

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
1	35 The Avenue, Roland Way, 0.12	4	4	2014 - 2019	The site appears to have possibly been a ransom strip (in the past), dividing the adjacent two housing development plots. This suggests that the site may come forward at some point in the future - potentially with a site yield of four dwellings. However, given the uncertainty attached to sites of this nature a cautious approach to release has been applied by the SHLAA.	
2	The Roveries, Cox Lane 0.15	0	5	2020 - 2025	This site is complicated to assess its potential as it is unclear what its actual use on the site is. Further work would need to be done into the needs of the people who own and live on the site.	
3	Oakmead Green, 0.14	0	5	2020 - 2025	There is no relevant planning history on this site to make us think that it may come forward for development. The access to this site is poor. The site is unlikely to come forward during the SHLAA period.	
4	Land R/O 4 and 6 Woodcote Park Road, Epsom 0.15	-	5	2020 - 2025	There is no relevant planning history on this site to make us think that it may come forward for development. The access to this site is poor. The site is unlikely to come forward during the SHLAA period.	
7	Garages R/O 84 to 98 West Hill, Stamford Ward 0.029	0	5	2020 - 2025	This site is likely to be difficult to bring forward due to the multiple ownerships. Also the site is small and would not yield many dwellings. The site is unlikely to come forward during the SHLAA period.	
8	429 Kingston Road, Ewell Court Ward 0.07 ha	9	1	2008 - 2013	The site is currently shown as an outstanding commitment for the 2007/08 AMT reporting year. As of November 2008, the site is nearing completion.	Outstanding permission
9	Rear of Huntsmoor Road, Ewell Court Ward 0.27 ha	0	5	2020 - 2025	It is unlikely that the site will come forward for redevelopment. The value of the existing use (to the surrounding residents), the multiple landownerships and the limited yield from the site conspire to make this site undeliverable during the SHLAA period.	
11	St Francis Church, Ruxley Lane, Ewell Court Ward 0.57 ha	18	3	2014 - 2019	There are existing proposals to redevelop the site as a place of worship, combined with new replacement community buildings. It is intended that these new community facilities would be part funded through on-site housing. These proposals are related to redevelopment (for housing) taking place on site Ref ID 13, which comprises 16 units. There is potential for housing on this site - possibly reflective of the flat units already developed to the immediate south west of the site. The suggested yield is based upon three blocks of flats built to the same design. The site is considered likely to come forward during the SHLAA period.	
12	8 Percival Way, Ewell Court Ward 0.2 ha	5	1	2008 - 2013	The site is a commitment for the first part of the SHLAA period and is indicative of the type of small scale urban intensification typically found within the Borough. This type of site has traditionally fallen within the windfall category.	Under construction
13	Methodist Church, Ruxley Lane, 0.23	17	1	2008 - 2013	This site has already commenced for 16 flats and a ministers house.	Under construction
14	462- 468 Chessington Road,	2	1	2008 - 2013	This site has an outstanding permission for 4 units (2 units net gain)	Outstan

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	West Ewell 0.21					ding permission
15	442 Chessington Road and Coach Park 0.26	0	5	2020 - 2025	There is no relevant history to say that this site may come forward and the use on this site appears to be well established and successful at present. The site is unlikely to come forward as a source of housing land supply during the SHLAA period.	
16	426 Chessington Road, West Ewell 0.09	4	1	2008 - 2013	This site is currently under construction and will provide an additional 4 flatted units	Under Construction
17	37-39 Vernon Close, West Ewell 0.04	10	3	2014 - 2019	A recent appeal has been withdrawn and a previous appeal was refused. This suggests that either the proposed density is too high for this location, or that it requires a bespoke design solution to make the density work. Alternatively, this site may be more appropriate for a smaller, lower density development, perhaps for half the number of units, but this may make the site unviable for the developer. Nevertheless, the SHLAA has adopted an optimistic approach to this site based upon its recent planning history.	
18	Land R/O 167 Chessington Road (land at Richards Field) 0.10	6	1	2008 - 2013	This site has planning permission for 6 units but has not yet started.	Outstanding permission
20	Epsom Baptist Church, Church Street, Epsom 0.23 ha	41	2	2008 - 2013	the redevelopment of this site is highly likely to take place during the first part of the SHLAA period. The landowners, the Baptist Church, have expressed a strong desire to redevelop the site for a mix of community, worship and residential uses. The latter being an essential component in terms of making the non-profit making aspects of the development proposal financially viable. The current climate may result in a later delivery, within the first part of the SHLAA period.	
21	Rail Land, Mill Road, Epsom 0.46	15	3	2014 - 2019	There is strong evidence to suggest that this site will come forward as future source of housing land supply. Since its sale at auction, the planning authority has been approached by the landowner via a pre-application discussion. Given the nature of the site and a variety fo potential constraints (including protected species) there are some concerns over its developable extent, and consequently yield. Nevertheless, the site is still though to have capacity for a modest housing scheme.	
22	BUILDERS YARD, MILL road, EPSOM SURREY KT17 4AG 0.43	17	3	2014 - 2019	Although occupied by an existing, active use this site is nevertheless considered to be a potential source of housing land supply likely to come forward during the SHLAA period.	
23	Land rear of Elm Road, Ewell	12 - 16	3	2014 - 2019	The site has some potential as a source of housing land supply. The ownership issues are not considered insurmountable. Access could be a problem and may require demolition.	

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	0.25 ha					
24	Land at Stone's Road, Epsom Town Ward 0.52 ha	0	5	2020 - 2025	The sites close proximity to a SSSI and the relatively poor access arrangements (from Stone's Road) suggest that it will be difficult to bring forward. As the site is owned by the Borough Council an appropriate use may be as a managed nature reserve; with limited public access.	
25	57 Woodlands Road, The Wells, Stamford Ward 0.18 ha	10	1	2008 - 2013	The previous application has shown there is a willingness to develop this site. Consequently, the site is thought likely to come forward as a source of housing land supply during the SHLAA period.	
26	Land at Park Hill Road, Ewell Ward 0.37 ha	37	4	2020 - 2025	The site has some potential to come forward for flats or sheltered housing. The suggested yield and density is based upon the existing flat/ sheltered accommodation scheme at Lynton Court. The ability to deliver this site is dependant upon the landowners intentions/ aspirations.	
27	Garages at Upper High Street, Epsom 0.08 ha	18	5	2020 - 2025	This is a very sustainable location for housing but is unlikely to come forward due to active use of the site and the issue of multiple landownerships. However, the site has some limited potential for redevelopment as flats. Alternative, commercial uses may also be appropriate for this site - possibly at ground level, which suggests some potential for a mixed-use development.	
28	Garages at Hawthorne Place, Epsom Town Ward 0.15 ha	2	4	2020 - 2025	Although the site is in full active use there is some potential to bring forward a small portion of the site for two dwellings. This is the least used part of the parking provision and would require the release of no more than six-seven spaces. There is poential for two modest family homes/ cottages - similar to those already in existance at Prospect Place. Access would also be from Prospect Place. Development would require demolition of a small part of the northern boundary wall.	
30	Land rear of Ewell Court Road, Ewell Court Ward 0.3 ha	0	5	2020 - 2025	The site appears to have limited potential as a source of housing land supply. Notwithstanding the political difficulties in releasing (and possibly relocating) an open space use for residential redevelopment, the site has other issues that would appear to prevent early release for housing. Notably, access onto the site and the changing levels appear to constrain potential. In conclusion it is unliekly to come forward during the SHLAA period.	
31	Land at the Harrier Centre, Poole Road, West Ewell. 0.17 ha	5	4	2020 - 2025	This is identified as part of King George V playing field although from closer inspection is probably not used for anything other than aesthetic green area. It may be possible to build some small houses on this site, but there would be little or no amenity space and very small gardens.	
32	Land at Seymour Avenue, Nonsuch Ward 0.12 ha	0	5	2020 - 2025	The small size of the site and the loss of informal open space, which appears integral to the surrounding housing development, suggest that the site is unlikely to come forward during the SHLAA period.	
33	Land at Portland Place, Epsom Town Ward 0.04 ha	3	3	2014 - 2019	There is potential to extend and replicate the adjoining modern housing that sits to the immediate north of this site on Portland Place. The suggested density level reflects the density of that development.	
34	Land Rear of Chessington Road, West Ewell 0.14 ha	0	5	2020 - 2025	This site is unlikely to come forward as it would require a complicated site assembly involving multiple landowners.	
35	Land east of Hatch Furlong, Nonsuch Ward	6 - 8	4	2020 - 2025	Access onto the site is a constraint. Additionally, the site's value as a piece of strategic landscaping is another constraint. These factors will temper the long term viability/ deliverability of the site as a source of housing land supply.	

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	0.5 ha				However, a low density/ yield scheme, similar to the recent development on the adjoining Mint Water Close, could be physically delivered within the site. Such a low density/ yield scheme could retain a substantial landscaping element along the sites western boundary, which may be a pragmatic option.	
36	5 College Avenue Epsom 0.33	3	3	2020 - 2025	The site has some potential as a future source of housing land supply. Design will be an issue for any housing development on this site, in addition to incorporating the existing on-site trees. Intensification is thought possible during the SHLAA period.	
37	Heron Court, Alexandra Road, Epsom 0.3	15	3	2014 - 2019	This may be a suitable site for affordable housing or possibly student accommodation due to its proximity to the college. Given the site's planning history, it is likely that the site will come forward during the SHLAA period.	
38	Land adj 91 Chessington Road, West Ewell 0.15	6	3	2020 - 2025	The site appears to be well used, although a residential use may be preferred, it appears that this current use is lawful, and there are no enforcement cases. However, there is potential for the site to come forward during the SHLAA period. This may be dependant upon the current use relocating. The site could come forward by itself or as part of a wider scheme involving the adjoining site, ID Ref 39.	
39	Chessington Road Recreation Ground, Chessington Road 1.78	70	4	2020 - 2025	Although the site is an actively area of open space, an alternative option will be to allow this site to come forward as a source of housing land supply and re-provide the open space upon the adjacent Hook Road Arena site. Such an approach could help improve overall access to the Arena site.	
41	7 - 9 Cleves Avenue, Nonsuch Ward 0.36 ha	4 - 5	5	2020 - 2025	The site offers some potential as a future source of housing land supply, although this is entirely dependant upon land assembly and landowner interest. A possible development option could comprise a small cul-de-sac development of 4 - 5 units accessed via 9 Cleves Avenue. Similar 'windfall' developments already exist elsewhere within the Borough. The nature of this type of site makes it very difficult to accurately predict if and when the site will come forward.	
42	12 - 14 Arundal Avenue, Nonsuch ward 0.24 ha	0	5	2020 - 2025	The site is unlikely to come forward for redevelopment during the SHLAA period.	
43	Toby Pub next to railway bridge, Cheam Road, Nonsuch Ward 0.46 ha	15	5	2020 - 2025	Although the loss of a community/ employment facility (the pub) may be resisted by planning policy, the site does provide a potential source of housing land supply. A potential development option for the site would be conversion and extension of the existing building (as per a similar development at Drift Bridge) to flats. This could provide a high density scheme of up to 30 units in size. However, a mixed use scheme, incorporating a convenience retail element, would have the benefit of both retaining commercial activities on the site and meeting the wider needs of Nonsuch Ward's communities.	
44	Land to the rear of 4 - 5 Hillside Road, Nonsuch Ward 0.27 ha	0	5	2020 - 2025	Access onto the site appears to be very problematic and difficult to resolve without considerable expense. Given the size of the site and associated low yield, costly access improvements will probably make the site economically unviable.	
45	3, 5 and 7 Wescott Way, Nonsuch Ward	1	3	2020 - 2025	There is genuine potential for the undeveloped frontage plot to come forward as a source of housing land supply. Although the overall yield from this site will be low (1 dwelling), the surrounding area appears to	

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	0.24 ha				have the capacity to accommodate a development of this scale.	
46	103 Nonsuch Walk, Nonsuch Ward	0	5	2020 - 2025	Given the size and shape of the site, it is unlikely that this site will provide a good source of housing land supply during the SHLAA period.	
	0.13 ha					
47	1 Banstead Road, Nonsuch Ward	0	5	2020 - 2025	Given the nature/ character of the site and its surroundings, the current landownership position and the potential problems with access arrangements this site is not consider to be a good source of future housing land supply. The site is unlikely to come forward for development during the SHLAA period.	
	0.21 ha					
48	36 Shere Avenue, Lindisfarne, Cheam Road, Nonsuch Ward	10	4	2020 - 2025	The site has the potential to become a source of housing land supply in the medium-long term future. There are potential development options to either convert the existing properties or comprehensively redevelop the site. A comprehensive redevelopment, which improves access onto the site provides greater certainty in respect of financial viability and terms of housing yield. Currently there are no flat schemes within this part of Nonsuch Ward and there may be opposition to this type of development within this location. However, the nature of the site and similar types of flat development, upon similar locations, elsewhere within the Borough suggest that this type of intensification can be achieved.	
	0.7 ha					
49	57 Longdown Lane North, Nonsuch Ward	0	5	2020 - 2025	Whilst this is a large site, which could physically accommodate further intensification, it's location, relationship the Green Belt and the potential access problems suggest that it is unlikely to come forward as a source of supply during the SHLAA period. Even if it were to come forward yields could be low, which may raise an issue of overall viability.	
	0.22 ha					
50	13 & 15 Higher Green, Nonsuch Ward	0	5	2020 - 2025	Further intensification upon this site is not considered appropriate and is likely to be resisted in Conservation Area grounds. There are additional issues of financial viability and access arrangements. Even if the site came forward, overall yield would be limited and potentially insufficient to cover the purchase cost of the two existing properties.	
	0.21 ha					
51	93 The Green & Kolmio, Wallace Fields, Nonsuch Ward	10	4	2020 - 2025	The site has some potential as a source of housing land supply - perhaps more so than other sites within this Conservation Area. Intensification within the site is thought possible but high land values may make such a proposal unviable in the short-medium term.	
	0.26 ha					
52	36 The Green, Nonsuch Ward	0	5	2020 - 2025	Further intensification upon this site is not considered appropriate and is likely to be resisted in Conservation Area grounds. There are additional issues of financial viability and access arrangements. Even if the site came forward, overall yield would be limited and potentially insufficient to cover the purchase cost of the existing property.	
	0.18 ha					
53	19 & 21 The Green, Nonsuch Ward	0	5	2020 - 2025	Further intensification upon this site is not considered appropriate and is likely to be resisted in Conservation Area grounds. There are additional issues of financial viability and access arrangements. Even if the site came forward, overall yield would be limited and potentially insufficient to cover the purchase cost of the existing properties. A recent example of intensification, on a similar site local to this site, was noted during the site visit (at	
	0.42 ha					

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					Chestnut Place - 3 dwellings). However, there are significant differences between these two that strongly suggest that Ref 53 will not go the same way. Most notably, the Chestnut Place was originally a series of tennis courts (rather than existing dwellings) - so consequently the original land value was less.	
54	56 & 58 Reigate Road, Nonsuch Ward 0.3 ha	20	3	2020 - 2025	The site has some potential as a future source of housing land supply. The site can physically accommodate further intensification, with its location and levels of accessibility suggesting that a flat scheme could be an appropriate form of intensification. The ability of this site to come forward during the SHLAA period is entirely dependent upon economic viability. The site is comprise of two high value properties, consequently density and yield will need to take this into account.	
55	25 Ewell Downs Road, Nonsuch Ward 0.28 ha	1	4	2020 - 2025	The site offers some, albeit limited, potential as a feature source of housing land supply. Yield from the siet will be very low - a single dwelling. Any development will need to be sensitive to the surrounding conservation area.	
56	86 Reigate Road, Nonsuch ward 0.45 ha	10 - 15	3	2014 - 2019	The site provides some potential as a future source of housing land supply, via intensification. The existing property is bulky and oversize; it is suggested that a similarly proportioned flat scheme would not be visually incongruous.	
57	32 Treadwell Road, Epsom 0.16	0	5	2020 - 2025	The most appropraite development for this iste may be a flateed conversion. However access may be aproblem due to the way the land lies and the proximity to the road and roundabout. This site is well used and well miantained and in keeping with the area. There has been no indication of interest in developing this site, and therefore it is unlikely to come forwad at this stage (dependent on the land owners).	
59	4 & 6 St Martins Avenue, Epsom, Surrey, 0.3	0	5	2020 - 2025	These properties are unlikely to come forward as there has been no recorded interest. Careful consideration would need to be given to a rebuild project here as it is in a conservation area, although there is development currently going on along the road so it is not out of the question.	
60	Farm View Cottage, 31 Langley Vale Road Epsom 0.13	0	5	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site.	
61	17 Downs Road, Epsom 0.21	5	4	2020 - 2025	This site is well used and well miantained and in keeping with the area. There has been no indication of interest in developing this site, and therefore it is unlikely to come forwad at this stage (dependent on the land owners). It is a site that may be appropriate for flats.	
62	Yorktown, 22E Burgh Heath Road 0.3	10	4	2020 - 2025	This site is well used and well miantained and in keeping with the area. There has been no indication of interest in developing this site, and therefore it is unlikely to come forwad at this stage (dependent on the land owners). This iste may be suitable for a flatted development of some kind.	
63	20 Downs Road, Epsom 0.3	4	4	2020 - 2025	This site is well used and well miantained and in keeping with the area. There has been no indication of interest in developing this site, and therefore it is unlikely to come forwad at this stage (dependent on the land owners). This iste may be appropriate for a flatted development.	
64	Leighton House 59 Burgh Heath Road Epsom 0.19	0	5	2020 - 2025	The most appropraite development for this site may be a flatted conversion. However increase in traffic and parking may be a problem. This site is well used and well miantained and in keeping with the area. There has been no indication of interest in developing this site, and therefore it is unlikely to come forwad at this stage (dependent on the land owners). This site is in active use as a nursing home.	
65	10 Lynwood Road, Epsom	10	4	2020 - 2025	This site is well used and well miantained and in keeping with the area. There has been no indication of	

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	0.27				interest in developing this site, and therefore it is unlikely to come forward at this stage (dependent on the land owners).	
66	1 Lynwood Road, Epsom 0.2		4	2020 - 2025	The most appropriate development for this site may be a flat conversion. However increase in traffic and parking may be a problem. This site is well used and well maintained and in keeping with the area. There has been no indication of interest in developing this site, and therefore it is unlikely to come forward at this stage (dependent on the land owners).	
67	Rear of 12-16 Grosvenor Road, Epsom 0.12	1	3	2014 - 2019	Part of this site at the rear of number 10 is more likely to come forward as there is planning permission for a bungalow. There is no record of interest from the other properties, but access would not necessarily affect them if they were willing to sell off some land.	
68	Land between and stables to rear of 29-33 Beaconsfield Road, Epsom 0.14	7	4	2014 - 2019	There has been interest shown in developing this land in the past expressed through the planning process, although this application was withdrawn (unsure why). If the stables are redundant then the chance of this site coming forward is increased, although the stables looked in use at the site visit.	
69	Land adj/ rear of 128 Rosebery Road 0.04	0	5	2020 - 2025	It is unclear of the ownership of this site. It is locked by other back gardens and the bridleway making access to this site the greatest constraint.	
70	End of Sunnybank/ Woodcote Hurst, Epsom 0.3	5	5	2020 - 2025	This area of grass is an attractive part of usable open space in the urban area. There is no planning history on this area which indicates that the land owner may not have considered redevelopment on this site.	
71	Land R/O Woodcote Park Road, Epsom 0.26	0	5	2020 - 2025	There is no planning history on this site which indicates that the land owner may not have considered redevelopment on this site.	
72	Highlands Grove/ Woodcote Green Road 0.58	0	5	2020 - 2025	There is no relevant planning history on this site to make us think that it may come forward for development.	
73	Hylands Close, Epsom, 0.22	0	5	2020 - 2025	There is no relevant planning history on this site to make us think that it may come forward for development. The access to this site would probably not be a problem	
75	The Amato Inn and R/O 19 Pine Hill, Epsom Surrey 0.18	10	5	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site.	
76	15 Pine Hill, Epsom Surrey 0.29	8	4	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site.	
78	Garages at Ebbas Way,	2	4	2020 - 2025	It is unclear whether these garages are privately owned or owned by the housing association. The site is	

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	Woodcote Ward 0.03				more viable if it is solely owned by the HA. This is a small site, that would not have a very high yield.	
79	Land R/O 38 Woodlands Rise, The Wells, Stamford Ward 0.038	2-4	3	2014 - 2019	Site could come forward relatively quickly if access can be achieved. Another site visit may be useful. The redevelopment of this site could provide environmental health improvements.	
80	The Jolly Coopers & 82 Wheelers Lane, Stamford Ward 0.6	4 (from previous application)	3	2008 - 2013	There have been recent attempts to bring the site forward for development, although the application was withdrawn following concern from the Conservation Officer and English Heritage. Since this application the pub has reopened and whether this site comes forward again is likely to depend on the success of this operation.	
81	Church Side, Stamford Ward 0.24	0	5		Site is unlikely to come forward as it is in multiple ownership.	
82	Epsom Common Allotments Stamford Ward 2.14	30 (on 1/3 of the site)	4		From the aerial photo the allotments appear to be well used. Partial release could be a possibility, although unlikely and access would be difficult to achieve.	
83	R/O 7 West Hill Avenue, Stamford Ward 0.21	0	5	2020 - 2025	As access to the site will require demolition and therefore bringing this site forward may be challenging. There appears to be only two land owners, which may make the land assembly more achievable. The garden plot of no 7 could come forward independently with a reduced yield, while the vacant urban land requires access through another property as it is land locked.	
84	Land Rear of Grafton Park Road, Worcester Park 2.1	30	4	2020 - 2025	It is unknown at this stage who is the owner of this site of informal open space, but it may well be by Surrey CC or a private owner. We have no reason to think that this site could come forward in front of any other site of open space at this time. The TPO could be built into a landscaping proposal.	
85	Land at Shadbolt Park, Salisbury Road, Worcester Park 0.89	0	5	2020 - 2025	This site is very unlikely to ever come forward for housing as it is an important and well used park and garden for this area of Epsom, containing a childrens play area and sports pitches. The site is very overlooked.	
86	Land at 19 Cleveland Gardens, Worcester Park 0.28	3	5	2020 - 2025	This site does not appear to have much chance of redevelopment or intensification as there is no strong planning history or known desire to develop. The development of this site for housing is considered to be undesirable.	
87	Land R/O Edenfield Gardens, Worcester Park 0.5	0	5	2020 - 2025	This site comprises of large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the access issues, the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period. Access may be possible from Woodland Avenue without demolition.	
88	Land at rear of 117-119 Salisbury Road, Worcester Park 0.2	2	4	2020 - 2025	This site comprises of large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the access issues along the narrow Close, the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
89	Land R/O Salisbury Road/ Delta Road, Worcester Park 0.57	0	5	2020 - 2025	This site comprises of large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	

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90	Lobs Cottage, Cromwell Road, Worcester Park 0.23	0	5	2020 - 2025	This site is very unlikely to come forward as there is no relevant planning history and it is a building with distinctive character of high value.	
91	57 Salisbury Road, Worcester Park 0.27	12	2	2014 - 2019	There is no guarantee when this site will come forward, but it is considered a highly likely site to be developed in the next few years.	Outstanding permission
92	Land R/O 23 Fairford Gardens, Worcester Park 0.08	2	5	2020 - 2025	This site comprises of medium sized back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
93	Land R/O 25 Fairford Gardens, Worcester Park 0.087	2	4	2020 - 2025	This site comprises of medium sized back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
94	Land R/O 67 Woodlands Avenue, Worcester Park 0.10	2	4	2020 - 2025	This site comprises of medium sized back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
95	Land Rear of Elmstead Gardens, Worcester Park 0.09	2	4	2020 - 2025	This site comprises of medium sized back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
96	Land R/O Woodlands Avenue, Worcester Park 0.37	0	5	2020 - 2025	This site comprises of large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the access issues, the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
97	Land R O 137 Fairford Gardens, Worcester Park 0.09	2	4	2020 - 2025	This site comprises of large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
98	Land R/O 115 Elmstead Gardens 0.14	3	4	2020 - 2025	This site comprises of medium sized back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
99	Garages R/O Marland Court, Ardossan Gardens, Worcester Park 0.18	8	1	2008 - 2013	This site has been included as a potential source in our housing trajectory contained in the AMR. There is no guarantee when this site will come forward, but it is considered a highly likely site to be developed in the next few years.	
100	546 Kingston Road, Ewell Court Ward 0.76 ha	10	4	2020 - 2025	The sites potential as a source of housing land supply is marginal. Access onto the site is difficult and may make intensification impossible. Flood risk is also an issue as is road noise from the Kingston Road. There is some potential on part of the site but this will require demolition of properties on Riverview Road in order to gain improved access. The potential issue of flood risk will also need to be resolved.	

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101	Land rear of 82 Newbury Gardens, Auriol Ward 0.12 ha	3	4	2020 - 2025	There is potential for the two gardens immediately adjacent to the Byway to come forward for housing. However, given the reduced size of the site (about 0.04 ha) the yield will be low. The values of the surrounding properties may preclude such sub-division.	
102	Land rear of 182 - 188 Kingston Road, Auriol Ward 0.26 ha	6 - 7	4	2020 - 2025	The site appears to provide a potential source of housing land supply. A comprehensive scheme that developed the northern part of the site for mews-style housing could be made to work. Such a development could either seek to retain the existing garages and remove the off-street parking provision, or vice versa. Nevertheless, access and the landownership issues would suggest that this site may not be quick in coming forward. Consequently, whilst the SHLAA recognises it as a potential source of housing land supply, it is unlikely to become available until the later stages of the SHLAA period.	
103	Land rear of 24 Stoneleigh Park Road, Auriol Ward 0.09 ha	3	4	2020 - 2025	The site has the potential to come forward as low yield development. It is suggested that the site could follow/ extend the same design as the adjoining two bed cottage-style housing at Rembrandt Court.	
104	1 - 3 Seaforth Gardens, Auriol Ward 0.36 ha	0	5	2020 - 2025	The recent level of investment in home improvements, the problematic access and multiple landownerships suggest that the site is undeliverable/ undevelopable within the SHLAA period.	
105	Land rear of 7 Chestnut Avenue, Ewell Court Ward/ Auriol Ward 0.68 ha	20 - 25	5	2020 - 2025	This site serves as a very good example of a particular type of potential source of local housing supply, namely large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the access issues, the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
106	Garages to the rear of Curtis Road, Ewell Court Ward 0.16 ha	0	5	2020 - 2025	The site is unlikely to come forward during the SHLAA period. Redevelopment of this site would result in an inappropriate backland development. The site is too narrow and there would be an issue of overlooking neighbouring properties. It is also unlikely that the parking provision displaced from this site could be adequately accommodated on the adjoining street. There potentially negative impacts upon the adjoining Hogsmill Nature Reserve.	
107	Land rear of 126 - 148 Curtis Road 0.28 ha	0	5	2020 - 2025	The site is unlikely to come forward during the SHLAA period. The impact of development upon the wider Hogsmill Nature Reserve would be too great.	
108	Allotments at Kingston Road, Ewell Ward 0.81 ha	0	5	2020 - 2025	Whilst the site has some potential as a housing site, the Borough Council's ability to release it for development is questionable. The site is in full and active use and it would be very difficult for the Borough Council to justify its release. Whilst it would theoretically be possible to provide replacement provision (possibly within the Green Belt) this would not be local and would require longer journeys. Given these difficulties, the site is considered unlikely to come forward during the SHLAA period.	
109	Park Avenue West Allotments, Stoneleigh 1.43 ha	10	4	2014 - 2019	There is potential for part of the site (20%) to come forward for a high density flat scheme. The site's hidden backland status could enable a higher density scheme in contrast to the surrounding low density housing. Development of part of the site could be used to fund improvements to the remaining informal open space area, which is currently of low value. Access onto the site is the main constraint, which may ultimately prevent the speedy development of this site.	
110	Land rear of 26 Park Avenue	2	4	2020 - 2025	Typical large garden site with usual problems with bringing the site forward, namely, residual values and	

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
	West, Stoneleigh Ward 0.14 ha				multiple land ownrships. There is potential for entire frontage of site to come forward (split across two land ownerships). This could yield 5 - 8 units. However, it is more likely that part of the site could come forward by itself.	
111	Land rear of 79 Park Avenue East, Stoneleigh Ward 0.16 ha	1	5	2020 - 2025	The southern part of the site has some potential to come forward by itself. However, yield will be low at 2 - 3 units. Given the high land values associated with the existing housing, it is unlikely that the site will come forward.	
112	The Stoneleigh Inn, Stoneleigh Broadway, Stoneleigh 0.34 ha	20	4	2014 - 2019	The existing use is buoyant and high value and is unlikely to come forward in it's entirety. There are few competing pubs within the area. Loss of the pub likely to be resisted by planning policy. However, the car park to the rear of the site could be developed by itself. Given the local centre location, a high density flat scheme could be appropriate. Any development proposal would need to take full account of potential impacts upon the setting of the adjoining locally listed building.	
113	TAVR Centre, Wellbeck Close, Ewell Ward 1.02 ha	62	4	2020 - 2025	The site does provide a potential housing land supply opportunity but only if the current user will release the site. Recent defence reviews have seen the release of many former TAVR Centres as development sites, it is possible that this site will join these sites. Further investigation is required to establish whether the site will be released. The proposed site density is based upon adjoining residential uses to the immediate north of the site. The proposed density exceeds the overall regional target Of 40 units/ ha. The release of this site for housing has the potential benefit of enabling the release (through improved access) of adjoining sites at Ref IDs 131, 133 and 249.	
114	Former nursery site, Bluegates, Stoneleigh Ward 2.5 ha	100	5	2014 - 2019	The site has some potential as a source of housing land supply. An unconstrained scenario would have this site come forward as part of a comprehensive scheme incorporating the adjoining site ID313. The site is not currently managed and is considered to be of low value in countryside/ biodiversity terms. It has been suggested that the development of the site could fund countryside management measures elsewhere within the Borough. Bringing this site forwad (and the adjoining Site ID 313) will be politically difficult due to its publically perceived biodiversity value. If the site were retained in its current state some form of management strategy would be required.	
115	Land rear of 76 - 78a Park Avenue East, Stoneleigh Ward 0.5 ha	0	5	2020 - 2025	Given the poor access and the high land values associated with the existing frontage dwellings, the site is thought unlikely to come forward for redevelopment. A comprehensive redevelopment of the site would be possible and there examples of such developments taking place elsewhere within the Borough. However, the lack of an obvious access point and the problem of site assembly apear to rule this site out.	
116	Garages and land rear of Holman Court, Church Street, Ewell Ward 0.23 ha	0	5	2020 - 2025	There are a number of constraints that conspire against the release of this site. Access onto the site is difficult. Current uses are active and release is likely to be seen as an unattractive option for the landlord. Consequently, the site is considered unlikely to come forward within the SHLAA period.	
117	Land at Timbercroft, Ewell Court	12	5	2020 - 2025	The site has some potential to come forward as a source of housing land supply; there is a similar site to the	

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
	Ward 0.35 ha				immediate northeast. However, the need to release the site for housing needs to be weighed against the loss of informal open space. At this point in time the release of this site appears unlikely.	
118	Land r/o 180 Chadacre Road/ fronting Sparrow Farm Road, Stoneleigh Ward 0.13 ha	2	4	2020 - 2025	There is potential for part of the site to deliver 1 - 2 units along road frontage. Given the current garden uses the potential tiemfrmae for delivering all or part of the site is undetermined.	
119	The Dell, Land at Cheam Road, Ewell Ward 0.61 ha	20	4	2020 - 2025	The site has some potential to come forward for redevelopment. Whilst the current extensive tree cover provides some local amenity value to reisdents this is in contrast to its overall unkempt and unmanaged condition. Lack of safe access onto the site also devaluates it as an amenity. Appropriate redevelopment could secure the best elements of the site and provide funding to ensure other local landscaping improvements - possibly upon the adjacent site ID Ref 125. Appropriate development would need to carefully consider the desire to retain significant trees currently present on site. This may reduce the overall site yield; this has been reflected in the suggested site yield. A longer lead-in time is also suggested in order to ensure that the best scheme for the site can be brought forward.	
120	47 Stoneleigh Crescent, Auriol Ward 0.07 ha	5 - 6 maximu m	5	2020 - 2025	This is comprises and existing large detached dwelling and its associated large corner plot garden. Given the value of the property and its well maintained condition, this site is unlikely to come forward for redevelopment.	
121	50 Firwood Crescent, Auriol Ward 0.1 ha	3 (gross) 2 (net)	3	2014 - 2019	The site is a potential source of housing land supply, albeit with a low yield. The release of the site is entirely dependant upon the current landowners intentions. The site is lare enough to accommodate a comprehensive redevelopment of three units (involving demolition). Redevelopment would ned to take account of the character and appearance of the surrounding residential development.	
122	Land Rear of 78 The Avenue, Worcester Park 0.36	0	5	2020 - 2025	This site comprises of large land-locked back gardens. There is some potential of this site coming forward, indeed, similar sites have come forward in the past. However, given the access issues along the narrow Close, the existing householder investment in the site and the low profit margins it is thought unlikely to come forward during the SHLAA period.	
123	68 The Avenue, Worcester Park, 0.21	5	4	2020 - 2025	This site does not appear to have much chance of redevelopment or intensification as there is no planning history or known desire to develop and the property and gardens appear well maintained and used. This street has a history of conversions to flats, so there is some potential.	
124	4 Salisbury Road and 376 - 380 Kingston Road, Ewell Court Ward 0.38 ha	33	3	2014 - 2019	There is potential to part develop this site; along the Kingston Road frontage. It is suggested that a flat/ sheltered accommodation scheme, similar to the neighbouring scheme in terms of size, bulk, density and massing could be introduced on this site. This is a highly sustainable location for a flat/ sheltered accommodation scheme.	
125	Land west of Ewell Village Bypass, Ewell Ward 0.99 ha	10 - 15	4	2020 - 2025	There is a potential opportunity to develop the southern part of the site as part of a wider scheme incoporating the redevelopment of the adjoining site at the Dell (Ref ID 119). The potential development area amounts to about 0.53 ha of land, which could be developed at the same density suggested for the adjoining site. The part development of the site could facilitate a tree belt/ strategic landscaping schme for the eastern boundary and the remainder of the site.	

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					The suggested scheme is entirely dependent upon the National Trust being able to release the site. Given the relatively low yield suggested for the site, its development potential (or otherwise) should not prevent the development of the adjoining site (Ref ID 119).	
126	Properties on Epsom Road, Ewell Ward 0.82 ha	0	5	2020 - 2025	Although the site is large enough to potentially accommodate intensification, multiple land ownerships and the associated high property values strongly suggest that redevelopment of the site during the SHLAA period is unlikely.	
127	22 The Headway, Ewell Ward 0.45 ha	0	5	2020 - 2025	Given the nature of the site and the likely house values, it is considered unlikely that the site will come forward for intensification during the SHLAA period.	
128	6 - 8 Chutters Walk, Ewell Ward 0.18 ha	6 -10	3	2020 - 2025	In spite of the potential constraints affecting this site, there is scope for part of the site to come forward for redevelopment. A modest flat scheme could be developed, either by itself or in conjunction with the adjacent site ID 328. The overall capacity could rise should the come forward with ID328. However, access (especially from Chutter Walk) remains an issue and may constrain overall yield.	
129	Land rear of 25 Stane Way, Ewell Ward 0.16 ha	0	5	2020 - 2025	Although the site is large enough to potentially accommodate intensification, access onto the site and the changing levels within the site strongly suggest that development of the site during the SHLAA period is unlikely.	
130	76 West Street, Ewell Ward 0.17 ha	10	2	2014 - 2019	The site is in close proximity to a wide variety of services, facilities and amenities. The vacant and unmarketed status of the site suggests that there is some possibility for the site to come forward for intensification. The site could come forward for development for small cottage-type dwellings; similar to the adjacent properties located to the immediate northeast of the site. Alternatively, a higher yield flat scheme could be introduced on this site; similar flat schemes (either market housing or sheltered accommodation) already exist around Ewell Village.	
131	Etwelle Sevice Station & Honda Dealership, Kingston Road/ Ewell Bypass, Ewell 0.31 ha	30- 40	4	2020 - 2025	The intentions/ aspirations of the existing occupier remain the biggest constraint to the release of the site for housing. Recent planning history demonstrates a high level of investment into both uses, which strongly suggests a desire to remain on site. However, the site is small (for a car showroom) and does not offer much room for expansion of showroom floorspace, car storage or servicing facilities. This provides an argument for relocating the use to a bespoke site elsewhere. The suggested site capacity and yield is based on similar flat schemes located along the Kingston Road. An alternative approach would be to redevelop the site as a mixed use scheme, with retail units at ground floor level and residential units through the upper floors. Such a scheme could compliment the existing uses along Castle Parade and retain some commercial uses on the site. Site yields would have to be adjusted downwards to take account of the non-residential ground floor uses.	
132	Telephone exchange, London Road, Ewell Ward 0.21 ha	0	5	2020 - 2025	The site offers some (limited) potential as a source of housing land supply. The existing building has capacity for conversion to flats/ multiple units. Equally, redevelopment provides an opportunity to replace the existing building with something sympathetic to the requirements of the conservation area and the adjoining listed buildings. However, the need for a telephone exchange (as part of the utility infrastructure network) and level of recent investment made in the existing use suggests that the site will not come forward during this SHLAA period.	
133	Land at London Road Recreation Field, Ewell Ward	22	4	2020 - 2025	The site is constrained by its current access arrangements. There may also be some reluctance from the landowner to release the site. However, redevelopment of the site could provide funding to improve recreation open space provision across the remainder of the site.	

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	0.56 ha				<p>The site could come forward as part of a larger comprehensive development scheme, involving adjoining sites (REFs 113 and 249). This would provide the potential for its redevelopment as family homes.</p> <p>An alternative, stand alone scheme, could provide a higher yield flat development. Such a scheme would be a reflection of the adjoining Grange Mansions (to the immediate west). Access would need to be secured from the west, through Grange Mansions. This may be problematic.</p>	
134	The Edge Youth Centre, Rowden Road, West Ewell 0.16	0	5	2020 - 2025	This site would be ideal for a flatted development as this would be inkeeping with the surrounding area. However currently the loss of such a community facility would not be acceptable in policy terms unless it can be shown that there is no longer a need for such a facility.	
135	Rear of 13 Brumfield Road 0.10	4	4	2014 - 2019	This site is more likely to come forward than some garden sites as there has been an interest shown in the past (although it was refused). However we can not be certain that this interest still exists as it was 7 years ago, so the same issues such as multiple ownership and other issues with infill sites still exist.	
136	Longmead Road/ Gibraltar Crescent, Court Ward 1.23	50	4	2014 - 2019	<p>The site has some potential to come forward as future potential source of housing land supply. The release of the site is dependant upon the Borough Council making a decision on the future development potential of its low quality/ under-used open space provision. Equally, there needs to be a resolution as to the most appropriate re-use of the site, namely, residential or new community infrastructure.</p> <p>Consequently, the SHLAA has taken a cautious approach to this site.</p>	
137	Rear of 481 Chessington Road, West Ewell 0.23	0	5	2020 - 2025	This site is not likely to come forward as we have not had any known interest before from any landowners, and it appears to be in multiple ownership.	
138	Garages at Kelvin Close, 0.15	0	5	2020 - 2025	This site may have potential but further investigation should be done as to the ownership of the garages and as they do appear in use, and to alternative parking areas.	
139	17- 23 Stanton Close, West Ewell 0.34	10	4	2020 - 2025	There is no relevant planning history on this site to make us believe that this site is going to come forward. The site is owned by multiple land owners which means that the whole site is unlikely to come forward within the SHLAA period.	
140	22-24 Ruxley Close West Ewell 0.16	6	2	2014 - 2019	There has been an interest shown in the development of this site due to the previous refused application. Any development on this site needs to be less intrusive and overbearing than the 3/4 bedroom houses previously proposed and a terrace of 6 two-bed houses may be more appropriate at this location.	
141	r/o 43/ 42 Kendor Avenue, Stamford Ward 0.22	2 to 3	4 - 5	2020 - 2025	As the site is in multiple ownership, it will prove challenging to bring forward.	
142	Land R/O 37 Hamilton Close & 42 Ridgeway Stamford Ward 0.34	1-8	3-5	2020 - 2025	Site would be difficult to bring forward due to challenges in land assembly. There may be an option to develop just the frontage of this site.	
143	Land Rear of Hurst Road, Court Ward	0	5	2020 - 2025	The site is comprised of back garden land in multiple landownerships. This is a common type of site, which the SHLAA has identified across the Borough. There are many difficulties in bringing this type of forward for	

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	0.08				development, such as access, landowner interest and overall financial viability. Consequently, it is thought unlikely for the site to come forward as a source of housing land supply during the SHLAA period.	
144	Garage Block at Teddington Close, Court Ward 0.21	16	1	2008 - 2013	The garages on this site have gone and the site is under construction for 16 flats.	Outstanding permission
145	Land Rear of 36 Horton Hill, Court Ward 0.04	3	3	2020 - 2025	multiple ownership. If the ownership could be established this site may be attractive as it is currently quite run down.	
147	R/O 87 Christ Church Mount Stamford Ward 0.11	4	5		The outstanding permission for Drummond Gardens will influence the potential of this site, as if implemented it may restrict access. More efficient use of the sites could be made if developed together, although this may be difficult to achieve.	
148	Church Street Conservatiove Club, Epsom Club and United Reform Church 0.35 ha	40 (on United Reform Church site)	2	2014 - 2019	Current position suggests that only one of the three landowners are willing to release the housing potential of their site (the United Reform Church). However, the other two sites may become available during the course of the SHLAA period. The yield could rise from 40 units to 105 units.	
149	Garages, Wimourne Close, Epsom 0.06 ha	0	5	2020 - 2025	Potential for site to come forward for development as maisonettes but multiple ownership issues and adverse impact of parking displacement suggest that the site is neither likely to come forward nor appropriate in this location.	
150	5 - 6 Wimbourne Close, Epsom 0.02 ha	0	5	2020 - 2025	Officer view is that the site is unlikely to come forward for development. After conducting a site visit, the Officer view is that the site is not appropriate for residential intensification.	
151	6 The Grove and garages at Grove Avenue 0.19 ha	8	3	2020 - 2025	The high value of the single property may hinder viability. However, the site may come forward by itself in the long term. Adjoining developments at Badger Court and Grove Court are indicative of the size and type of development that could come forward on this site.	
152	St Kilda, Highview, Donna Nook and 2 Grove Avenue, Epsom 0.43 ha	0	5	2020 - 2025	The site is unlikely to come forward due multiple ownership/ land essembly issues. High cost of land acquisition also likely to be a constraint.	
153	50 Church Road, Epsom 0.06 ha	3	4	2020 - 2025	This site forms a potential housing source/ example of housing source but yield will be low.	
154	Dairy Crest Ltd Alexandra Road Epsom KT17 4BJ 0.51	20	3	2020 - 2025	There are flats and family homes surrounding the site and any flatted development here may be better suited if it were to look like a large house. Church Road is a relatively narrow, quiet road. The junction would need to be improved.	
155	Garages at Grove Avenue, Epsom	3	5	2020 - 2025	The site is unlikely to come forward due to the multiple ownerships and the loss of parking provision, which would have an adverse impact upon the surrounding levels of on-street parking.	

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	0.05 ha					
156	Land next to railway and along Upper High Street/ Steven's Close, Town Ward 0.21 ha	4	5	2020 - 2025	Issue of parking displacement and multiple ownerships is critical to the availability of the site; either in its entirety or in part. This may be irreconcilable issues in terms of developability. However, a small part of the site could come forward for 3 - 4 units. This would result in the net loss of about ten spaces.	
157	26 West Street, Town Ward 0.05 ha	3 - 4	5	2014 - 2019	The site has some value as a potential source of housing land supply. This is a highly sustainable location. In that respect a modest frontage scheme (along Station Approach) appears to have some merit. However, the value of the site to the SHLAA should be approached with caution. The site has planning permission for a modern commercial use, which in the current economic climate may prove more viable than a purely residential scheme. A commercial scheme has the added value of bolstering the town centre's wider vitality and viability.	
158	Meadow Court, Epsom 0.8 ha	0	5	2020 - 2025	The site is already developed as flats (30 units). Unlikely to come forward for intensification.	
159	Land at Rosebank, Epsom 0.09 ha	4	3	2014 - 2019	There is potential for the site to come forward for a modest housing development, in character with the surrounding residential dwellings. If the site is EEBC or RSL control there is the added possibility of delivering 100% affordable housing provision.	
160	Land rear of Rosebank, Epsom 0.24 ha	0	5	2020 - 2025	The site is unlikely to come forward due to poor access, multiple ownership and heavy tree cover to significant parts of the site. It is better that the site remains in its current use.	
161	30 - 33 Horsley Close, Town Ward 0.24 ha	0	5	2020 - 2025	Although this site was identified as having some housing potential at the desk top stage of the study, the site visit reveals that access would require demolition of at least two of the existing dwellings. The latent value of the existing housing, the multiple land ownerships, the land-locked nature of the rear gardens and the problematic access all suggest that this site does not provide a viable source of housing land supply.	
162	29 - 31 Hazon Way, Town Ward 0.11 ha	0	5	2020 - 2025	Although this site was identified as having some housing potential at the desk top stage of the study, the site visit reveals that access would require demolition of at least two of the existing dwellings. The latent value of the existing housing, the multiple land ownerships, the land-locked nature of the rear gardens and the problematic access all suggest that this site does not provide a viable source of housing land supply.	
163	32 Waterloo Road/ BRM Coachworks 0.31 ha	30	5	2020 - 2025	The potential density and yield is based upon assumption made for the adjacent railway station site. This sites ability to come forward is largely dependent upon the potential or ability to relocate or remove the existing on-site uses - most notably the utility use, which may prove immovable. Contamination issues (particularly in relation to the utilities use) may also impact upon site viability.	
164	Land rear of 1 - 13 Temple Road, Epsom 0.15 ha	5-9	5	2020 - 2025	Current deliverability is entirely dependent upon the desire of landowners to release substantial parts of their rear gardens for development. There is potential for a smaller part of the identified site to come forward at a lower yield. The estimated yield is based upon yields from a modest scheme to the immediate south of the site, which could be replicated. A more comprehensive scheme involving flats, rather than 2 bed house, could deliver a higher yield - possibly 35 units, based on a larger site area of 0.35 ha (involving demolition) at a density of 100 units/ ha.	
165	27 - 41 Temple Road, Town Ward	2-18	3 - 5	2020 - 2025	Access and multiple ownerships are significant constraints to the entire site coming forward but smaller parts of the site could come forward in the future with an adjusted lower yield.	

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	0.26 ha				Estimated yield based upon a similar development rear of Waterloo Road.	
166	Rear of 41 - 67 Hook Road/ Cheam Road, Town Ward 0.2 ha	0	5	2020 - 2025	The site is currently heavily constrained and unlikely to come forward for development during the SHLAA period. Access onto the site is difficult and would require demolition of an existing dwelling. The apparent issue of multiple site ownerships would also provide a constraint. Detailed site specific issues are largely unknown due to the land-locked nature of the site. However, there may be some potential for the release of the site through the redevelopment of the adjoining site (Ref No ID237).	
167	Rear of 149 - 163 Hook Road (Pound Close), Town Ward 0.14 ha	4	3	2014 - 2019	There is potential for part of the site (approx. 0.06 ha in total) coming forward as part of scheme to extend the existing Pound Close development. It is envisaged that such a proposal would reflect the scale, character and appearance of the existing housing at Pound Close.	
168	Rear of 98 - 102 Miles Road, Town Ward 0.14 ha	0	5	2020 - 2025	Access onto the site presents a major constraint. It is difficult to conceive an access solution from Miles Road. The only alternative is to access the site from Blenheim Road, with any housing facing into the adjoining trading estate. Such an approach is inappropriate. It is difficult to envisage the site coming forward for anything other than employment uses, if anything at all.	
169	107 - 117 East Street, Town Ward 0.3 ha	25	2	2014 - 2019	There is strong potential for this site to come forward for housing. Given the location (a corner site) and the character and appearance of surrounding residential schemes, such a scheme could be developed to three storeys. The suggested yield is based upon similar flat developments found along this part of East Street.	
170	Land rear of 52 - 60 East Street, Town Ward 0.14 ha	0	5	2020 - 2025	The site is unlikely to come forward in its current state. The only way that the site could come forward would be if the existing office used ceased/ relocated. Given the continuing need for employment floorspace within the Borough this would appear to be an unlikely scenario during the SHLAA period.	
171	Epsom & Ewell High School, Ruxley Ward 4 ha	240	3	2020 - 2025	The education need to fund the replacement of the existing provision suggests that the site could come forward (again) as a housing site during the SHLAA period. Release will need to be handled with care, with a robust justification for any enabling development. The suggested yield and density is based on the recent development at Silvergate.	
172	Hessle Grove Allotments, Ewell Ward 0.22 ha	0	5	2020 - 2025	Given the sites constraints and the potential political difficulties in releasing the site suggest that the site will not come forward during the SHLAA period.	
173	Northcroft Road Allotments, West Ewell 2.8	10	4	2020 - 2025	This site has more potential than some as it is owned by EEBC. However allotments are very important to the Borough and any loss would be looked upon with caution. It appears from the aerial photos that the back and west parts of the site are not being used, but they may have been divided up on the past. This site is adjacent to the Hogsmill.	
174	Land at Epsom Road/ Rear of Old House Close, Ewell Ward 0.25 ha	0	5	2020 - 2025	Although the site is large enough to potentially accommodate intensification, access onto the site, multiple land ownerships and the associated high property values strongly suggest that redevelopment of the site during the SHLAA period is unlikely.	
175	Land at Priest Hill, Reigate Road, Nonsuch Ward 2.11 ha	12	3	2020 - 2025	Unlike some other Green Belt sites (IE Ref 283), the site is visible within the wider landscape and has a clearer open space value/ quality. An enabling development (to regenerate the site and to enable the creation of a Nature Reserve) could be reconciled through careful siting and application of good design and soft landscaping/ planting (as with neighbouring sites). Equally, setting an appropriate scale of development	

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					<p>may allow the release of the site to development.</p> <p>The site may be considered acceptable for release from the Green Belt for housing in the longer term, if required to meet the Borough wide housing quantum and possibly as enabling development for the regeneration and improvement of the adjoining chalk grassland - as a Nature Reserve.</p>	
176	Sefton Arms, Hollymoor Lane, Court Ward 0.28	16	2	2008 - 2013	<p>This site is derelict and boarded up. The site consists of a former pub and 12 residential flats. There is planning permission on the site for a mixed development scheme including 28 units of residential of varying types and sizes. There has been discussions recently resulting in a delay in the development of this site mainly due to current financial restrictions. The doctors surgery and childrens centre have already pulled out of this development.</p> <p>The RSL involved in developing this site has experienced financing problems during the recent credit crunch - financial institutions are currently unprepared to lend against their planned development programme. Consequently, there has been a delay in bringing the site forward. However, this is not thought to effect the site's overall suitability or viability.</p>	
177	Garages at Orlando Gardens, Court Ward 0.06	0	5	2020 - 2025	This site may have potential although it is small and a bit over looked. Further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
178	School Land at Longmead Road, Court Ward 0.31	0	5	2020 - 2025	There is current development going on at this site and there has been no interest expressed as to residential development on this site.	
179	Land rear of 14-17 Donovan Close 0.02	0	5	2020 - 2025	access is the problem here. It would involve removing pathways that exit at present.	
180	Garages at Gainsborough Road and Gainsborough Road Estate 0.07	0	5	2020 - 2025	<p>This site is probably in multiple ownership. The surrounding Properties are poorly constructed and may have limited lifespan. Redevelopment may provide an opportunity for improvement and intensification.</p> <p>Multiple ownership has a severe impact on viability.</p>	
181	Parking at Gainsborough Road, Court Ward 0.01	0	5	2020 - 2025	<p>This site is part of a wider site identified under Ref No 281. Although the entire could benefit from a comprehensive redevelopment scheme, which would allow for intensification, this appears to be extremely unlikely given the multiple landownerships across the site.</p> <p>Consequently, it is thought extremely unlikely that the site will be come forward as a source of housing land supply during the SHLAA period.</p>	
182	Garages at Willis Court, Stamford Ward 0.11	4 to 6	4	2014 - 2019	Site could be difficult to bring forward due to multiple ownerships. The loss of the garaging would lead to an increase in on street parking although there may be capacity to accommodate this.	
183	Garages and land south west of 3-4 Burnet Grove. 0.17	10	5	2020 - 2025	The fact that this site is well used for parking (although it is difficult to tell whether the garages are well used or not) and that on street parking is very limited, and that the site is likely to be in multiple ownership makes it challenging to bring this site forward. Removing the parking may result in an increase in paved driveways.	
184	Hollydene & Birchcroft & Court	16	2	2014 - 2019	The owners of Court Lodge have met with Council officers to indicate their intention of developing the site.	

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
	(off Court Lane) 0.28				<p>However, there are outstanding issues with the site: The owners of Hollydene and Birchcroft recently applied for permission for a low density scheme on their part of the site only (this was refused and the appeal dismissed by an Inspector on the grounds of 'inefficient use of development land'). Developing this land in isolation of Court Lodge may also jeopardise the feasibility of bringing the Court Lodge part of the site forward, due to accessibility restrictions. There is also an historic covenant restricting the development of the Hollydene and Birchcroft site to two dwellings only. It may be that this can be modified as it conflicts with the national density indication.</p> <p>To make the most efficient use of this land it is far more appropriate for this site to be developed comprehensively at a higher density (possibly higher than the 16 units indicated in the Local Plan). It is likely this site will come forward for development but whether it will be divided or as a whole will depend on the above issues.</p>	
185	Garages at Christ Church Mount Stamford Ward 0.032	2	4	2014 - 2019	Site likely to be difficult to bring forward due to multiple ownership, although garages do not appear to be well used.	
186	29 - 37 East Street, Gas and Water Works site, Town Ward 3.62 ha	Gas works = 210	3	2020 - 2025	<p>The site is an appropriate location for comprehensive mixed use redevelopment. This could facilitate the intensification of both residential and commercial activities upon the entire site. The comprehensive redevelopment of this site will aid the wider regeneration of this edge of town centre area and remove some bad neighbour uses.</p> <p>Bringing forward high value employment land uses along the East Street and Hook Road frontages provides an opportunity to expand the Borough's employment land portfolio (at a sustainable location) and also increase the density of employment uses available at this site.</p> <p>The site is sufficiently large enough to accommodate residential development component to the rear, which could be accessed from new access points at Hook Road and East Street. The design of the residential component will need to take account of noise issues (from the railway line) and potential issues of overlooking. A possible scheme could include a three-four storey apartment development on the gas works site and a more conventional two storey housing development on the water works site; possibly reflecting the adjoining Linton's Lane Conservation Area.</p> <p>The Borough Council's planning policy position has been for the redevelopment of the site to serve as enabling development for the improvement of community leisure facilities (also on-site). Whilst this the redevelopment of the Rainbow Centre has already been implemented, the area remains deficient in open space provision. Consequently an open space element would need to be incorporated into any future development proposal.</p> <p>One of the other landowners, Scotia Gas Networks, has clearly expressed an interest to relocate their on-site operations away from this and allow for the redevelopment of their land. The has stated that they will welcome a site allocation for a mixed use scheme incorporating a significant residential element.</p> <p>Given the size and potential complexity of the site a development/ design brief (perhaps a SPD) would be desirable. Recent correspondence from Thames Water states that their site is not likely to come forward within the next 20 years.</p>	
187	The Linton's Centre, Linton's	53	2	2008 - 2013	Access onto the site is problematic and has an impact upon potential site yield. The current proposal for	

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
	Lane, Epsom Town Ward 1.36 ha				institutional (student) accommodation provide a pragmatic solution to the access issue - it being reasoned that students are more likely to travel by public transport and foot and less likely to be using private motor cars. Bringing this site forward in concert with the adjoining site ID 186 could improve access and help release the rear of the site for housing development.	
188	The Courts site, The Parade/ Road, Epsom 0.25 ha	54	1	2008 - 2013	This is a highly sustainable location for a proposed mixed-use scheme. This is considered to be a good source of potential housing land supply. Likely to come forward within the first five years of the SHLAA period.	
189	Orchard House & curtilage of Ridge Court, 0.3	1	2	2008 - 2013	This property is very likely to come forward but it may not create an increase in housing (or may be an increase of 1 dwelling) as it is likely to be a replacement dwelling only due to its planning history	Outstanding permission
190	74 Upper High Street, Town Ward 0.01 ha	1	4	2014 - 2019	The Pikes Hill conservation area designation places a clear constraint to potential intensification at this site, as does the poor access from Pikes Hill. However, there is potential for one unit (or possibly two flats) at the rear if the issues of impact (on character and appearance) can be resolved.	Outstanding permission
191	Tayles Hill House, Tayles Hill Drive, Ewell Ward 0.17 ha	4	2	2008 - 2013	Whilst it appears unlikely for the entire site to come forward for redevelopment there is some potential for a modest scheme within the remaining grounds/ gardens. Such a development would be within a smaller site area (approximately 0.12 ha) and would need to take the setting of the adjacent listed building into full account, which may reduce the overall yield from the site. Recent planning history suggests that there is a strong desire for further intensification within the site during the SHLAA period.	
193	The Plough Public House, Plough Road, Ewell 0.13	12	2	2014 - 2019	This site is subject to appeal. It is likely that an application will be approved at some point as the pub is already derelict so they are likely to be keen to gain permission.	
194	Etwell House and Freewat Coach Depot, Station Approach, Nonsuch Ward 0.19 ha	10	3	2008 - 2013	There are problems with this site. Nevertheless, it is an existing commitment that seeks to deliver 10 units. However, the recent changes in the housing market and the wider economic climate suggest that the site's committed status does not guarantee its deliver in the short term.	
195	Wilmercroft and Robin Hill, Wilmerhatch Lane, Epsom 0.6	0	5	2020 - 2025	This site is on the edge of the green belt and SNCI and are well established large family homes.	
196	37 Sunnybank and land R/O Sunnybank, Epsom 0.3	0	5	2020 - 2025	There is no relevant planning history on this area which indicates that the land owner may not have considered redevelopment on this site.	
197	Land R/O 8-22 Dorking Road, Epsom	30	2	2008 - 2013	This site has planning permission (received at Appeal) for Demolition of existing dwellings and replacement with Block A comprising 30 Sheltered apartments for the elderly, ancillary lodge, managers accommodation, car parking, landscaping and communal facilities (category 11 type accommodation and Block B comprising 5 self-contained apartments for the elderly.	

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198	117 Pine Hill Epsom Surrey 0.3	4	1	2008 - 2013	This site has been cleared and construction is likely to start in the next 3 months	
199	The Durdens, Woodcote End, Epsom, Surrey 0.98	15	3	2014 - 2019	This site is likely to come forward at some point, but due to its sensitive nature, it is unsure when this might happen, and whether there will be a residential element. The recent application was refused at committee.	
200	Land adjaent St Joseph's and Roseberry Schools, Rosebrook 2.2 ha	72	1	2008 - 2013	Appropriate for housing - monitor position on outstanding reserved matters application.	
201	Land R/O 57-87 Ashley Road, Epsom 1.7	0	5	2014 - 2019	This site or part of this site coming forward is reliant on the cooperation of multiple land owners which makes it much less likely. In the past 57 Ashley Road has had permission for intensification but this has lapsed.	
202	Alexandra Allotments, Alexandra Road, Epsom, Surrey 3.1	60	4	2020 - 2025	The whole site coming forward is very unlikely due to the obvious demand for allotment sites and how well used the site is. There may be the possibility for a portion of the site	
203	Land R/O 23- 49 Links Road, Epsom 1.0	0	5	2020 - 2025	This site is unlikely to come forward due to multiple ownership and viability issues.	
204	R/O 1-27 Christ Church Mount Stamford Ward 0.52	0	5		This site is unlikely to come forward due to multiple ownership and viability issues.	
205	Land R/O 33/63 Christ Church Mount Stamford Ward 0.9	0	5		Site would be difficult to bring forward due to multiple ownerships. More potential for part of the site to come forward although still unlikely.	
207	Land to the rear of Gomshall Road, Nonsuch Ward 0.78 ha	1-4	3	2020 - 2025	Although the release of the entire site, as identified, appears unlikely due to multiple ownerships but also to access problems, the site does have some potential as a future source of housing. The four corner dwelling plots are physically large enough to accommodate a single dwelling each fronting onto the adjoining road network. These sites are likely to be more deliverable/ viable by themselves, than the site in its entirety.	
208	NESCOT animal husbandry land, Ewell Bypass/ Burgh Heath Road, Nonsuch Ward 5.7 ha	228 or 342	2	2014 - 2019	The density of the immediately surrounding residential areas is very low at about 16 - 18 units/ ha. At 40 units/ ha (the SE Regional density target), the site has a potential yield of 228 units. Given the sites location and high level of access to public transport modes a marginally higher density of 60 units/ ha will deliver a yield of 342 units. It is suggested that this provides a reasonable range of options for a future site allocation.	

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					<p>It is suggested that a future site allocation examine the potential for retaining existing boundary trees and planting, possibly incorporating these existing features with a strategic landscape buffer running the (northern) length of the site in parallel with the Ewell Bypass.</p> <p>The Environmental Character Study identifies the adjoining existing residential areas as having a medium - high sensitivity to change. However, the site is undeveloped and provides an opportunity for intensification and development of a character of its own - one that has neutral impact upon the surrounding residential areas.</p>	
209	The Quarry, Rear of Beverly Close, Nonsuch Ward 0.43 ha	0	5	2020 - 2025	<p>It has been suggested that the site be released by the future development of the adjoining Green Belt land (Ref 272). This seems like an unlikely and inappropriate option, which would result in significant erosion of the Metropolitan Green Belt at this point.</p> <p>An alternative approach could see the adjoining Green Belt land identified as managed strategic Green Infrastructure, which could foreseeably include the former quarry within its wider boundaries.</p> <p>There are significant viability issues (particularly in the current climate) which may prevent this site coming forward. Access, topography/ geology and biodiversity issues strongly suggest that this site will not be delivered during the SHLAA period.</p> <p>This is a relatively unsustainable location within the Borough.</p>	
210	Land Rear Of Norman Avenue and Bridge Road, Epsom, Surrey 0.42	16	3	2014 - 2019	<p>The site has the potential to come forward as potential source of housing land supply during the SHLAA period. It is in a single landownership and access to the rear of (part) the site already exists.</p> <p>The SHLAA provides an optimistic estimate for this site. The application of good design is underscored if the site is to be successfully promoted through the planning process.</p>	
211	Land Rear of 52 Alexandra Road, Epsom, Surrey 0.29	0	5	2014 - 2019	<p>The delivery of this site is very dependent on the various landowners. There are indications that one landowner may be willing to sell/ develop but no indication from the other 6 properties.</p>	
212	Land Rear of 8-12 Downside, Epsom 0.27	2	3	2014 - 2019	<p>This site would suite relatively large family homes at a relatively low density. The possibility of this site coming forward are much higher as there has been recent application for such, although this has been refused.</p>	
213	Land R/O Sunninghill, Downs Avenue. 0.34	10	4	2020 - 2025	<p>There is no apparent planning history for these sites and there has been no obvious intention for sale of this land or development of it. Therefore the delivery of this site depends very much on the ownership, but also the limited access.</p>	
214	Hunters Gate, 32 Downs Avenue, Epsom 0.22	4	4	2020 - 2025	<p>The current property on this site fits well with the general character of the area. Any development here would need to be to a similar scale, and flatted development may not be appropriate. There has been no relevant planning history or record of interest from this property and the site contains many TPOs.</p>	
215	Land R/O 18-22 Burgh Heath Road 0.46	15	3	2014 - 2019	<p>The owners have shown an interest in developing this site in the past, through applying for planning permission. Therefore this site may have potential for development if an appropriately designed scheme (which probably involves retaining the large house on site) is prepared.</p>	

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216	Upper High Street Car Park, Epsom 0.53 ha		3 - 5	2014 - 2019	Given the town centre's parking needs - in terms of shoppers and employees - it is unlikely that this site will come forward for redevelopment as housing. Mains electricity is a constraint.	
217	Hope Lodge Car Park, Town Ward 0.39 ha	0	5	2020 - 2025	The site does have some potential as a future source of housing land supply. However, given the short-medium term plans being brought forward to maximise its use as a car park there is uncertainty as to when (and if) it will ever become available. Consequently, it is assumed that a release of this site will not take place during the SHLAA period. Any release is likely to require at least like for like replacement provision.	
218	Land R/O 77-89 Dorking Road, Epsom, 0.1	0	5	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site. The site is a communal garden for residents and appears well maintained	
219	8 West Hill Avenue, Stamford Ward 0.18	8	4	2020 - 2025	A site is in single ownership it may be easier to bring forward although there is no current indication of any intention towards this.	
220	Horton Farm, Court Ward 0.97 ha	40	3 - 4	2020 - 2025	The site has long term potential as a component to the larger (surrounding) Horton Farm site (Ref 268). Equally, it may be possible for the site to come forward by itself. Some of the existing buildings, namely those of value/ merit, could be retained or converted. However, it is accepted that the majority of the current utility structures could be demolished. Ultimately, sympathetic redevelopment provides an opportunity to improve the setting of a listed building.	
221	Concorde Hall and the Cabin, Horton Footpath, Lower court Road, Court Ward 0.17	5	5	2020 - 2025	It is unclear as to how well these sites are currently used, and who owns part of the site. Further research needs to be done to determine the capacity of this site for housing	
222	Former Toyota Garage, Ruxley Lane, Ruxley Ward 0.46 ha	46	2	2008 - 2013	Whilst the current mixed use proposal may not be the right use for the site, a purely residential scheme may be appropriate. Such a scheme may provide a better opportunity to resolve the design related issues affecting the current scheme.	
223	442 Chessington Road and coach park 0.08	10	4		There is no relevant history to say that this site may come forward for housing. The use on this site appears to be well established and successful at present. If the current use was to be relocated to a location where it is more suitable (less of a residential area) the site may have potential.	
224	Garages adj 30 Larkspur way, West Ewell 0.11	0	5	2020 - 2025	This site may have potential although it is very small and particularly overlooked. Further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
225	Garage block at Crane Court, 0.08	5	3	2020 - 2025	This site may have potential although it is very small and particularly overlooked. Further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
226	Garage block at Jasmin Road,	3	3	2020 - 2025	This garage site is very small and does not have much potential as the access is poor and the site is very overlooked.	

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
	0.07					
227	Garage block adj 78 Jasmin Road 0.07	0	5	2020 - 2025	This garage site is very small and does not have much potential as the access is poor and the site is very overlooked.	
228	Garage block at Lavender Road 0.12	0	5	2020 - 2025	Further investigation should be done as to the ownership of the garages and to alternative parking areas.	
229	Garage block at Carnforth Close 0.09	3	3	2020 - 2025	This site has more potential than some garage sites for development due to its obvious anti- social nature, This site may have potential but further investigation should be done as to the ownership of the garages.	
230	Garage block at Larch Crescent 0.12	0	5	2020 - 2025	The garages on this site appear to be in use and are in relatively good order. This site may have potential although it is small and quite over looked. Further investigation should be done as to the ownership of the garages and whether they are in full use.	
231	Garage block at Poplar Crescent 0.09	0	5	2020 - 2025	This site may have potential but further investigation should be done as to the ownership of the garages and as they do appear in use, alternative parking areas.	
232	Garage block at Gatley Avenue 0.07	0	5	2020 - 2025	This site may have potential but further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
233	Garage block #2, Gatley Avenue 0.08	0	5	2020 - 2025	This site may have potential but further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
234	Garages at Larkspur Way (Land R/O 15 Cox Lane) 0.06	0	5	2020 - 2025	This site may have potential although it is very small and particularly over looked. Further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
235	Garage block at Ormonde Avenue, Court Ward 0.08	0	5	2020 - 2025	This site may have potential although it is very small and particularly over looked. Further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
237	Employment units to the rear of 85 Hook Road, Town Ward 0.23 ha	8	3	2020 - 2025	<p>Planning policy takes a cautious approach towards the release of existing employment sites - due to the low level of existing stock. Consequently, EEBC would not wish this site to be released for non-commercial uses.</p> <p>However, given the low quality/ low value of the site there may be a longer term potential for its release for housing. Access and on-site/ off-street parking provision are likely to be an issue in terms of the site coming forward.</p> <p>The suggested density is based upon a similar backland development at Pound Lane to the immediate north.</p>	
238	Garage block at Middle Lane, Town Ward 0.15 ha	0	5		The site is unlikely to come forward for development as housing during the SHLAA period, neither in part nor in its entirety. There are too many constraints to make this a viable proposition.	
239	Parking area, East Street, Town	0	5		The current healthcare use makes a valuable contribution towards the vitality and viability of this part of East	

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	Ward 0.03 ha				Street. The site is considered unlikely to come forward for redevelopment as housing during the SHLAA period.	
240	Garage block at the Cressinghams, Epsom 0.1 ha	0	5		Given the access and the investment being put into the existing use it appears unlikely that the site will come forward for redevelopment.	
241	Garage Block at 46-48 Shawford Road, West Ewell 0.056	4	5	2020 - 2025	This site may have potential but further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
242	Garages at 34- 36 Shawford Road, West Ewell 0.049	4	5	2020 - 2025	This site may have potential but further investigation should be done as to the ownership of the garages and whether they are in use, as this was not clear from the initial site visit.	
243	Buildings at Dell Lane, Stoneleigh Ward 0.37 ha	0	4 -5	2020 - 2025	<p>Whilst there is some potential/ possibility for parts of the site to come forward for redevelopment as housing, it is unlikely that the entire site could come forward for comprehensive redevelopment.</p> <p>The potential loss of both commercial and community uses would be resisted by planning policy terms - particularly as most of the buildings appear to remain fit-for-purpose.</p> <p>If parts of the site came forward, for comprehensive or partial redevelopment, yield is likely to be low.</p>	
244	The Organ & Dragon, London Road, Stoneleigh Ward 0.28 ha	40	3	2014 - 2019	<p>This is a large site in a single landownership. Its release is dependent upon the current use relocating.</p> <p>Nevertheless there is potential for the site to come forward as a source of housing either through conversion with extensions, or through comprehensive redevelopment. There are a number of examples of similar higher density schemes located along Kingston Road.</p>	
245	Woodland Trust land at the end of Seymour Avenue, Nonsuch Ward 4.5 ha	0	5	2020 - 2025	The site has significant and deliverability issues. It is unlikely to come forward as source of housing land supply during the SHLAA period.	
246	Redwood Court, Ewell Ward 0.27 ha	0	5	2020 - 2025	There appears to be limited potential for further housing intensification on this site.	
247	Alexandra Mansions, Alexandra Road, Epsom, 0.29	0	5	2020 - 2025	This site has recently been developed. This was a demolition and rebuild to form 22x flats in a three storey building. Although no potential exists here, it does show that this road can accommodate three storey apartment buildings (of high quality design).	
249	Fraser Cottage, Wellbeck Close, Ewell Ward 0.09 ha	4	3	2020 - 2025	The site is considered unlikely to come forward by itself. Access onto the site from Wellbeck Close is difficult and the yields (and profit margin) will be marginal. However, the redevelopment of the site becomes more attractive if it were to be included within a larger development; incorporating REF ID 113 and 249.	
251	St Ebba's Hospital site, Court Ward	322	1	2008 - 2013	This is a very good strategic housing commitment, which (given the nature of the developer) is likely to come forward in the first third of the SHLAA period, in spite of the current economic climate.	

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	20.5 ha					
252	West Park Hospital, Stamford Ward 22.88 ha	360	1	2008 - 2013	<p>The site is a good source of housing land supply, through a comprehensive mixed use scheme, which has a high probability of coming forward within the early part of the SHLAA period.</p> <p>The mix of uses within the site may change - dependant upon viability. This may provide an opportunity to test other options; potentially raising the level of housing but also testing the suitability of other uses, such as employment.</p>	
253	Land R/O Beech Road, Epsom (Henwick Property Site) 1.2	50	4	2020 - 2025	<p>This site consists of attractive open fields, with grazing opposite. From Burgh Heath Road, this land is not accessible and you can not see it due to a 10ft well established hedgerow.</p> <p>This site is within the Green Belt. It has good access points.</p>	
254	University College of Creative Arts, Epsom 3.0 ha	100	3	2014 - 2019	<p>The site in its entirety are promoted through the Site Allocations and Development DPD process on the basis that residential uses be retained within the site area, in order to act as potential future sources of student accommodation specifically for the University College. The College has recently sought to purchase and intensify existing residential accommodation within these immediate environs. The College has developed a plan for expanding its facilities, which includes increased student accommodation within the locality.</p> <p>Consequently, the SHLAA considers this site as being a potential source of institutional housing land supply through intensification. Given the funding streams available to the College, the short-medium term viability of further intensification appears strong. Equally, the College appear determined to secure further student accommodation provision within the Town.</p> <p>However, calculating an exact intensification yield appears difficult at the present time. The Planning Authority has suggested to the College that they identify specific sites that they would like to pursue. Such an approach would provide greater certainty to both the SHLAA and the wider planning process.</p> <p>Without more precise information the SHLAA has taken a more conservative approach. Intensification from this source is highly likely during the SHLAA period. Whilst the College has stated that they are seeking an additional 300 units, these may come from a variety of sites (within the Town Centre area). Consequently a cautious yield of 100 units (based upon a recent application on an adjoining site for 80 units through intensification) is suggested.</p>	
255	Fire Station, Church Street, Epsom 0.16 ha	20-30	3	2008 - 2013	Appropriate for residential use.	
256	Tesco site, Depot Road/ Upper High Street, Epsom 0.49 ha	8-73	3	2008 - 2013	The site is likely to come forward for redevelopment but housing yield is largely dependent upon the developers intentions for the site and whether the Borough Council (who have adjoining land interests) are prepared to release land to the prospective developer.	
257	Pickard House, Upper High Street, Town Ward 0.04 ha	0	5	2020 - 2025	It would inappropriate for the site to come forward for housing. It remains fit-for-purpose as an employment site and is actively being promoted for future employment uses.	
258	Kiln Lane link road land, Town Ward	0	4	2020 - 2025	Whilst the northern part of the site is vaguely attractive as a potential source of housing supply, the constraints suggests that it is unlikely to come forward in the short-medium term.	

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	1.22 ha				The shape of the site, and access onto the site are clear constraints to its potential yield. It is likely that only the larger, northern part of the site could come forward for redevelopment. The proximity to neighbouring employment uses is an also issue, which effects overall viability. The potential for contamination issues remains an unknown quantity at this point in time. The uncertainty over the release of the site (until at least 2016) is considerable. Even if the site were to become available, the retention of employment uses might be more appropriate over redevelopment for housing.	
259	Surrey CC Site, Mead & Auriol , Cuddington Avenue, Auriol Ward 0.41 ha	30	1	2008 - 2013	This is a good location for modest intensification of housing. The surrounding residential area has been developed to a low density (27 - 30 units/ ha), so any intensification will initially appear out of character.	
260	Surrey CC Site, Land to rear of Old Malden Lane, Worcester Park 2.4	0	5	2020 - 2025	Further investigation needs to be made to Surrey about the nature and position of this site- this site is not in the green belt but is protected open space and contains many protected trees. There appears to be lots of rubbish dumped in the woodlands and it doesn't appear to be well maintained.	
261	Hill House, Tattenham Corner, 0.16	5	4	2020 - 2025	The main constraint on this site is that it lies within the green belt. It may be possible to develop within the existing footprint but this may not yield an amount of units that is viable. Redevelopment on this site could improve its appearance, but as policy stands it would need to be for the race horse industry as it is presently.	
262	The Aldi site, Kingston Road, Ewell Court Ward 0.31 ha	3	1	2008 - 2013	The site is an achievable and deliverable source of housing land supply. The redevelopment of this site provides an opportunity to improve the site and potentially provide a boost to the adjoining local centre.	
263	Railway Station site, Epsom 0.34 ha	30-100	3	2008 - 2013	This is a good site in a highly sustainable location. The landowner is actively interested in bringing the site forward. However, current market conditions may ultimately dictate when the site comes forward for housing.	
264	Horton Park Country Club 9.1		5	2020 - 2025	The obvious constraint on this site is that it is a large part of Green Belt land.	
265	Hook Road Arena, Hook Road, Court Ward 11.86 ha	0	5	2020 - 2025	Given the borough Council's other corporate objectives for meeting sports and recreation need and the lack of alternative accessible to meet such need, this site is not considered to be a viable or deliverable source of future housing land supply.	
266	Land Adj to Epsom Cemetery, Downs Road, Epsom 3.3	100	4	2020 - 2025	This site is within the Green Belt. It has good access points.	
267	Former cemetery site, Hook Road, Court Ward 1.76 ha	0	5		The site can only realistically come forward as a component part of a larger comprehensive redevelopment of the wider Horton Farm site complex (see ID 268). The site could not be developed in isolation as it is too small and too removed from the existing urban area. Given the site's location, the sensitivities associated with its former use an alternative option would be to retain the site as managed informal open space, conceivably forming part of a wider open space/ landscaping buffer along the north and northern eastern edge of the wider Horton Farm site.	
268	Greater Horton Farm site, Chantilly Way, Court Ward	500- 1000	4	2020 - 2025	The site is believed to have a great deal of long term potential as a source of housing land supply.	

Site Number	Location	Potential unit number	Delivery Category	Delivery time period	Brief Summary	Other info
	36.61 ha				<p>The size of the site and its close proximity to the existing urban area, recent housing developments, supporting infrastructure, services and facilities suggests that this is a relatively sustainable location for future development (within the Green Belt).</p> <p>The site offers a high yield in its unconstrained form, with up to 1400 units achieved when applying the Regional density target. However, given the potential objective of retaining an open character and appearance to the area lower densities of development are also suggested - with a range of 500 - 1000 units suggested. This would provide a degree of flexibility in terms of how much of the site is brought forward; allowing for an informal open space buffer strip along its northern boundary.</p> <p>Lower housing densities could also allow for a wider mix of uses to be introduced across the site, potentially benefiting/ serving the wider Hospital Cluster. Specifically this could incorporate an employment component; possibly a high quality business campus.</p> <p>Given the difficulties in bringing forward any Green Belt site and the comprehensive approach that would be desirable for this site, it is recommended that it be viewed as having long term potential; within the SHLAA but also beyond.</p>	
269	Hollywood Lodge, Horton Lane Stamford Ward 11.9		3	2014 - 2019	Green Belt constraints	
270	Epsom Downs Racecourse 5.7		5 (for housing)	2020 - 2025		
271	Horton B site, Horton/ Livingstone Park, Court Ward 2.05 ha	70	1	2008 - 2013	This is an existing permission/ commitment that positively contributes towards the housing quantum during the SHLAA period.	
272	Surrey County Council Site, Northey Estates, Nonsuch Ward 24.4 ha	64	4 - 5	2020 - 2025	<p>There are a number of potential options for this site:</p> <ol style="list-style-type: none"> 1. Seek to allocate the entire site as part of potential future EEBC Green Infrastructure Network. There may be problems with delivering this option. Access onto the site is restricted and the site is largely unmanaged. Equally, the landowner may not be interested in bringing such an option forward. 2. Alternatively, an option could be to allocate a small part (3.2 ha) of the site, which fronts Howell Hill, for residential development. On the basis of surrounding development densities, a net density of about 20 units/ ha and yield of about 64 units is suggested. The remainder of the site could then be brought forward as part of a potential Green Infrastructure Network; with the objective of managing and improving the quality of the land and improving access. There is also a potential opportunity to make more efficient use of the land - possibly for biofuels coppicing, or other appropriate (and Green Belt compatible) renewable energy sources. 	
273	Surrey CC Site, North Looe Estates, Nonsuch Ward 17.53 ha	0	5	2020 - 2025	The site is poorly located in relation to the existing urban area. The development of this site as an urban extension would be a significant intrusion into the Green Belt. It would result in a serious degrading of the Green Belt's open quality in an area where the Green Belt provides an important gap between neighbouring settlements.	

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					It is considered inappropriate for this site to come forward during the SHLAA period.	
274	Cheam Road garage site, Ewell Ward 0.18 ha	28	1	2008 - 2013	This is a highly sustainable location for further intensification. The current proposal seeks to retain a town centre use (foodstore) within the site, whilst introducing new housing. This mix of uses is considered appropriate for this location. Recent planning history and developer interest strongly suggest that the site will come forward during the first third of the SHLAA period.	Outstanding permission
275	Chrales Stuart House, Church Street 0.06 ha	15-20	2 - 3	2020 - 2025	Officer view is that the building should be retained in commercial use - although there is potential for the conversion of the whole site for high value flats/ apartments.	
276	NESCOT College site/ Campus, Nonsuch Ward 6.59 ha	0	5	2020 - 2025	The redevelopment of this site for housing is neither appropriate (due to the Green Belt designation) nor likely (due to the College's plans to improve the existing education uses).	
277	Sutton Cricket Club, Cheam Road, Nonsuch Ward 0.8ha	12 - 18	2	2014 - 2019	The site offers a good potential source of future land supply. It is suggested that the existing development pattern along Holmwood Close could be continued onto the site. The suggested density/ yield range seeks development along the southern half of the site with the northern part of the site retained as landscaping. Any future scheme should also consider the retention/ introduction of tree planting along the Cheam Road in order to retain some visual amenity and visual gap.	
278	Land on the east side of Church Street, Ewell Ward 0.93 ha	37	4	2020 - 2025	The site has some potential to come forward as a source of housing land supply. However, its redevelopment is entirely dependant upon site release and the ability to develop a suitable access onto the site. Current economic conditions suggest that if the site were to come forward it would be towards the end of the SHLAA period.	
279	Salesian College Sports Ground, Old Schools Lane, Ewell Ward 1.93 ha	60	3	2014 - 2019	There is potential for part of the site (possibly half) to come forward for residential development. It is suggested that part of the site could come forward for sheltered accommodation, similar (as an extension) to the adjoining Priory Court development. Such a proposal could work within the confines of the sites access constraints. The suggested density levels are based upon surrounding housing (flat) densities.	
280	Land Rear of Eastcroft Road, West Ewell, 1.3	0	5	2020 - 2025	There may be potential for a trip of this land to be released for development without significantly effecting the amenity of the area or the flood risk. However this site is designated as an SNCI so the potential is decreased. There are important trees to the rear of the site and it is within the Hogsmill Open Space.	
281	Gainsborough Road Estate, Court ward 1.77	46	5		Properties are poorly constructed and may have limited lifespan. Redevelopment may provide an opportunity for improvement and intensification Multiple ownership has a severe impact on its viability.	
282	School Playing Field, Sefton Road, Court Ward 0.41	25	3	2014 - 2019	This site would have good potential if the LEA expressed an interest in selling the land.	
283	Land rear of Reigate Road, Nonsuch Ward	Range from 50	4	2020 - 2025	Although distant from most local services, facilities and amenities (it is close to some education provision), the site does have some advantages. Most notably, it is a greenfield site free from many constraints and it is	

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	12.74 ha	(part) 480 units (whole site)			largely hidden within the wider landscape. It could be argued that the potential impacts of development could be limited, or even neutral. Nevertheless, the site is within the Green Belt and its release (if required to meet the housing quantum) will require a review of the existing Green Belt boundary. This will need to take account of its open space quality/ value and also its accessibility. The site provides a range of development yield options. The viability of these options may be influenced by the potential access requirements (as required by the highway authority).	
284	EEBC Town Hall, The Parade, Epsom 0.45 ha	135	5	2020 - 2025	Site could be developed to a higher density if the current policy constraint on town centre building heights were removed.	
285	Dulshott Green, Epsom 0.34 ha	102	5	2020 - 2025		
286	Land at 2 and 4 Denham Road Epsom Surrey KT17 3AA 0.27	0	5	2020 - 2025	This site is very unlikely to come forward as there has not been any expressions of interest from the landowners and there is no relevant planning history.	
287	Woodcote House, The Walled Garden Wilmerhatch Lane, Epsom 1.3	52	3	2020 - 2025	The access to this site is poor, and there is no record of previous interest in developing the site. There has been an interest shown in enabling development to maintain the wall. There may be potential for sheltered accomodation for RAC members.	
288	Ridge Court, The Ridge, Epsom 1.9	1	2	2014 - 2019	this property is likely to come forward for some type of additional development but is most likely to only yield one or two additional properties due to its planning history.	
289	Land at Hambledon Vale and 29 Hambledon Hill. Epsom, Surrey 0.34	0	5	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site.	
290	Schnadhors Memorial Ground, Woodcote Road, Epsom 1.9	70	4	2020 - 2025	There is no planning history on this site to suggest development. Open space is important to the Borough and this space appears well used and maintained. Due to its proximity to the hospital, this sitre may be best suited to a high density development with nurses or key worker accomodation. There may be potential for development here to enable the relocation of the cricket pitch.	
291	Epsom Hospital Nurses accomodation, Woodcote Road, Epsom, Surrey 0.65	55	5	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site. The site appears well used in its current use.	
292	Land at St Josephs Church,	60	4	2014 - 2019	This site, or part of this site may be appropriate for flat blocks that resemble large houses. Some of the open	

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	St Margarets Drive, Epsom 1.03				space should be retained for amenity value.	
293	Land to the south west of the Manor, Horton Lane Stamford Ward 6.48					
294	Lynwood, 4C Lynwood Avenue, Epsom 0.24	7	4	2020 - 2025	There has been interest shown in bringing this site forward for development in the past which indicates it's potential. The access points are currently relatively narrow. There may be potential for lower yield flats.	Outstanding permission
295	39 Alexandra Road, Epsom, Surrey 0.16	10	4	2020 - 2025	This site is only likely to come forward if the owners show an interest, as there is no record of interest in the past.	
296	35 Alexandra Road, Epsom, Surrey 0.1	0	4	2020 - 2025	There is no planning history on this property which indicates that the land owner may not have considered redevelopment on this site. The site is of high value, raising viability issues.	
297	69 and 70 Longdown Lane, Nonsuch Ward 0.31 ha	0	5	2020 - 2025	Whilst the site could physically accommodate further intensification, the character of the surrounding area does not appear to have sufficient capacity to accommodate such a radical change. Consequently, the site is unlikely to come forward as a source of housing land supply during the SHLAA period.	
298	Service Station and MoT centre, Ruxley Lane, West Ewell 0.19	0	5	2020 - 2025	There is no evidence that this site is likely to come forward for housing in the near future.	
299	72 Longdown Lane, Nonsuch Ward 0.16 ha	10	3	2020 - 2025	The site has some potential as a future source of housing land supply during the SHLAA period. The delivery of this site is largely dependent upon the aspirations of the landowner and the strength of the market. Given the value of the existing property, any redevelopment/ intensification will require at least 10 units developed to a very high standard/ single unit value.	
300	1 Kilcorral Close, Epsom, Surrey 0.10	2	4	2020 - 2025	There may be potential for low density maisonettes or flats, or small houses on this plot, but this can not be determined. It's vicinity to the college should be noted for possible land use and student or staff accommodation (possibly displaced from Heron Court).	
301	Global House, Ashley Avenue 0.19 ha	57	5	2020 - 2025	Not appropriate for residential. Long term potential for site to be redeveloped as part of a comprehensive development/ intensification of commercial/ retail uses associated with the Ashley Centre.	
302	Land r/o Epsom Thai/ Symonds Wells, South Street, Epsom 0.08 ha	8	3	2020 - 2025	This is a small site with an undetermined achievability/ deliverability.	
303	Swails House, Ashley Road	200	3	2014 - 2019	This is a highly sustainable location that could be brought forward for high density housing. It is understood	

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	1.04 ha	gross or 150 net			that the owner has expressed interest in redeveloping the site in the past.	
304	Conifer Park, Kiln Lane, Town Ward 0.51 ha	0	5		The site is considered inappropriate for housing, due to the location and constraints imposed by the surrounding uses. The could appropriately be developed as an extension to the adjoining employment site but only if the existing use could be suitably relocated.	
305	Cox Lane Community Centre and Surgery, Cok Lane 0.24		5	2020 - 2025	This site would be ideal for a flatted development or houses as this would be in keeping with the surrounding area of varying property types. However currently the loss of such a community facility would not be acceptable in policy terms unless it can be shown that there is no longer a need for such a facility. Possible extension of GTA.	
306	Francis Close, Ewell Court Ward 0.06 ha	0	5		Whilst it would be possible to redevelop this site, it is unlikely that the site will come forward for intensification.	
307	Temporary Accommodation, Blenheim Road, Longmead Trading Estate, Court Ward 0.04 ha	0	5	2020 - 2025	There is no real opportunity for intensification beyond the existing on-site density. Even if the site were to become available for redevelopment, it is unlikely that residential uses would be considered compatible (now) with the surrounding employment uses. Consequently, the site may be more appropriately redeveloped for employment uses.	
308	Depot Road car park, Epsom 0.66 ha	30 (on part of the site)	5	2020 - 2025	It is unlikely that the entire site will come forward for redevelopment. However there is some potential for the south west corner to come forward as a part of the potential sources of housing supply identified along Church Street. It is also possible that the site could contribute 100% affordable housing to the Borough's housing stock.	
309	Phoenix Court, Depot Road, Epsom 0.07 ha	21(gross) 4 units (net)	2	2014 - 2019	There is an opportunity to redevelop this ageing accommodation as part of the wider development potential that surrounds this site. Comprehensive redevelop could deliver improved accommodation and increased provision.	
310	Woodcote Stud, Wilmerhatch Lane, Woodcote Ward 29.5 ha	0	5	2020 - 2025	The release of this greenfield Green Belt site should only be considered if there is an over-riding strategic housing requirement that cannot be met within the existing urban area. As with other sites within the Green Belt being considered by the SHLAA, the suitability/ appropriateness of release will need to be carefully assessed against agreed criteria. The potential impacts of the development of this site upon the wider landscape, the adjoining SSSI, in addition to its relative remoteness suggest that release during this SHLAA period may not be appropriate.	
311	Dancer Dick Wood, Land to the north of Salisbury Road, Worcester Park 0.91	0	5	2020 - 2025	The development of this site for housing is considered to be neither viable nor desirable. Not suitable for housing as this is probably ancient woodland.	
312	Royal Avenue Open Space, Royal Avenue, Worcester Park 1.12 ha	20	4	2020 - 2025	This site appears to have good potential for housing development compared to other areas of open space as it is not over looked and can not be seen from the street.	
313	Lower/ Southern Nonsuch Park, Nonsuch Ward 3.69 ha	150	5	2008 - 2013	The site has some potential as a source of housing land supply. An unconstrained scenario would have this site come forward as part of a comprehensive scheme incorporating the adjoining site ID114. The site is not currently managed and is considered to be of low value in countryside/ biodiversity terms. It	

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					<p>has been suggested that the development of the site could fund countryside management measures elsewhere within the Borough.</p> <p>Bringing this site forward (and the adjoining Site ID 114) will be politically difficult due to its publically perceived biodiversity value. If the site were retained in its current state some form of management strategy would be required.</p>	
315	<p>Priest's Hill Sports Centre, Cheam Road, Nonsuch Ward</p> <p>5.78 ha</p>	8 - 30	3	2014 - 2019	<p>The development of the entire site would form an inappropriate and unacceptable intrusion into the Green Belt and would have a significant visual impact upon the wider landscape.</p> <p>However, there is some scope for exploring a modest Green Belt release to allow for a frontage development along the sites Cheam Road boundary. This smaller area covers an area of about 0.7ha and is entirely comprised of derelict hard court/ pitches. Development here would create a logical frontage to Cheam Road, something which partially exists already.</p> <p>Options to develop the site range from a low density/ yield development of about 8 - 10 units (family homes). An alternative, higher density scheme could comprise flats or sheltered accommodation. As the site is physically separated from the surrounding residential character, so a higher density scheme, softened with comprehensive landscaping, may be acceptable.</p>	
316	<p>5 Spring Street, Ewell Ward</p> <p>0.18 ha</p>	0	5	2020 - 2025	Given the apparent constraints to access, size of the site and residual values it is considered unlikely that the site will come forward for redevelopment during the SHLAA period.	
317	<p>3 Pikes Hill, Town Ward</p> <p>0.04 ha</p>	4	3	2008 - 2013	<p>There is an opportunity for comprehensive redevelopment of this site. The property's current price may prove a disincentive to redevelopment but this may change with a falling housing market.</p> <p>A redevelopment scheme could comprise a 'L-shaped' block of cottages fronting onto Pikes Hill and the adjoining pedestrian lane. There appears to be sufficient space on site to set such a scheme back from the road and pathway, possibly allowing for a limited amount of on site parking.</p>	
318	<p>Car Park at Chessington Road, West Ewell</p>	9	4	2014 - 2019	Further investigation should be done into whether this site is for sale and who is the landowner. Depending on the findings, this site may have more potential than anticipated, as access is good, and it is in a relatively built up area. There is an issue of parking displacement on this relatively busy road.	
319	<p>Land adjacent to 87/ 89 Amis Avenue, Ruxley Ward</p> <p>0.04 ha</p>	2	1	2008 - 2013	The current application and previous history indicate that there is a strong certainty that this site will come forward.	Outstanding permission
320	<p>37 and 37a Cheam Road, Nonsuch Ward</p> <p>0.18 ha</p>	10 (net) 12 (gross)	1	2008 - 2013	<p>There is some certainty to this site coming forward as a source of housing land supply; based upon the current application.</p> <p>Intensification of this site would be characteristic of the recent housing developments in this locality.</p>	
321	<p>Land rear of 51 - 53 Ravensfield Gardens, Auriol Ward</p> <p>0.03 ha</p>	1	1	2008 - 2013	There is a clear desire to develop this site for housing. Yield will be low but development serves as an example of one type of housing land supply within the borough - previously considered as a windfall site.	Outstanding permission
322	<p>16 Whitmores Close, Woodcote Ward</p> <p>0.06 ha</p>	2	1	2008 - 2013	The current planning application is approved for 2 semis and the site is considered likely to be developed within the first five years of the SHLAA period.	Outstanding permission

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323	Land rear of 1 - 3 Gibraltar Crescent, West Ewell Ward 0.05 ha	2	1	2008 - 2013	In spite of the potential flood risk issues this site has good potential as a source of housing land supply. There is an outstanding permission for two dwellings on this site and there appears to be capacity for further modest intensification. Given the existing permission, the site will come forward within the first five years of the SHLAA period.	Outstanding permission
324	Epsom Post Office, 74 High Street, Town Ward 0.07 ha	4	1	2008 - 2013	Whilst the density is low for a town centre location, this is a reflection of the buildings listed status. The site has a recent planning permission for housing and is considered highly likely to come forward.	Outstanding permission
325	128 Meadow Walk, Ewell Court Ward. 0.06 ha	1	1	2008 - 2013	This site provides an opportunity for some (low yield) intensification. The planning development control opinion is that modest intensification would be appropriate at this location. Whilst the proposed density is lower than the Regional target (40 units/ ha), a higher density development is possibly inappropriate given the character of the immediate surrounding area.	Under Construction
326	68 - 72 Salisbury Road, Auriol Ward 0.33 ha	13 (gross) 10 (net)	1	2008 - 2013	The landowner(s) have demonstrated their intention to bring this forward. A permission already exists and could be developed immediately.	Outstanding permission
327	Shaftesbury House, East Street, Town Ward 0.21 ha	20	5	2020 - 2025	The development of this site for housing is considered to be neither viable nor desirable. Not suitable for housing.	
328	168 East Street, Ewell Ward 0.1 ha	8 - 10	3	2020 - 2025	Given its vacant status, the site is considered to have some latent potential as a source of housing land supply. The site is constrained by its shape, by access and by the neighbouring employment use. Nevertheless, there is potential for the site to either come forward in conjunction with ID 128 or as a modest extension to the Ede Court (Rosebury Housing) next door. There is limited potential for the rear part of the site to come forward as a separate proposal; as two units.	
329	King's Arms Public House, East Street, Ewell Ward 0.14 ha	12	3	2020 - 2025	There is potential for the site to come forward as a mixed use scheme, which would retain the pub but redevelop the car park as a housing development. The above suggested density is based upon the neighbouring Stanfords scheme, which is three storeys in height.	
330	Former Woolworths Store, High Street, Epsom, Town Ward 0.05 ha	10	2	2008 - 2013	There is a good potential for a mixed-use redevelopment of site coming forward. Such a scheme could comprise regenerated retail uses to the High Street frontage and to the ground floor at Derby Square, and residential uses to upper floors contained within the ancillary block also to the rear (fronting Derby Square). In terms of potential density/ yield, two options are suggested. The first a higher density redevelopment of up to 18 units. This would probably require development of the rear block's roof space. The building may not be capable of taking this amount of housing without compromising the retail element, the quality of the design, space standards and the potential impact upon the Town Centre Conservation Area. Consequently, another suggested solution seeks a lower density/ yield from the site of about 10 units. Such a development could concentrate upon the conversion of the three redundant floors located within the rear ancillary block (fronting Derby Square). A lower density scheme could conceivably be more viable if targeted towards a higher value market, with improved/ higher amenity, in terms of space, design etc. The suggested density and yield ranges follow these two examples.	

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331	Grafton Stables, Worcester Prk	168	4	2014 - 2019	This site would be ideal for a mix or tenure and type of property, with flats and family homes. The affordable housing mix would be at least 40%. It is possible that the Grafton Stables part of the site could be easier to develop than the open space to the east, and this site could be split into different parts This site may have potential, and requires more discussion with Surrey CC	
500	25 Alexandra Road Epsom Surrey 0.2	14-20	2	2014 - 2019	This site has outline planning permission for demolition and redevelopment of 14 flats. There is however, a family dispute over ownership and the future of this site, and it is not certain that the site will come forward in the near future.	Outstanding application