

Matter 2:

Housing need and supply

12 September 2025

Appendices

M2a-b

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Appendix M2a – Density multipliers

- The table below lists all sites identified in the **Site Assessment Methodology** (document reference [HB05](#))
- In addition to what is listed in [Table 1: Site Assessment Matrix](#) (pp.15-20 of [HB05](#)) the table below shows the area of each site (in hectares), the yield at various densities (40, 60, 80 & 120dph¹) and then applies a density multiplier (of 40, 60 or 80dph) in order to calculate an indicative yield. The choice of density multiplier was decided as follows:
 - **80dph** is applied to all sites within Epsom Town Centre;
 - **60dph** is applied to sites along a key movement corridor (as identified on pg. 92 of the SA Scoping Report 2022, document reference [PV05](#)) or within 10min walk of a train station;
 - **30dph** is applied to all other sites.
- After applying the density multiplier, if the **indicative yield is 5 or above** and the site had been discounted as 'too small' then we provide a comment in the second to last column as to why this was the case.
 - If the site was 'unavailable' as well as being 'too small' then this indicative yield is coloured 'amber' and if the site is 'available' then it is coloured 'red'.
- The table also includes the yield for Site Allocations and calculates the additional supply if we **uplift all urban sites by 50%** of their current densities, which sums to ~ **680 units**.

¹ **120dph** is a typical density of a town/city centre as illustrated on page 13 of the [2021 National Model Design Code](#)

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
AUR002	Car park to rear of 272 Kingston Road	Urban	Not available	Y	N	Y	0.55	22	33	44	66	40	18				-
AUR003	Car park and garages off Kingston Road	Urban	Not available	Y	N	Y	0.19	8	12	16	23	60	9				-
AUR004	1-7 Station Road, Stoneleigh	Urban		Y	Y	Y	0.04	1	2	3	4	60	2	5	134		3
AUR005	King Georges Field, Auriol Park	Urban	Not available	Y	N	Y	6.00	240	360	480	720	40	192				-
AUR008	Land at Timbercroft	Urban	Not suitable, not available	Y	N	Y	0.35	14	21	28	42	40	11				-
COL001	Builders Yard Mill Road	Urban	Not available	Y	N	Y	0.43	17	26	34	51	60	20				-
COL002	Former Dairy Crest Site, 4 Alexandra Road	Urban		Y	Y	Y	0.44	18	27	35	53	60	21				-
COL004	Land r/o Sunninghill Downs Ave	Urban	Too small	N	N	Y	0.09	4	5	7	11	40	3				-
COL005	Linden House 9 College Road Epsom Surrey KT17 4HD	Urban	Not available	Y	N	Y	0.19	7	11	15	22	40	6				-
COL006	25 Alexandra Road Epsom Surrey KT17 4BP	Urban	Not available	Y	N	Y	0.20	8	12	16	24	60	10				-
COL007	7 College Road & rear garages	Urban	Too small	N	N	Y	0.16	6	9	13	19	40	5			Marginal, however, site was not put forward as available by landowner.	-
COL009	Garages at Cleves & Dorset Court	Urban	Not available	Y	N	Y	0.20	8	12	16	24	40	6				-
COL010	Garages, East of Alexandra Road (4)	Urban	Too small	N	N	Y	0.04	2	2	3	5	60	2				-

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COL011	Garages, East of Alexandra Road (3)	Urban	Not available	Y	N	Y	0.12	5	7	9	14	60	6				-
COL012	Garages, East of Alexandra Road (2)	Urban	Not available	Y	N	Y	0.11	5	7	9	14	60	5				-
COL013	Garages, East of Alexandra Road (1)	Urban	Not available	Y	N	Y	0.11	4	6	9	13	60	5				-
COL014	Sunninghill, Downs Avenue	Urban	Too small	N	Y	Y	0.24	10	15	19	29	40	8			Site put forward through the call for sites in 2022. In line with our initial assessment in the LAA 2022 and following a site visit in the autumn of 2024 we concluded the site is too small, due to the existence of large trees on the site in a conservation area. TPO trees, severely limiting the developable area.	-
COL016	35 Alexandra Road	Urban		Y	Y	Y	0.10	4	6	8	12	60	5	8	79		4
COL017	Land to west of Burgh Heath Road	Green Belt	Green Belt	Y	Y	Y	1.52	61	91	121	182	40	48				-
COL019	Land East Burgh Heath Road	Green Belt	Green Belt	Y	Y	Y	8.82	353	529	706	1,058	40	282				-
COL020	Land near Downs Road (small south-west parcel)	Green Belt	Green Belt	Y	Y	Y	0.77	31	46	62	93	40	25				-
COL021	Land near Downs Road (south parcel)	Green Belt	Green Belt	Y	Y	Y	0.80	32	48	64	96	40	26				-
COL022	Clear Heights, Downs Road	Green Belt	Green Belt	Y	Y	Y	0.40	16	24	32	48	40	13				-
COL023	Land near Downs Road (east parcel)	Green Belt	Green Belt	Y	Y	Y	7.21	288	432	576	865	40	231				-
COL025	Garages between	Urban	Too small	N	N	Y	0.08	3	5	6	9	40	3				-

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	Wimbourne Cl. & Albert Road																
COL026	Epsom Lodge, 1 Burgh Heath Road	Urban	Too small	N	Y	Y	0.07	3	4	5	8	60	3				-
COL027	Garages at Grove Avenue	Urban	Too small	N	Y	Y	0.06	2	4	5	7	60	3				-
COL028	Garages behind Denewood	Urban	Not available	Y	N	Y	0.05	2	3	4	6	40	2				-
COU001	Gibraltar Crescent	Urban	Not suitable residential FZ3	Y	Y	Y	1.59	64	95	127	191	60	76				-
COU002	Land at Bishopsmead Close Epsom Surrey	Urban	Too small	N	N	Y	0.07	3	4	5	8	60	3				-
COU003	Land at Blenheim School	Urban	Not suitable	Y	Y	Y	0.62	25	37	50	75	40	20				-
COU017	Epsom Trade Park	Urban	Not suitable, not available	Y	N	Y	0.85	34	51	68	102	40	27				-
COU019	Bahram Road estate	Urban	Not suitable, not available	Y	N	Y	0.22	9	13	17	26	40	7				-
COU020	Gainsborough Road estate, Epsom	Urban	Not available	Y	N	Y	0.26	11	16	21	32	40	8				-
COU021	Parking at 54 Gainsborough Road	Urban	Not available	Y	N	Y	0.10	4	6	8	13	40	3				-
COU022	Garages along Orlando Gardens	Urban	Too small	N	N	Y	0.07	3	4	5	8	40	2				-
COU026	Hook Road Arena (2)	Green Belt		Y	Y	Y	3.50	140	210	280	420	60	168	100	29		
COU030	Blenheim House, 1 Blenheim Road	Urban	Not suitable residential FZ3	Y	Y	Y	0.41	16	25	33	49	40	13				-

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COU039	Open land a near Ormonde Ave.	Urban	Too small, not suitable	N	N	Y	0.06	3	4	5	8	40	2				-
COU043	Somerset Close, land and parking	Urban	Too small	N	N	Y	0.15	6	9	12	18	60	7			Site identified through the desktop review process (open land & car parking on satellite imagery). However, the site is of an irregular shape, which is unlikely to yield more than 5 dwellings. Nevertheless, site was not put forward as available by landowner.	-
COU045	Garages at Somerset Close & Westmorland Close	Urban		Y	Y	Y	0.10	4	6	8	12	60	5	6	59		3
COU046	Land r/o 22 Temple Road, Epsom	Urban	Too small	N	Y	Y	0.08	3	5	6	10	60	4				-
COU047	85b Hook Road, Epsom	Urban	Not suitable, not available	Y	N	Y	0.14	5	8	11	16	60	6				-
CUD001	Land north of Grafton Stables	Urban	Not suitable: TPO	Y	Y	Y	5.56	223	334	445	668	40	178				-
CUD002	Garages Morland Court, Ardrossan Gardens	Urban	Not available	Y	N	Y	0.18	7	11	15	22	40	6				-
CUD003	Garages at Purdey Court, Worcester Park	Urban	Not suitable, not available	Y	N	Y	0.06	2	4	5	7	60	3				-
CUD004	Garages on corner of Worcester Park & Kingston Rd	Urban	Not suitable (FZ2), not available	Y	N	Y	0.07	3	4	5	8	40	2				-
CUD005	Land off Royal Close, Worcester Park	Urban	Not suitable: TPO	Y	Y	Y	0.28	11	17	22	33	40	9				-
CUD007	119 Salisbury Road	Urban	Too small	N	N	Y	0.12	5	7	10	14	40	4				-

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CUD008	Royal Avenue Open Space	Urban	Not suitable, not available	Y	N	Y	1.12	45	67	89	134	40	36				-
CUD011	El. Sub Station and land at Barrow Hill Close	Urban	Not suitable, not available	Y	N	Y	0.14	6	9	11	17	40	5				-
CUD012	Carrick Lodge, Barrow Hill	Urban	Not suitable: TPO	Y	Y	Y	0.20	8	12	16	24	60	10				-
CUD013A	Garages to rear of Millfield	Urban	Too small	N	N	Y	0.04	2	2	3	5	60	2				-
CUD013B	Garages to rear of Berwick Crt	Urban	Too small	N	N	Y	0.05	2	3	4	5	60	2				-
CUD014	Dancer Dick Wood	Urban	Not suitable (woodland)	Y	N	Y	1.02	41	61	82	123	40	33				-
CUD015	Wandgas Athletic Ground, Grafton Road	Urban	Not suitable (playing field)	Y	N	Y	2.54	102	153	203	305	40	81				-
CUD017	Land rear of Rowe Hall, Salisbury Road, KT4	Urban		Y	Y	Y	1.23	49	74	98	147	40	39	96	78		48
CUD018	Allotments end of Barn Elms Close	Urban	Not available	Y	N	Y	0.41	16	24	32	49	40	13				-
EWEC001	5 Ruxley Lane, Ewell	Urban	Not available	Y	N	Y	0.18	7	11	14	21	60	9				-
EWEC002	Garages east of Huntsmoor Road	Urban	Too small	N	N	Y	0.11	5	7	9	14	40	4				-
EWEC003	547 Kingston Road	Urban	Not suitable (FZ3)	Y	N	Y	0.43	17	26	34	51	60	20				-
EWEC005	Riverview C of E Prim & Nurs' School - play' flds	Urban	Not suitable (playing fields)	Y	N	Y	0.73	29	44	58	87	40	23				-
EWEC006	Generation Resource Centre, Ruxley Lane	Urban	Not available	Y	N	Y	0.28	11	17	22	34	40	9				-

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EWE001	TA Centre Welbeck Close	Urban	Not available	Y	N	Y	1.02	41	61	82	123	60	49				-
EWE002	Garages at Chichester Court, Ewell	Urban	Not suitable, not available	Y	N	Y	0.20	8	12	16	24	60	9				-
EWE004	Ewell Autoway & Tesco Express, 26 Reigate Road	Urban		Y	Y	Y	0.25	10	15	20	31	60	12	10	39		5
EWE005	Homebase 23 Reigate Road Ewell Surrey KT17 1PE	Urban	Not available	Y	N	Y	1.60	64	96	128	192	60	77				-
EWE006	104-130 Ewell By-Pass (Land south Castle Parade)	Urban	Not available	Y	N	Y	0.45	18	27	36	54	60	21				-
EWE007A	Garages off Vicarage Lane, Ewell	Urban	Too small	N	N	Y	0.04	2	3	3	5	40	1				-
EWE007B	Garages off Vicarage Lane, Ewell	Urban	Too small	N	N	Y	0.07	3	4	5	8	40	2				-
EWE008	Spring Court garages	Urban	Too small	N	N	Y	0.10	4	6	8	12	60	5			Site <i>could</i> potentially accommodate 5 units (marginal case) & was identified through the desktop review process (multiple garages) but despite the owners of the garages being written to the site has not been confirmed as available.	-
EWE009	Bourne Hall Garages	Urban	Too small	N	N	Y	0.05	2	3	4	5	60	2				-
EWE010	Land rear fairview road	Urban	Too small	N	N	Y	0.05	2	3	4	6	40	2				-
EWE011	Corner of Ewell By-Pass & London Road	Urban	Not suitable (LB), not available	Y	N	Y	0.31	12	18	24	37	60	15				-
EWE012	Land west of Ewell By-Pass	Urban	Not available	Y	N	Y	0.87	35	52	70	105	60	42				-
EWE013	5-9 Cheam Road	Urban	Too small	N	Y	Y	0.07	3	4	6	9	60	3				-

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HOR001	Land south of Oak Glade	Green Belt	Green Belt	Y	Y	Y	0.52	21	31	42	63	40	17				-
HOR002	Hollywood Lodge	Green Belt	Green Belt	Y	Y	Y	4.90	196	294	392	588	40	157				-
HOR003	Manor Park (old cricket ground)	Green Belt	Green Belt	Y	Y	Y	6.20	248	372	496	743	40	198				-
HOR004	Land off Cuddington Glade	Green Belt	Green Belt	Y	Y	Y	1.11	44	66	89	133	40	35				-
HOR005	Land at West Park Hospital (south parcel)	Green Belt	Green Belt	Y	Y	Y	1.80	72	108	144	216	40	58	50	28		
HOR006	Land at West Park Hospital (north parcel)	Green Belt	Green Belt	Y	Y	Y	3.77	151	226	301	452	40	121	150	40		
HOR007	Noble Park Extension	Green Belt	Green Belt	Y	Y	Y	7.32	293	439	586	879	40	234				-
HOR008	Epsom Community Hospital, Horton Lane	Green Belt	Green Belt	Y	Y	Y	1.47	59	88	117	176	40	47				-
HOR009	Land at Horton Lane	Green Belt	Green Belt	Y	Y	Y	30.00	1,200	1,800	2,400	3,600	40	960	1,250	42		
HOR010	Land At Chantilly Way, Epsom	Green Belt	Green Belt	Y	Y	Y	0.70	28	42	56	84	40	22	30	43		
HOR011	Land south of West Cottage (hospl), Horton Lane	Green Belt	Green Belt	Y	Y	Y	0.50	20	30	40	60	40	16				-
HOR012	Clarendon Park	Green Belt	Loss of amenity space	Y	Y	Y	1.96	78	118	157	235	40	63				-
HOR013	Horton Haven	Green Belt	Not available, Not suitable, Green Belt	Y	N	Y	1.82	73	109	145	218	40	58				-
HOR014	Horton Hospital	Green Belt	Loss of amenity space	Y	Y	Y	10.58	423	635	846	1,269	40	339				-

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	(Livingstone Park)																
NON001	Etwell House, Station Road	Urban		Y	Y	Y	0.20	8	12	16	24	60	9	20	101		10
NON002	Public House (Toby Carvery) 45 Cheam Road	Urban	Not available	Y	N	Y	0.47	19	28	37	56	60	22				-
NON003	47 Cheam Road Ewell Surrey KT17 3EB	Urban	Not available	Y	N	Y	0.10	4	6	8	12	60	5				-
NON004	Hatch Furlong Nursery, east of Ewell By-Pass	Urban		Y	Y	Y	0.52	21	31	41	62	60	25	30	58		15
NON006	Holmwood Close, Ewell	Urban	Not available	Y	N	Y	0.20	8	12	16	24	40	6				-
NON007	Open land adjacent to Seymour Ave	Urban	Not suitable, not available	Y	N	Y	0.11	5	7	9	14	40	4				-
NON008	Land by Gomshall Road	Urban	Not suitable, not available	Y	N	Y	0.15	6	9	12	18	40	5				-
NON011	Land west of Cheam Road	Urban	Not suitable (TPO), not available	Y	N	Y	0.60	24	36	48	72	40	19				-
NON013	NESCOT s. ground (2) - Land at Priest Hill, Ewell	Green Belt	Not available, Green Belt	Y	N	Y	8.63	345	518	690	1,035	60	414				-
NON016	Downs Farm (north parcel), Reigate Road	Green Belt	Green Belt	Y	Y	Y	27.94	1,118	1,677	2,235	3,353	40	894				-
NON019	105-107 College Road and adjoining land	Green Belt	Not available, Green Belt	Y	N	Y	0.40	16	24	32	48	40	13				-
NON021	Drift Bridge Farm (whole site)	Green Belt	Green Belt	Y	Y	Y	24.02	961	1,441	1,922	2,882	40	769				-

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NON038	Banstead Road	Green Belt	Not available, Green Belt	Y	N	Y	5.98	239	359	478	718	40	191				-
NON040	Land at The Looe, Epsom, KT17 3BZ	Green Belt	Green Belt	Y	Y	Y	0.40	16	24	32	47	40	13				-
NON041	NESCOT	Green Belt	Green Belt	Y	Y	Y	23.08	923	1,385	1,847	2,770	60	1108				-
NON042	Downs Farm (south parcel), Reigate Road	Green Belt	Green Belt	Y	Y	Y	17.92	717	1,075	1,434	2,151	60	860				-
RUX001	Cox Lane Community Centre	Urban	Not available	Y	N	Y	0.24	10	14	19	29	40	8				-
RUX004	Scotts Farm Road	Urban	Too small	N	Y	Y	0.07	3	4	6	8	40	2				-
RUX005	Crane Court/Rowden Rd (Garage)	Urban	Too small	N	Y	Y	0.19	7	11	15	22	40	6			Planning history (implementation of planning applications on site) indicates it is too small.	-
RUX007	Behind Texaco Petrol Station, Ruxley Lane	Urban	Not available	Y	N	Y	0.19	8	12	15	23	40	6				-
RUX008	Land south of Cox Lane	Urban	Too small	N	N	Y	0.18	7	11	14	22	40	6			Site identified through the desktop review process (open land viewed on satellite imagery). However, concern about loss of amenity land, vehicle parking and discounted for being too small. In addition, site not confirmed as available by landowners	-
RUX009	Cox Lane / 2 Hardwick Close	Urban	Too small	N	N	Y	0.16	7	10	13	20	40	5			Site identified through desktop review process (satellite imagery). Some concern about access to site. In addition, site not confirmed as available by landowners	-
RUX010	Garages at end of Kelvin Close, Epsom	Urban	Too small	N	N	Y	0.14	5	8	11	16	40	4				-
RUX011	Garages off Larkspur Way & Cyclamen Way	Urban	Too small	N	N	Y	0.11	4	6	9	13	40	3				-

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RUX012	Lavender Road garages, Epsom	Urban	Not available	Y	N	Y	0.13	5	8	10	15	40	4				-
RUX015	Petrol Station at cnr of Chessington & Ruxley Ln	Urban	Not available	Y	N	Y	0.10	4	6	8	13	40	3				-
RUX016	Garages at end of Carnforth Cl	Urban	Not available	Y	N	Y	0.08	3	5	7	10	40	3				-
RUX017	Play area and open space at Permberley Case	Urban	Not available	Y	N	Y	0.12	5	7	10	15	40	4				-
RUX018	Garages at Mole Court	Urban	Too small, not suitable (SNCI)	N	N	Y	0.12	5	7	10	15	40	4				-
RUX023	140-142 Ruxley Lane West Ewell Surrey	Urban		Y	Y	Y	0.20	8	12	16	24	40	6	12	60		6
STA004	The Wells Centre, Spa Drive	Urban	Not available	Y	N	Y	0.33	13	20	26	39	40	11				-
STA005	Garages - Christchurch Place	Urban	Not available	Y	N	Y	0.18	7	11	14	21	40	6				-
STA006	Kingswood School	Urban	Not available	Y	N	Y	1.27	51	76	102	152	40	41				-
STA007	40-44 Christchurch Mount	Urban	Too small	N	Y	Y	0.15	6	9	12	18	40	4				-
STA033	Clayhill Lodge	Urban	Too small	N	Y	Y	0.25	10	15	20	30	60	12			The source of the site was a planning application. During a site visit in Autumn 2024 and a review of the planning history on site, it was concluded that more than 5 dwellings (net) is not likely on site, as an application for 4 dwellings (net) has been previously refused due in part due to the impact on the conservation area (see: 21/00167/FUL). The	-

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
																site remains in a conservation area.	
STA035	Karibu, Wells House, Spa Drive, Epsom, KT18 7LR	Urban		Y	Y	Y	0.45	18	27	36	54	40	14				-
STO006	1-21 Stoneleigh Broadway, Stoneleigh	Urban	Not available	Y	N	Y	0.23	9	14	19	28	60	11				-
STO008	1 Beaufort Way	Urban	Not available	Y	N	Y	0.56	22	34	45	67	40	18				-
TOW001	Gas Works Site, East Street	Urban		Y	Y	Y	1.54	62	93	123	185	80	99	455	295		228
TOW002	Conservative Club, Epsom Club and Church	Urban	Not available	Y	N	Y	0.35	14	21	28	42	80	22				-
TOW003	Fire Station	Urban	Not available	Y	N	Y	0.16	6	10	13	19	80	10				-
TOW004	Depot Road & Upper High Street Car Parks	Urban		Y	Y	Y	1.24	50	74	99	149	80	79	100	81 (if half area is retained for parking then increases to ~160dph)		50
TOW007	TKMaxx	Urban	Not available	Y	N	Y	0.14	6	8	11	17	80	9				-
TOW008	Land R/O The Albion Public House (Mccaffertys Bar)	Urban	Not available	Y	N	Y	0.14	6	9	12	17	80	9				-
TOW009	Epsom Baptist Church	Urban		Y	Y	Y	0.11	4	6	9	13	80	7				-
TOW010	Swail House	Urban		Y	Y	Y	1.05	42	63	84	126	60	50	45	43 (increases to ~100dph if		23

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
															only include developable area)		
TOW011	Hope Lodge car park	Urban		Y	Y	Y	0.40	16	24	32	47	80	25	30	76		15
TOW013	32 Waterloo road and BRM Coachworks	Urban	Not available	Y	N	Y	0.23	9	14	18	27	60	11				-
TOW014	East Street Waterworks	Urban	Not available	Y	N	Y	1.85	74	111	148	222	80	118				-
TOW016	Spread Eagle Shopping Centre	Urban	Not available	Y	N	Y	0.18	7	11	14	22	80	12				-
TOW017	79-85 East Street, Epsom	Urban		Y	Y	Y	0.22	9	13	18	26	80	14	35	159		18
TOW018	Epsom Clinic	Urban		Y	Y	Y	0.17	7	10	13	20	80	11	30	181		15
TOW019	1-9 South Street and 157-163 High Street	Urban	Too small	N	Y	Y	0.05	2	3	4	5	80	3				-
TOW020	Finachem House, 2-4 Ashley Road	Urban		Y	Y	Y	0.12	5	7	10	15	80	8	20	165		10
TOW021	Town Hall	Urban		Y	Y	Y	0.74	30	45	59	89	80	48	90	121		45
TOW022	Hook Road Car Park	Urban		Y	Y	Y	0.48	19	29	38	57	80	30	150	315		75
TOW023	Rainbow Leisure Centre Car Park	Urban	Unsuitable (parking)	Y	Y	Y	0.36	14	22	29	43	80	23				-
TOW024	Global House	Urban		Y	Y	Y	0.29	11	17	23	34	80	18	75	262		38
TOW026	Garages - Caretakers House, south of Rosebank	Urban	Too small	N	N	Y	0.25	10	15	20	30	60	12			Site identified through the desktop review process (garages & land viewed on satellite imagery). The site is of an irregular shape & topography makes it unlikely to yield more than 5 dwellings. Nevertheless, no confirmation of availability received.	-

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
TOW027	Garages, 4 Chessinghams, Epsom	Urban	Not available	Y	N	Y	0.08	3	5	7	10	60	4				-
TOW028	Garages, 57a Upper High Street	Urban	Not available	Y	N	Y	0.09	4	6	7	11	80	6				-
TOW029	Garages & parking, Church Road (south of railway)	Urban	Not available	Y	N	Y	0.26	10	15	21	31	60	12				-
TOW030	Garages, Delporte Close, north of railway	Urban	Not available	Y	N	Y	0.29	12	17	23	35	40	9				-
TOW031	Garages north of Meadows Court	Urban	Not available	Y	N	Y	0.10	4	6	8	12	60	5				-
TOW033	Garages & Parking at Prospect Place	Urban	Not available	Y	N	Y	0.17	7	10	13	20	60	8				-
TOW034	Garages east of 19 Rosebank	Urban	Too small	N	N	Y	0.04	2	3	3	5	60	2				-
TOW035A	Garages behind Stuart Lodge	Urban	Too small	N	N	Y	0.04	1	2	3	4	60	2				-
TOW035B	Garages behind Mistey Court	Urban	Too small	N	N	Y	0.03	1	2	2	3	60	1				-
TOW036	Garages at Middle Close & car park on East Street	Urban	Not available	Y	N	Y	0.19	8	11	15	23	40	6				-
TOW038	Manor House Court garages	Urban	Too small	N	N	Y	0.06	2	3	5	7	60	3				-
TOW041	Auction House, Depot Road	Urban	Not available	Y	N	Y	0.12	5	7	10	14	80	8				-
TOW042	Victoria House, 69-77 East Street	Urban	Not available	Y	N	Y	0.12	5	7	10	15	80	8				-

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
TOW043	Corner of Kiln Lane & East Street	Urban		Y	Y	Y	0.04	1	2	3	4	60	2	5	136		3
TOW051	University of Creative Arts Campus	Urban	Too small	N	Y	Y	0.10	4	6	8	12	60	5			Site submitted through the call for sites in 2022. Given the existing student accommodation on site (approx. 70 students), and the height & footprint of the current building, 5 units (net) not likely to be delivered on site given the limited information put forward by site owner.	-
TOW052	Laine Theatre Arts	Urban	Not available	Y	N	Y	0.05	2	3	4	6	80	3				-
TOW053	6 & 7 Chase End, Epsom	Urban	Too small	N	Y	Y	0.15	6	9	12	18	60	7			Site submitted through the call for sites; however, part of the site has since been developed (behind No. 7), only rear of No. 6 remains and at 731sqm, inclusive of the semi-detached residential dwelling, is too small to accommodate 5 or more units	-
TOW055	20 Hook Road	Urban		Y	Y	Y	0.07	3	4	6	9	80	5	20	279		10
TOW056	31-37 East Street, Majestic Wines	Urban		Y	Y	Y	0.30	12	18	24	35	80	19				-
TOW057	Kiln Lane (Site 2)	Urban	Too small	N	Y	Y	0.08	3	5	6	9	40	2				-
TOW058	Kiln Lane (site 3)	Urban		Y	Y	Y	0.67	27	40	54	81	40	21	40	60		20
TOW059	Kiln Lane (Site 1)	Urban	Too small	N	Y	Y	0.04	2	2	3	5	40	1				-
TOW060	Former Police Station & Ambulance Station	Urban		Y	Y	Y	0.37	15	22	30	44	80	24	47	127		24
TOW064	106-112 East Street	Urban	Not available	Y	N	Y	0.11	4	6	9	13	80	7				-
TOW065	Marshall's Close garages	Urban	Not available	Y	N	Y	0.09	4	5	7	11	60	4				-

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
TOW067	Eclipse Business Park, West Hill	Urban	Not available	Y	N	Y	0.39	15	23	31	46	60	18				-
TOW068	Garages Ede Court, East Street	Urban	Too small	N	N	Y	0.05	2	3	4	6	60	3				-
WEW003	Entrance to Pool Road Recreation Ground	Urban	Too small	N	N	Y	0.17	7	10	14	21	40	6			Site identified through desktop review (satellite imagery of open land). Site may be considered part of public open space (recreation ground) & given context unlikely to deliver 5 units. Nevertheless, site owned by council and not put forward as available.	-
WEW004	Richards Field car park, Chessington Road	Urban		Y	Y	Y	0.07	3	4	6	9	60	3	7	99		4
WEW006	Garages at Larch Crescent, Ewell	Urban	Not available	Y	N	Y	0.20	8	12	16	23	40	6				-
WEW007	Garages off Poplar Crescent / Nightingdale Drive	Urban	Too small	N	N	Y	0.11	4	6	8	13	40	3				-
WEW008	442 Chessington Road and Coach Park	Urban	Not available	Y	N	Y	0.34	13	20	27	40	60	16				-
WOO002	Garages along Axwood (2)	Urban	Too small	N	N	Y	0.07	3	4	6	9	40	2				-
WOO003	Garages along Axwood (1)	Urban	Too small	N	N	Y	0.12	5	7	10	14	40	4				-
WOO004	64 South Street, Epsom	Urban		Y	Y	Y	0.14	5	8	11	16	60	7	6	44		3
WOO005	Ebbisham Road garages	Urban	Too small	N	N	Y	0.07	3	4	5	8	40	2				-
WOO006	Ebba's Way Garages	Urban	Too small	N	Y	Y	0.06	2	4	5	7	40	2				-

Appendix M2a: Assessing density assumptions – applying various density multipliers across all sites

Site ref	Site address	Urban or Green Belt	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Area (ha)	Yield 40dph	Yield at 60dph	Yield at 80dph	Yield at 120dph	Density multiplier (40, 60 or 80dph)	Indicative yield (80% developable area and specific density multiplier)	Site Allocation Yield (net)	Site Allocation Density (net, dph)	Why is it still considered too small (if applicable)	Additional supply if we uplift current urban densities by 50%
WOO019	Land near Downs Road (west parcel)	Green Belt	Green Belt	Y	Y	Y	28.53	1,141	1,712	2,282	3,423	40	913				
WOO020	Land North of Langley Bottom Farm	Green Belt	Green Belt	Y	Y	Y	5.24	210	315	420	629	40	168				
WOO021	Barns Close, Woodcote Side	Urban	Too small, not suitable	N	N	Y	0.15	6	9	12	18	40	5			Narrow site, nevertheless, not suitable (amenity land) & no confirmation of availability received.	-
WOO022	22-24 Dorking Road	Urban		Y	Y	Y	0.12	5	7	10	15	40	4	18	147		9
WOO023	63 Dorking Road	Urban		Y	Y	Y	0.14	5	8	11	16	40	4	6	44		3
WOO024	68 Worple Road	Urban	Too small	N	Y	Y	0.09	4	6	7	11	40	3				-

Appendix M2b Revised Housing Trajectory

SOURCE	No. of units	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	TOTAL
Completions (2022-2025)	568	317	139	112																568
Commitments (April 2025) - 688 with 10% lapse rate applied 619	619				219	200	200													619
Small windfall	420							35	35	35	35	35	35	35	35	35	35	35	35	420
Large windfall	370									37	37	37	37	37	37	37	37	37	37	370
URBAN SITES (20+)																				
SA1 - Southern Gas Network Site	455						225	115	115											455
SA2 - Hook Road Car Park	150								150	100	50									150
SA3 - Solis House, 20 Hook Road	20							20	20											20
SA4 - Bunzl, Hook Road ¹	35				35															35
SA5 - Epsom Town Hall	90						50	40												90
SA6 - Hope Lodge Car Park	30										30									30
SA7 - Former Police and Ambulance Station Site ²	47						47													47
SA8 - Epsom Clinic	35							35												35
SA9 - Depot Road & Upper High Street Car Parks	100									50	50									100
SA10 - 79-85 East Street ³	34						20	34												34
SA11 - Finachem House, 2-4 Ashley Road	20					20		20												20
SA12 - Global House	75								75											75
SA13 - Swail House	45						45													45
SA14 - 60 East Street ⁴	30				30	30														30
SA16 - Land at Kiln Lane	40								40					40						40
SA17 - Hatch Furlong Nursery	30							15	15	15										30
SA18 - Land rear of Rowe Hall ⁵	93					93		93												93
SA22 - Etwelle House, Station Road	20								20											20
SMALL URBAN SITES (5-19)																				
SA15 - Corner of Kiln Lane & East Street (101B East Street)	5			5				5												5
SA19 - 7 Station Approach, Stoneleigh	8				5		8													8
SA20 - Esso Express, 26 Reigate Road	10							10												10
SA21 - Richards Field Car Park	7							7												7
SA22 - Etwelle House, Station Road	20							20												20
SA23 - 140-142 Ruxley Lane West Ewell Surrey	12			12	12															12
SA24 - Garages at Somerset Close & Westmorland Close	6					6														6
SA25 - 64 South Street, Epsom	6							6												6
SA26 - 35 Alexandra Road	8					8														8
SA27 - 22-24 Dorking Road	12							12												12
SA28 - 63 Dorking Road	6							6												6
GREEN BELT RELEASE																				
SA31 - Land at West Park Hospital - South	50							50												50
SA32 - Land at West Park Hospital - North	150								50	50	50									150
SA33 - Land at Chantilly Way	30								15	15										30
SA34 - Hook Road Arena	100									40	40	20								100
SA35 - Horton Farm	1,250									50	100	150	150	150	150	150	150	150	50	1,250
Actual / Projection	4,960	317	139	112	266	293	575	456	495	292	342	242	222	262	222	222	222	222	122	4,960

¹ PP 24/00230/FUL and 24/01208/PDCOU - 35 units total (24 units & 11 units)

² PP 22/00923/FUL - Care home (47 units, C3 equiv.)

³ PP 22/01953/FUL (31 units) and 22/01954/FUL (3 units)

⁴ PP 24/00900/PDCOU (30 units)

⁵ PP 23/00633/CMA (93 units)

Key

- Highlighted blue – footnotes about planning permissions (PPs)
- Highlighted yellow – where there has been movement in timescales
- **Bold – the actual change**
- ~~Strikethrough~~ – deletions