

Land Availability Assessment

September 2024

Epsom and Ewell
Local Plan 2022-2040



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Disclaimer

The Council does not accept liability for any factual inaccuracies or omissions within the Land Availability Assessment ('LAA'). The information within the LAA represents the best information available at the base date of April 2024. Evidence information received since April 2024 has been included where necessary to provide an accurate assessment.

Readers of this document are advised that additional constraints, which may have not been considered or listed, may apply to the identified sites and that planning applications will continue to be determined on their own merits, rather than on the information contained within this study. Issues may arise during the planning application process that could not have been foreseen in the preparation of the LAA. Landowners and applicants are advised to carry out their own analysis of site constraints for planning applications.

1.0 Introduction

- 1.1 The Epsom and Ewell Land Availability Assessment (LAA) is a technical study which informs the emerging Epsom and Ewell Local Plan (2022-2040). It helps to inform future plan-making by identifying sites and broad locations, then assessing this land for its development potential. From this assessment, sites can be chosen for further assessment, which can be subsequently included in the Local Plan (Development Plan) to help meet objectively assessed needs. It does not in itself determine whether a site should be allocated for development but is the first step in the process.
- 1.2 The Council has produced this report in accordance with the Epsom and Ewell Availability Assessment Methodology (2022) which is available to view on the Council's website. It closely follows the recommended process set out in the Government Planning Practice Guidance (PPG) which states that where a standard methodology is followed correctly, "a local planning authority should not need to justify the methodology used in preparing its Assessment, including at independent examination". The Council consulted key stakeholders including neighbouring authorities, the county council, the Environment Agency and Natural England on a draft LAA methodology in June 2022. The first iteration of the LAA was published in November 2022 and this is an update of that document. This update reflects the additional Call for Sites exercise held in 2023 (with additional sites put forward as available); Regulation 18 submissions related to sites previously put forward; and as a review of previously deliverable and developable sites in the 2022 iteration of the LAA.
- 1.3 The assessment of land availability identifies land that is suitable, available and achievable for development over the Plan period. Some uses are subject to a national policy requirement to identify objectively assessed needs and respond to that need in the Local Plan (for example, new homes, retail and employment land). However, the need for other uses (such as cultural, education, etc.) is identified through the collection of evidence in relation to infrastructure provision, local knowledge, consultation and responding to the individual needs of large development sites. This is also dependent on the availability of land for such uses. The benefit of a wider assessment of land uses is that it ensures that all land is assessed together to consider all possible uses.
- 1.4 The LAA should be viewed as a wide-ranging collection of sites to inform possible site allocations in the emerging Local Plan. It is an aid to plan-making only, presenting the facts about available development land. It is the Local Plan (Development Plan) that identifies the quantum of development being planned for and its spatial distribution. It is not a statement of Council policy and does not rank or compare sites. It does not allocate land, pre-empt or prejudice any decision the Council may make in the future on any particular site and does not alter any existing policies or land use designations as set out in the Development Plan.
- 1.5 This LAA is base dated 1st April 2024 and includes all information known at this point in time in relation to completions and outstanding planning permissions. In order for as many sites to be considered as possible, it includes all sites submitted through the 2023 Call for Sites exercise, which concluded on 31st July 2023.

Format of this document

- 1.6 This LAA (2024) replaces the SHLAA (2017) and LAA (2022). The LAA has been prepared using the methodology set out in the Epsom and Ewell LAA Methodology (2022) that is available on our website under [evidence base](#).
- 1.7 The LAA is presented in the form of [site maps](#) and an [interactive map](#). Some sites can accommodate more than one land use. Each site has an individual reference code and includes

summary details, including a site description, existing land use, relevant planning history, policy designations/constraints, proposed use of site, proposed and indicative yield and a site assessment (including suitability, availability, and achievability). Sites were either included as 'deliverable' or 'developable' or they were discounted.

2.0 Planning Context

National Policy and Guidance

- 2.1 The NPPF (2023) and the accompanying PPG identifies that the Government wants to use the planning system to significantly boost the supply of housing and support sustainable economic growth and productivity. To facilitate this, assessing the development needs of the borough and identifying specific and deliverable sites is a critical aspect of the Local Plan process.
- 2.2 Specifically, the requirement for local authorities to produce a strategic land availability assessment which enables realistic assumptions about the availability, suitability and likely economic viability of land to meet identified development needs for the duration of the plan period is set out within the NPPF. It identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 2.3 The PPG provides advice on how to undertake LAAs. Simply put, the advice states that a LAA should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.4 This advice has informed the Epsom and Ewell [LAA Methodology](#) and how the site assessments have been undertaken. It should be noted that the NPPF 'Glossary' defines a 'deliverable' site as a site which "should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years". This is supplemented by the following:
- "Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."
- 2.5 The definition of a 'developable' site is less onerous, with the NPPF stating "to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged".

3.0 Methodology summary

- 3.1 This Report follows the [LAA Methodology \(2022\)](#) that closely follows the recommended process set out in the PPG, which confirms that there is a five-stage approach that should be followed to achieve a robust LAA, namely:
- Stage 1 – Site/broad location identification
 - Stage 2 – Site/broad location assessment
 - Stage 3 – Windfall assessment
 - Stage 4 – Assessment review
 - Stage 5 – Final evidence base
- 3.2 Only sites that can accommodate five or more dwellings or 0.25 hectares / 500 sqm of floorspace will be considered as part of Stage 1 of the assessment.
- 3.3 The initial assessment included a desktop review of existing information. This information included, but was not limited to, the previous iteration of the LAA (2022), sites submitted through previous Call for Sites exercises (2017), recently refused or withdrawn planning applications, (non-confidential) pre-application submissions, the Brownfield Land Register (BLR) and sites identified by officers for potential (re)development. The major sources of sites for potential inclusion in the LAA are discussed below.

Sites submitted through the 2017 Call for Sites exercise (as part of the SHLAA 2017)

- 3.4 Sites submitted through a previous Call for Sites exercise in 2017 were identified and the landowners were contacted in order to ascertain whether the sites were still available or not. If they were confirmed as available, they were shown as such in a recent Call for Sites exercise (2022 or 2023), however, if they were not stated as being available, by the landowner, then they were discounted (see [Appendix 5](#) for a list of discounted sites). The ownership details of these sites were checked via HM Land Registry and the freeholders were sent letters and supporting information twice, in summer 2022 & spring 2023, to ascertain availability.

Previous iteration of the LAA (2022)

- 3.5 The site assessments conducted for the previous LAA (2022) were re-appraised in light of updated evidence regarding the deliverability of each site, which became available subsequent to the publication of the LAA (2022). For example, the Fluvial Flood Zones extent, provided by the Environment Agency (EA), had changed. The capacities of individual sites were also re-appraised and reviewed to assess their appropriateness. In addition, in autumn 2023, the Council wrote to all landowners and/or site promoters included in the previous LAA to request any updated information regarding their site(s). Information acquired since the previous LAA (2022) informed any amendments to the deliverability (e.g. timescales) and the achievability of sites (e.g., leaseholder issues or other development constraints).
- 3.6 The previous iteration of the LAA (2022) included sites where the availability had not been confirmed, these were predominantly sites identified by officers as part of the desktop review process. Since the previous LAA was published in 2022, we have contacted landowners again to determine whether these sites are available for development. For those sites where availability has not been confirmed, they have now been discounted from this version of the LAA as they are not considered available.

Planning applications:

- 3.7 A review of recently refused or withdrawn planning applications helped to identify new sites with the potential to deliver homes within the Plan period (provided that an appropriate planning application is made). A review of recently received planning applications, that have yet to be determined, was also conducted, as these have potential to deliver houses within the Plan period. Sites with recently refused, withdrawn and yet to be determined planning applications were then appraised to ascertain their suitability, availability and achievability for inclusion or otherwise exclusion in the LAA.
- 3.8 Sites that have received planning permission are considered 'commitments' and contribute to the potential supply of housing during the Plan period. Former 'deliverable' sites in the LAA (2022) that have recently been granted planning permission (prior to 1 April 2024) have been removed from 'deliverable' sites in LAA so as to avoid double counting. These 'commitments' can be found in [Appendix 4](#).

Pre-applications:

- 3.9 Sites where pre-application(s) were submitted were assessed for inclusion in the LAA. Some of these pre-applications were requested to remain confidential and so have not been included in this LAA, unless otherwise given permission to be made publicly available. The other sites, as above, were reviewed for their suitability, availability and achievability and included or excluded in this iteration of the LAA.
- 3.10 The LAA is presented by site, rather than land use. This avoids the repetition of sites, as some sites can accommodate more than one land use. Each site that is assessed has an individual reference code related to the ward it is located within. Site maps and details of specific sites, as well as a link to the interactive map is available on the [housing evidence base webpage](#).
- 3.11 Once all the sites have been assessed, the development potential of included sites (deliverable and developable), along with likely windfall, has been collated to produce an indicative trajectory. This sets out how much housing development can be provided over the plan period and at what point in time (i.e., 1-5 years, 6-10 years, or 11 years and beyond).
- 3.12 The LAA informs the plan-making process and site options to be assessed through the Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA).

4.0 Core Outputs

- 4.1 A total of 194 sites were considered in the LAA. The majority of which were sourced through the desktop review process. This included, inter alia, urban sites that may be suitable for redevelopment but haven't been recently promoted by the landowner and have no recent planning history. From these, 33 urban sites were considered deliverable or developable and could be considered for allocation the Local Plan. The potential supply of these housing units will be included in the housing trajectory, which shows expected delivery of housing over the plan period.
- 4.2 Sites located within the Green Belt that have been promoted through the call for sites process are included to ensure comprehensiveness and completeness of the study however they have not been included in the housing supply calculations, as for the council to make changes to the Green Belt boundary we must demonstrate exceptional circumstances in accordance with national planning policy. It is important to emphasise that the inclusion of these sites does not indicate that these sites will be allocated for future development in the Local Plan. These sites are subject to further

consideration through the Local Plan site selection process and Sustainability Appraisal and Strategic Environmental Assessment (SEA) if necessary (i.e., it can be demonstrated that all reasonable options have been explored to meet future development needs. Only then, can it be concluded that exceptional circumstances exist to justify changes to the Green Belt Boundary). These sites are listed in [Appendix 3](#).

Stage 1 and Stage 2

- 4.3 Sites that had planning permission are not assessed through the LAA process, these sites will have been fully assessed through the planning application process. The list of sites with planning permission are listed in [Appendix 4](#) and will form part of the housing trajectory. The cut-off date for these schemes permitted but not yet completed is 1st April 2024. Sites were rejected at Stage 1 where they did not meet the site size or capacity threshold ([Appendix 5](#)). For residential development this minimum threshold is 5 or more dwellings, while for economic development it is an area of 0.25 ha (or 500 sqm of floor space).
- 4.4 The remaining sites, not discounted at Stage 1, were carried through into Stage 2 of the assessment process and assessed in greater detail to determine their development potential. From this process, sites were discounted due to their suitability, availability or achievability, these are set out in [Appendix 5](#), along with those identified during Stage 1. Sites were discounted for various reasons including significant planning policy constraints or concerns about multiple ownerships which raised land assembly and/or viability and deliverability concerns.
- 4.5 Following the Stage 2 assessment a total of 33 sites are considered deliverable or developable over the plan period. These sites are identified on [printed maps](#) and an [interactive map](#) with information on the existing and proposed use, estimated residential yield (when applicable) and likely timescale for delivery of the site(s). This has informed the indicative housing trajectory in Table 3.
- 4.6 30 Green Belt sites are also identified but are not included in the housing supply calculations because national policy restricts development in the Green Belt, the potential for these sites coming forward would require exceptional circumstances to be demonstrated. These sites may be looked at for the further as part of the Local Plan. These sites are listed in [Appendix 3](#).

Stage 3

- 4.7 The LAA methodology sets out that a windfall allowance will be calculated and included in the housing trajectory. The definition of 'windfall' are sites that are not identified in the development plan. The windfall allowance has been calculated using the average windfall completions between 2012 to 2024 in Table 1 below. Sites that were previous allocations were discounted and we only included sites with a net number of units of between 1 to 19. The allowance for small sites (1 to 4 units) will not be applied for the first 3 years of the housing trajectory, while the allowance for larger sites (5 to 19 units) will not be applied for the first 5 years, to avoid double counting. As can be seen below, the average for small windfall completions (1 to 4 units) is 35, while the average for larger windfall sites (5 to 19 units) is 37.

Table 1: Windfall calculations

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Average
Small windfall completions (1-4 units)	30	44	32	33	40	62	24	40	41	23	21	28	418	35
Larger windfall completions (5-19 units)	21	15	23	21	84	46	83	46	34	22	8	31	434	37

Stage 4

- 4.8 The assessment was carried out in accordance with the methodology which is published on the Council's website. The methodology was circulated to key stakeholders, who were invited to make comments. No significant changes were made as a result of the consultation, although some minor and stylistic changes may have been carried out before publication.

Stage 5

- 4.9 In line with the LAA Methodology (2022), the following core outputs have been produced as part of the assessment:
- 4.10 Mapped sites including [printed maps](#) and an [interactive map](#) showing the included and excluded sites with the option to view constraints and other GIS layers;
- A concluding LAA document;
 - An assessment of the potential type and quantity of development that could be delivered on each site/broad location, and,
 - An indicative trajectory of anticipated development.

Housing

- 4.11 A summary of the potential housing numbers from deliverable and developable sites are set out [Appendix 1](#) and [2](#). In summary, the LAA considers there is reasonable prospect of these sites below (Table 2), the details of the individual sites are provided in the [interactive map](#) and listed in coming forward for development within the plan period.

Table 2: Summary of potential housing numbers that can be delivered from sites in the urban area considered to be deliverable/developable

Ward	Deliverable (0-5 Years)	Developable		Total	No. of sites
		6-10 years	11-15 years		
Auriol	5	0	0	5	1
College	8	0	0	8	1
Court	6	0	0	6	1
Cuddington	96	0	0	96	1
Ewell Court	0	0	0	0	0
Ewell Village	10	0	0	10	1
Horton	0	0	0	0	0
Nonsuch	40	0	0	40	2
Ruxley	18	0	0	18	2
Stamford	0	0	0	0	0
Stoneleigh	0	0	0	0	0
Town	667-727	340-505	60-130	1,067-1,362	16
West Ewell	7	0	0	7	1
Woodcote & Langley Vale	30	0	0	30	3
Totals	887 - 947	340 - 505	60 - 130	1,294 - 1,589	29

- 4.12 The housing trajectory below (**Table 3**) summarises the number of residential units that can be accommodated on the deliverable and developable sites within the urban area. This demonstrates that there is sufficient land to deliver approximately 34% of the housing need (objectively assessed need based on the standard method) within the plan period.

Table 3: Housing Trajectory

	2022-2040	21-22	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
Housing need (standard method)	10,317	579	576	573	573	573	573	573	573	573	573	573	573	573	573	573	573	573	573	573
LAA sites	1,287 - 1,582				887 - 947					340 - 505					60 - 130					
Outstanding permissions	667				667															
Windfall allowance (1-4 units)	455								35	35	35	35	35	35	35	35	35	35	35	35
Windfall allowance (5-19 units)	407									37	37	37	37	37	37	37	37	37	37	37
Completions	456	117	317	139																
Supply	3,272 - 3,567	117	317	139	1,624 - 1,684					700 - 865					420 - 490					72
Deficit	6,750 - 7,045	462	259	434	1,181 - 1,251					2,000 - 2,165					2,375 - 2,445					501

- 4.13 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment identifies a need for 10 pitches for households that met the planning definition up to 2040, and a further 8 pitches for households that did not meet the planning definition where the need should be addressed in the overall housing need for the Borough. Following the publication of an updated Planning Policy for Travellers in December 2023, the definition of what constitutes a gypsy and traveller has been amended to reflect a court of appeal judgement. This means that the need for pitches in the borough over the Local Plan period has increased to 18 pitches (10 + 8). The LAA does not identify any specific site to address future Gypsy and Traveller and Travelling Showpeople accommodation. In terms of sites that can meet the need, any site capable of accommodating conventional housing is considered suitable provision for the Gypsy and Traveller pitches provided it is in line with other national policy and guidance on Gypsy and Travellers. Further work associated with the Local Plan will explore specific sites to meet this need.
- 4.14 The conclusion from this assessment suggests there is insufficient land within the urban area to meet the identified need against the standard methodology of 573 dpa (around 34%). The LAA methodology set out that if there were insufficient sites to meet the identified need then the Council will need to revisit the assessment and its assumptions to see if the shortfall can be met. It is unlikely that increasing the density of potential sites is likely to yield a sufficient amount to address the shortfall, nor would revisiting discounted sites (for example there are numerous garage sites which have availability or deliverability issues by having a large number of leaseholders or freeholder interest across the site). By applying density uplifts at some of the sites discounted, as they are unable to deliver 5 units, this would result in a negligible increase in housing supply.
- 4.15 In this context the Council has written to its neighbours to see if they have excess capacity within their areas to meet any of Epsom and Ewell's residual housing need. Factoring any responses we receive from our neighbours, we may also need to review whether we need to release some sites that have come forward in the Green Belt. At present, we have not included potential quantum from these sites within the housing land supply calculations but have listed these sites in [Appendix 3](#). The potential yield from all the Green Belt sites (not including urban sites) would meet approximately 45% of the housing need, still resulting in a shortfall in overall supply when combined with land in the urban area.

Other uses

- 4.16 The Council has undertaken various technical studies to understand the development needs of non-residential uses. **Table 4** below sets out what other uses can be accommodated on identified land.

Table 4: Other uses that can be accommodated on identified sites

Other Uses	How has the future need been identified?	LAA urban site reference	LAA GB site reference
Gypsy and Traveller accommodation	Gypsy and Traveller Accommodation Assessment (2022) 18 pitches between 2022-2040	Appendix 1, 2	Appendix 3
Specialist Housing	Housing and Economic Development Needs Assessment (2023) The need for specialist housing for older people, student housing and self-build are set out in HEDNA	CUD017, TOW001, TOW010	COL017, HOR014, NON013, NON021
Retail (Class E)	Retail and Commercial Leisure Needs Assessment Update (2021) Convenience goods need by 2032 rises to between 2,700- 7,200 sqm (floorspace). Recommended to be	COL002, TOW001, TOW004 TOW017, TOW024	NON013, NON016,

Other Uses	How has the future need been identified?	LAA urban site reference	LAA GB site reference
	delivered in any potential new growth areas. Comparison goods need rises to 700 sqm (floorspace) within the Town Centre by 2032, a small surplus where the recommended strategy is of consolidation.		
Employment	Housing and Economic Development Needs Assessment (2023) <ul style="list-style-type: none"> Office: 19,437 sqm recommended floorspace; 1.2 ha recommended land Light industrial: 9,021 sqm recommended floorspace; 2.3 ha recommended land B2 General Industry: 9,554 sqm recommended floorspace; 2.4 ha recommended land B8 Storage: 18,157 sqm floorspace; 4.5 ha recommended land 	COU001, COU004-016, COU012, COU030, TOW020, TOW045-050, TOW056	NON016
Community uses	Infrastructure Plan: Interim Update (2024)	STA004, TOW009	NON041
Education	Infrastructure Plan: Interim Update (2024)	STA006, TOW001	HOR009, NON016, NON041
Leisure/Recreation	Playing Pitch Strategy (2021) Additional need is set out on page 123 of the PPS Sports facility Assessment 2020 Recommendation to retain, enhance existing facilities. Additional need is set out on page 134 of the SFA	TOW022, TOW023, TOW024	COL023, COU026, HOR003, NON013, NON021, NON041
Green space	Open Space Audit (2024)		COL020, COL021, NON041, NON042, WOO019
Health	Infrastructure Plan: Interim Update (2024)		HOR002, HOR005, HOR006, NON013
Other		TOW004, TOW014, TOW021	

4.17 Limited development land in the urban area paints a similar picture in relation to non-residential needs, which suggests that the supply is insufficient to meet emerging needs. Emerging numbers suggest that there may be excess provision of retail floorspace against the need. This floorspace could instead be considered for alternative commercial, leisure or community use. There is also insufficient land supply of general industry and warehousing floorspace, with only sufficient land to potentially accommodate 0.6 hectares out of 7.2 hectares required. Whilst there is limited undeveloped land within Kiln Lane and Longmead Industrial estates, it may be possible that additional employment floorspace could be delivered through the intensification or redevelopment of sites within this area.

5.0 Conclusion

- 5.1 The LAA provides a list of sites that have been identified for potential future development. The study splits these into urban sites and green belt sites, where the green belt sites do not form part of the trajectory. These have been purposely disaggregated to avoid any misinterpretation or prematurity argument of the inclusion of the site in the LAA meaning it will be allocated in the Local Plan.
- 5.2 It is extremely important to reiterate that at this stage in the process that any site considered deliverable or developable for the purposes of the LAA, will require further assessment to warrant allocation in the emerging Local Plan. Also, any site included will also require planning permission and their inclusion within this document does not imply that permission will be granted. The next stages of the Local Plan site selection process, in conjunction with the Sustainability Appraisal and Habitats Regulations Assessment will help the Council to identify which sites should be allocated for development in the emerging Local Plan.

Next Steps

- 5.3 The assessment was produced with the best information available as of 1st April 2024. The LAA is an iterative process and as such, any future reviews will incorporate any new information available to the Council. This will include any new sites and additional information about the existing identified sites. Further consideration will also be given to windfalls and if necessary, planning permission non-implementation rates.
- 5.4 The Council intends to update the LAA annually to take account of new information. Given that new information may be submitted to, and considered by, the Council at any time, conclusions on the suitability, availability and achievability of the identified sites may be subject to change, as are assumptions on whether sites are deliverable or developable over the emerging plan period.

6.0 Appendices

Appendix 1: List of Deliverablesites (excluding GB sites)

Site name (address)	Ward	Unique Ref	Potential number of dwellings (net units)	Other uses (if applicable)	Area (ha)
7 Station Approach, Stoneleigh	Auriol	AUR004	5		0.04
Former Dairy Crest Site, 4 Alexandra Road	College	COL002	0	Retail	0.44
35 Alexandra Road	College	COL016	8		0.10
Gibraltar Crescent	Court	COU001	0	Light industrial	1.79
Blenheim House, 1 Blenheim Road	Court	COU030	0	Employment	0.41
Garages at Somerset Close & Westmorland Close	Court	COU045	6		0.10
Land rear of Rowe Hall, Salisbury Road, KT4	Cuddington	CUD017	96	Extra Care Housing	1.23
Esso Express, 26 Reigate Road	Ewell Village	EWE004	10		0.25
Etwell House, Station Road	Nonsuch	NON001	10		0.20
Hatch Furlong Nursery, east of Ewell By-Pass	Nonsuch	NON004	30		0.52
Crane Court/Rowden Rd (Garage)	Ruxley	RUX005	6		0.19
140-142 Ruxley Lane, West Ewell, Surrey, KT19 9JS	Ruxley	RUX023	12		0.20
Gas Works Site, East Street	Town	TOW001	450	Residential, education (performing arts theatre), public open space	1.54
Swail House	Town	TOW010	100-150	Specialist housing	1.05
79-85 East Street, Epsom	Town	TOW017	34	Retail and Residential	0.22
Epsom Clinic	Town	TOW018	10-20	Housing, Older Persons Accommodation	0.17
Finachem House, 2-4 Ashley Road	Town	TOW020	21	Commercial	0.12
Corner of Kiln Lane & East Street (101B East Street)	Town	TOW043	5		0.03
Former Police Station & Ambulance Station	Town	TOW060	47	Specialist Care Home	0.37
Richards Field car park, Chessington Road	West Ewell	WEW004	7		0.07
64 South Street, Epsom	Woodcote & Langley Vale	WOO004	6		0.14
22-24 Dorking Road	Woodcote & Langley Vale	WOO022	18		0.12
63 Dorking Road	Woodcote & Langley Vale	WOO023	6	Specialist Care Home	0.14
Total			887 - 947		

Appendix 2: List of Developable sites

Site name (address)	Ward	Unique Ref	Years developable	Potential number of dwellings (net units)	Other Uses (if applicable)	Area (ha)
Depot Road & Upper High Street Car Parks	Town	TOW004	6-10 years	Up to 100	Retail and Car park	1.24
Epsom Baptist Church	Town	TOW009	6-10 years	15	Reprovision of community facility	0.11
Hope Lodge car park	Town	TOW011	11-15 years	30		0.39
East Street Waterworks	Town	TOW014	6-10 years	0	Waterworks operation rationalised	1.85
Town Hall & Public Car Park	Town	TOW021	11-15 years	30-100	Public Car Park	0.74
Hook Road Car Park	Town	TOW022	6-10 years	100-200	Leisure	0.48
Rainbow Leisure Centre Car Park	Town	TOW023	6-10 years	0	Leisure	0.36
The Ashley Centre	Town	TOW024	6-10 years	125	Mixed use including commercial and leisure	3.19
20 Hook Road (Solis House)	Town	TOW055	6-10 years	15-25		0.07
Land at Kiln Lane (Site 3)	Town	TOW058	6-10 years	40	Light industrial, storage & distribution, retail, leisure, cultural, health, education	0.67
Total				455 - 635		

Appendix 3: List of sites promoted in the Green Belt

The table below shows the Green Belt sites identified in the LAA. These are not included in the housing supply figures but may be subject to further consideration in the Local Plan process.

Site Name	Ward	Reference	Existing use	Area (ha)	Proposed use	Potential number of dwellings (net units)
Land to west of Burgh Heath Road	College	COL017	Agricultural grassland	1.51	Housing, Custom Build, Older persons accommodation	50
Land East Burgh Heath Road	College	COL019	Open pasture / grassland and housing	8.82	Housing	300
Land near Downs Road (south-west parcel)	College	COL020	Grazing land	0.77	Woodland linked with COL023 (COL021 WOO019)	n/a
Land near Downs Road (south parcel)	College	COL021	Grazing land	0.80	Woodland linked with COL023, COL020 WOO019)	n/a
Clear Heights, Downs Road	College	COL022	Detached house	0.40	Housing	11
Land near Downs Road (east parcel)	College	COL023	Grazing land	7.21	Housing, leisure, cultural (COL020,21, WOO019)	160
Hook Road Arena	Court	COU026	Open space/Events venue e.g. fireworks, car boot sale	13.74	Housing and Leisure	100-400
Land south of Oak Glade	Horton	HOR001	Open space	0.52	Housing	10-15
Hollywood Lodge	Horton	HOR002	Large building (derelict) and grounds	4.90	Housing or Health	50
Manor Park (old cricket ground)	Horton	HOR003	Open space	6.20	Housing, leisure	90
Land off Cuddington Glade	Horton	HOR004	Vacant open space	1.11	Housing	30-50
Land at West Park Hospital (south parcel)	Horton	HOR005	Existing patient facilities	1.93	Housing, health care	50
Land at West Park Hospital (north parcel)	Horton	HOR006	Existing patient facilities	3.11	Housing, health care	100
Noble Park Extension	Horton	HOR007	Agriculture and allotments	7.32	Housing	90
Epsom Community Hospital, Horton Lane	Horton	HOR008	Hospital	1.47	Not stated	75
Land at Horton Lane	Horton	HOR009	Agriculture, farmhouse, riding school and stables	37.89	Housing, education, open space	Up to 1,500
Land At Chantilly Way, Epsom	Horton	HOR010	Open field	0.7	Housing/Flats	25
land south of West Cottage, Horton Lane	Horton	HOR011	Open land. Former site of a detached house	0.50	Housing	10
Clarendon Park	Horton	HOR012	Open Space	1.94	Housing	40
Horton Hospital (Livingstone Park)	Horton	HOR014	Open space amenity land	10.58	Housing, Older persons accommodation	0

Site Name	Ward	Reference	Existing use	Area (ha)	Proposed use	Potential number of dwellings (net units)
Land at Priest Hill, Ewell	Nonsuch	NON013	Open space, Occasional leisure use	8.63	Housing, retail, leisure, health, older persons	250-350
Downs Farm (north parcel), Reigate Road	Nonsuch	NON016	Agriculture/Farmland	27.94	Housing, park, local centre, school, emp etc	675
Drift Bridge Farm (whole site)	Nonsuch	NON021	Agricultural land and farm buildings; 1 residential unit	24.02	Mixed housing, leisure, recreation, self-build	500
Banstead Road	Nonsuch	NON038	Open land	5.98	Housing / Self-build Housing	50-80
The Looe, Reigate Road	Nonsuch	NON040	Commercial use and single dwelling	0.41	Housing	13
NESCOT, Reigate Road	Nonsuch	NON041	Education use, playing fields, and sports pavilion	23.08	Leisure, Education, Local Greenspace, Community Use	n/a
Downs Farm (south parcel), Reigate Road	Nonsuch	NON042	Field	17.92	Open space with new footpaths (linked with NON016)	n/a
Land near Downs Road (west parcel)	Woodcote & Langley Vale	WOO019	Grazing land	28.53	Retained Paddocks with new footpaths Linked COL023	n/a
Land North of Langley Bottom Farm	Woodcote & Langley Vale	WOO020	Agricultural use	5.24	Housing	100
Total						4,279 – 4,734

Appendix 4: List of schemes permitted but not completed (commitments)

The table below shows the residential schemes that have received planning permission but have not yet been completed. The cut-off date for schemes permitted but not yet completed is 1st April 2024. As a result, there may be some schemes that have been completed since then. The below table only includes sites with a non-zero net number of units outstanding (i.e. excludes sites with a 0 net number of units outstanding).

Appendix 4.1: Residential schemes permitted but not completed (commitments)

Application	Address	Ward	Outstanding Commitments (net units)
21/00553/PDCOU	3 Station Approach, Stoneleigh, Surrey, KT19 0QZ	Auriol	1
22/01856/FUL	324 Kingston Road, Ewell, Surrey, KT19 0SU	Auriol	6
21/01464/PDCOU	6 Stoneleigh Park Road, Stoneleigh	Auriol	1
23/01263/OUT	74A Thorndon Gardens, Ewell, Surrey, KT19 0QJ	Auriol	1
22/00272/FUL	9 Cudas Close, Epsom, Surrey, KT19 0QF	Auriol	1
22/01868/FUL	25 Links Road, Epsom, Surrey, KT17 3PP	College	1
23/01452/FUL	26 And 26A Alexandra Road, Epsom, Surrey, KT17 4BT	College	-1
19/01721/FUL	27 Alexandra Road, Epsom	College	3
18/00548/FUL	59 Ashley Road, Epsom, Surrey, KT18 5BN	College	5
19/00921/FUL	Downhill, Downs Hill Road, Epsom	College	1
21/01762/FUL	Land to r/o 23A to 29 Links Road, Epsom	College	3
18/00308/FUL	South Hatch Stables	College	43
18/01574/FUL	10 Lansdowne Court, The Avenue, Worcester Park	Cuddington	1
22/01079/FUL	46 The Avenue, Worcester Park, Surrey, KT4 7EY	Cuddington	7
20/01310/FUL	57 Salisbury Road, Worcester Park, Surrey, KT4 7DE	Cuddington	16
21/00836/FUL	8B Woodlands Avenue, Worcester Park, Surrey, KT4 7AN	Cuddington	1
20/00675/FUL	Land Access Adjacent The Lodge, Old Malden Lane, Worcester Park	Cuddington	9
22/01474/FUL	Land Adjacent To Malbar House, Woodlands Avenue, Worcester Park	Cuddington	1

Application	Address	Ward	Outstanding Commitments (net units)
23/00761/FUL	Land To The Rear Of 46 Cuddington Avenue, Worcester Park, Surrey, KT4 7DB	Cuddington	1
20/00424/FUL	1 Chestnut Avenue, Ewell	Ewell Court	1
21/01559/FUL	13 Elm Way, Ewell, Surrey, KT19 0HB	Ewell Court	1
22/00643/FUL	455 Kingston Road, Ewell, Epsom	Ewell Court	1
20/00858/PDCOU	457 Kingston Road, Ewell	Ewell Court	18
22/01966/FUL	Land At 336 To 368 Kingston Road, Ewell, Surrey, KT19 0DT	Ewell Court	2
19/01273/FUL	32 High Street	Ewell Village	1
19/00015/FUL	The Lodge, West Street, Ewell	Ewell Village	3
17/00530/FUL	Wychwood, Epsom Road, Ewell, Surrey, KT17 1JL	Ewell Village	3
22/01365/FUL	19 Windmill Lane, Epsom, Surrey, KT17 1HY	Ewell Village	2
23/00911/PDCOU	24 High Street, Ewell, Surrey, KT17 1SJ	Ewell Village	10
23/00915/PDCOU	Admark House, 2 West Street, Ewell, Surrey, KT17 1UU	Ewell Village	2
23/00916/PDCOU	Rear of Admark House, 2 West Street, Ewell, Surrey, KT17 1UU	Ewell Village	3
23/01193/PDCOU	The Works, Land To The Rear Of Admark House, 2 West Street, Ewell, Surrey, KT17 1UU	Ewell Village	2
23/00257/FUL	15 Boleyn Avenue, Ewell, Surrey, KT17 2QH	Nonsuch	1
19/00681/FUL	86 Reigate Road, Ewell	Nonsuch	2
18/00801/FUL	86 Reigate Road, Ewell	Nonsuch	2
18/01496/FUL	New Development On NESLOT Agricultural Land, Reigate Road, Ewell, Surrey	Nonsuch	1
22/00005/FUL	470 Chessington Road, West Ewell, Epsom	Ruxley	1
21/01771/FUL	525 & 525A Chessington Road, West Ewell, Epsom, Surrey, KT19 9JB	Ruxley	2
23/00403/FUL	38 Woodlands Road, Epsom, Surrey, KT18 7HW	Stamford	1
22/00695/FUL	39 Manor Green Road, Epsom, Surrey, KT19 8RN	Stamford	1
17/00469/FUL	41 Kendor Avenue, Epsom, Surrey, KT19 8RJ	Stamford	1

Application	Address	Ward	Outstanding Commitments (net units)
18/01248/FUL	Land Adjoining 50 Woodlands Road, Epsom	Stamford	1
23/00710/FUL	181 London Road, Ewell, Surrey, KT17 2BT	Stoneleigh	1
21/00754/RES	289 London Road, Ewell, Surrey	Stoneleigh	3
22/01085/FUL	52A Park Avenue East, Stoneleigh, Epsom, Surrey, KT17 2NY	Stoneleigh	1
22/00014/FUL	D H Provisions, 3 Dell Lane, Stoneleigh, Epsom, Surrey, KT17 2NE	Stoneleigh	6
23/00817/FUL	Development Site At 65 London Road, Ewell, Surrey, KT17 2BL	Stoneleigh	45
21/00655/FUL	Land r/o 123 and 125 London Road, Ewell	Stoneleigh	2
22/01524/FUL	176 East Street, Epsom, Surrey, KT17 1ES	Town	2
23/00110/FUL	107-111 East Street, Epsom, Surrey, KT17 1EJ	Town	13
22/00082/PDCOU	17 High Street, Epsom, Surrey, KT19 8DD	Town	1
23/01105/FUL	20 High Street, Epsom, Surrey, KT19 8AH	Town	2
22/01294/FUL	24-28 West Street, Epsom, KT18 7RJ	Town	20
23/00061/RES	29 And 31 Waterloo Road, Epsom, Surrey, KT19 8EX	Town	7
22/01970/FUL	4 Station Way, High Street, Epsom, Surrey, KT19 8BS	Town	1
20/00721/FUL	42 High Street Epsom	Town	11
22/01680/PDCOU	56A High Street, Epsom, Surrey, KT19 8AJ	Town	2
18/00647/FUL	6 The Grove, Epsom	Town	4
21/01919/FUL	72 High Street, Epsom	Town	2
20/01468/FUL	78A East Street Epsom	Town	2
22/01504/FUL	9 West Street, Epsom, Surrey, KT18 7RL	Town	2
21/01029/PDCOU	Apex House, 10 West Street	Town	2
22/01335/FUL	Epsom Hardware, 157 High Street, Epsom, Surrey, KT19 8EW	Town	1
21/00701/FUL	Friars Garth, The Parade, Epsom	Town	8

Application	Address	Ward	Outstanding Commitments (net units)
21/00634/PDCOU	Kilmuir House, 1 Depot Road, Epsom, Surrey, KT17 4RJ	Town	1
22/01676/FUL	Land Adjacent To 81 Delaporte Close, Epsom, Surrey, KT17 4AU	Town	2
20/00240/COU	plot 1 R/o 2 Chase Road, Epsom	Town	1
23/01346/FUL	Upper Floors, 12 - 16 High Street, Epsom, Surrey, KT19 8AH	Town	5
822/00023/FUL	Victoria House, 1 Victoria Place, Epsom, Surrey, KT17 1BX	Town	1
18/01298/FUL	Victory House, 23 West Street, Epsom	Town	2
22/01322/FUL	1 Oakhurst Road, West Ewell, Surrey, KT19 9SF	West Ewell	1
20/00665/FUL	91 Chessington Road, West Ewell	West Ewell	8
18/00486/FUL	1 Whitmores Close	Woodcote & Langley Vale	5
23/00359/FUL	70 Worple Road, Epsom, Surrey, KT18 7AG	Woodcote & Langley Vale	1
23/01354/FUL	Baronscroft, Wilmerhatch Lane, Epsom, Surrey, KT18 7EH	Woodcote & Langley Vale	1
23/00778/FUL	Bungalow, Epsom Sports Club, Woodcote Road, Epsom, Surrey, KT18 7QN	Woodcote & Langley Vale	-1
17/01275/FUL	Chalk Lane Hotel, Chalk Lane, Epsom, KT18 7BB	Woodcote & Langley Vale	21
21/00252/FUL	Epsom General Hospital	Woodcote & Langley Vale	292
23/01504/FUL	Garages Rear 35 Ebbisham Road, Epsom, Surrey	Woodcote & Langley Vale	4
23/01176/FUL	Land At Garage Court, Harding Road, Epsom, Surrey	Woodcote & Langley Vale	2
20/00475/FUL	Langley Bottom Farm	Woodcote & Langley Vale	20
Total			667

The table below shows the non-residential schemes permitted but not yet completed, as of 1st April 2024.

Appendix 4.2: Non-residential schemes permitted but not completed (commitments)

Application	Address	Ward	Existing use	Proposed Use
21/01401/FUL	3 Roy Richmond Way	Court	Bus servicing facility (sui generis)	Builders' merchants (sui generis)
23/01435/FUL	Karibu, Wells House, Spa Drive, Epsom	Stamford	Residential children's home	Education
22/01518/FUL	31-37 East Street, Majestic Wines	Town	Alcohol storage and retailer	Employment (storage & distribution)
23/00488/FUL	The Wells, 3 - 13 Church Street, Epsom	Town	Office	Education (UCA)

Appendix 5: List of discounted sites

The tables in this Appendix show the sites that were excluded at Stage 1, for not meeting the threshold limit for inclusion in the LAA, specifically for being too small to accommodate 5 or more dwellings. A site may also be discounted for being less than 0.25 ha (or 500 sqm of floor space), if intended for economic development uses (e.g., employment or industrial use). The sources of the sites below were desktop review sites, sites submitted in a Call for Sites exercise and sites where a planning application has been received or a pre-application has been submitted indicating that the site is available for development.

The site boundaries of the discounted sites can also be viewed on the [interactive map](#).

The table below refers to sites, discounted at Stage 1 as being too small to accommodate 5 or more dwellings and sourced from the desktop review process.

Appendix 5.1: Sites sourced from the desktop review process and discounted at stage 1

Site name, Address	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Land r/o Sunninghill Downs Ave	College	COL004	Residential garden	0.09	Too small to accommodate 5 or more dwellings	Desktop review
Garages, East of Alexandra Road (4)	College	COL010	Garages	0.04	Too small to accommodate 5 or more dwellings	Desktop review
Garages between Wimbourne Cl. & Albert Road	College	COL025	Garages	0.08	Too small to accommodate 5 or more dwellings	Desktop review
Garages at Grove Avenue	College	COL027	Garages	0.06	Too small to accommodate 5 or more dwellings	Desktop review
Land at Bishopsmead Close Epsom Surrey	Court	COU002	Open amenity land	0.07	Too small to accommodate 5 or more dwellings	Desktop review
Garages along Orlando Gardens	Court	COU022	Garages	0.07	Too small to accommodate 5 or more dwellings	Desktop review
Open land near Ormonde Ave.	Court	COU039	Open amenity land	0.06	Too small to accommodate 5 or more dwellings	Desktop review
Somerset Close, land and parking	Court	COU043	Grassed area, parking	0.15	Too small to accommodate 5 or more dwellings	Desktop review
119 Salisbury Road	Cuddington	CUD007	Residential and back garden	0.12	Too small to accommodate 5 or more dwellings	Desktop review
Garages to rear of Millfield	Cuddington	CUD013A	Garages	0.04	Too small to accommodate 5 or more dwellings	Desktop review
Garages to rear of Berwick Court & Millfield	Cuddington	CUD013B	Garages	0.05	Too small to accommodate 5 or more dwellings	Desktop review
Garages east of Huntsmoor Road	Ewell Court	EWC002	Garages	0.11	Too small to accommodate 5 or more dwellings	Desktop review
Garages off Vicarage Lane, Ewell	Ewell Village	EWE007A	Garages	0.04	Too small to accommodate 5 or more dwellings	Desktop review

Site name, Address	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Garages off Vicarage Lane, Ewell	Ewell Village	EWE007B	Garages	0.07	Too small to accommodate 5 or more dwellings	Desktop review
Spring Court garages	Ewell Village	EWE008	Garages	0.1	Too small to accommodate 5 or more dwellings	Desktop review
Bourne Hall Garages	Ewell Village	EWE009	Garages and disused land	0.05	Too small to accommodate 5 or more dwellings	Desktop review
Land rear Fairview Road	Ewell Village	EWE010	Vacant land	0.05	Too small to accommodate 5 or more dwellings	Desktop review
Scotts Farm Road (Former Scout Hall, Wesley Close)	Ruxley	RUX004	Disused scout hall	0.07	Too small to accommodate 5 or more dwellings	Desktop review
Land south of Cox Lane	Ruxley	RUX008	Open land with trees and parking	0.18	Too small to accommodate 5 or more dwellings	Desktop review
Cox Lane / 2 Hardwick Close	Ruxley	RUX009	Residential	0.16	Too small to accommodate 5 or more dwellings	Desktop review
Garages at end of Kelvin Close, Epsom	Ruxley	RUX010	Garages	0.14	Too small to accommodate 5 or more dwellings	Desktop review
Garages off Larkspur Way & Cyclamen Way	Ruxley	RUX011	Garages	0.11	Too small to accommodate 5 or more dwellings	Desktop review
Garages at Mole Court	Ruxley	RUX018	Garages and open space	0.12	Too small to accommodate 5 or more dwellings	Desktop review
Garages - Caretakers House, south of Rosebank	Town	TOW026	Garages and trees	0.25	Too small to accommodate 5 or more dwellings	Desktop review
Garages east of 19 Rosebank	Town	TOW034	Garages	0.04	Too small to accommodate 5 or more dwellings	Desktop review
Garages behind Stuart Lodge	Town	TOW035A	Garages	0.04	Too small to accommodate 5 or more dwellings	Desktop review
Garages behind Mistey Court	Town	TOW035B	Garages	0.03	Too small to accommodate 5 or more dwellings	Desktop review
Manor House Court garages	Town	TOW038	Garages	0.06	Too small to accommodate 5 or more dwellings	Desktop review
The Sycamore Centre, 14 West Hill	Town	TOW066	Vacant SCC building and grounds	0.14	Too small to accommodate 5 or more dwellings	Desktop review
Garages Ede Court, East Street	Town	TOW068	Garages (owned by Rosebery)	0.05	Too small to accommodate 5 or more dwellings	Desktop review
Entrance to Pool Road Recreation Ground	West Ewell	WEW003	Open land	0.17	Too small to accommodate 5 or more dwellings	Desktop review
garages off Poplar Crescent / Nightingale Drive	West Ewell	WEW007	Garages	0.11	Too small to accommodate 5 or more dwellings	Desktop review
Garages along Axwood (2)	Woodcote and Langley Vale	WOO002	Garages	0.07	Too small to accommodate 5 or more dwellings	Desktop review

Site name, Address	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Garages along Axwood (1)	Woodcote and Langley Vale	WOO003	Garages	0.12	Too small to accommodate 5 or more dwellings	Desktop review
Ebba's Way Garages	Woodcote and Langley Vale	WOO006	Garages	0.06	Too small to accommodate 5 or more dwellings	Desktop review
Barns Close, Woodcote Side	Woodcote and Langley Vale	WOO021	Grass, trees, garages	0.15	Too small to accommodate 5 or more dwellings	Desktop review

The table below shows sites, discounted at Stage 1, where planning applications have been submitted with a net number of units of 5 or more, but are not likely to deliver 5 or more net units and have therefore been discounted.

Appendix 5.2: Sites sourced from planning applications and discounted at stage 1

Site name (address)	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Clayhill Lodge	Stamford	STA033	Building	0.25	Too small to accommodate 5 or more dwellings	Planning Application
1-9 South Street and 157-163 High Street	Town	TOW019	Mixed retail and residential	0.05	Too small to accommodate 5 or more dwellings	Planning Application
6 & 7 Chase End, Epsom	Town	TOW053	Builders Yard/Residential	0.15	Too small to accommodate 5 or more dwellings	Planning Application
Ebbisham Road garages	Woodcote and Langley Vale	WOO005	Garages	0.07	Too small to accommodate 5 or more dwellings	Planning Application
68 Worple Road	Woodcote and Langley Vale	WOO024	Care Home (Use Class C2)	0.09	Too small to accommodate 5 or more dwellings	Planning Application

The table below refers to sites, discounted at Stage 1, that have been received from the call for sites exercises undertaken in 2022 and 2023 but have been discounted as unlikely to deliver 5 or more dwellings.

Appendix 5.3: Sites sourced from call for sites exercises and discounted at stage 1

Site name, Address	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
7 College Road & rear garages	College	COL007	Residential and garages	0.16	Too small to accommodate 5 or more dwellings	Call for Sites
Sunninghill, Downs Avenue	College	COL014	Residential and garden	0.24	Too small to accommodate 5 or more dwellings	Call for Sites
Rear of 23a to 33 Links Road	College	COL015	Brownfield rear of properties	0.36	Too small to accommodate 5 or more dwellings	Call for Sites

Site name, Address	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Land r/o 22 Temple Road, Epsom	Court	COU046	Let to adjacent premises (Garages, Motor shop)	0.08	Too small to accommodate 5 or more dwellings / too small for employment use allocation	Call for Sites
5-9 Cheam Road	Ewell Village	EWE013	Car park & garages	0.07	Too small to accommodate 5 or more dwellings	Call for Sites
40-44 Christchurch Mount	Stamford	STA007	Bungalow and garden land	0.15	Too small to accommodate 5 or more dwellings	Call for Sites
University of Creative Arts Campus (Wilberforce Court)	Town	TOW051	University	0.1	Too small to accommodate 5 or more dwellings	Call for Sites
Land at Kiln Lane (Site 2)	Town	TOW057	Car park - motor trade	0.08	Too small to accommodate 5 or more dwellings	Call for Sites
Land at Kiln Lane (Site 1)	Town	TOW059	Car park - motor trade	0.04	Too small to accommodate 5 or more dwellings	Call for Sites

The table below refers to sites that were excluded at Stage 2, for various reasons. These reasons include a lack of evidence of availability, suitability, deliverability and achievability concerns, as stated below. In terms of the 'desktop review' sites, where there were availability concerns, the land owner(s) of these sites were written to in order to ascertain availability, however, many of these sites were not confirmed as available, and as a result discounted.

Appendix 5.4: Sites discounted at stage 2

Site name (address)	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
car park to rear of 272 Kingston Road	Auriol	AUR002	Car park	0.55	Site not available	Desktop review
car park and garages off Kingston Road	Auriol	AUR003	Car park and garages	0.19	Site not available	Desktop review
King Georges Field, Auriol Park	Auriol	AUR005	Playing field & sports facilities	6	Site not available	Desktop review
land at Timbercroft	Auriol	AUR007	open land	0.35	Suitability concerns (loss of open amenity land)	Desktop review
Builders Yard Mill Road	College	COL001	Industrial (building materials supplier)	0.43	Site not available	Desktop review
Linden House 9 College Road Epsom Surrey KT17 4HD	College	COL005	Residential plot	0.19	Unsuitable for redevelopment (highly developed, established care home)	Desktop review
25 Alexandra Road Epsom Surrey KT17 4BP	College	COL006	House	0.2	Site not available	Desktop review
Garages at Cleves & Dorset Court	College	COL009	Garages	0.2	Availability concerns (not confirmed as available; garages under multiple leaseholds)	Desktop review
Garages, East of Alexandra Road (3)	College	COL011	Garages	0.12	Availability concerns (not confirmed as available; garages under multiple leaseholds)	Desktop review
Garages, East of Alexandra Road (2)	College	COL012	Garages	0.11	Availability concerns (not confirmed as available; garages under multiple leaseholds)	Desktop review

Site name (address)	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Garages, East of Alexandra Road (1)	College	COL013	Garages	0.11	Availability concerns (not confirmed as available; portion of garages under multiple leaseholds)	Desktop review
Garages behind Denewood	College	COL028	Garages	0.05	Availability concerns (garages under multiple leaseholds; not confirmed as available)	Desktop review
Bahram Road estate	Court	COU019	Open public amenity land	0.22	Site not available and suitability concerns (loss of open amenity land)	Desktop review
Gainsborough Road estate, Epsom	Court	COU020	Housing and amenity land	0.26	Site not available	Desktop review
Parking at 54 Gainsborough Road	Court	COU021	Parking	0.1	Site not available	Desktop review
85b Hook Road, Epsom	Court	COU047	Garages, Motor shop	0.14	Site not available and suitability concerns	Desktop review
Grafton Stables and adjacent land	Cuddington	CUD001	Open space	5.56	Suitability concerns (site covered by TPO)	Call for Sites
Garages Morland Court, Ardrossan Gardens	Cuddington	CUD002	Garages	0.18	Site not available	Desktop review
Garages at Purdey Court, Worcester Park	Cuddington	CUD003	Garages	0.06	Suitability, availability (not confirmed as available) and achievability concerns (garages under multiple leaseholds)	Desktop review
Garages on corner of Worcester Park & Kingston Rd	Cuddington	CUD004	Garages	0.07	Site not available; suitability (most of site covered by flood zone 2) and achievability concerns (multiple garages)	Desktop review
Land off Royal Close, Worcester Park	Cuddington	CUD005	Woodland	0.28	Suitability concerns (woodland, covered by TPO)	Call for Sites
Royal Avenue Open Space	Cuddington	CUD008	Open space	1.12	Suitability concerns (loss of existing open space)	Desktop review
El. Sub Station and land at Barrow Hill Close	Cuddington	CUD011	El. substation & land w. trees	0.14	Suitability concerns (electricity substation & covered by TPO)	Desktop review
Carrick Lodge, Barrow Hill	Cuddington	CUD012	Residential	0.2	Suitability concerns (site covered by TPO)	Planning Application
Dancer Dick Wood	Cuddington	CUD014	Woodland	1.02	Suitability concerns (loss of existing woodland)	Desktop review
Wandgas Athletic Ground, Grafton Road	Cuddington	CUD015	Sports and social club	2.54	Suitability concerns (loss of playing fields)	Desktop review
Allotments end of Barn Elms Close	Cuddington	CUD018	Allotments	0.41	Site not available	Desktop review
5 Ruxley Lane, Ewell	Ewell Court	EW001	Car dealership	0.18	Site not available	Desktop review
547 Kingston Road	Ewell Court	EW003	Residential	0.43	Suitability concerns (site covered by Flood Zone 2)	Desktop review
Riverview C of E Primary School	Ewell Court	EW005	Playing fields	0.73	Suitability concerns (loss of playing fields)	Desktop review
Generation Resource Centre, Ruxley Lane	Ewell Court	EW006	Community centre	0.28	Site not available	Desktop review

Site name (address)	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
TA Centre Welbeck Close	Ewell Village	EWE001	TA Centre	1.02	Site not available	Desktop review
Garages at Chichester Court, Ewell	Ewell Village	EWE002	Garages	0.2	Site not available; suitability concerns	Desktop review
Homebase 23 Reigate Road Ewell Surrey KT17 1PE	Ewell Village	EWE005	Retail and parking	1.6	Site not available	Desktop review
104-130 Ewell By-Pass (Land south Castle Parade)	Ewell Village	EWE006	Residential and gardens	0.45	Availability and achievability concerns (multiple landowners and not available)	Desktop review
Corner of Ewell By-Pass & London Road	Ewell Village	EWE011	Car dealership & filling station	0.31	Achievability concerns (Listed Building on site) & not available	Desktop review
Land west of Ewell By-Pass	Ewell Village	EWE012	Natural/semi natural open space	0.87	Site not available	Desktop review
Horton Haven	Horton	HOR013	NHS Facilities	1.82	Site not available	Desktop review
Public House (Toby Carvery) 45 Cheam Road	Nonsuch	NON002	Public house, restaurant	0.47	Site not available	Desktop review
47 Cheam Road Ewell Surrey KT17 3EB	Nonsuch	NON003	Residential	0.1	Site not available	Desktop review
Holmwood Close, Ewell	Nonsuch	NON006	garages and trees	0.2	Site not available	Desktop review
Open land adjacent to Seymour Ave	Nonsuch	NON007	Open amenity land	0.11	Suitability concerns (loss of open amenity land)	Desktop review
Land by Gomshall Road	Nonsuch	NON008	Open amenity land	0.15	Suitability concerns (loss of open amenity land)	Desktop review
Land west of Cheam Road	Nonsuch	NON011	Gardens, trees	0.6	Suitability concerns (covered by TPO, impact on private gardens)	Desktop review
105-107 College Road and adjoining land	Nonsuch	NON019	Housing (x2)	0.4	Site not available	Desktop review
Cox Lane Community Centre	Ruxley	RUX001	Community Centre and GP surgery	0.24	Site not available	Desktop review
Behind Texaco Petrol Station, Ruxley Lane	Ruxley	RUX007	Garage, car park	0.19	Site not available	Desktop review
Lavender Road garages, Epsom	Ruxley	RUX012	Garages	0.13	Availability concerns (garages under multiple freehold and leaseholds; not available)	Desktop review
Petrol Station at corner of Chessington & Ruxley Lane	Ruxley	RUX015	Texaco petrol station and shop	0.1	Site not available	Desktop review
Garages at end of Carnforth Cl	Ruxley	RUX016	Garages	0.08	Availability & deliverability concerns (garages under multiple freeholds & leaseholds)	Desktop review
play area and open space at Permberley Case	Ruxley	RUX017	Play area, open space, parking lot	0.12	Site not available	Desktop review
The Wells Centre, Spa Drive	Stamford	STA004	Community use	0.33	Availability concerns	Call for Sites
Garages - Christchurch Place	Stamford	STA005	Garages	0.18	Availability concerns (garages under two freeholds and multiple leaseholds)	Desktop review

Site name (address)	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
Kingswood School	Stamford	STA006	Private school and wider site	1.27	Availability concerns	Call for Sites
1-21 Stoneleigh Broadway, Stoneleigh	Stoneleigh	STO006	Mixed use	0.23	Availability concerns (multiple freeholds and leaseholds)	Desktop review
London Road Lodge	Stoneleigh	STO007	Abandoned lodge & land	0.15	Development completed (planning app: 20/01887/FUL)	Planning Application
1 Beaufort Way	Stoneleigh	STO008	Filling station, shop & self-storage	0.56	Site not available	Desktop review
Conservative Club, Epsom Club and Church	Town	TOW002	Social Club	0.35	Site not available	Desktop review
Fire Station	Town	TOW003	Fire Station	0.16	Site not available	Desktop review
TK Maxx	Town	TOW007	Retail	0.14	Site not available	Desktop review
Land R/O The Albion Public House (McCaferlys Bar)	Town	TOW008	Light industrial (MOT)	0.14	Site not available	Desktop review
32 Waterloo Road and BRM Coachworks	Town	TOW013	Light industrial / vacant	0.23	Site not available	Desktop review
Spread Eagle Shopping Centre	Town	TOW016	Retail / Commercial	0.18	Site not available	Desktop review
Garages, 4 Chessinghams, Epsom	Town	TOW027	Garages	0.08	Availability concerns (garages under multiple leaseholds & not available)	Desktop review
Garages, 57a Upper High Street	Town	TOW028	Garages	0.09	Availability concerns (garages each under different freeholds & one garage under a leasehold)	Desktop review
Garages & parking, Church Road (south of railway)	Town	TOW029	Garages & parking	0.26	Availability concerns (garages & parking under multiple freeholds and/or leaseholds)	Desktop review
Garages, Delporte Close, north of railway	Town	TOW030	Garages and parking	0.29	Availability concerns (garages & parking under different freeholds)	Desktop review
Garages north of Meadows Court	Town	TOW031	Garages, parking	0.1	Availability concerns (garages under multiple leaseholds; not available)	Desktop review
Garages & Parking at Prospect Place	Town	TOW033	Garages and parking	0.17	Availability concerns (garages and parking under multiple freeholds)	Desktop review
Garages at Middle Close & car park on East Street	Town	TOW036	Garages & small car park	0.19	Availability concerns (garages and car park under multiple freeholds; not available)	Desktop review
Auction House, Depot Road	Town	TOW041	Industrial/commercial (motor serv. & escape room)	0.12	Availability concerns (site under multiple freeholds; not available)	Desktop review
Victoria House, 69-77 East Street	Town	TOW042	Commercial & residential	0.12	Availability and achievability concerns (multiple freeholds & leaseholds)	Planning Application
Kiln Lane	Town	TOW045-050	Retail and commercial uses	12.55	Site not available	Desktop review
Laine Theatre Arts	Town	TOW052	Performing arts college	0.05	Site not available	Desktop review
100 East Street	Town	TOW063	Converted Office building	0.08	Development completed (planning app: 19/01303/FUL)	Planning Application

Site name (address)	Ward	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source
106-112 East Street	Town	TOW064	Light industrial (tyre and car shop)	0.11	Site not available	Desktop review
Marshalls Close garages	Town	TOW065	Garages	0.09	Availability & deliverability concerns (garages each under different freeholds)	Desktop review
Eclipse Business Park, West Hill	Town	TOW067	Light industrial	0.39	Site not available	Desktop review
Garages at Larch Crescent, Ewell	West Ewell	WEW006	Garages, parking, open land	0.2	Availability concerns (garages under multiple leaseholds; not available)	Desktop review
442 Chessington Road and Coach Park	West Ewell	WEW008	Residential and Coach park	0.34	Site not available	Desktop review

Appendix 6: Site reference changes since previous LAA (2022) due to new ward boundaries

The below table shows the sites where the site reference has been changed due to new ward boundaries which were introduced in 2022. As part of this change the new ward, 'Horton', was drawn up (for example, 'STA008' changed to 'HOR001')

Appendix 6: Sites where the site reference has changed due to new ward boundaries, since previous LAA (2022)

Site name (address)	LAA 2022 Site Ref	LAA 2024 Site Ref
6 The Grove and garages at Grove Avenue	TOW012	COL027
85b Hook Road, Epsom	TOW032	COU046
Land rear of Rowe Hall, Salisbury Road, KT4	AUR001	CUD017
Land south of Oak Glade	STA008	HOR001
Hollywood Lodge	STA010	HOR002
Manor Park (old cricket ground)	STA011	HOR003
Land off Cuddington Glade	STA013	HOR004
Land at West Park Hospital (south parcel)	STA017	HOR005
Land at West Park Hospital (north parcel)	STA018	HOR006
Noble Park Extension	STA019	HOR007
Epsom Community Hospital, Horton Lane	STA034	HOR008
Land at Horton Lane	COU023	HOR009
Land At Chantilly Way, Epsom	COU024	HOR010
land south of West Cottage, Horton Lane	COU028	HOR011
Clarendon Park	RUX020	HOR012
Horton Haven	COU027	HOR013
Horton Hospital	COU036	HOR014
Downs Farm (south parcel), Reigate Road	COL024	NON042
100 East Street	EWE003	TOW063
106-112 East Street	EWE016	TOW064
Marshall's Close garages	STA003	TOW065
The Sycamore Centre, 14 West Hill	STA002	TOW066
Garages Ede Court, East Street	EWE015	TOW068

Appendix 7: Notable changes in this document compared to the previous LAA (2022)

The below tables show the changes made to sites since the previous LAA (2022) was published. This includes sites where the indicative yield has been adjusted and the reason for the change (Appendix 7.1); as well as new sites put forward since the LAA (2022), that were not included in the previous LAA (Appendix 7.2); and sites that have since been moved to 'commitments' (Appendix 7.3 and see Appendix 4 or the full list of current commitments).

Appendix 7.1 Sites where the indicative yield has changed and the reason(s) for the change

Deliverable sites (excluding GB sites):				
Site name (address)	Unique ref:	LAA 2022 indicative yield (net)	LAA 2024 indicative yield (net)	Reason/comment
7 Station Road, Stoneleigh	AUR004	10	5	Site unlikely to accommodate previous density.
Former Dairy Crest Site, 4 Alexandra Road	COL002	20	0	Intention of landowner is for retail only.
35 Alexandra Road	COL016	9	8	Corrected from gross to net units.
Land rear of Rowe Hall, Salisbury Road, KT4	CUD017	30	96	Given the fully self-contained nature of the units (including living room and kitchen) and over compliance with the minimum space standards EEBC is of the view that the proposed use is Class C3.
Hatch Furlong Nursery, east of Ewell By-Pass	NON004	25	30	Minor change in yield to reflect slightly increased potential for higher density.
Crane Court/Rowden Rd (Garage)	RUX005	9	6	Site unlikely to accommodate promoter's proposed yield.
140-142 Ruxley Lane, West Ewell, Surrey, KT19 9JS	RUX023	20	12	Subsequent planning application submitted and approved (subject to S106) for 12 units (net).
Gas Works Site	TOW001	400	450	More detailed plans submitted to Council since previous LAA.
Swail House	TOW010	100	100-150	Site not confirmed as available in LAA2022. Introduced range to reflect uncertainty on yield.
East Street Waterworks	TOW014	149	0	The site is not considered to be viable and achievable for residential use at the rear of site due to access issues.
79-85 East Street, Epsom	TOW017	20	34	Changed yield to reflect most recent planning applications on site (22/01954/FUL & 22/01953/FUL)
Finachem House, 2-4 Ashley Road	TOW020	42	21	Reduced yield as 8 storeys unlikely to be appropriate in this location.
Corner of Kiln Lane & East Street (101B East Street)	TOW043	20	5	Reduced indicative yield to better reflect size of site (site area of 0.03 ha).
Former Police Station & Ambulance Station	TOW060	43	47	In the LAA 2022 part of site was included in TOW006 (The Clinic and Ambulance Station). Here the site now refers to 'Ambulance Station & Police Station', as the Clinic has now come forward separately.

Richards Field car park, Chessington Road	WEW004	10	7	Site unlikely to accommodate promoter's and/or previous yield.
Developable sites:				
Site name (address)	Unique ref:	LAA 2022 indicative yield (net)	LAA 2024 indicative yield (net)	Reason/comment
Depot Road & Upper High Street Car Parks	TOW004	50	Up to 100	Changed to reflect current uncertainty re. units to be delivered on site.
Town Hall and Public Car Park	TOW021	30	30-100	Changed to reflect current uncertainty re. units to be delivered on site.
Hook Road Car Park	TOW022	50	100-200	Changed to reflect current uncertainty re. units to be delivered on site.
Rainbow Leisure Centre	TOW023	50	0	Reduced to 0 units to reflect concern re. loss of parking.
The Ashley Centre	TOW024	300	70-125	Reduced and introduced range to reflect Town Centre Masterplan.
20 Hook Road (Solis House)	TOW055	8	15-25	Changed to reflect current uncertainty re. units to be delivered on site.
Green Belt sites:				
Clear Heights, Downs Road	COL022	12	11	Corrected from gross to net units.
Hook Road Arena	COU026	400	100-400	Changed to reflect current uncertainty re. potential units to be delivered on site.
Land south of Oak Glade	HOR001	15	10-15	Changed to reflect current uncertainty re. potential units to be delivered on site.
Land off Cuddington Glade	HOR004	50	30-50	Changed to reflect current uncertainty re. potential units to be delivered on site.
Noble Park Extension	HOR007	150	90	Changed to reflect new information submitted by landowners.
Land at Horton Lane	HOR009	1,500	Up to 1,500	Changed to reflect current uncertainty re. potential units to be delivered on site.
Land At Chantilly Way, Epsom	HOR010	100	25	Site unlikely to accommodate promoter's and/or previous yield.
Horton Hospital	HOR014	50	0	Site unsuitable for housing.
Land at Priest Hill, Ewell	NON013	250	250-350	Changed to reflect current uncertainty re. potential units to be delivered on site.
Banstead Road	NON038	80	50-80	Changed to reflect uncertainty re. potential units to be delivered on site.

Appendix 7.2 New sites put forward since the LAA 2022

Urban sites:				
Site name (address)	Unique ref:	LAA 2022 indicative yield (net)	LAA 2024 indicative yield (net)	Reason/comment
Esso Express, 26 Reigate Road	EWE004	N/A	10	Not in LAA 2022; new site put forward in April 2023.
Land at Kiln Lane (site 3)	TOW058	N/A	40	Not in LAA 2022; new site put forward in July 2023.
63 Dorking Road	WOO023	N/A	6	Not in LAA 2022. Pre-app submitted in April 2023.
Green Belt sites:				
Epsom Community Hospital, Horton Lane	HOR008	N/A	75	Not in LAA 2022; new site put forward in March 2023.
The Looe, Reigate Road	NON040	N/A	13	Previous site in LAA 2022 (NON014) removed & replaced by this smaller site.
NESCOT, Reigate Road	NON041	N/A	Leisure, Education, Local Greenspace, Community Use	Not in LAA 2022; new site put forward in March 2023.

Appendix 7.3 Sites that have been moved to commitments, due to planning approval

Site name (address)	Unique ref:	LAA 2022 indicative yield (net)	LAA 2024 indicative yield (net)	Reason/comment
107-111 East Street, Epsom	TOW044	6	N/A	Moved to commitments, due to planning approval on site.
31-37 East Street, Majestic Wines	TOW056	30	N/A	Moved to commitments, due to planning approval on site.