

Matter 4: Greenbelt

12 September 2025

Appendices

M4a-M4b

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Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Main Number (01372) 732000
Text 07950 080202
www.epsom-ewell.gov.uk
DX 30713 Epsom

Date: 11.2.22
Your Ref:
Our Ref: CFS1

Contact
Direct line
Email

Harry Burchill
01372 732 [REDACTED]
[REDACTED]@epsom-ewell.gov.uk

Dear Sirs,

[REDACTED]

Epsom and Ewell Borough Council (EEBC) are currently conducting a "call for sites exercise" as part of the development of the Local Plan. As part of this exercise my staff have carried out a desktop study to identify sites which may be suitable for inclusion in a Land Availability Assessment (LAA).

One such site they have identified is *Land to the rear of 8 to 16 South Street*, outlined in the attached site plan, which, according to our research is within your Company's ownership.

As such, we would like to invite you to respond to the call for sites by entering details at:

<https://epsom-ewell.gov.uk/residents/planning/planning-policy/local-plan-call-sites>

Or returning the enclosed form.

The Land Availability Assessment (LAA) will form a key part of the Local Plan evidence base. It will assess whether land is suitable, available and viable for certain land uses. It will also identify the quantity of development (i.e. number of homes, floor space of uses) the land could provide and the timescales for when they could be delivered.

Due to the change in nature of the LAA we require all sites to be resubmitted to the Council and welcome new submissions. Sites previously submitted through a call for sites or included within the most recent Strategic Housing Land Availability Assessment (SHLAA) 2017, will not automatically be carried forward into the new LAA.

Should you wish to have an informal discussion about this letter please do not hesitate to contact the name officer above.

Yours faithfully,

Victoria Potts
Head of Place Development

Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Main Number (01372) 732000
Text 07950 080202
www.epsom-ewell.gov.uk
DX 30713 Epsom

Date: 18/07/2022
Your Ref: **Site Ref**
Our Ref: Land Availability
Assessment

Contact
Direct line

Wai-Po Poon
01372 732 [REDACTED]

Email Localplan@epsom-ewell.gov.uk

Dear Sir or Madam,

Land Availability Assessment

We are contacting you to understand whether you have development aspirations for the land identified on the enclosed site plan. Land registry data indicates that this land is in your ownership.

The reason we are asking is because we are currently gathering evidence to inform a new Local Plan for the borough of Epsom and Ewell. As part of this, we are undertaking a Land Availability Assessment to understand what land is available within the Borough and whether it could accommodate future development (for example new housing, employment or retail).

Following a review of land in the borough, we have identified land (outlined in the attached site plan, which may have potential to deliver additional development over the plan period.

If as landowner you have any development aspirations for the land in the future, please could you complete the enclosed form and return it by post or email it to us. The attached form can also be completed online using the link below:

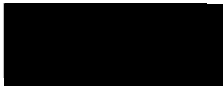
<https://epsom-ewell.gov.uk/residents/planning/planning-policy/local-plan-call-sites>

Please note that by completing the attached form, you will be promoting your land for development and the land will be considered “available” for development. This simply means that the land will be published with a reference that there is known interest for the land coming forward for development in the future. However, if you do not wish to promote the land for future development you do not need to take any action. We will identify the land as “unavailable” in our assessment.

If you wish to respond we would be grateful if you could return the form by **5 August 2022**.

Should you wish to have an informal discussion about this letter please do not hesitate to contact the named officer above.

Yours faithfully,



Victoria Potts
Head of Place Development

Recipient Address

Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Main Number (01372) 732000
Text 07950 080202
www.epsom-ewell.gov.uk
DX 30713 Epsom

Date: 17/03/2023
Your Ref: **LAA Ref**
Our Ref: Land Availability
Assessment

Contact **Ian Mawer**
Tel no. 01372 732 000
Email Localplan@epsom-ewell.gov.uk

Dear Sir / Madam,

Site name – Confirmation of land availability required

We are nearing the end of our current consultation on the Epsom & Ewell Draft Local Plan (2022-2040). The Local Plan sets out, among other things, the amount and location for housing and employment growth up until 2040. A key piece of evidence that is used to inform which sites are suitable, available and viable for housing or employment is the Land Availability Assessment (LAA), which was completed in November 2022.

We have included your site in the LAA on the basis that it may be suitable for development. The Draft Local Plan (Appendix 2) includes sites, such as yours, which do not benefit from a site allocation but could contribute to development needs over the Plan Period. The Draft Local Plan can be viewed on our website here: <https://www.epsom-ewell.gov.uk/local-plan>.

We are therefore writing to you to understand whether your site, as shown in the Site Plan attached, is available for development?

To confirm your site is available, please complete the attached form and send it to us by email or post. Otherwise, an e-form can be completed via our website here: <https://epsom-ewell.gov.uk/call-for-sites>

If your site is available, please send us a completed site submission form by **30 April 2023**.

If we do not receive a completed Call for Sites form, we will assume your site is unavailable.

Please note that the information submitted will be within the public domain.

If you have any questions, please direct them to localplan@epsom-ewell.gov.uk.

Yours sincerely,

Planning Policy Team

Epsom & Ewell Borough Council

Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Main Number (01372) 732000
Text 07950 080202
www.epsom-ewell.gov.uk
DX 30713 Epsom

Date: 27/04/2023
Your Ref: «Reference»
Our Ref: Land Availability
Assessment

Contact
Tel no. Ian Mawer
01372 732 000
Email Localplan@epsom-ewell.gov.uk

Dear «Name»,

«Site address» – Confirmation of land availability required

We have recently consulted on the Epsom & Ewell Draft Local Plan (2022-2040). The Local Plan sets out, among other things, the amount and location for housing and employment growth up until 2040. A key piece of evidence that is used to inform which sites are suitable, available and viable for housing or employment is the Land Availability Assessment (LAA), which was completed in November 2022.

We have included your site in the LAA on the basis that it may be suitable for development. The Draft Local Plan (Appendix 2) includes sites, such as yours, which do not benefit from a site allocation but could contribute to development needs over the Plan Period. The Draft Local Plan can be viewed on our website here: <https://www.epsom-ewell.gov.uk/local-plan>.

We are therefore writing to you to understand whether your site, as shown in the Site Plan attached, is available for development?

To confirm your site is available, please complete the attached form and send it to us by email or post. Otherwise, an e-form can be completed via our website here: <https://epsom-ewell.gov.uk/call-for-sites>

If your site is available, please send us a completed site submission form by **30 June 2023**.

If we do not receive a completed Call for Sites form, we will assume your site is unavailable.

Please note that the information submitted will be within the public domain.

If you have any questions, please direct them to localplan@epsom-ewell.gov.uk.

Yours sincerely,

Planning Policy Team

Epsom & Ewell Borough Council

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