

SHLAA DISCLAIMER

In relation to the information contained within this report and any other report relating to the findings of the Epsom & Ewell Borough Council Strategic Housing Land Availability Assessment (SHLAA), the Council makes the following disclaimer without prejudice:

- The Council is required by Government to produce a SHLAA.
- It has been necessary for the SHLAA to take an unconstrained view, setting aside the Council's planning policies
- The SHLAA only identifies sites with future development potential. It does not allocate sites to be developed. The allocation of sites for future housing development will take place in the Site Allocation Development Plan Document (DPD), which is scheduled for adoption in late 2010
- The identification of potential housing sites within the SHLAA does not imply that the Council would necessarily grant planning permission for development. All applications will continue to be considered against national and regional policies, the Council's Development Plan and any other relevant material considerations.
- The inclusion of potential housing sites within the study does not preclude them for being developed for other purposes
- The exclusion of sites from the study does not preclude the possibility of planning permission being granted on them. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for development that have not been identified by the SHLAA
- The boundaries of the sites identified in the SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application
- The categorisation of sites in terms of when they are likely to come forward is based on the officer's assessment at the time of the study. Circumstances or assumptions may change which may mean sites come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.
- The housing capacity of a site in the study either relates to the number of dwellings granted in a planning permission (where relevant), or is an estimate based on a number of factors. The densities identified in the SHLAA do not preclude the densities being increased or decreased on sites, nor does it mean that the densities identified in the SHLAA are appropriate
- The information that accompanies the SHLAA is based on information that was available at the time of the study and there may be some omissions or factual inaccuracies which the Council does not take liability for. There may be additional constraints on some sites that were not identified at the time of the survey and likewise, some of the identified constraints may have been removed. Planning applications will be treated on their merits at the time of the planning application, rather than on the information contained within the SHLAA.
- The study has a base date of July 2008 and the findings are a 'snapshot' of information held at this time. The Council intends to periodically update the SHLAA.