

# **Matter 6: Other Housing Policies**

**12 September 2025**

## **Appendices**

**M6a**

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## Appendix M6a

### Potential Affordable housing delivery

SOURCE	No. of units	AH policy requirement PDL 30% GF 40%	AH policy requirement PDL 30% GF 50% (Golden rules)
Completions (2022-2025)	568	91	91
Commitments (April 2025) - 691 <b>with 10% lapse rate applied 622</b>	622	10	10
Small windfall	420	0	0
Large windfall	370	74	74
<b>URBAN SITES (20+)</b>			
SA1 - Southern Gas Network Site (PP 24/01107/FUL 456 units subject s106)	455	33	33
SA2 - Hook Road Car Park (No permission atm)	150	45	45
SA3 - Solis House, 20 Hook Road (No permission atm)	20	6	6
SA4 - Bunzl, Hook Road (PP 24/00230/FUL and 24/01208/PDCOU 35 units total ; 11 units (2AH) & 24 units (0AH)	35	2	2
SA5 - Epsom Town Hall (No permission atm)	90	27	27
SA6 - Hope Lodge Car Park (No permission atm)	30	9	9
SA7 - Former Police and Ambulance Station Site (22/00923/FUL Care home 45 units)	47	14.1	14.1
SA8 - Epsom Clinic (No permission atm)	30	9	9
SA9 - Depot Road & Upper High Street Car Parks (No permission atm)	100	30	30
SA10 - 79-85 East Street (22/01953/FUL 31 units)	35	10.5	10.5
SA11 - Finachem House, 2-4 Ashley Road (no permission atm)	20	6	6
SA12 - Global House (no permission atm)	75	22.5	22.5
SA13 - Swail House (no permission atm)	45	13.5	13.5
SA14 - 60 East Street (24/00900/PDCOU 30 units, 0 AH)	30	0	0
SA16 - Land at Kiln Lane (no permission atm)	40	12	12
SA17 - Hatch Furlong Nursery (no permission atm)	30	9	9
SA18 - Land rear of Rowe Hall (23/00633/CMA)	96	28.8	28.8
<b>SMALL URBAN SITES (5-19)</b>			
SA15 - Corner of Kiln Lane & East Street (101B East Street)	5	0	
SA19 - 7 Station Approach, Stoneleigh	5	0	
SA20 - Esso Express, 26 Reigate Road	10	3	3
SA21 - Richards Field Car Park	7	0	

SA22 - Etwelle House, Station Road	20	6	6
SA23 - 140-142 Ruxley Lane West Ewell Surrey	12	3.6	3.6
SA24 - Garages at Somerset Close & Westmorland Close	6	0	0
SA25 - 64 South Street, Epsom	6	0	0
SA26 - 35 Alexandra Road	8	0	0
SA27 - 22-24 Dorking Road	18	5.4	5.4
SA28 - 63 Dorking Road	6	0	0
<b>GREEN BELT RELEASE</b>			
SA31 - Land at West Park Hospital - South	50	15	15
SA32 - Land at West Park Hospital - North	150	45	45
SA33 - Land at Chantilly Way	30	12	15
SA34 - Hook Road Arena	100	40	50
SA35 - Horton Farm	1250	500	625
Affordable Housing Total		<b>1082.4</b>	<b>1220.4</b>
Housing requirement 2022- 2040 (4700 houses)		<b>23%</b>	<b>26%</b>