

Land Availability Assessment Site Maps & Details

(Available Sites)

September 2024

Epsom and Ewell
Local Plan 2022-2040



Site location boundary:



Site location in Borough:



Satellite View:



Ward: Auriol

Site area: 0.04 ha

Source of site: Planning Applications & Pre-application (2023)

Site description: The site is located in the urban area of Stoneleigh, on the corner of Station Approach and Stoneleigh Park Road. The site is occupied by a 3-storey end of terrace property.

Existing land use: Retail and residential use above

Type of Landowner: Private

Relevant planning history:

- 21/01156/FUL – Redevelopment to provide 13 residential units (Class C3) within a part 3, part 4 storey building (**Refused**)
- 19/00668/FUL - Redevelopment to a part 5, part 7 storey building providing 20 residential flats (**Refused**)

Site on Previously Developed Land (PDL): Yes

- Policy designations / constraints:
- Urban Area
 - Groundwater Source Protection Zone
 - Surface Water Flooding (outside of site only, low to medium risk along highway)

Proposed use of site: Residential

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 11 | Net: 10 units
Gross: 6 | Net: 5 units

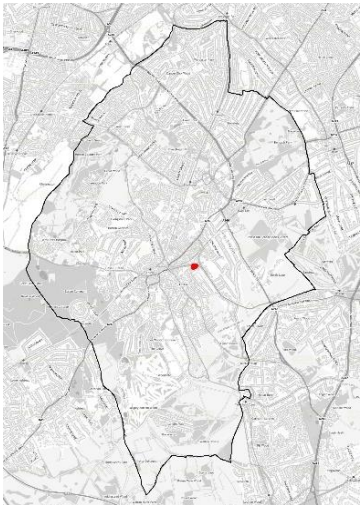
- Site assessment:
- Suitability:** Site is suitable for development. Site is within a 5min walk from a railway station; a 10min walk from a town/secondary centre; a 15min walk from a primary school; and a 30min walk from a secondary school.
 - Availability:** Multiple planning applications have been submitted on site, indicating it’s availability. The site is under the control of a single landowner.
 - Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: College

Site area: 0.44 ha

Source of site: Call for Sites 2022

Site description: Vacant, cleared, brownfield land. Previously a dairy depot operated by Dairy Crest who vacated site in 2013.

Existing land use: Vacant, cleared, former Dairy depot

Type of Landowner: Private

Relevant planning history: 23/00402/FUL - Redevelopment of site to deliver a retail food-store (Class E), supporting car park, access, servicing and landscaping (**Decision Pending**).

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Movement Corridor (emerging Local Plan)
- Adjacent Conservation Area (Pikes Hill CA to west & south)
- Critical Drainage Area (very minor portion in south-west of site)
- Groundwater Source Protection Zone (SPZ)
- Surface Water Flooding (high risk along south-west corner of site)

Proposed use of site: Retail with car parking

Promoter's proposed yield: 1,550 sqm retail floorspace

Site assessment:

- ? Suitability:** The site is located outside town centre, where retail uses should normally be directed, as per the NPPF. Site is within a 5min walk from a town/secondary centre; and within a 15min walk from a railway station.
- ✓ Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

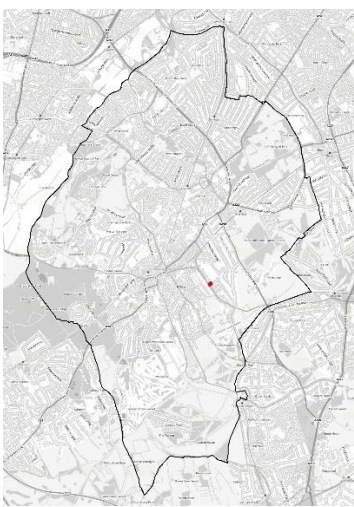
Site address: 35 Alexandra Road

Site reference: COL016

Site location boundary:



Site location in Borough:



Satellite View:



Ward: College

Site area: 0.10 ha

Source of site: Call for Sites 2022

Site description: Single detached 2-storey residential dwelling located in the Urban Area, on the corner of Alexandra Road and Ashdown Road.

Existing land use: Residential Dwelling

Type of Landowner: Private

Relevant planning history: 21/01920/FUL - 9 flats (withdrawn)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Single TPO near front elevation, western part of site
- Groundwater Source Protection Zone
- Surface Water Flooding (low risk along Ashdown Road immediately south of site)

Proposed use of site: Housing

Promoter's proposed yield:
EEBC's indicative yield:

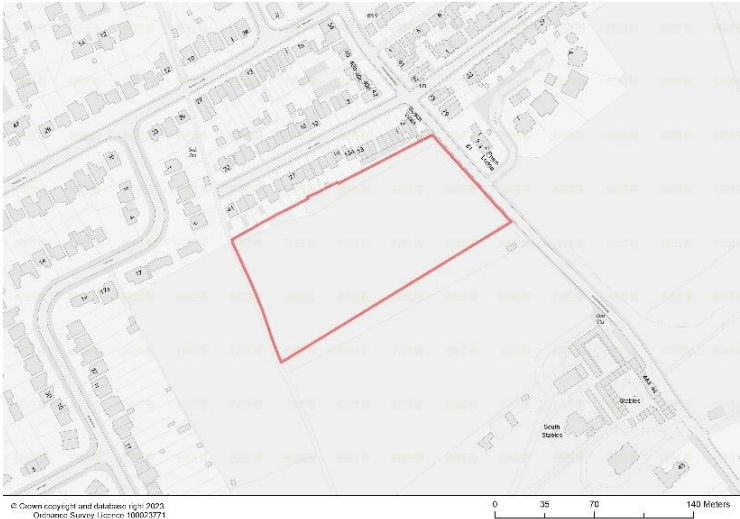
Gross: 9 | Net: 8 units
Gross: 9 | Net: 8 units

Site assessment:

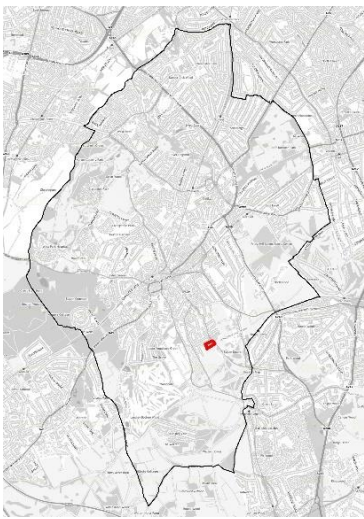
- ✓ **Suitability:** The site is considered suitable for this type of development. Site within 10min walk from primary school & town/secondary centre; within 20min of secondary school and railway station.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: College

Site area: 1.51 ha

Source of site: Call for Sites 2022

Site description: Greenfield land located in the Metropolitan Green Belt on the edge of the Urban Area. Access on north-east of site from Burgh Heath Road.

Existing land use: Agricultural grass land

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

- Policy designations / constraints:**
- Green Belt
 - Group TPO along northern boundary
 - Groundwater Source Protection Zone

Proposed use of site: Housing, Custom Build, Older persons accommodation.

Promoter's proposed yield:

Gross: 50 | Net: 50 units

Site assessment:

- ?

Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Land to the south of the site (planning application: 18/00308/FUL) has permission for 46 apartments and construction has commenced. The site is within a 15min walk from a primary school; a 20min walk from a town/secondary centre; a 25min walk from a railway station; and a greater than 30min walk from a secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

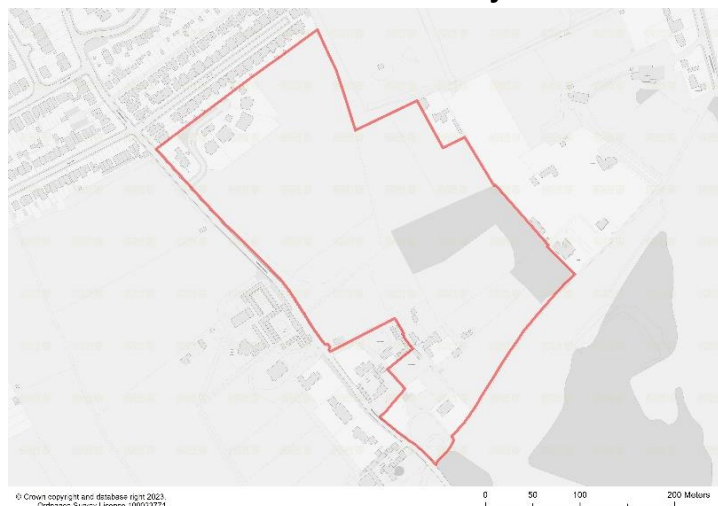
Achievability: The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

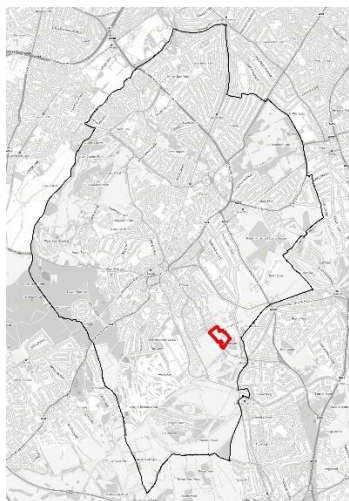
Site address: Land to the east of Burgh Heath Road

Site reference: COL019

Site location boundary:



Site location in Borough:



Satellite View:



Ward: College

Site area: 8.82 ha

Source of site: Call for Sites 2022

Site description: Site is located within in the Metropolitan Green Belt, on the edge of the Urban Area. The site is a mixture of open pasture and grassland and existing residential dwellings (completed in late 2018, on brownfield land) in the north-west corner and southern corner (with tennis courts).

Existing land use: Open pasture / grassland and housing

Type of Landowner: Private

Relevant planning history: 14/01855/FUL - Demolition of existing dwelling and other buildings and erection of 4 detached houses with associated landscaping (Permitted)

Site on Previously Developed Land (PDL): Minor portion of site PDL

Policy designations / constraints:

- Green Belt
- Multiple TPOs across the eastern half of the site; large group TPO near eastern edge
- Surface Water Flooding (low risk at north-west corner and north corner)
- Groundwater Source Protection Zone

Proposed use of site: Housing

Promoter's proposed yield:

Gross: 300 | **Net:** 300 units

EEBC's indicative yield:

Gross: 300 | **Net:** 300 units

Site assessment:



Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Impact on TPO trees would need to be considered/mitigated. Site is within a 10min walk of a railway station; a 20min walk of a primary school; a 25min walk from a town/secondary centre; and a greater than 30min walk from a secondary school.



Availability: Site confirmed as available as part of the Call for Sites 2022 exercise. Multiple titles but Developer has authority to act as lead promoter for the site (as per Call for Sites submission).



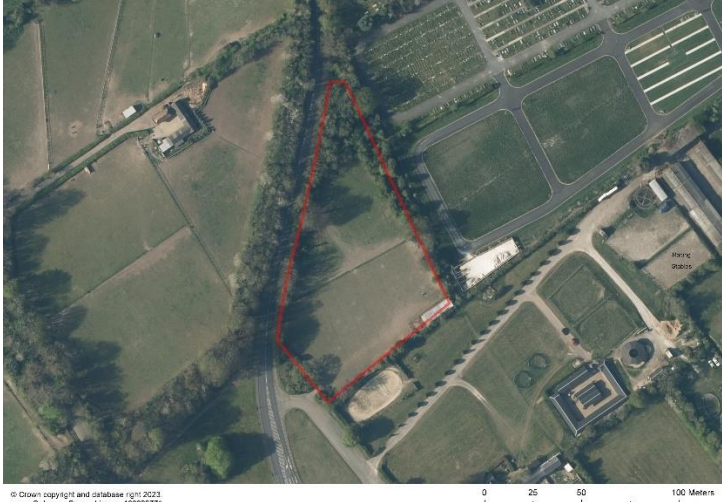
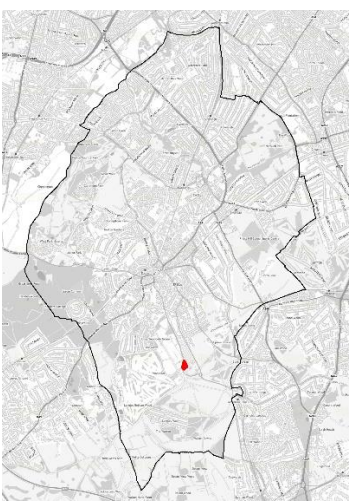
Achievability: The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:

Site location in Borough:

Satellite View:



Ward: College

Site area: 0.77 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is located in the Metropolitan Green Belt. Access is from Derby Stables Road to the south of the site

Existing land use: Grazing land
Relevant planning history: N/A

Type of Landowner: Private
Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- High Pressure Gas Pipeline (runs across common and downs)
- Groundwater Source Protection Zone

Proposed use of site: Memorial Woodland, linked with wider proposal (see: COL023)

Promoter’s proposed yield: Gross: 0 | Net: 0 units

Site assessment:

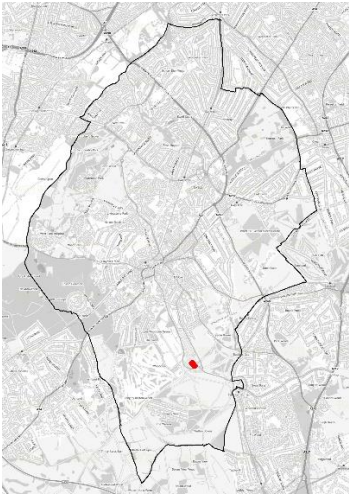
- ✓ **Suitability:** The site is in the Green Belt, where biodiversity improvement/woodland is likely to be acceptable.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Note that proposed use on site is dependent on a wider proposal (see: COL023).

Deliverability: Deliverable within 5 years.

Site location boundary:

Site location in Borough:

Satellite View:



Ward: College

Site area: 0.8 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is location within the Metropolitan Green Belt. The site is near Epsom Downs Racecourse, to the south-east and the site is accessible via Derby Arms Road south of the site.

Existing land use: Grazing land

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

- Policy designations / constraints:**
- Green Belt
 - High Pressure Gas Pipeline (runs across common and downs)
 - Groundwater Source Protection Zone

Proposed use of site: Woodland, part of wider proposal (see: COL023)

Promoter’s proposed yield:

Gross: 0 | Net: 0 units

Site assessment:

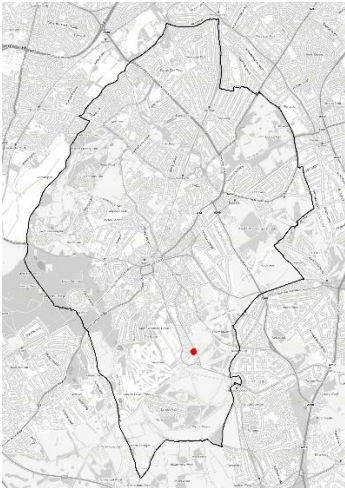
- ✓ **Suitability:** The site is in the Green Belt, where biodiversity improvement/woodland is likely to be acceptable.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Note that proposed use on site is dependent on a wider proposal (see: COL023).

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: College

Site area: 0.4 ha

Source of site: Call for Sites 2022

Site description: The site is located in the Metropolitan Green Belt and consists of a detached house in the centre of the plot. The site is accessible from Downs Road to the east.

Existing land use: Detached house

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Partial

Policy designations / constraints:

- Green Belt
- Groundwater Source Protection Zone

Proposed use of site: Housing

Promoter’s proposed yield:

Not stated

EEBC’s indicative yield:

Gross: 12 | Net: 11 units

Site assessment:

- ?

Suitability: A portion of the site is Previously Developed Land (PDL) in the Green Belt where development may be acceptable if it does not have a greater impact on the openness of the Green Belt than the existing development. For comprehensive development of the site exceptional circumstances would need to be demonstrated, with development not causing substantial harm to the openness of the Green Belt. Site is within a 20min walk from a primary school, town/secondary centre and railway station; and a greater than 30min walk from a secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

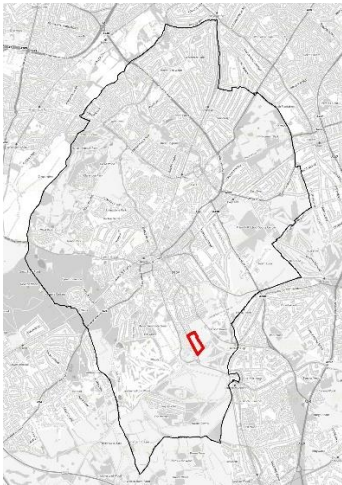
Achievability: The site is considered to be viable and achievable.

Deliverability: Part deliverable within 5 years and part developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: College

Site area: 7.21 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is located in the Metropolitan Green Belt on the edge of the Urban Area. The site is accessible via Downs Road to the west of the site.

Existing land use: Grazing land

Relevant planning history: N/A

Type of Landowner: Private

Site on Previously Developed Land (PDL): No

- Policy designations / constraints:**
- Green Belt
 - Group TPO on western boundary
 - Groundwater Source Protection Zone

Proposed use of site: Housing, leisure, cultural (linked to sites: COL020,21, WOO019)

Promoter's proposed yield:
EEBC's indicative yield:

Gross: 160 | Net: 160 units
Gross: 160 | Net: 160 units

Site assessment:

- ?

Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 20min walk from a primary school, town/secondary centre and railway station; and a greater than 30min walk from a secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

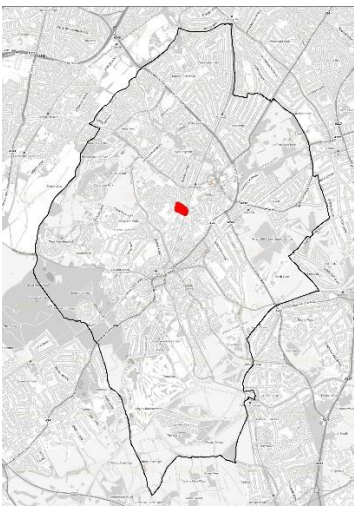
Achievability: The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Court

Site area: 1.79 ha

Source of site: Call for Sites 2022

Site description: The site is located to the north of Longmead Industrial Estate. The greenfield land surrounds Kings Church and access to the site is shared with the Church.

Existing land use: Open land, trees.

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Urban Area
- Public Open Space (Kings Church)
- Flood Zones 2 & 3 (western part of site)
- Critical Drainage Area (through northern centre of site, west to east; not insignificant)
- Surface Water Flooding (low risk through site and western entrance; high risk along western boundary)

Proposed use of site: Housing, General Industrial

Promoter’s proposed yield: Not stated

EEBC’s indicative yield: Approx. 2,500sqm of light industrial floorspace

Site assessment:

- ?

Suitability: Flood Zones 2 & 3 cover western portion of site, reducing the area suitable for residential development. Site is within a 5min walk from a secondary school; a 10min walk from a railway station; and a 15min walk from a primary school and town/secondary centre.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ?

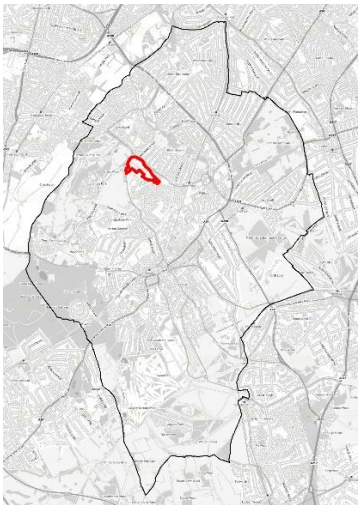
Achievability: Flood risk impacts the achievability of residential development on site; however, the site is considered viable for industrial/employment use.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Court

Site area: 13.74 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is located within the Metropolitan Green Belt on the edge of the Urban Area. The site is an open green space accessible from Chessington Road to the north-east and the B284 to the west.

Existing land use: Open space / Events venue e.g., fireworks, car boot

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Principal Transport Corridor (emerging Local Plan)
- Open Space / Amenity Land
- Critical Drainage Area (on non-insignificant portion of site)
- Surface Water Flooding (high risk around roundabout north of site; low, medium and small high risk along/near eastern side of site)
- Group TPO located 2/3rds of the way to the south-east of the site

Proposed use of site: Housing, Leisure

Promoter's proposed yield:

Not stated

EEBC's indicative yield:

Gross: 100-400 resi units | **Net:** 100-400 resi units
& up to 10ha of leisure (sports use)

Site assessment:

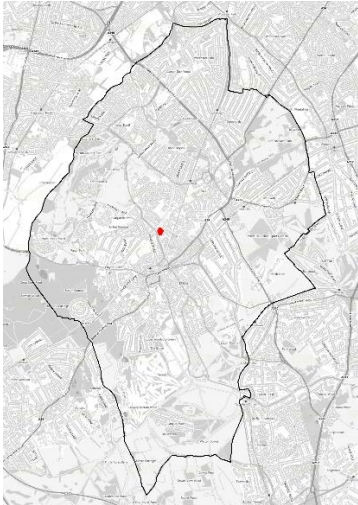
- Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 10min walk from a primary school; a 20min walk from a secondary school & railway station; and within a 25min walk from a town/secondary centre.
- Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- Achievability:** The site is considered to be viable and achievable.

Deliverability: Part deliverable within 5 years and part developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Court

Site area: 0.41 ha

Source of site: Call for Sites 2022

Site description: The brownfield site in Longmead Industrial Estate is occupied by a 1970s office building with warehouse space to the rear and associated car parking and yard space.

Existing land use: Offices, gym, warehouse

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Strategic Employment Site (emerging Local Plan)
- Groundwater Source Protection Zone (2/3rds of site covered, excluding north-west portion)
- Almost whole site covered by Flood Zone 2 & 3
- Critical Drainage Area (on southern edge, not covering site)
- Surface Water Flooding (low risk on footprint of warehouse; high risk on surrounding hardstanding within site)

Proposed use of site: Housing / mixed-use

Promoter's proposed yield:
EEBC's indicative yield:

Not stated
Approx. 1,000sqm floorspace employment use (net)

Site assessment:

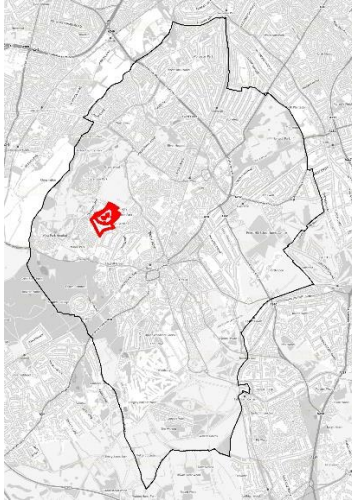
- Suitability:** The site is covered by Flood Zone 3 which is a constraint to residential development. Site is within 5mins walk from a primary school; a 10mins walk from a secondary school; and 15mins walk from a town/secondary centre and a railway station.
- Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- Achievability:** The site is considered to be viable and achievable for employment use. Flood risk would need to be mitigated for residential use.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Court

Site area: 10.58 ha

Source of site: Call for Sites 2022

Site description: The greenfield site located in the Metropolitan Green Belt and Livingstone Park surrounds the existing Horton Hospital estate.

Existing land use: Open space amenity land

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Open space
- Sites of Nature Conservation Importance (SNCI) (south-west parcel – Livingstone Park SNCI)
- Single TPOs located across site, large group TPOs located in south-west corner of site
- Critical Drainage Area (western corner of site)
- Surface Water Flooding (high risk at various areas around site, not significant coverage)

Proposed use of site: Housing, older persons accommodation

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 0 | Net: 0 units

Site assessment:

- ?

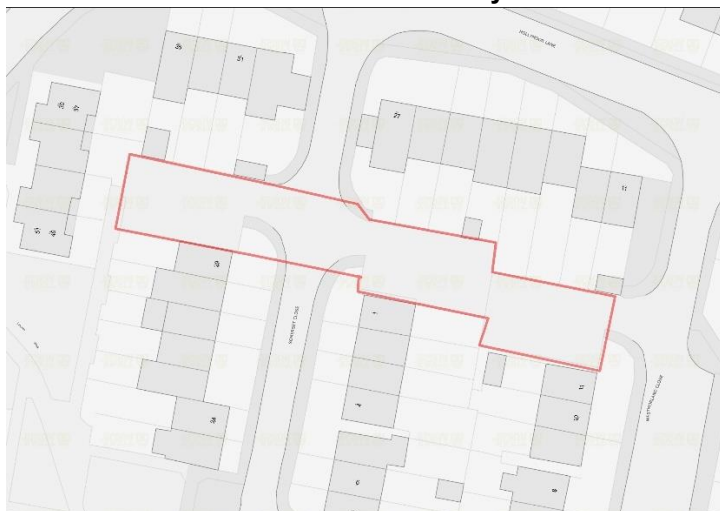
Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is an accessible open space. Site is within a 10min walk from a primary school and a 25min walk from a secondary school, town/secondary centre & railway station.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ?

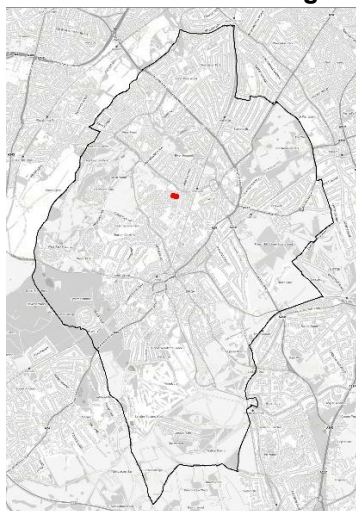
Achievability: Approx. half the site is constrained by environmental designations and the limited potential for infilling would need to be overcome.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Court

Site area: 0.10 ha

Source of site: Planning Application

Site description: Garages, parking and bin storage serving surrounding properties. Purpose built estate with planned characteristics e.g., uniform two storey dwellings with shallow gable end roofs, tile hung at first floor level in some cases. Most dwellings with small rear gardens enclosed by 1.8m high close boarded fences.

Existing land use: Garages

Type of Landowner: Private

Relevant planning history:

- 23/00188/FUL, 23/00192/FUL & 23/00193/FUL – Individual applications for the redevelopment of site to 6 flats. (**Refused**)
- 20/01758/FUL, 20/01759/FUL & 20/01760/FUL – Individual applications for the redevelopment of garages to 6 flats (**Appeal refused**)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Critical Drainage Area (small portion along Somerset Close)
- Surface Water Flooding (high risk at centre of site, along Somerset Close)
- Potential parking issues

Proposed use of site: Residential

Promoter's proposed yield:
EEBC's indicative yield:

Gross: 6 | Net: 6 units
Gross: 6 | Net: 6 units

Site assessment:

? Suitability: The site is suitable for infill development; loss of parking may need to be justified. Site is within a 10min walk form a primary & secondary school and railway station; and a 15min walk from a town/secondary centre.

✓ Availability: Planning applications were submitted in 2020, indicating availability. The site is under the control of a single landowner.

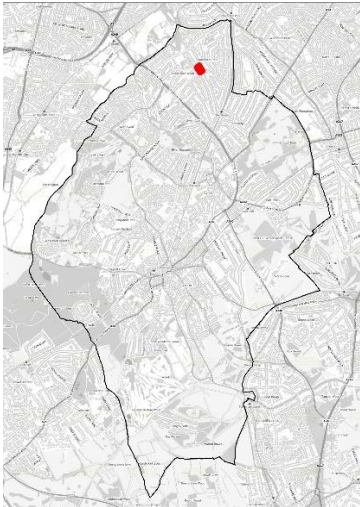
✓ Achievability: The site is considered to be viable and achievable.

Deliverability: Deliverable within the next 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Cuddington

Site area: 1.23 ha

Source of site: Planning Application 2023

Site description: The greenfield site is in the Urban Area and lies to the south-east of Salisbury Road. The site is bounded by residential properties, trees, allotments and Cuddington Primary School. Access to the site is through Row Hall, to Salisbury Road, north-west of the site.

Existing land use: Playing field

Type of Landowner: Public (SCC)

Relevant planning history: EP23/00633/CMA - Outline application 3 storey buildings for 96 units of **Extra Care Accommodation**, comprising (95% 1-bed & 5% two-bed flats) self-contained apartments, staff and communal facilities (Class C2); **Granted (LPA Objected)** (7/09/2023)

Site on Previously Developed Land (PDL): No

- 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.

Policy designations / constraints:

- Urban Area
- Surface Water Flooding (medium risk in north-east corner of site)
- Playing fields

Proposed use of site: Extra care housing

Promoter’s proposed yield:

Gross: 96 extra care units | **Net:** 52 units

EEBC’s indicative yield

Gross: 96 extra care units | **Net:** 96 (C3 equivalent) units

Site assessment:

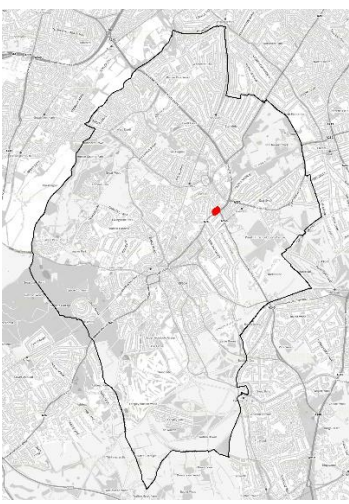
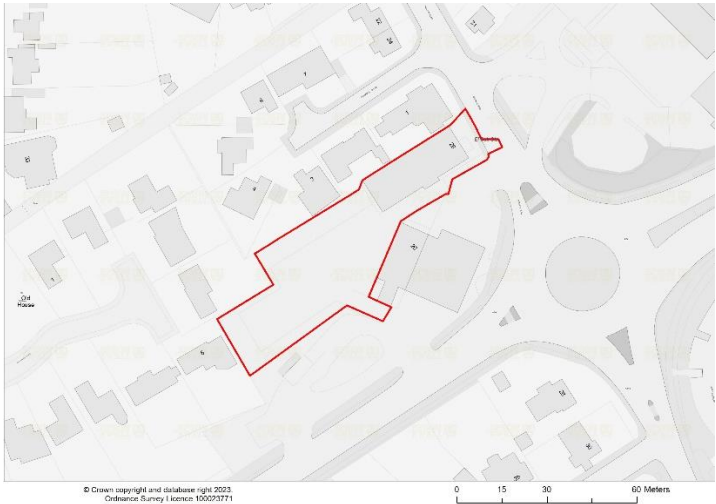
- Suitability:** The greenfield site is considered suitable for development, although loss of playing field will need to be justified. Site is within 5mins of a primary school; 15min walk from a railway station; and a 25min walk from a secondary school and town/secondary centre.
- Availability:** A planning application has recently been submitted by the landowner (Surrey CC), who is the single landowner.
- Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:

Site location in Borough:

Satellite View:



Ward: Ewell Village

Site area: 0.25 ha

Source of site: Call for Sites 2023

Site description: The site is in Urban Area and is located at the intersection of Reigate Road and the A24. The site consists of a petrol station & car wash with the disused office building and car park to the rear of the site. Access to the site is from Reigate Road on the north-east corner of the site.

Existing land use: Disused office building and car park

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Critical Drainage Area (on eastern side of site and north, east and south-east of site)
- Surface Water Flooding (low to medium risk within site, high risk outside site to south-east)
- Archaeology (Ewell Roman Historic Core)
- 3 individual TPOs located to the west of the site (outside site boundary)

Proposed use of site: Not stated

Promoter's proposed yield:
EEBC's indicative yield:

Not stated
Gross: 10 | Net: 10 units (Housing)

Site assessment:

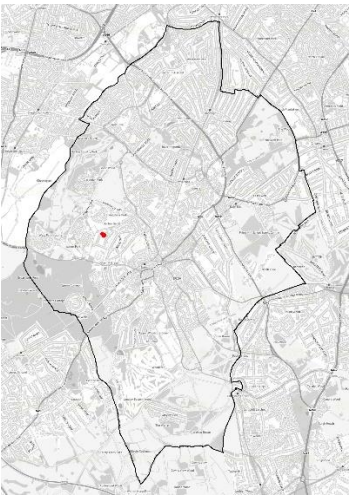
- ✓ **Suitability:** The site is considered suitable for development. The site is within a 5min walk from a town/secondary centre; a 10min walk from a primary & secondary school; and a 15min walk from a railway station.
- ✓ **Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 0.52 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is located within the Metropolitan Green Belt. It is bounded to the north and south by residential properties with the Oak Glade and Cuddington Glade developments to the north and a single residential property to the south fronting onto Christ Church Road. To the east is an area of dense woodland. While to the west the site is accessed via an access road running adjacent to the site and Chertsey Lane, between Cuddington Glade and Christ Church Road.

Existing land use: Open space

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Multiple TPO on east side of site; single TPO on southern portion
- Surface Water Flooding (low risk along drain north-east of the site (outside boundary))
- Southern boundary within 50m of a Site of Special Scientific Interest (SSSI).

Proposed use of site: Housing

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 15 | Net: 15 units
Gross: 10-15 | Net: 10-15 units

Site assessment:

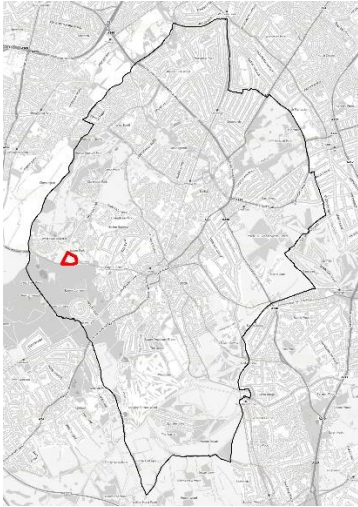
- ? **Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 10min walk from a primary school; a 20min walk from a town/secondary centre and railway station; and a 30min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable, however, impact of development on the TPO trees on the eastern edge of the site would need to be considered.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 4.9 ha

Source of site: Call for Sites 2022

Site description: The site is located in the Metropolitan Green Belt, west of Epsom Town Centre and part of the old Hospital Cluster. The site consists of a pond, large derelict building and grounds. Access is currently from Horton Lane to the north-east of the site.

Existing land use: Large building (derelict, fire damage) and grounds

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Partial

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan) (east of site)
- Within Conservation Area (West Park)
- Hollywood Lodge (Green space)
- Group TPOs in south-west side of site and along northern boundary; other single TPOs in south and east of site
- Surface Water Flooding (high risk in pond, south-west of site; medium risk along drain along northern boundary; high risk on drain along southern boundary of site)
- Southern boundary within 20m of a Site of Special Scientific Interest (SSSI)

Proposed use of site: Housing or Health

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 50 | Net: 50 units

Site assessment:

- ?

Suitability: A small portion of the site (approx. 0.2ha) is Previously Developed Land (PDL) in the Green Belt where development may be acceptable if it does not have a greater impact on the openness of the Green Belt than the existing development. For comprehensive development of the site exceptional circumstances would need to be demonstrated, with development not causing substantial harm to the openness of the Green Belt. Site is within a 15min walk from a primary school; a 25min walk from a town/secondary centre and railway station; and a 30min walk from a secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

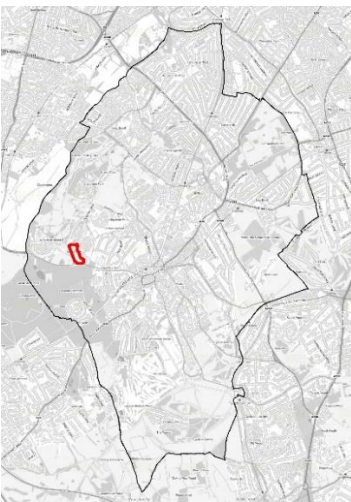
Achievability: The site is considered to be viable and achievable, however, impact of development on the TPO trees would need to be considered.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 6.20 ha

Source of site: Call for Sites 2022

Site description: The site is a greenfield site within the Metropolitan Green Belt. It lies between Horton Lane to the west and Chertsey Lane to the east. The site is currently accessible for pedestrians via a footpath along the northern boundary.

Existing land use: Open space
Relevant planning history: N/A

Type of Landowner: Public (EEBC)
Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan) (west of site)
- Green space
- Northern part of site within Conservation Area (Manor (Epsom))
- Archaeology on very small portion of north-east corner of site (Horton Manor Moated Site, Stamford Green)
- Multiple Group TPOs across site. Multiple single TPOs in other locations.
- Surface Water Flooding (low, medium to high risk within small strip inside site; risk along road around the site; high risk on moat north of site (outside))
- Critical Drainage Area (near and along northern boundary, and other parts of site)
- Southern boundary within 50m of a Site of Special Scientific Interest (SSSI)

Proposed use of site: Housing, leisure

Promoter’s proposed yield: Not stated
EEBC’s indicative yield: Gross: 90 | Net: 90 units

Site assessment:

- ?

Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 10min walk from a primary school; a 20min walk to a town/secondary centre; a 25min walk from a railway station; and a 30min walk from a secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

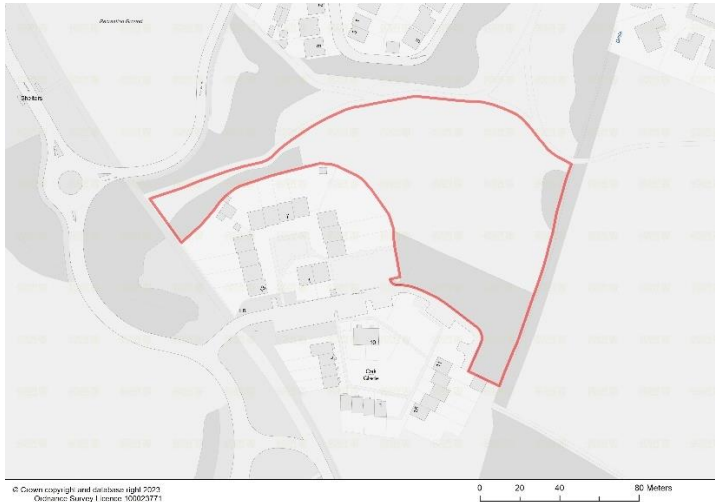
Achievability: The site is considered to be viable and achievable, however, the impact of development on dense vegetation and TPO trees would need to be considered.

Deliverability: Developable within 6-10 years.

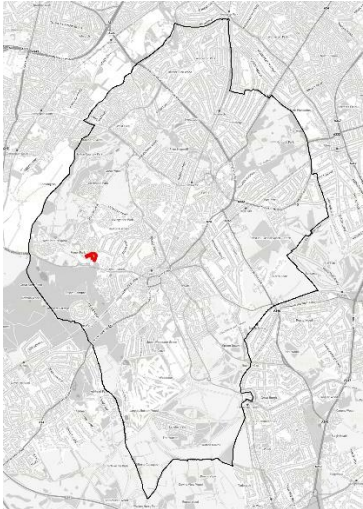
Site address: Land off Cuddington Glade

Site reference: HOR004

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 1.1 ha

Source of site: Call for Sites 2022

Site description: The site is a greenfield site located within the Metropolitan Green Belt, to the south-west of Epsom town centre within/near the Hospital Cluster. The site has an irregular boundary and is surrounded by existing residential development and Cuddington Glade, which also provides access to the site.

Existing land use: Open space

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Green space
- 3 group TPOs within site; significant in south-east of site
- Surface Water Flooding (low risk towards western side of site)
- Critical Drainage Area (near western entrance, outside site)

Proposed use of site: Housing

Promoter's proposed yield:
EEBC's indicative yield:

Gross: 50 | **Net:** 50 units
Gross: 30-50 | **Net:** 30-50 units

Site assessment:

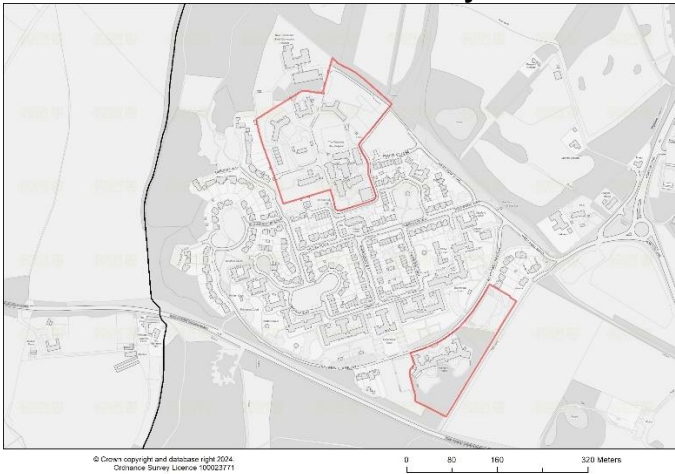
- ? Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within 5mins of a primary school; a 20min walk from a town/secondary centre; a 25min walk from a railway station; and a 30min walk from a secondary school.
- ✓ Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ Achievability:** The site is considered to be viable and achievable, however, the impact of the TPO trees on the development would need to be considered.

Deliverability: Deliverable within 5 years.

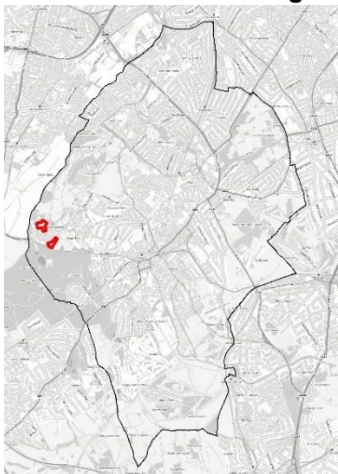
Site address: Land at West Park Hospital (north & south)

Site reference: HOR005 & HOR006

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 4.92 ha

Source of site: Call for Sites 2022

Site description: The site consists of two parcels (a northern & southern parcel) and is a brownfield site located in the Metropolitan Green Belt. The site is west of the settlement of Epsom within the West Park Hospital cluster.

Existing land use: Existing patient facilities

Type of Landowner: Public (NHS)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Green Belt
- Critical Drainage Area (through centre of northern parcel only)
- Surface Water Flooding (**Northern Parcel**) (Low to medium risk covering not insignificant proportion of site; high risk portion on eastern side of site and along north-east boundary). Surface Water Flooding (**Southern Parcel**) (High risk south side of Ramsey House; low to medium risk as other portions of site).
- Archaeology (Roman tile kiln, West Park Hospital, Horton) (**both parcels**)
- Adjacent Conservation Area (West Park) (**Northern Parcel**) - south-east of site. Within Conservation Area (West Park) (**Southern Parcel**).
- Group TPO and single TPOs in south-west corner (**Southern Parcel**)
- Southern boundary of southern parcel within 50m of Site of Special Scientific Interest (SSSI).

Proposed use of site: Housing, health care

Promoter's proposed yield:
EEBC's indicative yield:

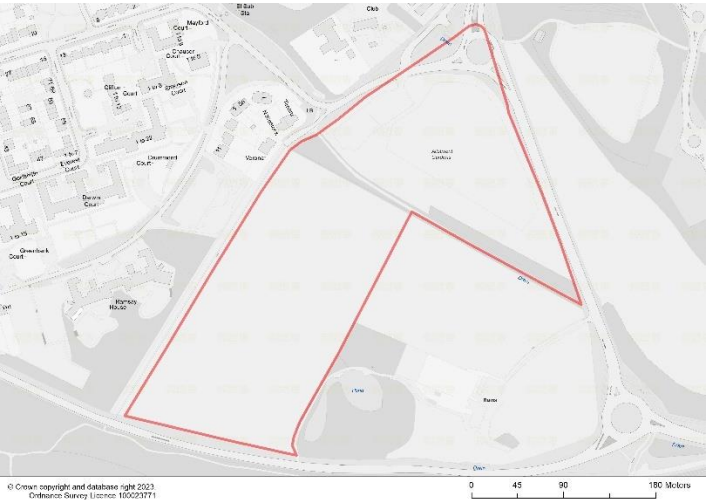
Gross: 150 | **Net:** 150 units
Gross: 150 | **Net:** 150 units

Site assessment:

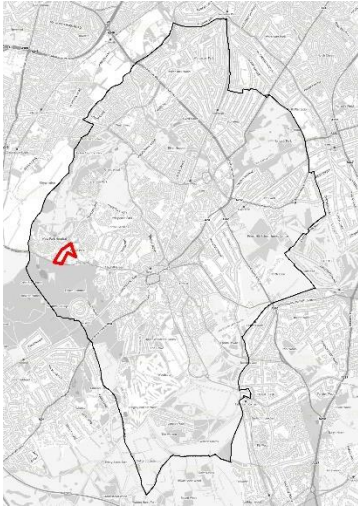
- ✓ **Suitability:** The site is in the Green Belt, however, the site is brownfield (PDL in the Green Belt) **South parcel:** Site is within a 15min walk from a primary school; a 30min walk from a town/secondary centre and railway station; and a greater than 30min walk from a secondary school. **North parcel:** Site is within a 20min walk from a primary school; and greater than 30mins walk from a secondary school, town/secondary centre and railway station.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner. Existing patient facilities no longer meet the needs of the NHS.
- ✓ **Achievability:** The site is considered to be viable and achievable, however, cost of remediation of brownfield land would need to be considered.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 7.32 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is located in the Metropolitan Green Belt and consists of two main parcels, a field and allotments (with associated facilities and car parking).

Existing land use: Agriculture and allotments

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Allotments
- Principal Movement Corridor (emerging Local Plan) (north-east of site)
- Within Conservation Area (West Park)
- Multiple group TPOs in site, including along boundary and separating field and allotments
- Surface Water Flooding (low risk along near inside northern boundary of site; various flood risk outside site)
- Site boundary within 20m of a Site of Special Scientific Interest (SSSI)

Proposed use of site: Housing

Promoter’s proposed yield:

Gross: 80 | **Net:** 80 units

EEBC’s indicative yield:

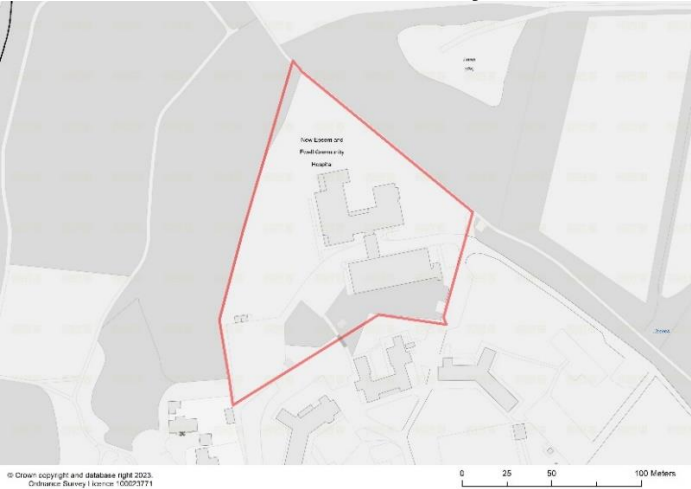
Gross: 90 | **Net:** 90 units

Site assessment:

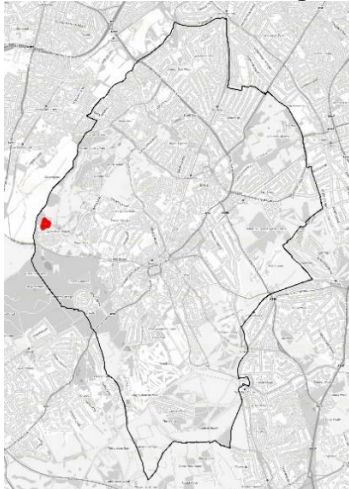
- Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 15min walk from a primary school; a 25min walk from a town/secondary centre & railway station; and a greater than 30min walk from a secondary school.
- Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 1.47 ha

Source of site: Call for Sites 2023

Site description: The brownfield site is located in the Metropolitan Green Belt, to the north of the West Park former-hospital site.

Existing land use: Hospital

Type of Landowner: Public (NHS)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Green Belt
- Surface Water Flooding (high risk adjacent to building on western elevation, low to medium risk at other areas)
- Archaeology (Roman tile kiln, West Park Hospital, Horton)
- SW Thames Radiation Protection Service
- Site of Nature Conservation Importance (SNCI) (Horton Country Park) located adjacent to site (north-east boundary)
- Local Nature Reserve (Horton Country Park) located adjacent to site (north-east boundary)
- Open Space (New Cottage Hospital Open Space) located within the site
- Group TPO located at northern corner of site

Proposed use of site: Not stated

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 75 | Net: 75 units

Site assessment:

- ?

Suitability: A portion of the site is PDL in the Green Belt where development may be acceptable if it does not have a greater impact on the openness of the Green Belt than the existing development. For comprehensive development of the site exceptional circumstances would need to be demonstrated, with development not causing substantial harm to the openness of the Green Belt. Site is within an approx. 20min walk from a primary school; and greater than 30mins walk from a secondary school, town/secondary centre and railway station
- ✓

Availability: The site was submitted during the 2023 Call for Sites process and confirmed as available, subject to the site being surplus to the operational healthcare requirements of the NHS (to be decided within 5 years). The site is under the control of a single landowner.
- ✓

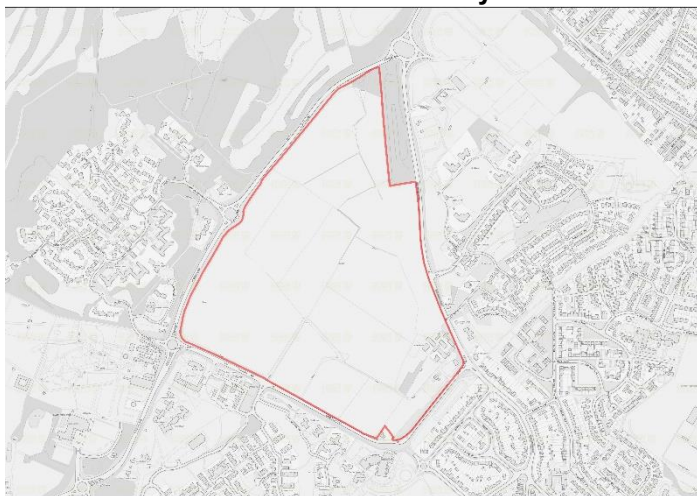
Achievability: The site is considered to be viable and achievable, however, cost of remediation of brownfield land would need to be considered.

Deliverability: Developable within 6-10 years.

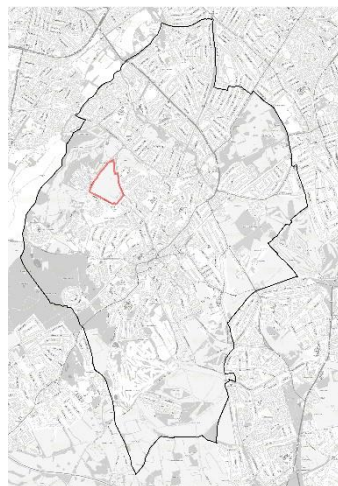
Site address: Land at Horton Lane

Site reference: HOR009

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 37.9 ha

Source of site: Call for Sites 2022

Site description: The site is bounded to the east by Hook Road, to the north by Horton Lane and south by Chantilly Way. The site is predominantly greenfield with buildings located in the south-east corner.

Existing land use: Agriculture, farmhouse, riding school and stables

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Partial

Policy designations / constraints:

- Green Belt
- Principal Transport Corridor (emerging Local Plan)
- Adjacent to Conservation Area (Long Grove) - located to the west of the site, across Horton Lane
- Grade II Listed Building in south-east corner (Horton Farm House)
- Tree Protection Orders (outside site, in north-east corner)
- Critical Drainage Area (part of site)
- Surface Water Flooding (various risks across site and adjacent to site)

Proposed use of site: Housing, education, open space

Promoter's proposed yield: up to 1,500 units
EEBC's indicative yield: up to 1,500 units

Site assessment:

? Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 10min walk from a primary school, a 25min walk from a secondary school and railway station; and a 30min walk from a town/secondary centre.

✓ Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.

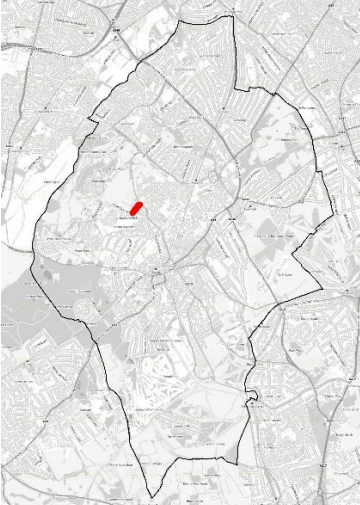
✓ Achievability: The site is considered to be viable and achievable.

Deliverability: Part deliverable within 5 years and part developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 0.7 ha

Source of site: Call for Sites 2022

Site description: The greenfield site is located within the Metropolitan Green Belt, on the edge of the Urban Area. The site is bounded to the north-west by a 2-lane cycle path adjacent to Chantilly Way.

Existing land use: Open field

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Critical Drainage Area (covers half of site)
- Surface Water Flooding (low risk on Chantilly Way Road. Low, medium to high risk towards north-east side of site)
- TPO located adjacent to southern boundary, outside of site

Proposed use of site: Housing/Flats

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 100 | Net: 100 units
Gross: 25 | Net: 25 units

Site assessment:

- ?

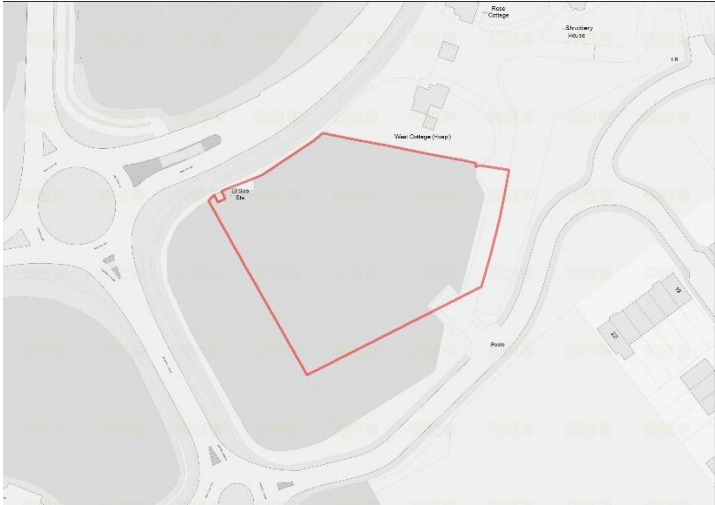
Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 5min walk of a primary school and 20mins walk from a secondary school, town/secondary centre and railway station.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

Achievability: The site is considered to be viable and achievable.

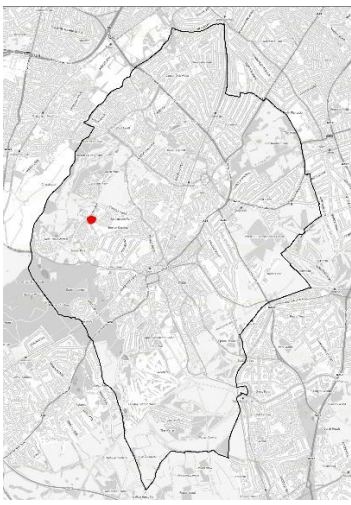
Deliverability: Deliverable within 5 years.

Site location boundary:



Ward: Court

Site location in Borough:



Site area: 0.50 ha

Satellite View:



Source of site: Pre-application / Call for Sites

Site description: An overgrown site with access from Horton Crescent (to southeast), fairly level. Surrounded by trees with Horton Lane to Northwest and Abbotts Avenue to Southeast. Low density housing in proximity.

Existing land use: Open land. Former site of a detached house

Type of Landowner: Private

Relevant planning history: 24/00588/OUT - Outline planning application for a dwelling (all matters reserved) (**Decision pending**).

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- Critical Drainage Area (eastern boundary covered)
- Surface Water Flooding (various risk along eastern side of site)
- Within Conservation Area (Horton (Epsom))
- part Livingston Park Amenity Space
- Multiple single TPOs across site, towards northern boundary

Proposed use of site: Housing

Promoter’s proposed yield:

Gross: 10 | **Net:** 10 units

EEBC’s indicative yield:

Gross: 10 | **Net:** 10 units

Site assessment:

- ?

Suitability: The site is in the Green Belt, although there is a former residential plot on site. Site is within a 15min walk of a primary school within a 30min walk of a secondary school, town/secondary centre and railway station.
- ✓

Availability: Call for Sites submission and pre-application submitted in 2023, indicating availability. The site is under the control of a single landowner.
- ✓

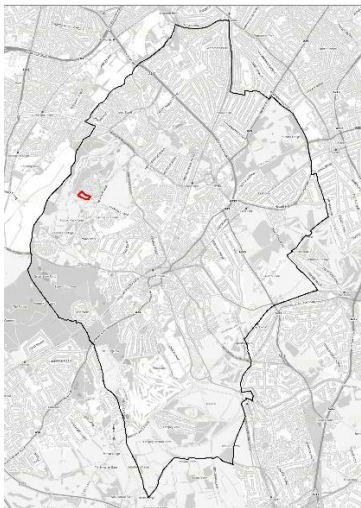
Achievability: The site is considered to be viable and achievable, however, the impact of the TPO trees on the development would need to be considered.

Deliverability: Developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Horton

Site area: 1.96 ha

Source of site: Call for Sites 2022

Site description: The site is greenfield and located to the south-west of Clarendon Park estate. The site is a mixture of grass and trees with access from McKenzie Way.

Existing land use: Open land

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Critical Drainage Area (through eastern side of site)
- Surface Water Flooding (medium to high risk on northern boundary and on eastern side. Low risk across other portions of site)
- Large group TPO on south-west trees and multiple single TPOs across other parts of site
- Horton Country Park SNCI is located to the south-west of the site
- Clarendon Park open green space

Proposed use of site: Housing

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 40 | Net: 40 units

Site assessment:

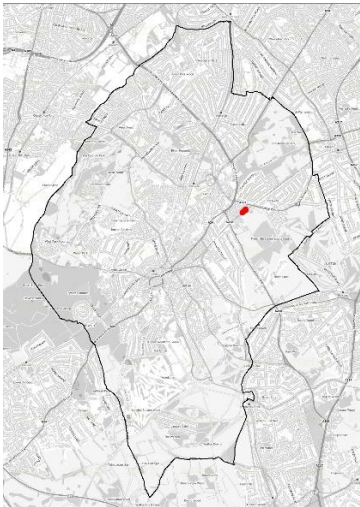
- ? Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Concerns about loss of accessible non-designated open green space. Site is within a 15min walk from a primary school; a 30min walk from a secondary school; and a greater than 30min walk from a town/secondary centre and railway station.
- ✓ Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ Achievability:** The site is considered to be viable, however, the impact of the TPOs on the development would need to be considered.

Deliverability: Developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Nonsuch

Site area: 0.20 ha

Source of site: Pre-application

Site description: Vehicle repair garage and associated parking, with access from Station Approach. Railway running parallel to the site immediately south, with station just before entrance to site, immediately northeast. Detached two storey residential dwellings to the north, each of varying design with some common features (e.g hipped roofs). Approx 5 to 8m from rear garden boundaries to dwellings. Beyond railway to south are buildings associated with NESCOL college.

Existing land use: Vehicle repair shop (Use Class Sui Generis)

Type of Landowner: Private

Relevant planning history: 07/00104/OUT - 10 semi-detached dwellings (granted but not implemented)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Contamination issues
- Site is adjacent railway line
- Road access via access to Ewell East Station

Proposed use of site: Housing

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 19 | **Net:** 19 units
Gross: 10 | **Net:** 10 units

Site assessment:

- ✓

Suitability: The site is in a suitable and highly sustainable location. Site is within a 5min walk from a railway station; within a 15min walk from a town/secondary centre and primary school.
- ✓

Availability: Pre-application was received in 2022. The site is under the control of a single landowner.
- ✓

Achievability: The site is considered to be viable and achievable, however, potential contamination, noise and amenity issues would need to be addressed.

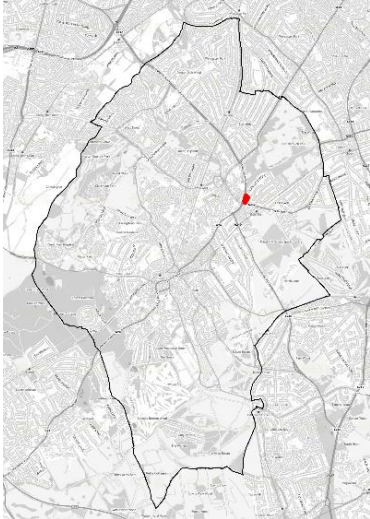
Deliverability: Deliverable within the next 5 years.

Site location boundary:



Ward: Nonsuch

Site location in Borough:



Site area: 0.52 ha

Satellite View:



Source of site: Call for Sites 2023

Site description: The brownfield site is in the Urban Area and lies east of the A24 and north of the A232. The site is accessed from Castle Way in the northern corner.

Existing land use: Nursery

Relevant planning history: N/A

Type of Landowner: Private

Site on Previously Developed Land (PDL): Yes

- Policy designations / constraints:**
- Urban Area
 - Principal Movement Corridor (emerging Local Plan)
 - Critical Drainage Area (minor portion of site near centre)
 - Surface Water Flooding (high risk in northern corner; low risk west of site along A24; high risk north-east of site)
 - Archaeology (Ewell Roman Historic Core)

Proposed use of site: Housing

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 30 | Net: 30 units

Site assessment:

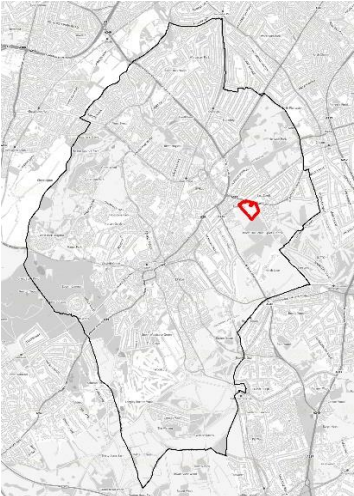
- ✓ **Suitability:** The site is considered to be suitable for development. Site is within a 10min walk from a primary school, a town/secondary centre and a railway station; and a 15min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Possible remediation costs would need to be considered.

Deliverability: Deliverable within 5 years.

Site location boundary:

Site location in Borough:

Satellite View:



Ward: Nonsuch

Site area: 8.63 ha

Source of site: Call for Sites 2022

Site description: The site is predominantly playing fields with a former pavilion and dilapidated tennis courts in the north of the site. The site is located in the Metropolitan Green Belt on the edge of the Urban Area and to the east of Ewell East Station. Access to the site is from Banstead Road on the eastern boundary.

Existing land use: Open space; leisure use

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Partial

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- Playing fields
- Critical Drainage Area (on western corner of site)
- Surface Water Flooding (medium to high risk along boundary with railway at north of site; low, medium to high risk outside of site)
- Groundwater Source Protection Zones (outer zone, covering eastern portion of site)

Proposed use of site: Housing, retail, leisure, health, older persons

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 250-350 | **Net:** 250-350 units

Site assessment:

- ?

Suitability: A portion of the site is PDL in the Green Belt where development may be acceptable if it does not have a greater impact on the openness of the Green Belt than the existing development. For comprehensive development of the site exceptional circumstances would need to be demonstrated, with development not causing substantial harm to the openness of the Green Belt. Site is within a 10min walk from a railway station, a 20min walk from a primary school and town/secondary centre and a 25min walk from a secondary school.
- ?

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner, however, there are long leaseholders on the site.
- ✓

Achievability: The site is considered to be viable and achievable.

Deliverability: Part deliverable within 5 years and part developable within 6-10 years. Deliverability dependent upon agreement reached with leaseholder.

Site address: Downs Farm

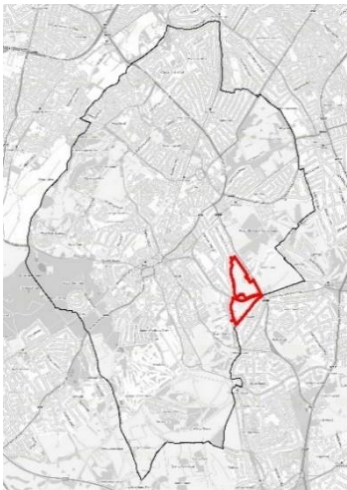
Site references: NON016 & NON042

Site location boundary:



Ward: Nonsuch

Site location in Borough:



Site area: 35.15 ha

Satellite View:



Source of site: Call for Sites 2022

Site description: The site is divided into two main parcels, a northern parcel and a southern parcel. The site also includes land associated with the northern most part of the Chalk Pits industrial estate on College Road.

Existing land use: Northern parcel: Agriculture/Farmland;
Southern parcel: Paddocks (no public access)

Type of Landowner: Private

Relevant planning history: Northern parcel: N/A

Site on Previously Developed Land (PDL): Partial (cluster of farm buildings)

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- **Northern Parcel** adjacent to Conservation Area (Higher Green/Longdown Lane) (north-west of site)
- Critical Drainage Area (**southern parcel:** Very minor portion on eastern corner, north-western corner.) (**northern parcel:** Along south-eastern boundary)
- Surface Water Flooding (**Southern Parcel:** High risk at eastern corner of site - intersection of College Road and Reigate Road AND north to south strip towards west of site (low, medium to high risk), highest risk north-west corner of site) (**Northern Parcel:** high risk along Reigate Road, south-east boundary. Very small area of low risk near buildings in centre right of site)
- Groundwater Source Protection Zone (covering majority of both parcels)
- TPOs (**southern parcel:** group TPO located on south-western entrance. Majority of site not covered) (**northern parcel:** multiple TPO on or adjacent to boundary of site. None within site).
- Contamination/Hazards: The Chalk Pit (Waste Transfer Station)

Proposed use of site: Northern Parcel: Residential, park, local centre, school, employment etc. Southern Parcel: Retained Paddocks with new footpath

Promoter's proposed yield: Gross: 675 | Net: 675 units
EEBC's indicative yield: Gross: 675 | Net: 675 units

Site assessment:

Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. **Northern parcel:** Site is within a 10min walk from a primary school, a 20min walk from a railway station; and a 30min walk from a secondary school and town/secondary centre.



Availability: The sites were submitted during the 2022 Call for Sites process and were confirmed as available. The site is under the control of a single landowner.



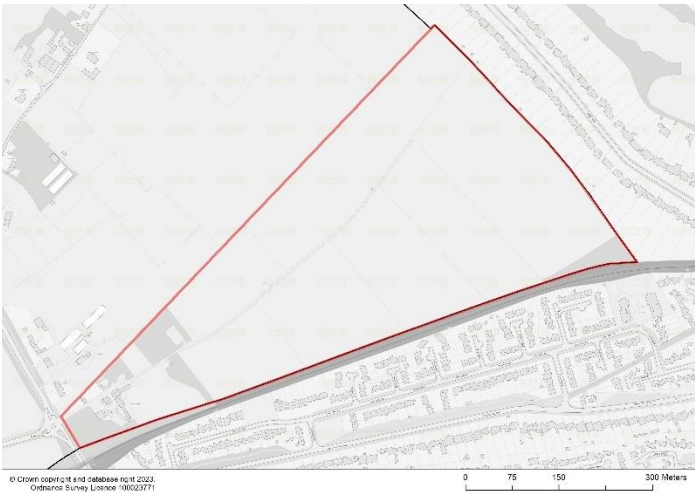
Achievability: The site is considered to be viable and achievable.

Deliverability: Part deliverable within 5 years and part developable within 6-10 years.

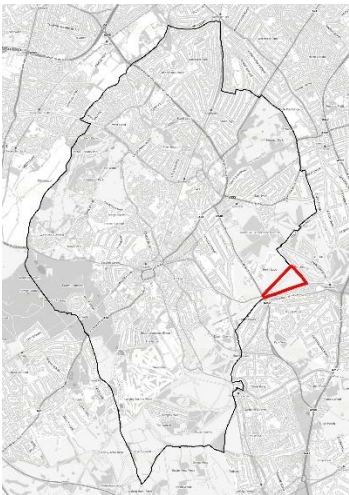
Site address: Drift Bridge Farm (whole site)

Site reference: NON021

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Nonsuch

Site area: 24.02 ha

Source of site: Call for Sites 2022

Site description: The site is predominantly greenfield land with a small section on the western corner which contains a number of agricultural buildings and a residential dwelling. The site is in the Metropolitan Green Belt on the edge of the residential area of Banstead.

Existing land use: Agricultural land and farm buildings; 1 residential unit

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Partial (farm buildings to west of site)

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- Critical Drainage Area (very minor portion of site, towards north-west portion boundary)
- Groundwater Source Protection Zone (4/5th of site, eastern portion)
- Group TPO in eastern corner of site

Proposed use of site: A retirement village; a mixed-use development comprising residential, leisure/recreation and/or employment uses; a commercial-led development; or a smaller, more bespoke housing scheme such as self/custom build housing

Promoter's proposed yield:

Gross: up to 500 | **Net:** up to 500 units

EEBC's indicative yield:

Gross: up to 500 | **Net:** up to 500 units

Site assessment:

? Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 10min walk from a local shopping parade in neighbouring Reigate & Banstead; it is within a 15min walk from a railway station; a 20min walk from a primary school; and greater than 30min walk from a secondary school.

✓ Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.

✓ Achievability: The site is considered to be viable and achievable.

Deliverability: Part deliverable within 5 years and part developable within 6-10 years.

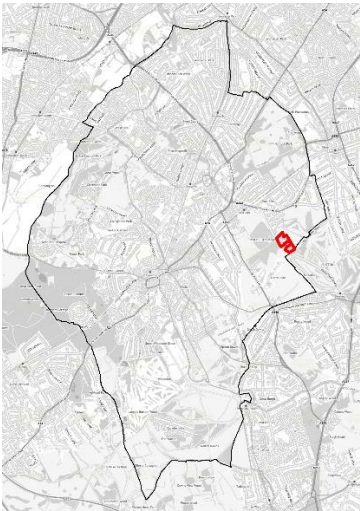
Site address: Banstead Road

Site reference: NON038

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Nonsuch

Site area: 5.98 ha

Source of site: Call for Sites 2022

Site description: The site is a greenfield, located within the Metropolitan Green Belt and surrounds a fitness centre. Access to the site is from Banstead Road on the western boundary.

Existing land use: Open land

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Critical Drainage Area (along and outside north-west boundary, near south-east corner)
- Surface Water Flooding (high risk along Banstead Road to south-west; high risk along north-west boundary and north-west of site)
- Groundwater Source Protection Zone

Proposed use of site: Housing, self/custom build

Promoter's proposed yield:

Gross: 50-80 | **Net:** 50-80 units

Site assessment:

- ? Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 20min walk from a railway station; a 25min walk from a primary school; a 30min walk from a town/secondary centre; and greater than 30mins from a secondary school.
- ? Availability:** The site was submitted during the 2022 Call for Sites process. The site is under the control of multiple landowners (80 plots), confirmation of availability letters received from some but not all landowners.
- ✓ Achievability:** The site is considered to be viable and achievable.

Deliverability: Uncertain

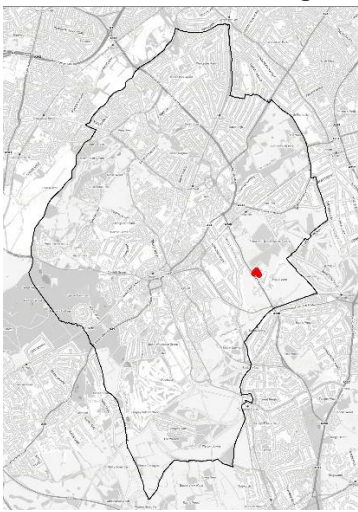
Site address: The Looe, Reigate Road

Site reference: NON040

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Nonsuch

Site area: 0.41 ha

Source of site: Pre-application

Site description: The site is a brownfield site in the Metropolitan Green Belt. It is predominantly commercial use with an existing dwelling in the south-east corner. The site is accessible from Reigate Road to the south-west.

Existing land use: Commercial use and single dwelling

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- Critical Drainage Area (small area to south-west side of site covered; strip outside south-east boundary adjacent to site)
- Surface Water Flooding (high risk east of boundary, no risk within site)
- Archaeology (Iron Age/Romano-British farmstead, North Looe) - north-west third of site
- Within 1000m of Explosives (Vulcan Fireworks North Looe Reigate Road Ewell Surrey KT17 3DG)
- Employment land
- Potential contamination

Proposed use of site: Housing

Promoter's proposed yield:

Gross: 14 | **Net:** 13 units

EEBC's indicative yield:

Gross: 14 | **Net:** 13 units

Site assessment:

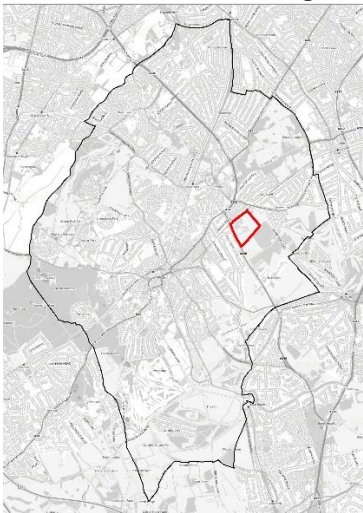
- ✓ **Suitability:** The site is in the Green Belt, although the site is PDL. Loss of employment land may need to be justified or re-provided. Site is within a 15min walk from a primary school; a 20min walk from a railway station; a 25min walk from a town/secondary centre; and a 30min walk from a secondary school.
- ✓ **Availability:** Pre-application was received in 2020. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Potential contamination to site and remediation may be needed.

Deliverability: Uncertain (Pre-app from 2020)

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Nonsuch

Site area: 23.08 ha

Source of site: Call for Sites 2023

Site description: The site is in the Metropolitan Green Belt, on the edge of the Urban Area. It consists of education buildings, educational farm, a sports field and derelict sports pavilion. The site is bounded to the north by a railway with access to the site from Reigate Road to the south-west.

Existing land use: Education use, playing fields, and sports pavilion

Type of Landowner: Education institution

Relevant planning history:

Site on Previously Developed Land (PDL): Partial

Policy designations / constraints:

- Green Belt
- Principal Transport Corridor (emerging Local Plan)
- Archaeology (Nonsuch) - southern part of site on fields
- Surface Water Flooding (high risk north-west of site, reduced risk towards south of site)
- Groundwater Source Protection Zone (only very small portion of eastern corner covered)
- Critical Drainage Area (small section of north-west of site on existing buildings, and very small area near centre of site)
- Historic Landfill (Priest Hill Playing Fields)
- Priest Hill Nature Reserve (adjacent site - to east)

Proposed use of site: Leisure, Education, Local Greenspace, Community Use

Promoter's proposed yield: 0 housing units

Site assessment:

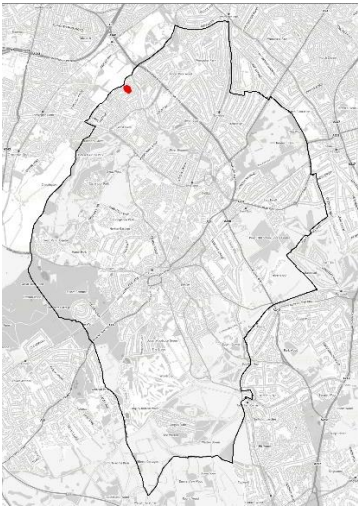
- ? Suitability:** The site is in the Green Belt, exceptional circumstances would need to be demonstrated for development in the site to be considered suitable. The site is within a 10min walk from a primary school, town/secondary centre & railway station; and a 15min walk from a secondary school.
- ✓ Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ Achievability:** The site is considered to be viable and achievable.

Deliverability: Developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Ruxley

Site area: 0.19 ha

Source of site: Planning Application

Site description: The site is located in the Urban Area and consists of 3 residential units on Rowden Road, with garages to the rear and access to Hogsmill Way to the south-east.

Existing land use: Residential and Garage block

Type of Landowner: Private

Relevant planning history: 19/01617/FUL - Demolition of Nos 36,38,40 Rowden Road and 12 new dwellings (**Refused**)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Surface Water Flooding (low risk within site)

Proposed use of site: Affordable Housing

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 12 | **Net:** 9 units
Gross: 9 | **Net:** 6 units

Site assessment:

- ✓

Suitability: The site is considered suitable for redevelopment & intensification. Site is within a 10min walk from a primary & secondary school; a 20min walk from a railway station; and a 25min walk from a town/secondary centre.
- ✓

Availability: Planning application was from 2019, indicating availability. The site is under the control of a single landowner.
- ✓

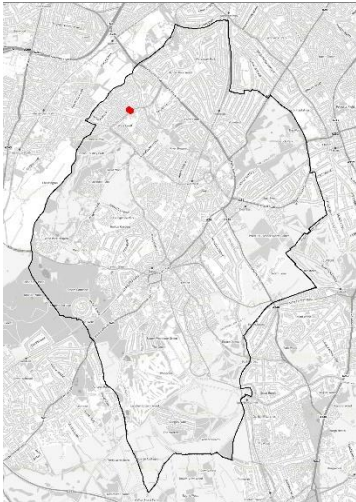
Achievability: The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Ruxley

Site area: 0.20 ha

Source of site: Planning Application

Site description: The site is in the urban area and consists of 2 detached dwellings, with access from Ruxley Lane. To the rear of the site are a row of garages and to the north-east is a 3-storey mixed use building (with retail on the ground floor and residential above), with housing to the rear of the site.

Existing land use: Residential

Type of Landowner: Private

Relevant planning history:

- 23/00588/FUL – Redevelopment into 14 dwellings (**Subject to S106**)
- 22/00477/FUL – Redevelopment into 9 houses (**Refused**)
- 21/01406/FUL – Redevelopment into 20 flats (**Refused**)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Critical Drainage Area (small area on front boundary, south-east of site)
- Surface Water Flooding (low risk along north-east boundary)

Proposed use of site: Residential

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 14 | Net: 12 units
Gross: 14 | Net: 12 units

Site assessment:

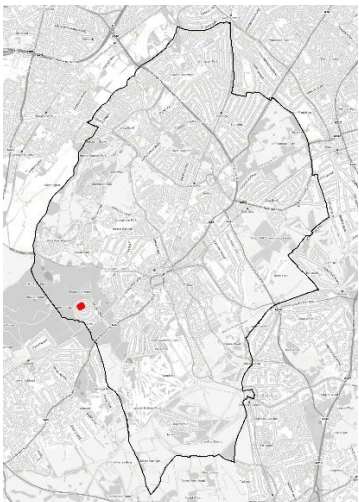
- ✓ **Suitability:** The site is considered suitable for redevelopment & intensification. The site is opposite a secondary school and within a 10min walk from a primary school and within 30min walk from a railway station.
- ✓ **Availability:** Planning application was from 2022, indicating availability. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Stamford

Site area: 0.45 ha

Source of site: Call for Sites 2023 / Planning Application

Site description: The brownfield site consists of a 2-storey detached building, and is located in the Wells Estate, west of Epsom Town Centre. The site is accessed from Spa Drive to the east.

Existing land use: Vacant children's care home (C2)

Type of Landowner: Public (SCC)

Relevant planning history:

- 23/014358/FUL – Change of use from residential children's home (Class C2) to education use (Class F1) **(Approved)**

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Surface Water Flooding (low risk on south-eastern corner)

Proposed use of site: Education

Promoter's proposed yield:
EEBC's indicative yield:

Not stated
Gross: 0 | Net: 0 units

Site assessment:

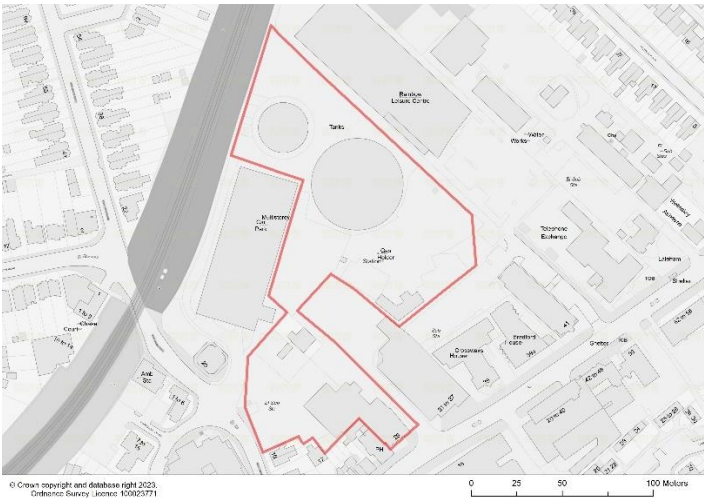
- Suitability:** The site is considered suitable for development. Site with within a 25min walk from a primary & secondary school a town/secondary centre and a railway station.
- Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

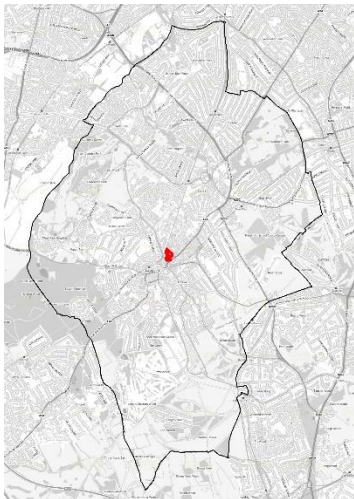
Site address: Gas Works Site, East Street

Site reference: TOW001

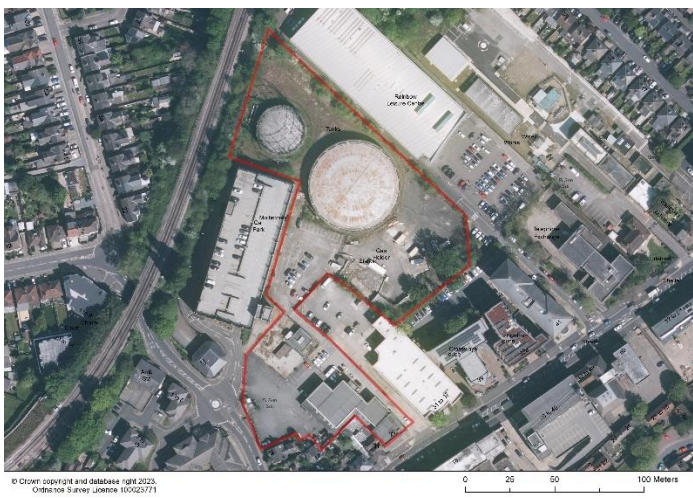
Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 1.54 ha

Source of site: Call for Sites 2022

Site description: This brownfield site located in the Epsom Town Centre with its character dominated by the derelict gas works infrastructure. In the south of the site is a building and access to the site from Hook Road to the south-west.

Existing land use: Gas works infrastructure (mostly dilapidated), performing arts theatre (1,700 sqm), offices and hardstanding.

Relevant planning history: N/A

Type of Landowner: Private

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Adjacent Conservation Area (Adelphi Road) - south of site. Adjacent Grade II Listed Building (The Plough and Harrow Public House) - southern boundary
- Archaeology, south-east corner only (Epsom - Historic Town Core)
- Gas Holder Station and gas network through site (low, intermediate and medium pressure mains)
- Critical Drainage Area (north-west corner of site, around smaller gas holder and north of site at Rainbow Leisure Centre)
- Surface Water Flooding (High risk around small gasholder and around Rainbow Leisure Centre, north of site. Low risk south-west of site and high risk outside of site (south-west of site))
- Groundwater Source Protection Zone

Proposed use of site: Residential, education (performing arts theatre), public/private amenity space, parking.

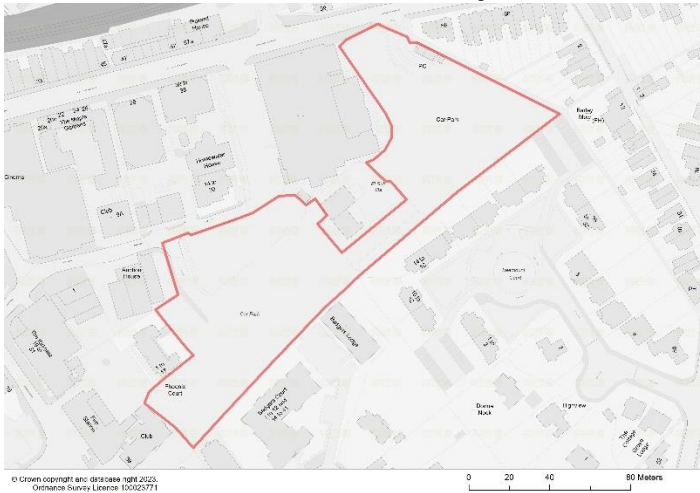
Promoter’s proposed yield: **Gross:** 450 resi units & 6,000 sqm education
Net: 450 res units & 4,300 sqm education

Site assessment:

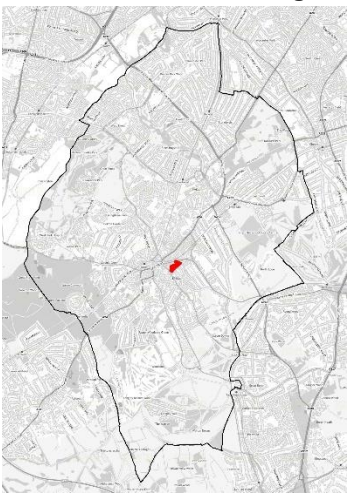
- ✓ **Suitability:** Site is considered suitable for mixed-use high-density redevelopment. Site is within a 5min walk form a town/secondary centre; a 10min walk from a railway station; and a 15min walk from a primary & secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Contamination issues with historic use as a gas holder site.

Deliverability: Deliverable within 5 years.

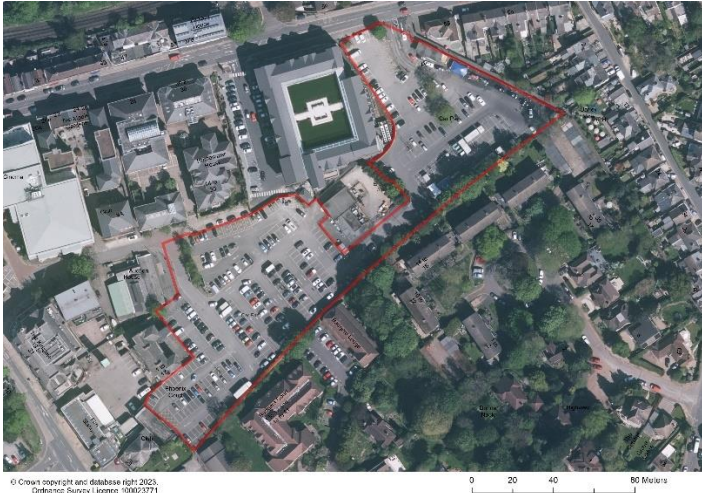
Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 1.24 ha

Source of site: Call for Sites 2022

Site description: The site is in the Urban Area and is a surface level car park, accessible via Depot Road the west and Upper High Street to the north.

Existing land use: Car Park

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Adjacent Conservation Area (Pikes Hill) - east of site
- Archaeology (south-west corner, very minor portion of site: Epsom - Historic Town Core)
- Contamination/pollution, substation in the middle of site; underground high voltage (HV) cables through both car parks
- Groundwater Source Protection Zone
- Critical Drainage Area (minor area within northern car park)
- Surface Water Flooding (low risk across small proportion of northern and southern car parks; high risk north of boundary and south-east of boundary (outside site))

Proposed use of site: Housing and retail

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Up to 100 residential units; replacement decked car park

Site assessment:

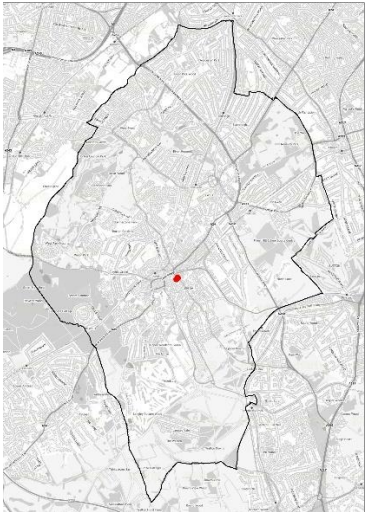
- ✓ **Suitability:** The brownfield site is considered suitable for development. Site is within 5min walk from a town/secondary centre; a 10min walk from a railway station; 15min walk from a primary school; and 20min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Impact of HV underground cables needs to be considered.

Deliverability: Developable between 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.11 ha

Source of site: Brownfield Land Register (BLR)

Site description: L shaped site with small buildings and hardstanding. A small 1 ½ storey gable end church building at the front and separate single storey building to the rear. The area is dominated by civic and community buildings including fire station, church and leading to the civic offices

Existing land use: Church & hall

Type of Landowner: Private

Relevant planning history:

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Groundwater Source Protection Zone
- Critical Drainage Area (very minor area on eastern boundary)
- Surface Water Flooding (high risk adjacent site along Church Street)
- Archaeology (Epsom - Historic Town Core)
- Grade II Listed Building located to east of site (Hope Lodge). Conservation Area located north-west of site (Epsom Town Centre)
- TPOs south-west of site, adjacent boundary

Proposed use of site: Housing

Promoter's proposed yield:

Not stated

EEBC's indicative yield:

Gross: 15 | Net: 15 units

Site assessment:

- ✓ **Suitability:** The site is considered suitable for redevelopment; Church use could be re-provided on the ground floor. Site is within a 5min walk from a town/secondary centre; a 10min walk from a primary school and railway station; and 20min walk from a secondary school.
- ✓ **Availability:** Site is on the Brownfield Land Register (BLR), indicating availability. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Impact on Grade II Listed building and TPO trees would need to be considered.

Deliverability: Development likely within 6-10 years.

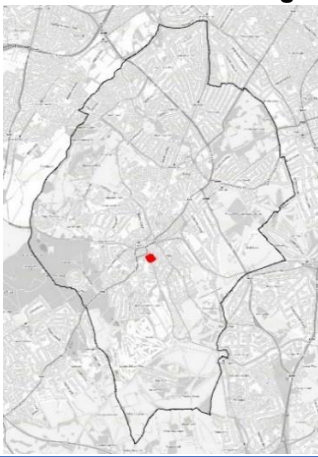
Site address: Swail House

Site reference: TOW010

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 1.05 ha

Source of site: Call for Sites 2023

Site description: Swail House is located within the urban area near Epsom Town Centre and provides self-contained residential accommodation for the visually impaired. The site adjoins Ashley Road (B3290) with vehicular access from Heathcote Road.

Existing land use: Self-contained specialist residential accommodation (visually impaired)

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Movement Corridor (emerging Local Plan)
- Groundwater Source Protection Zone
- Critical Drainage Area (predominantly west and north-west section of site, minor in east and central)
- Surface Water Flooding (low, medium to high risk across various areas of site, significant coverage)
- Archaeology (northern portion covered by Epsom - Historic Town Core)
- Swail House is a Locally Listed Building
- Church Street Conservation Area located east of site (outside boundary)
- Group TPO located along south-east boundary and north-west boundary of site, three other single TPOs located to front of existing building and other adjacent to southern boundary

Proposed use of site: Housing (RNIB accommodation and either student accommodation or apartments or a combination)

Promoter's proposed yield:
EEBC's indicative yield:

Gross: 150-200 | **Net:** 100-150 units
Gross: 150-200 | **Net:** 100-150 units

Site assessment:

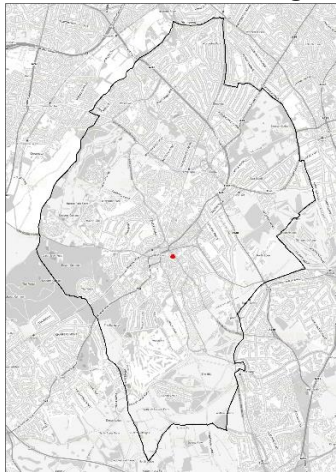
- ✓ **Suitability:** The site is considered suitable for development. Site is within a 5min walk from a town/secondary centre; a 10min walk from a primary school & railway station; and a 20min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Heritage impacts and impacts on TPO trees would need to be considered.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.4 ha

Source of site: Call for Sites 2023

Site description: The site is a surface level car park in the Town Centre, opposite Dulshott Green open space.

Existing land use: Car park

Relevant planning history: N/A

Type of Landowner: Public (EEBC & SCC)

Site on Previously Developed Land (PDL): Yes

- Policy designations / constraints:**
- Urban Area
 - Groundwater Source Protection Zone
 - Critical Drainage Area (minor portions of site covered)
 - Surface Water Flooding (low risk at south-west entrance of site)
 - Archaeology (Epsom - Historic Town Core)
 - Adjacent to open space (Dullshot Green)
 - Adjacent to Grade II Listed Building (Hope Lodge)

Proposed use of site: Housing

Promoter's proposed yield:
EEBC's indicative yield:

Not stated
Gross: 30 | Net: 30 units

Site assessment:

- ✓

Suitability: The site is considered suitable for development. Site is within a 5min walk of a town/secondary centre; a 10min walk from a railway station; within 15mins from a primary school; and a 20min walk from a secondary school.
- ?

Availability: The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is predominantly in the control of a single landowner (EEBC), however, there is a small narrow portion of the site that is under the ownership of Surrey County Council.
- ✓

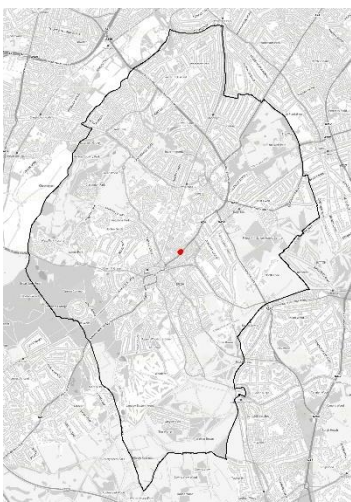
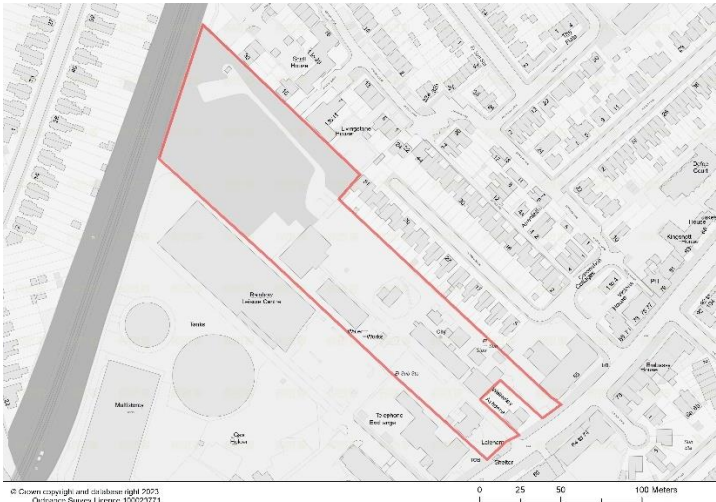
Achievability: The site is considered to be viable and achievable. Impact on adjacent Listed Building needs to be considered.

Deliverability: Site could come forward within 11-15 years

Site location boundary:

Site location in Borough:

Satellite View:



Ward: Town

Site area: 1.85 ha

Source of site: Call for Sites 2022

Site description: The site is located in the Urban Area within the Epsom Town Centre. The site consists of buildings, hardstanding and grass/trees/scrub land to the rear of the site. Access to the site is from East Street, to the south-east.

Existing land use: Operational Water Treatment Works; open land

Type of Landowner: Utilities

Relevant planning history: 00/00079/FUL - Redevelopment of site to provide 149 dwellings. Revision to provide 8 additional units granted at appeal in 2001 (01/00108/FUL) (Planning permission has now lapsed)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Movement Corridor (emerging Local Plan)
- Adjacent Conservation Area (Lintons Lane) - east of site
- Archaeology (south-east corner, minor portion of site: “Epsom - Historic Town Core”)
- Groundwater Source Protection Zone
- Critical Drainage Area (various areas across site)
- Surface Water Flooding (various levels of risk across site)

Proposed use of site: Rationalise waterworks

Promoter’s proposed yield: Gross: 0 | Net: 0 units
EEBC’s indicative yield: Gross: 0 | Net: 0 units

Site assessment:

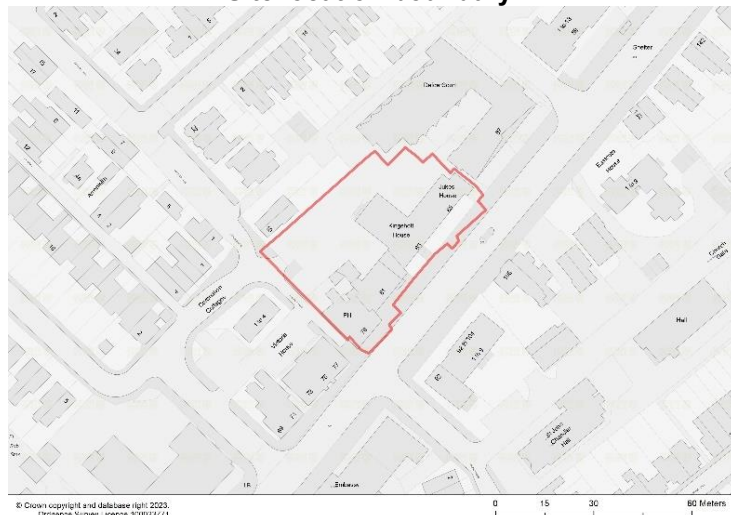
- ✓ **Suitability:** The site is considered suitable for development. Site is within 10min walk from a town/secondary centre; a 15min walk from a primary & secondary school and railway station.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ? **Achievability:** The site is unlikely to be considered viable and achievable for residential use at the rear of site due to access issues.

Deliverability: Uncertain

Site address: 79-85 East Street, Epsom

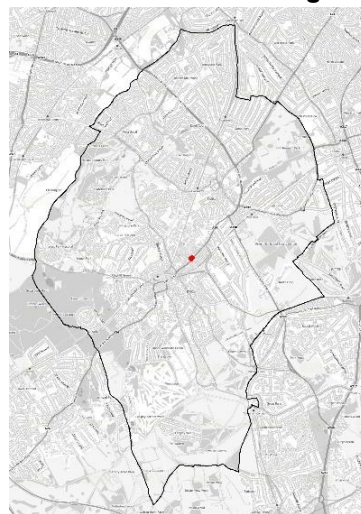
Site reference: TOW017

Site location boundary:



Ward: Town

Site location in Borough:



Site area: 0.22 ha

Satellite View:



Source of site: Call for Sites 2022

Site description: 79-85 East Street is in the Urban Area and consists of three different uses, a 2-storey former drinking establishment (at 79 East Street), a 2-storey flat roof former music tuition centre (81 East Street), 4-storey residential apartments (83-85 East Street) and car park to the rear.

Existing land use: Bar, Music Academy, residential apartments and a car park

Type of Landowner: Private

Relevant planning history:

- **79 East Street:** 17/00188/FUL – Redevelopment for 6 x 2 bed apartments (**Permitted**)
- **81 East Street:** 17/01193/FUL - Redevelopment to form 6 apartments (4 x 2 bedroom and 2 x 1 bedroom) (**Refused**)
- **83-85 East Street (Felix House):** 15/00872/PDCOU - Prior Approval for COU (No.85) from B1 (office) into 8 residential flats (C3). (**Granted**).
15/00494/PDCOU - Prior Approval for COU from B1 (office) into 16 residential flats (C3) (**Granted**).
- **85 East Street:** 16/00504/PDCOU - Prior Approval for COU from B1 (office) into 16 residential flats (C3). (**Granted**).
- **83-85 East Street (Kingshot House and Jukes House):** 22/01954/FUL - Fourth floor roof extension to 83-85 East Street to provide three new residential apartments. (**Approved subject to S106**)
- **79-81 East Street:** 22/01953/FUL - Demolition of 79-81 East Street and the construction of a part 5, part 6 storey building containing 31 residential units (10 x 1-bed, 17 x 2-bed and 4 x 3-bed) (Class C3). (**Approved subject to S106**).

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Adjacent Conservation Area (Lintons Lane) - north-west of site. Grade II Listed building located to rear of site (10 & 12 Lintons Lane)
- Surface Water Flooding (low risk on A24 (outside of site); high risk north of site (outside of site))
- Groundwater Source Protection Zone

Proposed use of site: Housing**Promoter's proposed yield:** 40 units**EEBC's indicative yield:** 34 units

Site assessment:

✓ **Suitability:** The site is considered suitable for development. Site is within a 10min walk from a secondary school & town/secondary centre; within 15mins from a primary school and a railway station.

✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. 79-81 East Street is under one ownership, while 83-85 East Street is in another.

✓ **Achievability:** The site is considered to be viable and achievable. Surface water flooding issues are located outside of the site. Impact on Conservation Area and Grade II Listed building needs to be considered.

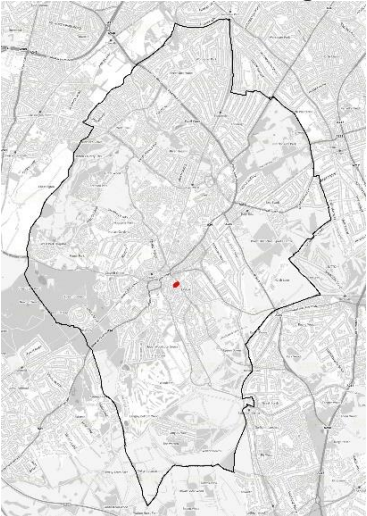
Deliverability: Deliverable within 5 years.

Site location boundary:



Ward: Town

Site location in Borough:



Site area: 0.17 ha

Satellite View:



Source of site: Call for Sites 2022

Site description: The site is located in the Urban Area and consists of a I-shaped 2-storey building with hardstanding for car parking to the south-west of the property. Access to the site is to the north along Dullshot Green.

Existing land use: NHS Clinic (class E) and associated car parking

Type of Landowner: Public (NHS)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Adjacent Conservation Area (Church Street) – south & south-east of site
- Archaeology (Epsom - Historic Town Core)
- Groundwater Source Protection Zone
- Surface Water Flooding (low to medium risk on western portion of site)
- Critical Drainage Area (within site, western side of site)

Proposed use of site: Housing, Older Persons accommodation

Promoter’s proposed yield:
EEBC’s indicative yield:

Gross: 13 | Net: 13 units
Gross: 10-20 | Net: 10-20 units

Site assessment:

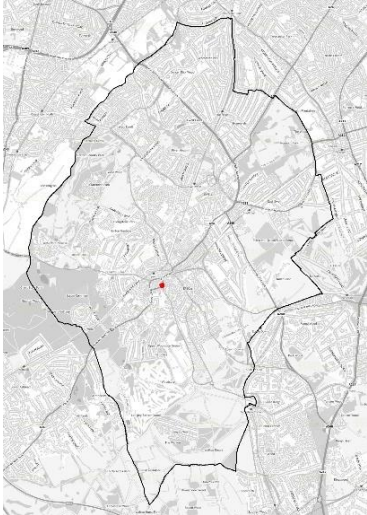
- ✓ **Suitability:** The site is considered suitable for development. Site is within 5min walk of a town/secondary centre; 10min from a railway station; 15min from a primary school; and 20min from a secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Critical drainage area status and localised surface water flooding issues could be mitigated. Impact on adjacent Conservation Area needs to be considered.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.12 ha

Source of site: Call for Sites 2022

Site description: The site is located within the Epsom town centre adjacent to the Ashley Centre. The site consists of the 3-storey Finachem House at No. 2 Ashley Road and the 2-storey No. 4 Ashley Road.

Existing land use: 2 buildings; Finachem House (2 Ashley Road) comprises an office at ground floor with residential (HMO) above; 4 Ashley Road is commercial only (foot clinic).
Relevant planning history: N/A

Type of Landowner: Private
Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Adjacent Conservation Area (Epsom Town Centre).
- Adjacent Grade II* Listed Building ("Ashley House" to north of site).
- Archaeology (Epsom - Historic Town Core)
- Groundwater Source Protection Zone
- Surface Water Flooding (low to medium risk on western boundary and road on east and south of site)

Proposed use of site: Housing and commercial space; suggesting 42 dwellings at 8 storeys and 245 sqm commercial space

Promoter's proposed yield: Gross: 42 | Net: 42 units
EEBC's indicative yield: Gross: 21 | Net: 21 units

Site assessment:

- ?

Suitability: The site is in a suitable location for this type of development, however, 8-stories is likely too high in this location. Any loss of office/commercial space would need to be justified. Site is within a 5min walk from a town/secondary centre; a 10min walk from a railway station; 15min walk from a primary school and a 20min walk from a secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of two landowners.
- ✓

Achievability: The site is considered to be viable and achievable.

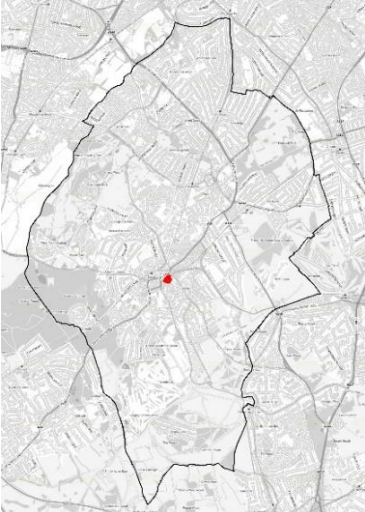
Deliverability: Deliverable within 5 years.

Site location boundary:



Ward: Town

Site location in Borough:



Site area: 0.74 ha

Satellite View:



Source of site: Call for Sites 2022

Site description: The site is located within Epsom Town Centre and in the Urban Area. The site consists of the Town Hall & car park on the northern side of The Parade. Vehicular access to the site is from The Parade to the south and Dullshot Green to the east. The site is also accessible for pedestrian to & from the A24 and Church Street.

Existing land use: Civic building & car park

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Town Hall adjacent Conservation Area ("Epsom Town Centre" located to the north of the site)
- Archaeology (Epsom - Historic Town Core)
- Groundwater Source Protection Zone
- Surface Water Flooding (High risk south, west and north-west portion of site; predominantly on hard standing; high risk along Parade, south of site.)
- Critical Drainage Area (western and northern part of site covered)
- Electricity substation to relocate

Proposed use of site: Housing, Leisure

Promoter's proposed yield:
EEBC's indicative yield:

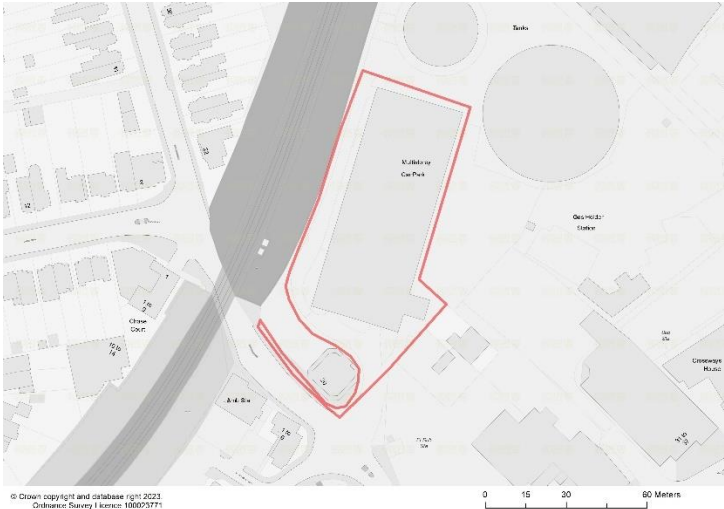
Not stated
Gross: 30-100 | **Net:** 30-100 units

Site assessment:

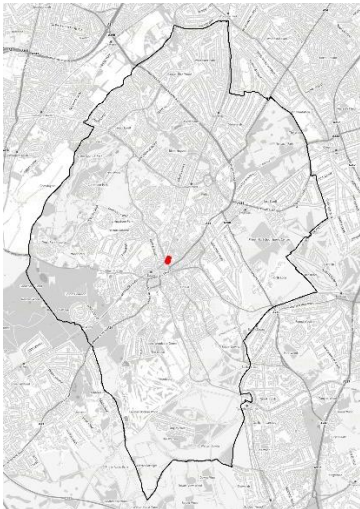
- ✓ **Suitability:** The site is considered suitable for redevelopment. Loss of parking and civic use to be re-provided or loss justified. Site is within a 5min walk from a town/secondary centre; a 10min walk from a railway station; 15min walk from a primary school and a 20min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Developable within 11-15 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.48 ha

Source of site: Call for Sites 2022

Site description: The site is occupied by a 6-storey car park. It is accessible to the south; to the west of the site is a railway line and the gas holders are located to the north-east. The site forms part of a wider scheme for the Gas Works site.

Existing land use: Multistorey car park

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

- Policy designations / constraints:**
- Urban Area
 - Critical Drainage Area (near and along western boundary of site)
 - Groundwater Source Protection Zone
 - Surface Water Flooding (High risk along western side of site and north of site (outside). Low risk south of site. High risk on Hook Road, south of site)
 - Gas Holder Station (Inner Zone covers half of site, Middle Zone covers all of site, Outer Zone covers all of site)

Proposed use of site: Housing, Leisure (Linked with adjacent Gas Works site)

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 100-200 | Net: 100-200 units

Site assessment:

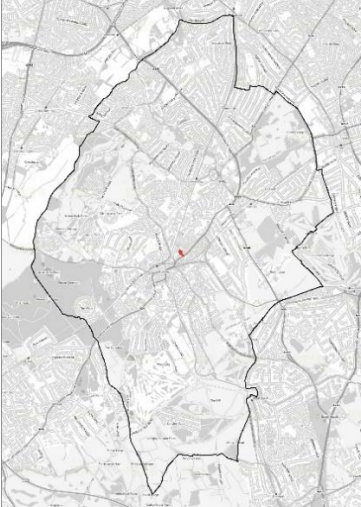
- ✓ **Suitability:** The site is considered suitable for development. Site is within 5min walk from a town/secondary centre; a 10min walk from a railway station; a 15min walk from a primary school; and a 20min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable, however, the contamination on the site due to Gas Holders will need to be considered.

Deliverability: Developable within 6-10 years.

Site location boundary:

Site location in Borough:

Satellite View:



Ward: Town

Site area: 0.36 ha

Source of site: Call for Sites 2022

Site description: The site is occupied by a surface level car park. It is accessible to the south-east (East Street); to the west of the site is gas holders and the site forms part of a wider scheme for the Gas Works site.

Existing land use: Surface level car park

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Movement Corridor (access to site)
- Town Centre
- Archaeology (entrance to site – Epsom Historic Town Core)
- Critical Drainage Area (through main portion of site)
- Groundwater Source Protection Zone
- Surface Water Flooding (High risk in north-west; low to medium risk across rest of site)
- Gas Holder Station (Inner Zone covers half of site, Middle Zone covers all of site, Outer Zone covers all of site)

Proposed use of site: Housing, Leisure (Linked with adjacent Gas Works site)

Promoter's proposed yield:
EEBC's indicative yield:

Not stated
Gross: 0 | Net: 0 units

Site assessment:

- ?

Suitability: The site is not considered suitable for residential redevelopment. Loss of car parking that supports the leisure centre is a concern. Site is within a 5min walk of a town/secondary centre; a 10min walk of a railway station; and a 15min walk of a primary and secondary school.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

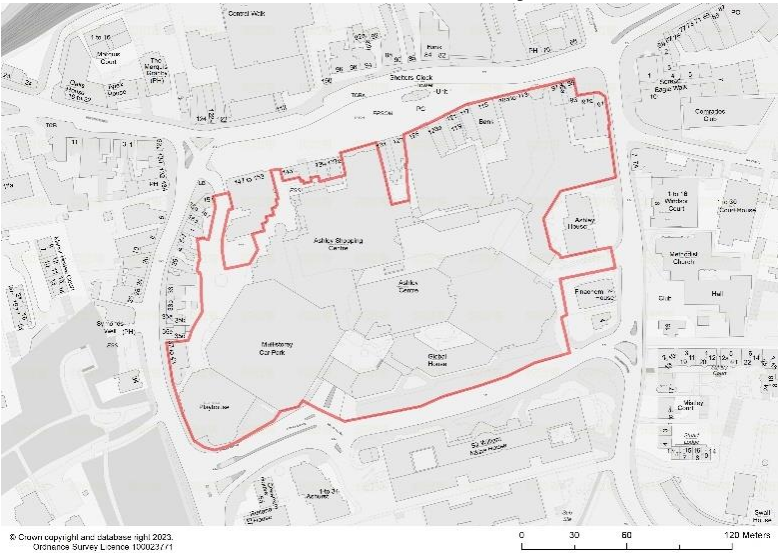
Achievability: The site would be considered viable and achievable.

Deliverability: Developable within 6-10 years.

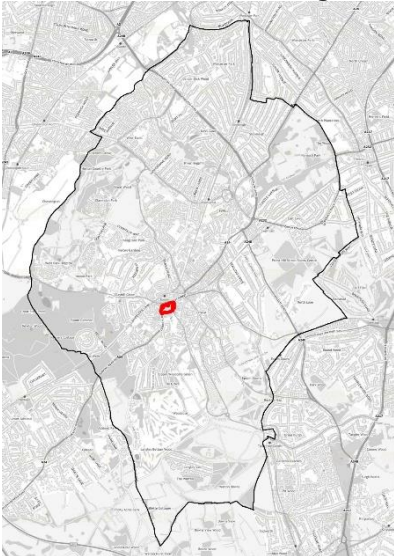
Site address: The Ashley Centre

Site reference: TOW024

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 3.19 ha

Source of site: Call for Sites 2022

Site description: The site is located in the Town Centre and is predominantly used as a shopping centre (the Ashley Centre) and associated car parking.

Existing land use: Various (shopping centre, theatre, offices and multi-storey car park)

Type of Landowner: Public (EEBC)

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor
- Ashley Shopping Centre is bounded by a Conservation Area ("Epsom Town Centre") and there are various Listed (& Locally Listed) Buildings located in the north, north-east, and south-west of the site, as well as nearby adjacent Listed Buildings.
- Archaeology (Epsom - Historic Town Core)
- Groundwater Source Protection Zone
- Surface Water Flooding (various risk across portions of site).

Proposed use of site: Global House (Mixed use including residential, retail, leisure, offices)

Promoter's proposed yield:
EEBC's indicative yield:

Not stated
Gross: 70-125 | **Net:** 70-125 units

Site assessment:

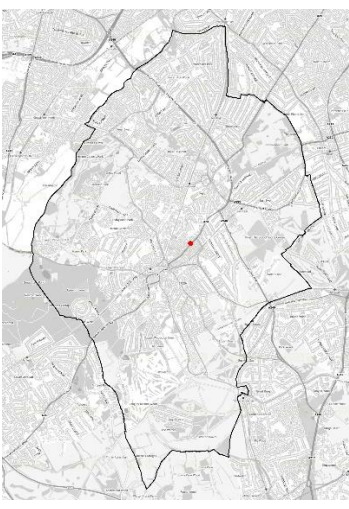
- ✓ **Suitability:** The site is considered suitable for development. Site is within a 5min walk from a town/secondary centre; a 10min walk from a primary school and railway station; and 15mins from a secondary school.
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner, however, there is a tenant with a long lease operating Global House.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.03 ha

Source of site: Call for Sites 2023

Site description: The urban brownfield site is located on the corner of Kiln Lane & East Street, south of Kiln Lane Industrial Estate.

Existing land use: Motor trade

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Groundwater Source Protection Zone
- Critical Drainage Area (outside of site, along Kiln Lane to north-east)

Proposed use of site: Housing, custom build

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 5 | Net: 5 units

Site assessment:

- ✓

Suitability: The site is considered suitable for development. Site is within a 10min walks from a secondary school and town/secondary centre; and a 15min walk from a primary school and railway station.
- ✓

Availability: The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

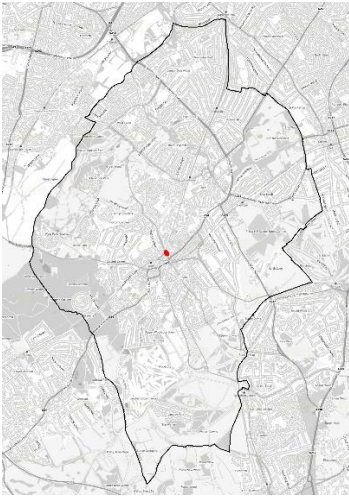
Achievability: Site is considered viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.07 ha

Source of site: Call for Sites 2023

Site description: The site is located within the Hook Road Car Park and SGN Site Allocation (SA1). The brownfield site is located in the Epsom Town Centre, south of Hook Road Car Park and to the north of the B284.

Existing land use: Office and parking

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Gas pipeline
- Groundwater Source Protection Zone
- Critical Drainage Area (majority of site covered, excl. existing building)
- Surface Water Flooding (high risk at north western corner; low risk around rest of site, high risk adjacent site on Hook Road)
- Conservation Area (Adelphi Road) located to south of site but not adjacent

Proposed use of site: Housing

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 15-25 | Net: 15-25 units

Site assessment:

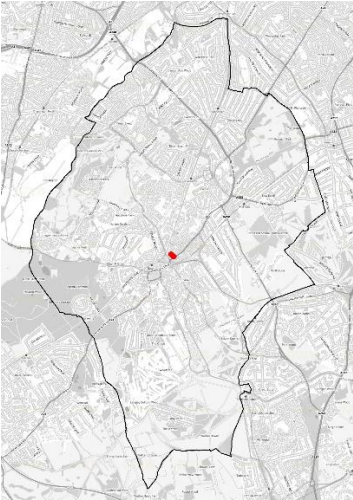
- ✓ **Suitability:** The site is considered suitable for development. Loss of employment space may need to be justified. The site is within a 5min walk from a town/secondary centre; a 10min walk from a primary school & railway station and a 20min walk from a secondary school.
- ✓ **Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. Lease with occupier ends in 5 years. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Limitation from gas pipeline needs to be explored.

Deliverability: Developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.30 ha

Source of site: Call for Sites 2023

Site description: The brownfield site is located in the Epsom Town Centre, on the north-west side of East Street and south of the gas holders. Access to the site is from East Street.

Existing land use: (Alcohol) Storage and seller

Type of Landowner: Private

Relevant planning history: 22/01518/FUL – Demolition of existing and construction of self-storage facility & flexible office space (**Refused** but **Allowed on Appeal**)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Groundwater Source Protection Zone
- Critical Drainage Area (small area outside site, north-east of site)
- Surface Water Flooding (medium risk at north-western side, medium risk adjacent site around substation)
- Archaeology (south-east third covered by Epsom - Historic Town Core)
- Conservation Area (Adelphi Road) located south-west of site
- 2 TPOs directly in front of site, another near south-east corner

Proposed use of site: Storage and distribution

Promoter’s proposed yield: 2,081sqm net employment floorspace

Site assessment:

- ?

Suitability: The site is more suited to high density mixed-use development, however, employment used in the town centre location is not inappropriate.
- ✓

Availability: The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

Achievability: The site is considered to be viable and achievable. Impact on TPO trees needs to be considered.

Deliverability: Deliverable within 5 years.

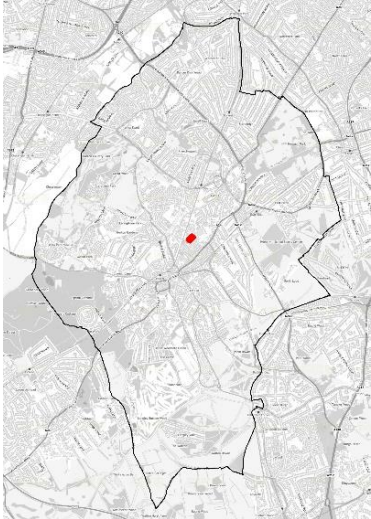
Site address: Land at Kiln Lane (Site 3)

Site reference: TOW058

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.67 ha

Source of site: Call for Sites 2023

Site description: The site is located in the Kiln Lane Industrial Estate and comprises of Peugeot & Nissan Dealerships with surrounding hardstanding. Access to the site is from Kiln Lane to the north-east.

Existing land use: Showroom - motor trade

Type of Landowner: Private

Relevant planning history N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Strategic Employment Site (emerging Local Plan)
- Adjacent to SSSI
- Groundwater Source Protection Zone
- Critical Drainage Area (not insignificant portion of site covered)
- Surface Water Flooding (low to medium risk across various areas of site)

Proposed use of site: ‘Reviewing their options’ (Housing, older persons accommodation, custom build, light industrial, storage & distribution, retail, leisure, cultural, health, education)

Promoter’s proposed yield:
EEBC’s indicative yield:

Not stated
Gross: 40 | Net: 40 units

Site assessment:

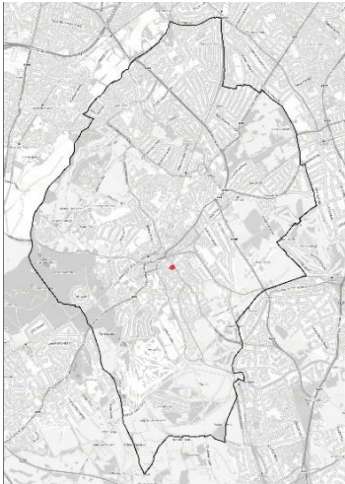
- Suitability:** The site is considered suitable for mixed-use development. Potential loss of employment space needs to be explored. Impact on adjacent SSSI needs to be considered.
- Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- Achievability:** The site is considered to be viable and achievable.

Deliverability: Developable within 6-10 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Town

Site area: 0.37 ha

Source of site: Planning Application

Site description: The site consists of 1960s buildings consisting of the former Epsom Police Station and the ambulance station. The police station is a part 2-storey, part 3-storey building; and the ambulance station is single-storey with four ambulance bays. The site contains car parking to the rear.

Existing land use: Police Station (Class E) and Ambulance Station (Sui Generis)

Type of Landowner: Private

Relevant planning history:

- 22/00923/FUL (whole site) – 85 bedroom, resi, nursing & dementia care home for fail elderly (**approved, subject to S106 agreement**).
- 19/01589/FUL (whole site) – 60 apartments, extra care scheme (**withdrawn**)
- 17/01586/FUL (Police Station only) – 29 flats in 2 blocks (**approved**)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Adj. to Conservation area (Church Street), within setting of Listed Buildings (Grade II, The Hermitage & Grade II*, The Cedars)
- TPOs in southern corner of site
- Groundwater Source Protection Zone
- Critical Drainage Area (minor portion within site)
- Surface Water Flooding (medium risk at rear of site, low risk in other areas)

Proposed use of site: Specialist Care Home (C2)

Promoter’s proposed yield: Gross: 85 bedrooms (C2) | Net: 47 units (C3 equivalent)
EEBC’s indicative yield: Gross: 85 bedrooms (C2) | Net: 47 units (C3 equivalent)

Site assessment:

- ✓ **Suitability:** The site is considered suitable for redevelopment.
- ✓ **Availability:** A planning application has been submitted in 2022. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

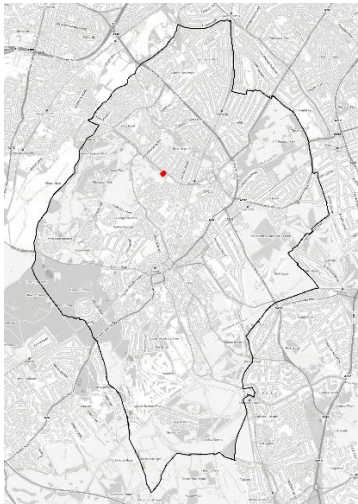
Site address: Richards Field Car Park

Site reference: WEW004

Site location boundary:



Site location in Borough:



Satellite View:



Ward: West Ewell

Site area: 0.07 ha

Source of site: Call for Sites 2023

Site description: The brownfield site is located in the Urban Area, with access via Richards Field, south-west of Chessington Road.

Existing land use: Car park

Relevant planning history: N/A

Type of Landowner: Public (EEBC)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Transport Corridor (emerging Local Plan)
- Surface Water Flooding (medium risk within site, along south-east boundary, low risk adjacent to the site, along north-west boundary)

Proposed use of site: Housing (flats)

Promoter's proposed yield:
EEBC's indicative yield:

Gross: 12 | Net: 12 units
Gross: 7 | Net: 7 units

Site assessment:

- ✓ **Suitability:** The site is considered suitable for development. The site is within a 10min walk from a railway station; a 15min walk from a primary & secondary school and a 20min walk from a town/secondary centre.
- ✓ **Availability:** The site was submitted during the 2023 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

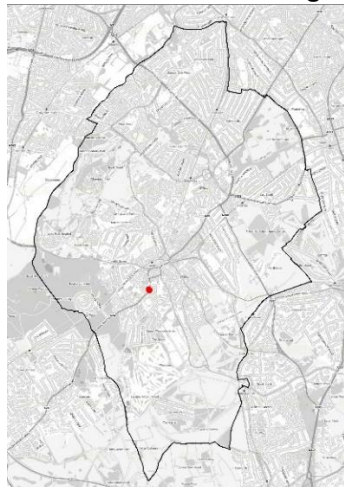
Site address: 64 South Street, Epsom

Site reference: WOO004

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Woodcote & Langley Vale

Site area: 0.14 ha

Source of site: Planning Application

Site description: The site is brownfield, located in the urban area. The site is accessed from South Street and is within the Woodcote conservation area. The site includes various single storey and one two-storey building largely concealed behind a large brick boundary wall which fronts the site. The site is within walkable distance to Rosebery Park with Epsom town centre accessible in the wider vicinity further north.

Existing land use: Builders Yard business

Type of Landowner: Private

Relevant planning history: 20/00041/FUL - COU from B1 to 6 dwellings (**Refused**)

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Movement Corridor (emerging Local Plan)
- Groundwater Source Protection Zone
- Critical Drainage Area (along eastern boundary and covering highway: A24 - South Street)
- Surface Water Flooding (low to medium risk within site; high risk outside site, on A24)
- Archaeology (Epsom - Historic Town Core)
- Within Conservation Area (Woodcote). Adjacent Grade II Listed Building (Abell Cottages) - located north-east of site

Proposed use of site: Residential

Promoter's proposed yield:
EEBC's indicative yield:

Gross: 6 | **Net:** 6 units
Gross: 6 | **Net:** 6 units

Site assessment:

- ✓ **Suitability:** The site is considered suitable for residential use. The loss of employment floorspace would need to be justified. Site is within 10min walk from a town/secondary centre; and a 15min walk from a primary & secondary school and railway station.
- ✓ **Availability:** A planning application was submitted in 2020, indicating availability. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable.

Deliverability: Planning history suggests site could come forward in the next 5 years.

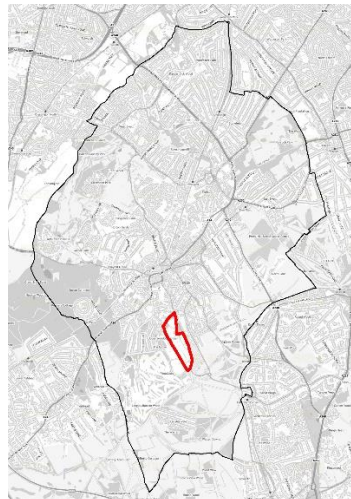
Site address: Land near Downs Road (west parcel)

Site reference: WOO019

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Woodcote & Langley Vale

Site area: 28.53 ha

Source of site: Call for Sites 2022

Site description: The site is located in the Metropolitan Green Belt, it lies west of the B290, east of Chalk Lane and south of Woodcote Grove. The site consists of trees and paddocks, with the occasional agricultural building.

Existing land use: Grazing land

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): No

Policy designations / constraints:

- Green Belt
- Principal Movement Corridor (emerging Local Plan)
- Group TPO covering whole site
- Critical Drainage Area (very minor area of site, predominantly uncovered)
- Groundwater Source Protection Zone
- Surface Water Flooding (very minor low risk coverage within site; while outside site, focused towards roads, north-east and north-west of site)
- Archaeology through northern section. (Roman Road, Stane Street, Epsom and Ewell)
- High Pressure Gas Pipeline - runs across common and downs (southern portion of site)

Proposed use of site: Retained paddocks with new footpaths, linked to COL023

Site assessment:

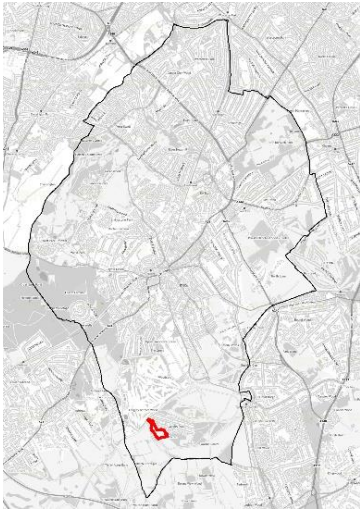
- ✓ **Suitability:** The site is in the Green Belt, retaining paddocks with new footpaths is likely to be acceptable. Site is within a 10min walk from a primary school; a 20min walk from a town/secondary centre; a 25min walk from a railway station; and a 30min walk from a secondary school
- ✓ **Availability:** The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓ **Achievability:** The site is considered to be viable and achievable. Note that proposed use on site is dependent on a wider proposal (see: COL023).

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Woodcote & Langley Vale

Site area: 5.24 ha

Source of site: Call for Sites 2022

Site description: The greenfield site in the Metropolitan Green Belt abuts Langley Vale village to the north. The site is currently in agricultural use with a change of elevation downwards westwards away from the existing development.

Existing land use: Agricultural use

Relevant planning history: N/A

Type of Landowner: Private

Site on Previously Developed Land (PDL): No

- Policy designations / constraints:**
- Green Belt
 - Critical Drainage Area (near north-west entrance, along boundary, and very minor portion of site in east)
 - Groundwater Source Protection Zone
 - Surface Water Flooding (low to high risk, west to east towards south of site; high risk outside of site, to the west of boundary)
 - Adjacent to Ancient Woodland (south-east of site)

Proposed use of site: Housing

Promoter’s proposed yield:

EEBC’s indicative yield:

Gross: 100 | **Net:** 100 units

Gross: 100 | **Net:** 100 units

Site assessment:

- ?

Suitability: The site is in the Green Belt, exceptional circumstances would need to be demonstrated for the site to be considered suitable. Site is within a 20min walk from a primary school; and greater than 30mins walk from a secondary school, town/secondary centre and railway station.
- ✓

Availability: The site was submitted during the 2022 Call for Sites process and confirmed as available. The site is under the control of a single landowner.
- ✓

Achievability: The site is considered to be viable and achievable.

Deliverability: Deliverable within 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Woodcote & Langley Vale

Site area: 0.12 ha

Source of site: Planning Application

Site description: The site is brownfield, located in the urban area. The site consists of two detached two storey buildings with single storey buildings to the rear. It is located on the corner of Dorking Road (A24) and Whitehorse Drive. There is access to the site from Dorking Road and Whitehorse Drive. The site is across the road from the Epsom general hospital and Epsom Hospital Bus stop served by bus routes 166 and 293. Rosebery School, St Joseph’s Catholic Primary school and St Martin’s Cof E junior and infant school are located within the wider vicinity of the site. Epsom town centre is located further northeast of the site.

Existing land use: Residential

Type of Landowner: Private

Relevant planning history:

Site on Previously Developed Land (PDL): Yes

- 19/01365/FUL - Demolition and erection of 20 flats (Refused)

- Policy designations / constraints:**
- Urban Area
 - Principal Movement Corridor (emerging Local Plan)
 - Surface Water Flooding (low to medium risk south of site, on A24)
 - Grade II Listed Buildings opposite (67 & 69 Dorking Road and the White Horse at 63 Dorking Road)

Proposed use of site: Residential

Promoter’s proposed yield:

EEBC’s indicative yield:

Gross: 20 | Net: 18 units

Gross: 20 | Net: 18 units

- Site assessment:**
- ✓

Suitability: The site is considered suitable for redevelopment and intensification. Site is within a 5min walk from a primary/secondary school; within a 15min walk from a town/secondary centre; within 20min walk from a railway station.
- ✓

Availability: A planning application was submitted in 2019, indicating availability. The site is under the control two separate landowners.
- ✓

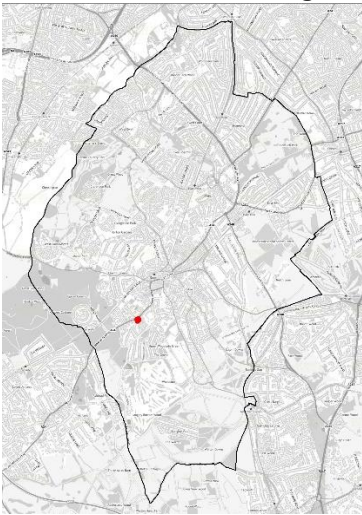
Achievability: The site is considered to be viable and achievable.

Deliverability: Planning history suggests site could come forward in the next 5 years.

Site location boundary:



Site location in Borough:



Satellite View:



Ward: Woodcote and Langley Vale

Site area: 0.14 ha

Source of site: Pre-application

Site description: The site is brownfield located within the urban area. The existing building is a two-storey building previously known as The White Horse (public house). The site is accessed off Dorking Road (A24). The site is located adjacent to the Epsom Hospital Bus stop served by bus routes 166 and 293. Epsom General Hospital is located directly to the rear of the site. Rosebery School, St Joseph’s Catholic Primary school and St Martin’s Cof E junior and infant school are located within the wider vicinity of the site. Epsom town centre is located northeast of the site.

Existing land use: Sui Generis (incl. Public House and 2 studio housing units)

Type of Landowner: Private

Relevant planning history: N/A

Site on Previously Developed Land (PDL): Yes

Policy designations / constraints:

- Urban Area
- Principal Movement Corridor (emerging Local Plan)
- Surface Water Flooding (low risk within part of site; low to medium risk around site)
- Grade II Listed building (The White Horse); neighbouring buildings at 67-69 Dorking Road Grade II Listed

Proposed use of site: Specialist Care Home (C2)	Promoter’s proposed yield:	Gross: 8 beds (C2) with 6 bed ancillary nurses’ acc. Net: 6 units (C3 equivalent)
	EEBC’s indicative yield:	Gross: 14 beds Net: 6 units (C3 equivalent)

Site assessment:

- ?

Suitability: Concerns about loss of Victorian Public House; need for specialist care home requires justification.
- ✓

Availability: A pre-application was submitted in 2022, indicating availability. The site is under the control a single landowner.
- ✓

Achievability: The site is considered to be viable and achievable.

Deliverability: Pre-application suggests site could come forward in the next 5 years.