Ewell Employment Land Review will be kept up to date to monitor any changes. The Epsom Town Centre Area Action Plan will consider ways to encourage the revitalisation of the Town, which will include the identification of commercial and employment land.

Core Output Indicator BD3: Employment Land Available by type

Target

- 8.3.7 No target currently identified

Policy

- 8.3.8 Policy EMP3 of the Local Plan seeks to protect offices (B1) within the Business Areas (in and around Epsom Town Centre).

8.3.9 Policy EMP5 seeks to maintain light and general industrial uses (within Classes B1 and B2) and storage and distribution uses (Class B8) within the two defined Employment Areas in the Borough.

8.3.10 The Core Strategy Policy CS11 resists losses of employment land in the strategic employment areas of the Nonsuch and Longmead Industrial Estates and within Epsom town centre and Ewell village centre. It seeks to adopt a cautious approach to losses of employment land throughout the Borough.

Performance

Table 15: Employment Land Available

		<i>B1a</i>	<i>B1b</i>	<i>B1c</i>	<i>B2</i>	<i>B8</i>	<i>Mixed B uses</i>	<i>Total</i>
<i>BD3</i>	<i>Hectares</i>	<i>0.2</i>	<i>0</i>	<i>0.01</i>	<i>0.06</i>	<i>0.01</i>	<i>0.4</i>	<i>0.68</i>

Analysis

8.3.11 The Council will seek to locate employment uses in the current sustainable business locations, such as Epsom town centre, Ewell village and the two designated Employment Areas. This approach also includes policies to safeguard such uses in these areas. The approach included in Policy CS11 will be developed further in the Site Allocations and Development Management Policies DPD where detailed policies for the redevelopment of employment sites within strategic employment areas and elsewhere will be set out, and sites where particular policies apply will be defined.

Section 9

Meeting Community Needs

9.1 Developer Contributions and Community Infrastructure

Core Strategy Indicator:

% of developments that would potentially create, or add to, a deficit in service or community infrastructure provision, that make good the potential deficits.

Target

9.1.1 All development to make good potential deficits

Policy

9.1.2 Circular 05/2005 provides guidance on negotiating planning obligations, the adopted Developer Contributions Supplementary Planning Document was developed in accordance with this.

9.1.3 Core Strategy policy CS12 states; 'Where implementation of a development would create the need to provide additional or improved community facilities and infrastructure, or would exacerbate an existing deficiency in their provision, developers will be expected to make the necessary provision.' This may be achieved by directly providing the required facility or through a proportionate financial contribution from the developer by means of a legal planning obligation.

Performance

9.1.4 This indicator has not been monitored in this reporting year, as the Developer Contributions SPD, which sets out the requirements for infrastructure contributions was adopted in June 2008 (after this reporting year).

Analysis

9.1.5 In the past, planning obligations have tended to be used to secure infrastructure improvements only from the larger development sites. Smaller developments, of which there are many in a compact and built up area such as Epsom and Ewell Borough, have been making no contributions to the provision of local infrastructure, services and facilities. The Council recognises that a series of smaller developments will make a cumulative impact on the need for services and facilities locally and therefore wishes to ensure that all development now makes the necessary provision towards community facilities, services and infrastructure. The outcome of the introduction of the SPD will be reported in next years AMR.

9.2 Community, cultural and built sports facilities

Core Strategy Indicator:

Net change in the type and number of community, cultural and built sports facilities provided each year within the Borough

Target

9.2.1 No net annual loss of community, cultural and built sports facilities

Policy

9.2.2 Core Strategy policy CS13 resists the loss of community (defined as uses falling within use class D1 such as public halls, places of worship and health centres), cultural (defined as uses falling within use class D2 such as cinemas and sports halls) and built sports facilities.

Performance

9.2.3 There has been no loss of community, cultural or built sports facilities in the Borough in this reporting year.

Analysis

9.2.4 There have been several additions made to sports facilities in the Borough in the last year:

- Alexandra Recreation Ground - a teenage play area which includes a hard surface football and basketball area and three extra items of teenage play - proludic aeroskate, rodeo board and nest swing.
- Poole Road Recreation Ground - King George V Playing field - Additional new compliant hammer cage for athletics track.

Section 10 Supporting Epsom Town Centre and Local Centres

10.1 Epsom Town Centre

Core Output Indicator BD4:

Total amount of additional floorspace for 'town centre uses' (previously 4b)

Target

10.1.1 There are no targets identified for the amount of completed floorspace in the town centre. Targets will be set in the Site Allocations DPD and/ or the Epsom Town Centre Area Action plan.

Policy

10.1.2 Core Strategy Policy CS14 provides the broad policy context for Epsom Town Centre. New development will be encouraged especially where it helps the town to adapt and reinforce its role in meeting the needs of the local community and acting as a focus for a range of activities. The Council promotes a variety of uses within the town centre, provided their impact reinforces the vision set out in the Core Strategy and can be accommodated without harm to the local community or to its townscape character.

Performance

10.1.3 Unsurprisingly 100% of the floorspace completed during this reporting year for 'town centre uses' was in the town centre. The new A1 uses were at Capitol Square where new retail units have been provided. The loss of B1 floorspace was at St Andrews House and Former Advance Works Site where office space has been replaced by residential.

Table 16: Town Centre

		A1	A2	B1a	D2	Total (m2)
BD4 (i)	Gross	5741m2				5741
	Net	5741m2		-679m2		5062

Table 17: Local Authority

		A1	A2	B1a	D2	Total (m2)
BD4 (i)	Gross	5741m2	0	0	0	5741
	Net	5741m2	0	-679m2	0	5062

Analysis

10.1.4 Epsom town centre is a central location and a focus for development for the Borough. The Epsom Town Centre Area Action Plan is currently in the early stages of development and this will provide the detailed planning policies required to facilitate practical partnerships required to help achieve the objectives set out in the core strategy. It will identify whether there is a need for any additional floorspace for 'town centre' uses.

10.2 Local Centres

Core Strategy Indicator:

Amount of retail space gained/ lost in the local centres

Target

10.2.1 There is currently no target identified for this indicator. Targets will be defined in the Site Allocations DPD, and local centres will be identified in the proposals map.

Policy

10.2.2 Core Strategy policy CS15 seeks to protect the role, function and needs of the local centres in the Borough. The Council will resist proposals which are likely to damage or undermine the retail function of these centres or detract from their vitality or viability.

10.2.3 More detailed policies aimed at protecting existing local centres and safeguarding the balance of uses within them will be contained in the Development Control Policies DPD.

Performance

10.2.4 There has been no change in the retail floorspace provided across the Borough's designated local centres.

Analysis

10.2.5 The Council will be reviewing the designation of local centres as part of the Site Allocation and Development Management Policies DPD.

Section 11

Managing Transport and Travel

11.1 Accessibility

Core Strategy Indicator:

% of major residential developments located within 30 minutes public transport time of health education retail and employment facilities.

Target

11.1.1 All major residential developments should be within 30 minutes public transport time of health, education, retail and employment facilities.

Policy

11.1.2 The Core Strategy policy CS12 requires developers to demonstrate that the service and community infrastructure necessary to serve the development is available. Developers will be required to make the necessary provisions or if they are unable to provide these facilities directly, the Council may require proportionate financial contributions towards its provision elsewhere.

11.1.3 Core Strategy Policy CS16 encourages improved and integrated transport networks and a shift in emphasis to non car modes of transport as a means of convenient access to services and facilities.

Performance

11.1.4 Due to the Borough's size and because of the compact nature of the urban area, 98.67% of all residential dwellings completed in the year 2007/2008 are within 30 minutes public transport catchment of the facilities assessed. This is according to Surrey County Council's accessibility maps (discussed below). The small percentage that falls outside of the 30 minutes refer to the distance from a hospital. It should be noted that St Heliers and Kingston Hospital are not included in the analysis, and that if they were then the figure would probably be higher. See table 18 for a break down.

Analysis

11.1.5 Surrey County Council have used their 'accessibility by public transport to town centres' model (used in the Local Transport Plan) to model travel times from key locations for the Borough. This has been loaded onto the Borough Council's in-house Geographical Information System (GIS) to establish whether each completion is within the 30 minute public transport travelling time isochrones. It should be noted, however, that as yet not all facilities are mapped (e.g. schools under London Borough education authorities and facilities over the Borough's municipal boundaries). It should also be noted that Surrey County Council have not updated this data since 2005/2006. Regardless of this fact, the Borough remains highly accessible by public transport.

Table 18: Major residential developments located within 30 minutes public transport time of health education retail and employment facilities.

Site Address	Within 'x' minutes	GP	Hospital	Primary School	Secondary School	Employment Centre	Major Retail Centre
Bryony, 20 Downs Avenue, Epsom		5-10	5-10	0-5	20-30	5-10	5-10
Horton A		10-20	10-20	0-5	20-30	10-20	20-30
94-96 Beaconsfield Road		0-5	20-30	0-5	20-30	20-30	20-30
Hudson House, Station Approach		0-5	5-10	0-5	5-10	0-5	0-5
Land R/O Bambatuk & 2 Christ Church Mount		10-20	30-60	0-5	10-20	10-20	10-20
1-3 St James Close		0-5	5-10	0-5	5-10	0-5	0-5
23 High Street, Epsom (conversion)		0-5	5-10	0-5	5-10	0-5	0-5
370-376a Kingston Road, Ewell		0-5	10-20	0-5	5-10	10-20	20-30
1-5 Windmill Lane		0-5	10-20	0-5	0-5	0-5	10-20
16 Hook Road		0-5	10-20	0-5	5-10	0-5	0-5
66 Hazon Way		0-5	10-20	0-5	5-10	0-5	0-5
64 Ruxley Lane		0-5	20-30	0-5	0-5	10-20	20-30
Advance Works Site, Woodcote Side		10-20	0-5	5-10	0-5	0-5	10-20
Parkside, The Ridge		0-5	5-10	5-10	10-20	20-30	20-30
Capitol House, Church Street		0-5	5-10	0-5	5-10	0-5	0-5
44 The Avenue, Worcester Park		0-5	30-60	0-5	20-30	20-30	20-30
Land adj The Lodge, 33 Old Malden Lane		0-5	30-60	5-10	20-30	20-30	20-30
Apex House, 4a-10 West Street		0-5	5-10	0-5	0-5	0-5	0-5
Kingfisher Court, Ruxley Lane, West Ewell		0-5	20-30	0-5	0-5	20-30	20-30
Danetree Court, 362-4 Chessington Road		5-10	20-30	0-5	0-5	10-20	10-20
33/39 Chessington Road		0-5	5-10	0-5	0-5	5-10	10-20
Mill House, Windmill Lane, Epsom		0-5	20-30	0-5	0-5	0-5	10-20
Rear of 1-4 The Parade, Cunliffe Road, Ewell		0-5	30-60	0-5	10-20	20-30	20-30
34 Vernon Close, West Ewell		5-10	10-20	0-5	0-5	10-20	10-20
1 Chase End		0-5	10-20	0-5	5-10	0-5	0-5
97 College Road		5-10	10-20	0-5	10-20	10-20	10-20
14b, 18 & 20 Ruxly Lane		0-5	20-30	0-5	0-5	10-20	20-30
Finachem House, 2 Ashley Road		0-5	5-10	0-5	5-10	0-5	0-5
71 Upper Court Road, Epsom		0-5	20-30	0-5	0-5	0-5	10-20
Rockwell Cottages, Epsom Road		0-5	10-20	0-5	0-5	0-5	10-20
58 Timbercroft, Epsom		0-5	20-30	0-5	10-20	10-20	20-30

Annex 1

Sites currently under construction

Application No	Address	Units complete	Net Change
06/01466	87 College Road, Epsom	0	1
06/00628	Peters Court, St Martins Avenue, Epsom	0	-7
06/00615	6-8 East Street, Epsom	0	5
07/00608	2 Elmwood Drive	0	1
05/01434 (07/00733/RES)	1A Church Road, Epsom	0	4
06/01551	Methodist Church, Ruxley Lane, West Ewell	0	16
07/00070	8 Percival Way & r/o Riverview Road, Ewell	0	4
07/00861	56 Meadow Walk, Ewell	0	1
07/01372	Land Rear of 114 Kingston Road, Ewell	0	1
06/00204 (see 203 & 05/01046))	97 College Road, Epsom	0	2
07/00453	14 Longdown Lane, North Ewell	0	1
05/01422	7-7A Ashley Road, Epsom	0	14
07/01078	Four Winds, The Ridge, Epsom	0	0
07/00432	19 Marshalls Close, Epsom	0	2
06/00260	10a Church Street, Ewell	0	1
06/00831 (amendment to 05/01421)	Deodar Land btwn Parkside and Cedar Court, The Ridge, Epsom	0	1
06/01271	434 Chessington Road, West Ewell	0	2
07/00151	The Cedars, 14 Church Street, Epsom	0	10
06/00420	15 High Street, Ewell	0	2
06/00665	r/o 323-329 Kingston Road (Millais Crescent)	0	4
06/01050	7 High Street, Ewell	0	2
05/00646	7 High Street, Ewell	0	2
05/00787	429 Kingston Road, Ewell	0	7
05/00666	adj to 43 Albert Road, Epsom	0	2
05/00599	Greenside, 14 Langley Vale Road, Epsom	0	0
04/00944	102 Upper High Street, Epsom	0	1
06/01218/ 07/00193(res)	426 Chessington Road, West Ewell	0	4
06/01008	89 Rosebery Road, Epsom	0	1
06/00675	56 Beaconsfield Road	0	1
06/00343 (Outline - 05/00463)	332 Chessington Road, West Ewell	0	1
06/00114	21-23 High Street, Epsom	0	1
06/00083	153-155 Ardrosson Gardens, Worcester Park	0	1

05/01341/ (06/00871)	10A & 10B Woodland Avenue, Worcester Park	1	2
05/00780	The White House Hotel, Downs Hill Road, Epsom	2	10
05/00631	9-15 Manor Green Road, Epsom	0	8
05/00131	268 Chessington Road, West Ewell	0	1
04/01461	42 Mill Road, Epsom	0	1
04/01085	adj 1-2 Lansdowne Court, The Avenue, W. Park	0	2
04/00525	21-23 Kingston Road, Ewell	0	1
04/00109	16 Bramley Road, Cheam	0	0
03/01435	44 Victoria Place, Epsom	0	2
03/01361	52 High Street, Ewell	0	1
03/01328	Epsom Downs School, Grosvenor Road, Langley Vale	9	10
03/00960	Parkside, The Ridge, Epsom	0	1

12	127
	115

**115 under
construction not
including large
sites**

Annex 2
Current Outstanding Permissions

Application No	Address	Decision Date	Net Change	Expires
08/00871	16 Whitmores Close, Epsom	14-Nov-08	2	11/12
08/00733	Land rear of 72 Stoneleigh Broadway, Stoneleigh	29-Oct-08	1	11/12
08/00252	291 London Road, Ewell	29-Oct-08	1	11/12
08/00429	50 Gadesden Road, West Ewell	20-Oct-08	1	11/12
08/00498	434 Chessington Road, West Ewell	03-Sep-08	1	11/12
07/00668	128 Meadow Walk, Ewell	5 Sep 08	1	11/12
08/00197	97 College Road, Epsom, Surrey	29-Aug-08	4	11/12
08/00500	426 Chessington Road, West Ewell	28-Aug-08	1	11/12
08/00241	468 Chessington Road, West Ewell	04-Aug-08	0	11/12
07/01039	Drummond Gardens, Christ Church Mount, Epsom	21-Aug-08	2	11/12
07/00282	Berridale, 15 College Road, Epsom,	05-Aug-08	11	11/12
08/00196	74 Upper High Street, Epsom	28-Jul-08	1	11/12
08/00016	Berrow End, Downs Avenue, Epsom	21-Jul-08	1	11/12
08/00248	1A Chase Road, Epsom	15-Jul-08	1	11/12
08/00261	Adjoining Friars Cottage, West Hill, Epsom	16-Jul-08	1	11/12
07/01141	Epsom Post Office, 74 High Street, Epsom	28-May-08	4	11/12
07/00606	265 Hook Road, Epsom	30-Apr-08	2	11/12
07/01403	Barclays bank, 82-84 High Street, Epsom	23-Apr-08	4	11/12
07/00600	Little Springfield, Springfield road, Ewell	09-Apr-08	3	11/12
			42	11/12

07/01400	Fairholme, 2 Mill Road, Epsom	17-Mar-08	-2	10/11
07/01276	St Magnus, The Ridge, Epsom	04-Mar-08	0	10/11
07/00094- 07/00209	22 Worple Road, Epsom	25-Mar-08	1	10/11
04/01393	adj Northey Lodge, Woodcote End, Epsom	12-Mar-08	3	10/11
07/01215	81 Grosvenor Road, Epsom	03-Mar-08	1	10/11
07/01286	11-13 Upper High Street, Epsom	22-Feb-08	4	10/11
07/01040	The Lodge, Old Malden Lane, Worcester Park	06-Feb-08	0	10/11
07/00893 (see 06/00606)	101-111 Hollymoor Lane, Epsom	12-Feb-08	28	10/11
07/01182	63 West Street, Ewell	14 Jan 08	1	10/11
07/01125	Keston, 60 Kendor Avenue, Epsom	07-Jan-08	1	10/11
07/00051 (see 07/01005)	68-72 Salisbury Road, Worcester Park	15 Jan 08	10	10/11
07/00804	53 Horton Hill, Epsom	28-Dec-07	1	10/11
07/00815	261 Hook Road, Epsom	06-Nov-07	1	10/11

07/00638	Epsom College, College Road	13-Nov-07	1	10/11
07/00717	Land at Richards Field, West Ewell	16-Nov-07	6	10/11
07/00352	67 Salisbury Road, Worcester Park	01-Nov-07	1	10/11
07/00829	289 London Road, Ewell	30-Oct-07	1	10/11
07/00699	Wychwood, Epsom Road, Ewell	22-Oct-07	3	10/11
07/00619	Lindfields, Epsom Road, Ewell	19-Oct-07	4	10/11
07/00351	32 Downs Road, Epsom	10-Oct-07	1	10/11
07/00477	Land R/O 1 and 3 Gibraltar Crescent	08-Oct-07	2	10/11
07/00605	40 Manor Green Road, Epsom	02-Oct-07	1	10/11
07/00571	28 South Street, Epsom	24-Sep-07	3	10/11
06/00872	4&7 College Road, Epsom	29-Aug-07	1	10/11
07/00393 (05/00666 amended)	43 Albert Road, Epsom	20-Aug-07	2	10/11
06/00902	7 West Street, Ewell	10 Aug 07	1	10/11
06/00426	Former garage block, Teddington Close, Epsom	10-Aug-07	16	10/11
06/01318	3 Ruxley Close, West Ewell	02-Aug-07	1	10/11
07/00239	19 Green lanes, West Ewell	24-Jul-07	1	10/11
07/00189	Rear of 10 The Parade, Epsom	18-Jul-07	1	10/11
07/00104	Etwelle House, Station Approach, Ewell	06-Jul-07	12	10/11
07/00163	Ormonde House, 2 High St, Epsom	28-Jun-07	4	10/11
06/01216	Danehurst Court 29-33 Alexandra Road, Epsom	13-Jun-07	4	10/11
07/00010	71A Stoneleigh Broadway, Stoneleigh	23-May-07	1	10/11
06/01554	Scout Hall, Cuncliffe Road	22-May-07	4	10/11
06/01472	25 High Street, Epsom	04-May-07	5	10/11
06/01346	2nd floor 82-84 High Street, Epsom	5 Apr 07	1	10/11
06/01291	28 South Street, Epsom	04-Apr-07	3	10/11
05/00381	15 High Street, Ewell	21-Sep-05	1	10/11
05/00256	462-468 Chessington Road, West Ewell	27 Jul 05	2	10/11
05/00159	r/o Lynwood, 4C Lynwood Avenue, Epsom	28 Jul 05	1	10/11
04/01430	179 Chessington Road, West Ewell	19 Jul 05 (appeal allowed 3 Oct 05)	1	10/11
05/00152	St Clements Cottage, Fairfield Close, Ewell	28 Jun 05	1	10/11
05/00147	adj 67 Salisbury Road, Worcester Park	23 Jun 05	1	10/11
05/00031	Equus Equestrian Centre, Horton Country Park	28 Jun 05	1	10/11
			137	10/11
06/01146	9 Langton Avenue Ewell (amended 05/01183)	19 March 07	1	09/10
06/01190	13 The Avenue, Worcester Park	27 Feb 07	5	09/10
06/01171	11 Alexandra Road, Epsom	12 Feb 07	3	09/10
06/01056	1-2 Market Parade, High Street, Ewell	07-Feb-07	2	09/10
06/01093	108A Chessington Road, West	02-Feb-07	1	09/10

	Ewell			
06/01082	r/o Epsom Cemetary Lodge, Ashley Road	12-Feb-07	1	09/10
06/01067	r/o 153-155 Ardrossan Gardens, Worcester Park	22-Jan-07	2	09/10
06/01031	123 Salisbury Road, Worcester Park	17-Jan-07	0	09/10
06/01016	51 High Street, Ewell	12-Jan-07	0	09/10
06/00972	Land at The Lodge, West Street, Ewell	18-Jan-07	1	09/10
06/00260	10a Church Street, Ewell	04 Jan 07	1	09/10
06/00479	Land at Former St Francis Church, 65 Ruxley Lane, west Ewell	21-Dec-06	23	09/10
06/00917	429 Kingston Road, Ruxley Road	18-Dec-06	9	09/10
06/00871	r/o 1-3 Edenfield Gardens, Worcester Park	06-Dec-06	2	09/10
06/00868	r/o 25 Temple Road, Epsom	06-Dec-06	1	09/10
06/00852	Scout Hall, Cuncliffe Road	14-Dec-06	4	09/10
06/00643	92 Chessington Road	02-Nov-06	4	09/10
06/00679	r/o 87 College Road, Epsom	10-Oct-06	1	09/10
06/00672	60 Worple Road, Epsom	12-Oct-06	2	09/10
06/00614	17-25 Manor Green Road	28-Sep-06	8	09/10
06/00563	8 Percival Way and r/o 76 Riverview Road, Ewell	07-Sep-06	4	09/10
06/00530	Land at Gibraltar Rec, West Street, Ewell	07-Sep-06	1	09/10
06/00274	38 High Street, Ewell	18-Sep-06	1	09/10
06/00396	179 Kingston Road, Ewell	18-Aug-06	0	09/10
06/00078	r/o 130 Ardrossan Gardens, Worcester Park	10 July 06	8	09/10
06/00377	Northwood, Royal Avenue, Worcester Park	31-Jul-06	1	09/10
06/00295	The Willows, West Street	24-Jul-06	1	09/10
05/01400 (see 07/00624)	53 Ashley Road, Epsom	30 May 06	2	09/10
05/01094	103 College Road, Epsom	10 Apr 06	1	09/10
04/01243	Horton Water Tower, Cavendish Walk, Epsom	16 Mar 05	4	09/10
04/01212	41-53 High Street, Epsom	15 Mar 05	2	09/10
04/01142	28 South Street, Epsom	1 Mar 05	2	09/10
04/01149	9-11 Pine Hill, Epsom	31 Jan 05	2	09/10
04/01147	13 Pine Hill, Epsom	19 Jan 05	1	09/10
04/01145	11 Warren Hill, Epsom	31 Jan 05	1	09/10
04/00744	1 West Park Farm House, Horton Lane	2 Dec 04	1	09/10
04/00605	102 Upper High Street, Epsom	16 Sep 04	1	09/10
03/01243	r/o Woodcote House Court, Woodcote Green Road, Epsom	29 Nov 04 (appeal allowed 26 Sept 05)	1	09/10
04/00219	15 Woodcote Side, Epsom	14 Jul 04	1	09/10
05/01253	Land at South side of 76 Rosebery Road, Epsom	7 Apr 06	1	09/10
			106	09/10

05/01229	Flat 3, 13 The Avenue, Worcester Park	31 Mar 06	1	08/09
05/01207	122 High Street, Epsom	28 Mar 06	4	08/09
05/01046	Longdown Lodge, 97 College Road, Epsom	27 Feb 06	4	08/09
05/00669 See also 06/00463	25 Alexandra Road, Epsom	8 Feb 06 (appeal allowed June 2006)	13	08/09
05/00908	Verano, 11a The Avenue, Worcester Park	31-Jan-06	6	08/09
05/00851	22 Hook Road, Epsom	19 Dec 05	4	08/09
05/00782	Flat 2A, 13 The Avenue, Worcester Park	6 Dec 05	1	08/09
05/00749	Epsom Cemetery Lodge, Ashley Road, Epsom	1 Dec 05	1	08/09
05/00658	adj to 57 Woodlands Road, Epsom	14 Nov 05	1	08/09
			35	08/09

(320 outstanding)