



Land Availability Assessment (LAA) November 2022

Epsom & Ewell Borough Council

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Disclaimer

The Council does not accept liability for any factual inaccuracies or omissions within the Land Availability Assessment (‘LAA’). The information within the LAA represents the best information available at the base date of April 2022. Evidence information received since April 2022 has been included where necessary to provide an accurate assessment.

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

1.0 Introduction

- 1.1 The Epsom and Ewell Land Availability Assessment (LAA) is a technical study which informs the emerging Epsom and Ewell Local Plan (2022-2040). It helps to inform future plan-making by identifying sites and broad locations, then assessing this land for its development potential. From this assessment, sites can be chosen for further assessment, which can be subsequently included in the Local Plan (Development Plan) to help meet objectively assessed needs. It does not in itself determine whether a site should be allocated for development but is the first step in the process.
- 1.2 The Council has produced this report in accordance with the Epsom and Ewell Availability Assessment Methodology (2022) which is available to view on the Council's website. It closely follows the recommended process set out in the Government Planning Practice Guidance (PPG) which states that where a standard methodology is followed correctly, "a local planning authority should not need to justify the methodology used in preparing its Assessment, including at independent examination". The Council consulted key stakeholders including neighbouring authorities, the county council, the Environment Agency and Natural England on a draft LAA methodology in June 2022.
- 1.3 The assessment of land availability identifies land that is suitable, available and achievable for development over the plan period. Some uses are subject to a national policy requirement to identify objectively assessed needs and respond to that need in the Local Plan (for example, new homes, retail and employment land). However, the need for other uses (such as cultural, education, etc.) is identified through the collection of evidence in relation to infrastructure provision, local knowledge, consultation and responding to the individual needs of large development sites. This is also dependent on the availability of land for such uses. The benefit of a wider assessment of land uses is that it ensures that all land is assessed together to consider all possible uses.
- 1.4 The LAA should be viewed as a wide-ranging collection of sites to inform possible site allocations in the emerging Local Plan. It is an aid to plan-making only, presenting the facts about available development land. It is the Local Plan (Development Plan) that identifies the quantum of development being planned for and its spatial distribution. It is not a statement of Council policy and does not rank or compare sites. It does not allocate land, pre-empt or prejudice any decision the Council may make in the future on any particular site and does not alter any existing policies or land use designations as set out in the Development Plan.
- 1.5 This LAA is base dated 1st April 2022 and includes all information known at this point in time in relation to completions and outstanding planning permissions. In order for as many sites to be considered as possible, it includes all sites submitted up until 5 August 2022

Format of this document

- 1.6 This LAA replaces the SHLAA (2017). It is a new type of document both in terms of content and format. The LAA has been prepared using the methodology set out in the Epsom and Ewell LAA Methodology (2022) that is available on our website under [evidence base](#).
- 1.7 The LAA is presented in the form of an [interactive map](#). Some sites can accommodate more than one land use. Each site has an individual reference code and is mapped on the interactive mapping with details of suitability, availability and achievability of the site, with a summary of site constraints and constraint layers being available to view.
- 1.8 Sites will either be included (sites that are 'deliverable' or 'developable') or discounted. The sites that are 'deliverable' or 'developable' will subsequently be collated as a long list of nominated sites that will be considered further through the Sustainability Appraisal process. Included sites are displayed as green outline on the interactive map. Discounted sites are displayed as red outline on the interactive map and sites that have planning permission are outlined in yellow on the interactive map. The sites are presented alongside an explanation for the conclusion.

2.0 Planning Context

National Policy and Guidance

- 2.1 The NPPF (2021) and the accompanying PPG identifies that the Government wants to use the planning system to significantly boost the supply of housing and support sustainable economic growth and productivity. To facilitate this, assessing the development needs of the borough and identifying specific and deliverable sites is a critical aspect of the Local Plan process.
- 2.2 Specifically, the requirement for local authorities to produce a strategic land availability assessment which enables realistic assumptions about the availability, suitability and likely economic viability of land to meet identified development needs for the duration of the plan period is set out within the NPPF. It identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 2.3 The PPG provides advice on how to undertake LAAs. Simply put, the advice states that a LAA should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.4 This advice has informed the Epsom and Ewell [LAA Methodology](#) and how the site assessments have been undertaken. It should be noted that the NPPF 'Glossary' defines the definition of a deliverable site as a site which "should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years". This is supplemented by the following:
- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.5 The definition of a 'developable' site is less onerous, with the NPPF stating "to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged"

3.0 Methodology summary

- 3.1. This Report follows the [LAA Methodology](#) (2022) that closely follows the recommended process set out in the PPG, which confirms that there is a five-stage approach that should be followed to achieve a robust LAA, namely:
- Stage 1 – Site/broad location identification
 - Stage 2 – Site/broad location assessment
 - Stage 3 – Windfall assessment
 - Stage 4 – Assessment review
 - Stage 5 – Final evidence base
- 3.2. Only sites that can accommodate five or more dwellings or 0.25 hectares/500 sqm. of floorspace will be considered as part of Stage 1 of the assessment.
- 3.3. The LAA is presented by site, rather than land use. This avoids the repetition of sites, as some sites can accommodate more than one land use. Each site that is assessed has an individual reference code related to the ward it is located within. Site maps and a link to the interactive map is available [here](#).
- 3.4. Once all the sites have been assessed, the development potential of included sites (deliverable and developable), along with likely windfall, has been collated to produce an indicative trajectory. This sets out how much housing development can be provided over the plan period and at what point in time (i.e. 1-5 years, 6-10 years, or 11 years and beyond).

- 3.5. The LAA will inform the plan-making process and site options to be assessed through the Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA).

4.0 Core Outputs

- 4.1 A total of 194 sites were considered in the LAA. From these, 63 urban sites were considered deliverable or developable and will be included in the housing trajectory. The LAA provides a list of theoretical sites that have been identified for potential future development.
- 4.2 Sites located within the Green Belt that have been promoted through the call for sites process are included to ensure comprehensiveness and completeness of the study however they have not been included in the housing supply calculations, as for the council to make changes to the Green Belt boundary we must demonstrate exceptional circumstances in accordance with national planning policy. It is important to emphasise that the inclusion of these sites does not indicate that these sites will be allocated for future development in the Local Plan. These sites will be subject to further consideration through the Local Plan site selection process and Sustainability Appraisal and Strategic Environmental Assessment (SEA) if necessary (i.e. it can be demonstrated that all reasonable options have been explored to meet future development needs. Only then, can it be concluded that exceptional circumstances exist to justify changes to the Green Belt Boundary). These sites are listed in Appendix 3.

Stage 1 and Stage 2

- 4.3 Sites that had planning permission are not assessed through the LAA process, these sites will have been fully assessed through the planning application process. The list of sites with planning permission are listed in Appendix 4 and will form part of the housing trajectory.
- 4.4 Sites were rejected at Stage 1 where they did not meet the site size or capacity threshold (Appendix 5).
- 4.5 The remaining sites were carried through into Stage 2 of the assessment process and assessed in greater detail to determine their development potential. From this process, sites were discounted due to their suitability, availability or achievability, these are set out in Appendix 5, along with those identified during Stage 1. These sites can be found on the interactive map with a red outline and the reason(s) for exclusion is set out. Sites were discounted for various reasons including significant constraints or concerns about multiple ownerships which raised land assembly and/or viability concerns.
- 4.6 Following the Stage 2 assessment a total of 63 sites are considered deliverable or developable over the plan period. These sites are identified on [printed maps](#) and an [interactive map](#) and can be identified with a green outline alongside information on the potential timescale for delivery and an estimated yield based on site constraints and the character of the area. These are sites that can be reasonably expected to come forward for future development in the urban area. This has informed the indicative housing trajectory in Table 3. 27 Green Belt sites are also identified but are not included in the housing supply calculations because national policy restricts development in the Green Belt, the potential for these sites coming forward would require exceptional circumstances to be demonstrated. These sites may be looked at for the further as part of the Local Plan. These sites are listed in Appendix 3.

Stage 3

- 4.7 The LAA methodology sets out that a windfall allowance will be calculated and included in the housing trajectory. The definition of 'windfall' site is sites that are not identified in the development plan. For the purpose of the LAA they are small sites of less than 5 units. The windfall allowance has been calculated using the average windfall completions between 2011 to 2021 as set out in the methodology and table 1 below, the allowance will not be applied for the first 3 years of the housing trajectory to avoid double counting.

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	Average
Windfall completions	33	31	38	32	29	45	67	33	21	45	374	37.4

Table 1: Windfall calculations: The average over the ten years is 37.4

Stage 4

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

Stage 5

4.9 In line with the LAA Methodology (2022), the following core outputs have been produced as part of the assessment:

- Mapped sites including [printed maps](#) and an [interactive map](#) showing the included and excluded sites with the option to view constraints and other GIS layers;
- A concluding LAA document;
- An assessment of the potential type and quantity of development that could be delivered on each site/broad location, and,
- An indicative trajectory of anticipated development.

Housing

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

	Deliverable	Developable		Total	No. Of Sites
	0-5 Years	6-10 year	11-15 year		
Auriol	40	0	0	40	2
College	29	10	15	54	4
Court	6	0	25	31	5
Cuddington	0	16	0	16	1
Ewell Court	0	30	0	30	1
Ewell	0	62	145	207	5
Nonsuch	0	10	69	79	4
Ruxley	29	35	11	75	7
Stamford	50	0	25	75	3
Stoneleigh	0	0	30	30	2
Town	131	1122	283	1,526	26
West Ewell	0	0	10	10	1
Woodcote	24	0	0	24	2
	309	1285	603	2197	63

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

4.11 The housing trajectory below (Table 3) summarises the number of residential units that can be accommodated on the deliverable and developable sites within the urban area. This demonstrates that there is sufficient land to deliver approximately 37% of the housing need (objectively assessed need based on the standard method) within the plan period.

	2022-2040	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Housing need (standard method)	10,368	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576
LAA sites	2,197		309				1285				603									
Outstanding permissions	1,041		1041																	
Windfall allowance	561					37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4	37.4
Completion		117																		
Supply	3,799	117	1424.8				1472				790							37.4	37.4	37.4
Deficit	6,569	459	1455.2				1408				2090							538.6	538.6	538.6

Table 3: Housing Trajectory

4.12 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment identifies a need for 10 pitches for households that met the planning definition up to 2040, and a further 8 pitches for households that did not meet the planning definition where the need should be addressed in the overall housing need for the Borough. The LAA does not identify any specific site to address future Gypsy and Traveller and Travelling Showpeople accommodation. In terms of sites that can meet the need, any site capable of accommodating conventional housing is considered suitable provision for the Gypsy and Traveller pitches provided it is in line with other national policy and guidance on Gypsy and Travellers. Further work associated with the Local Plan will explore specific sites to meet this need.

4.13 The conclusion from this assessment suggests there is insufficient land within the urban area to meet the identified need against the standard methodology of 576 dpa (just under 37%). The LAA methodology set out that if there were insufficient sites to meet the identified need then the Council will need to revisit the assessment and its assumptions to see if

the shortfall can be met. It is unlikely that increasing the density of potential sites is likely to yield a sufficient amount to address the shortfall, nor would revisiting discounted sites (for example there are numerous garage sites). By applying density uplifts at the some of the sites discounted as they are unable to deliver 5 units, this would result in a negligible increase in housing supply discounted garage sites this is insufficient to address the shortfall.

- 4.14 In this context the Council has written to its neighbours to see if they have excess capacity within their areas to meet any of Epsom and Ewell's residual housing need. Factoring any responses we receive from our neighbours, we may also need to review whether we need to release some sites that have come forward in the Green Belt. At present, we have not included potential quantum from these sites within the housing land supply calculations but have listed these sites in Appendix 5. The potential yield from all the Green Belt sites would meet approximately 49% of the housing need, still resulting in a shortfall in overall supply when combined with land in the urban area.

Other uses

- 4.15 The Council is in the process of undertaking various technical studies to understand the development needs of non-residential uses. Table 4 below sets out what other uses can be accommodated on identified land.

Other Uses	How has the future need been identified?	LAA urban site reference	LAA GB site reference
Gypsy and Traveller accommodation	Gypsy and Traveller Accommodation Assessment 2022 10 pitches between 2022-2040	Appendix 1, 2	Appendix 5
Specialist Housing	HEDNA The need for specialist housing for older people, student housing and self build are set out in HEDNA	AUR001, TOW001, TOW010	COL017, COU036, NON013, NON021
Retail (Class E)	Retail and Commercial Leisure Needs Assessment Update 2021 Convenience need by 2032 rises to between 2700- 7200 sqm. Recommended to be delivered in any potential new growth areas Comparison need rises to 700sqm within the Town Centre by 2032, a small surplus where the recommended strategy is of consolidation.	COL002, STO007, TOW001, TOW015, TOW017, STO008, TOW004, TOW007, TOW016, TOW024	NON013, NON016,
Employment	HEDNA Office 19,437 sqm (1.2 ha), Light industrial 9,021 (2.3 ha), B2 General Industry 9,554 sqm (2.4 ha), B8 sqm Storage 18,157 (4.5 ha)	TOW020, COU004-016, COU012, STO008, TOW008, TOW045-050	NON016
Community uses	Infrastructure Development Plan IDP Currently being updated	STA004, TOW009	
Education	Infrastructure Development Plan IDP Currently being updated	STA006, TOW001	COU023, NON016
Leisure/Recreation	Playing Pitch Strategy 2021 Additional need is set out on page 123 of the PPS Sports facility Assessment 2020 Recommendation to retain, enhance existing facilities. Additional need is set out on page 134 of the SFA	TOW024	COL023, COU026, NON013, NON021, STA011
Green space	Open Space Audit (currently being prepared)		COL020, COL021, COL024, WOO019
Health	Infrastructure Development Plan IDP Currently being updated		NON013, STA010, STA017, STA018
Other		TOW014, TOW004, TOW021	

Table 4, Other uses that can be accommodated on identified sites.

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

5.0 Conclusion

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

Next Steps

- 5.3 The assessment was produced with the best information available as of 1st April 2022. The LAA is an iterative process and as such, any future reviews will incorporate any new information available to the Council. This will include any new sites and additional information about the existing identified sites. Further consideration will also be given to windfalls and if necessary, planning permission non-implementation rates.
- 5.4 The Council intends to update the LAA annually to take account of new information. Given that new information may be submitted to, and considered by, the Council at any time, conclusions on the suitability, availability and achievability of the identified sites may be subject to change, as are assumptions on whether sites are deliverable or developable over the emerging plan period.

6.0 Appendix 1: List of Deliverable sites

Site name, Address	Ward	Unique Ref	Potential number of Dwellings	Other uses	Area (ha)
Land rear of Rowe Hall, Salisbury Road, KT4	Auriol	AUR001	30	Extra Care Housing	1.22
7 Station Road, Stoneleigh	Auriol	AUR004	10		0.04
Former Dairy Crest Site, 4 Alexandra Road	College	COL002	20	Retail	0.44
35 Alexandra Road	College	COL016	9		0.10
Garages at Somerset Close & Westmorland Close	Court	COU045	6		0.10
Crane Court/Rowden Rd (Garage)	Ruxley	RUX005	9		0.18
140-142 Ruxley Lane West Ewell Surrey KT19 9JS	Ruxley	RUX023	20		0.20
The Wells Centre, Spa Drive	Stamford	STA004	20	Reprovision of community centre	0.33
Kingswood School	Stamford	STA006	30	Special Educational Needs facility	1.27
London Road Lodge	Stoneleigh	STO007	0	Day nursery	0.15
Health Clinic and Ambulance Station	Town	TOW006	43		0.38
24-28 West Street, Epsom, KT18 7RJ	Town	TOW015	15	Retail/Commercial	0.05
79-85 East Street, Epsom	Town	TOW017	20	Retail and Residential	0.21
Finachem House, 2-4 Ashley Road	Town	TOW020	42	Commercial	0.12
107-111 East Street, Epsom	Town	TOW044	6		0.06
University of Creative Arts Campus	Town	TOW051	0		1.82
Downside House 1 Downside Epsom Surrey KT18 5ET	Town	TOW054	5		0.10
64 South Street, Epsom	Woodcote	WOO004	6		0.14
22-24 Dorking Road	Woodcote	WOO022	18		0.12
			309		

7.0 Appendix 2: List of Developable sites

Site name, Address	Ward	Unique Ref	Potential number of Dwellings	Other Uses	Area (ha)
Builders Yard Mill Road	College	COL001	15		0.42
25 Alexandra Road Epsom Surrey KT17 4BP	College	COL006	10		0.20
3 Roy Richmond Way	Court	COU012	0	Industrial	0.64
Longmead Industrial Estate	Court	COU004-016	0	Industrial	14.24
Gainsborough Road estate, Epsom	Court	COU020	15		0.26
Parking at 54 Gainsborough Road	Court	COU021	10		0.10
Garages Morland Court, Ardrossan Gardens	Cuddington	CUD002	16		0.18
5 Ruxley Lane, Ewell	Ewell Court	EW001	30		0.18
TA Centre Welbeck Close	Ewell	EWE001	62		1.02
Ewell Autoway & Tesco Express, 26 Reigate Road	Ewell	EWE004	20		0.57
Homebase 23 Reigate Road Ewell Surrey KT17 1PE	Ewell	EWE005	64		1.60
Land west of Ewell By-Pass	Ewell	EWE012	46		0.87
106-112 East Street	Ewell	EWE016	15		0.11
Etwelle House, Station Road	Nonsuch	NON001	10		0.20
Public House (Toby Carvery) 45 Cheam Road	Nonsuch	NON002	35		0.47
47 Cheam Road Ewell Surrey KT17 3EB	Nonsuch	NON003	9		0.10
Hatch Furlong Nursery, east of Ewell By-Pass	Nonsuch	NON004	25		0.52
Cox Lane Community Centre	Ruxley	RUX001	15	Extension to Traveller site	0.24
Scotts Farm Road	Ruxley	RUX004	6		0.07
442 Chessington Road and Coach Park	Ruxley	RUX006	14		0.34
Behind Texaco Petrol Station, Ruxley Lane	Ruxley	RUX007	6		0.19
Petrol Station at corner of Chessington & Ruxley Lane	Ruxley	RUX015	5		0.10
Eclipse Business Park, West Hill	Stamford	STA001	25		0.39
1 Beaufort Way	Stoneleigh	STO008	30	Reprovision of petrol filling and self-storage.	0.56
Gas Works Site, East Street	Town	TOW001	400	Mixed use including residential, retail, education, student accommodation, older people accommodation	1.54
Conservative Club, Epsom Club and Church	Town	TOW002	40		0.35
Depot Road & Upper High Street Car Parks	Town	TOW004	50	Retail Car park	1.24
TK Maxx	Town	TOW007	65	Retail at the ground floor	0.14
Land R/O The Albion Public House (McCaffertys Bar)	Town	TOW008	8	Employment	0.14
Epsom Baptist Church	Town	TOW009	15	Reprovision of community facility	0.11
Swail House	Town	TOW010	100	Specialist housing	1.05
Hope Lodge car park	Town	TOW011	30		0.39
32 Waterloo Road and BRM Coachworks	Town	TOW013	35		0.23
East Street Waterworks	Town	TOW014	149	Waterworks operation rationalised	1.85

Site name, Address	Ward	Unique Ref	Potential number of Dwellings	Other Uses	Area (ha)
Spread Eagle Shopping Centre	Town	TOW016	15	Retail on ground floor	0.18
Town Hall & Public Car Park	Town	TOW021	30	Car Park	0.74
Hook Road Car Park	Town	TOW022	50		0.48
Rainbow Leisure Centre Car Park	Town	TOW023	50		0.36
The Ashley Centre (full site)	Town	TOW024	300	Mixed use including commercial and leisure	3.19
Corner of Kiln Lane & East Street	Town	TOW043	20		0.04
Kiln Lane	Town	TOW045-050	0	Industrial	13.26
20 Hook Road (Solis House)	Town	TOW055	8		0.07
31-37 East Street, Majestic Wines	Town	TOW056	30		0.29
Richards Field car park, Chessington Road	West Ewell	WEW004	10		0.07
			1,888		

8.0 Appendix 3: List of sites identified in the Green Belt

Site Name	Ward	Reference	Existing use	Area (ha)	Proposed use	Potential number of Dwellings
Land to west of Burgh Heath Road	College	COL017	Agricultural grassland	1.51	Housing, Custom Build, Older persons accommodation	50
Land East Burgh Heath Road	College	COL019	open pasture / grassland and housing	8.81	Housing	300
Land near Downs Road (south-west parcel)	College	COL020	Grazing land	0.77	Woodland linked with COL023 (COL021 WOO019)	n/a
Land near Downs Road (south parcel)	College	COL021	Grazing land	0.80	Woodland linked with COL023, COL020 WOO019)	n/a
Clear Heights, Downs Road	College	COL022	Detached house	0.40	Housing	12
Land near Downs Road (east parcel)	College	COL023	Grazing land	7.21	Housing, leisure, cultural (COL020,21, WOO019)	160
Downs Farm (south parcel), Reigate Road	College	COL024	Field	17.92	Retained paddocks with new footpaths (linked with NON016)	n/a
Land at Horton Lane	Court	COU023	Agriculture, farmhouse, riding school and stables	37.89	Housing, education	1,500
Land At Chantilly Way, Epsom	Court	COU024	Open field	0.69	Housing/Flats	100
Hook Road Arena	Court	COU026	Open space/Events venue e.g. fireworks, car boot sale	13.74	Housing and Leisure	400
Horton Haven	Court	COU027	NHS facilities	1.82	Housing	50
land south of West Cottage, Horton Lane	Court	COU028	Open land. Former site of a detached house	0.50	Housing	10
Horton Hospital	Court	COU036	Open space amenity land	10.58	Housing, Older persons accommodation	50
NESCOT s. ground (2) - Land at Priest Hill, Ewell	Nonsuch	NON013	Open space Occasional leisure use	8.63	Housing, retail, leisure, health, older persons	250
Land north of Reigate Road inc. Mid Surrey Farm	Nonsuch	NON014	Mixed use inc. Waste management facilities, B2 and C3	6.57	Housing	170
Downs Farm (north parcel), Reigate Road	Nonsuch	NON016	Agriculture/Farmland	27.94	Housing, park, local centre, school, emp etc	675
105-107 College Road and adjoining land	Nonsuch	NON019	Housing	0.40	Housing	27
Drift Bridge Farm (whole site)	Nonsuch	NON021	Agricultural land and farm buildings; 1 residential unit	24.02	Mixed housing, leisure, recreation, self build	500
NESCOT Grounds 1	Nonsuch	NON029	Sports pitches	8.58	Housing	257
Banstead Road	Nonsuch	NON038	Open Lane	5.98	Housing / Self Build Housing	80
Clarendon Park	Ruxley	RUX020	Open Space	1.94	Housing	40
Land south of Oak Glade	Stamford	STA008	Open space	0.52	Housing	15
Hollywood Lodge	Stamford	STA010	Large building (derelict) and grounds	4.90	Housing or Health	50
Manor Park (old cricket ground)	Stamford	STA011	Open space	6.20	Housing, leisure	90
Land off Cuddington Glade	Stamford	STA013	Vacant open space	1.11	Housing	50
Land at West Park Hospital (south parcel)	Stamford	STA017	Existing patient facilities	1.93	Housing, health care	50
Land at West Park Hospital (north parcel)	Stamford	STA018	Existing patient facilities	3.11	Housing, health care	100
Noble Park Extension	Stamford	STA019	Agriculture and allotments	7.32	Housing	150
Land near Downs Road (west parcel)	Woodcote	WOO019	Grazing land	28.53	Retained Paddocks with new footpaths Linked COL023	n/a
Land North of Langley Bottom Farm	Woodcote	WOO020	Agricultural use	5.24	Housing	100
						5,236

Greenbelt sites identified in the LAA. These are not included in the housing supply figure but may be subject to further consideration in the Local Plan process

9.0 Appendix 4: List of residential development in the pipeline

Application	Address	Ward	Outstanding residential units
21/01464/PDCOU	6 Stoneleigh Park Road Stoneleigh	Auriol	1
22/00272/FUL	9 Cudas Close Epsom Surrey KT19 0QF	Auriol	1
21/00553/PDCOU	3 Station Approach Stoneleigh Surrey KT19 0QZ	Auriol	1
18/00271/FUL	Land At Mill Road Epsom	College	9
21/00183/FUL	1A Denham Road, Epsom, Surrey, KT17 3AA	College	1
21/01762/FUL	Land to r/o 23A to 29 Links Road Epsom	College	3
18/00548/FUL	59 Ashley Road Epsom Surrey KT18 5BN	College	5
19/01484/FUL	41A Alexandra Road Epsom	College	1
20/00459/FUL	Linden House 9 College Road	College	2
18/00308/FUL	South Hatch Stables	College	43
19/00921/FUL	Downhill Downs Hill Road Epsom	College	1
19/01721/FUL	27 Alexandra Road Epsom	College	3
18/00183/FUL	Land Rear Of 36 Horton Hill Epsom	Court	1
18/01430/FUL	Presto Haulage, The Old Mill, Old Malden Lane, KT4 7QS	Cuddington	74
20/00675/FUL	Land Access Adjacent the Lodge, Old Malden Lane, Worcester Park	Cuddington	9
18/01574/FUL	10 Lansdowne Court the Avenue Worcester Park	Cuddington	1
20/01594/FUL	41 The Avenue Worcester Park	Cuddington	1
20/01623/FUL	42 The Avenue Worcester Park	Cuddington	4
21/00836/FUL	8B Woodlands Avenue Worcester Park Surrey KT4 7AN	Cuddington	1
20/01310/FUL	57 Salisbury Road Worcester Park Surrey KT4 7DE	Cuddington	16
18/00743/FUL	Lower Mill Kingston Road Ewell	Ewell	29
19/00117/FUL	Priory Court Old Schools Lane Ewell	Ewell	3
19/00015/FUL	The Lodge West Street Ewell	Ewell	3
19/00877/FUL	land adjoining 22 The Headway Ewell	Ewell	1
17/00530/FUL	Wychwood, Epsom Road, Ewell, Surrey, KT17 1JL	Ewell	3
22/00060/FUL	Land between 22 & 23 The Headway	Ewell	1
22/00032/FUL	33 The Rise Ewell Epsom Surrey KT17 1LY	Ewell	1
21/01783/FUL	Freedman Alexander Solicitors First Floor Offices 57 - 61 High Street Ewell Epsom Surrey KT17 1RX	Ewell	3
21/01423/FUL	Kestrel Court 170 Ewell By-Pass Ewell Surrey KT17 2PP	Ewell	9
19/01273/FUL	32 High Street	Ewell	1
20/00120/PDCOU	Brookland House 2B West Street Ewell	Ewell	1
20/00113/PDCOU	Admark House 2 West Street Ewell	Ewell	2
20/00114/PDCOU	24 High Street Ewell	Ewell	14
20/00151/FUL	170 Ewell By-Pass Ewell Surrey KT17 2PP	Ewell	9
20/01276/FUL	Grange Mansions Kingston Road	Ewell	4

Application	Address	Ward	Outstanding residential units
20/01264/FUL	57-61 High Street Ewell	Ewell	2
19/01303/FUL	100 East Street Epsom	Ewell	3
20/00589/FUL	135 Riverview Road Ewell	Ewell Court	1
20/00522/FUL	40 The Warren WP	Ewell Court	2
22/00143/PDCOU	455 Kingston Road Ewell Epsom Surrey KT19 0DB	Ewell Court	1
20/00424/FUL	1 Chestnut Avenue Ewell	Ewell Court	1
20/00858/PDCOU	457 Kingston Road Ewell	Ewell Court	18
20/00912/FUL	Land adjacent to 110 Ruxley Lane West Ewell	Ewell Court	1
19/00681/FUL	86 Reigate Road Ewell	Nonsuch	2
18/00801/FUL	86 Reigate Road Ewell	Nonsuch	2
19/00758/FUL	1 Higher Green Ewell	Nonsuch	1
18/00998/FUL	139 Holmwood Road Cheam	Nonsuch	1
19/01368/FUL	Dormans Court Cheam Road	Nonsuch	3
18/01496/FUL	New Development on NESCOL Agricultural Land Reigate Road Ewell Surrey	Nonsuch	1
20/00325/FUL	Land adjacent to Gardens End 1 The Bridle Path Ewell	Nonsuch	1
20/00067/FUL	Ashley House Howell Hill Cheam Road Ewell Surrey SM2 7LQ	Nonsuch	8
17/01419/FUL	7 Cox Lane, West Ewell, KT19 9LR	Ruxley	7
19/01516/FUL	Horton Grange, 426 Chessington Road West Ewell	Ruxley	1
18/01311/FUL	224 Ruxley Lane West Ewell	Ruxley	5
19/01298/FUL	Development Site Rear Of 29 Cox Lane	Ruxley	1
18/01360/FUL	Epsom And Ewell High School	Ruxley	84
17/00469/FUL	41 Kendor Avenue, Epsom, Surrey, KT19 8RJ	Stamford	1
18/01248/FUL	Land Adjoining 50 Woodlands Road Epsom	Stamford	1
20/01514/FUL	Land To Rear Of 38 Woodlands Road Epsom	Stamford	1
21/01570/FUL	17 Meadway Epsom	Stamford	1
20/01079/FUL	Development site at 65 London Road Ewell	Stoneleigh	45
21/00655/FUL	Land r/o 123 and 125 London Road Ewell	Stoneleigh	2
22/00014/FUL	D H Provisions 3 Dell Lane Stoneleigh Epsom Surrey KT17 2NE	Stoneleigh	6
20/00004/FUL	Fresh Look 16 Stoneleigh Broadway Stoneleigh	Stoneleigh	1
18/00153/FUL	54 High Street Epsom	Town	2
20/01148/RES	7 Chase End, Epsom, KT19 8TN	Town	2
19/00223/FUL	Land At Rear Of Aviary Court 138 Miles Road Epsom	Town	2
18/01298/FUL	Victory House 23 West Street Epsom	Town	2
18/00647/FUL	6 The Grove Epsom	Town	4
19/00408/FUL	33A Waterloo Road Epsom	Town	1
19/00417/REM	111 East Street Epsom	Town	5
19/00765/PDCOU	2 Chase Road Epsom	Town	1
19/00760/FUL	British Heart Foundation 27 High Street Epsom	Town	2

Application	Address	Ward	Outstanding residential units
20/00203/FUL	Royal Grill 132 High Street Epsom	Town	2
20/00721/FUL	42 High Street Epsom	Town	11
21/01029/PDCOU	Apex House 10 West Street	Town	2
21/00701/FUL	Friars Garth, The Parade Epsom	Town	8
22/00082/PDCOU	17 High Street Epsom Surrey KT19 8DD	Town	1
21/02006/OUT	29 And 31 Waterloo Road Epsom Surrey KT19 8EX	Town	9
19/01707/FUL	69-71 High Street Epsom	Town	2
20/00221/FUL	East Lodge 117 East Street Epsom	Town	7
20/00619/PDCOU	80 East Street	Town	3
21/00634/PDCOU	Kilmuir House 1 Depot Road Epsom Surrey KT17 4RJ	Town	1
20/00240/COU	plot 1 R/o 2 Chase Road Epsom	Town	1
20/00786/FUL	127 East Street Epsom	Town	1
17/01586/FUL	Former Police Station Church Street Epsom	Town	29
19/01404/FUL	50 -54 High Street Epsom	Town	2
20/01550/PDCOU	25A Upper High Street Epsom	Town	1
20/00671/FUL	88 High Street	Town	7
20/01529/FUL	Epsom bathroom Centre 80 East Street	Town	1
20/01468/FUL	78A East Street Epsom	Town	2
20/01895/PDCOU	Flat 1 Kilmuir House 1 Depot Road	Town	1
21/00144/PDCOU	30-32 High Street Epsom	Town	10
19/01109/FUL	153 Chessington Road West Ewell	West Ewell	1
20/00665/FUL	91 Chessington Road West Ewell	West Ewell	8
17/01275/FUL	Chalk Lane Hotel, Chalk Lane, Epsom, KT18 7BB	Woodcote	21
20/00475/FUL	Langley Bottom Farm	Woodcote	20
18/00486/FUL	1 Whitmores Close	Woodcote	5
19/00999/FUL	Woodcote Grove Ashley Road Epsom	Woodcote	98
21/00252/FUL	Epsom General Hospital	Woodcote	292
21/01291/FUL	54 Grosvenor Road Epsom Surrey KT18 6JB	Woodcote	2
19/01423/REM	Ebbisham Court 34 Dorking Road Epsom	Woodcote	1
20/00374/PDCOU	1 Headley Parade Langley Vale Road	Woodcote	1
20/00958/OUT	2 Pine Hill Epsom Surrey KT18 7BG	Woodcote	2
20/00484/FUL	70 Worple Road Epsom	Woodcote	1
20/00962/FUL	Land at Garage Court, Harding Road Epsom	Woodcote	2
			1041*

*total reduced by one dwelling to reflect the planning consent that if implemented will result in the loss of a single residential granted by planning permission 21/00478/FUL

10.0 Appendix 5: List of discounted sites

Site name, Address	Ward	Location	Unique Ref	Existing use	Why was the site discounted?
car park to rear of 272 Kingston Road	Auriol	U	AUR002	Car park	Availability concerns
car park and garages off Kingston Road	Auriol	U	AUR003	Car park and garages	Site Access located in Flood Zone 3
King Georges Field, Auriol Park	Auriol	U	AUR005	Playing field & sports facilities	Site not available
Allotments end of Barn Elms Close	Auriol	U	AUR006	Allotments	Site not available
Land r/o Sunninghill Downs Ave	College	U	COL004	Residential garden	Suitability concerns and too small to accommodate 5 or more dwellings
Linden House 9 College Road Epsom Surrey KT17 4HD	College	U	COL005	Residential plot	Highly developed, established care home
7 College Road & rear garages	College	U	COL007	Residential and garages	Too small to accommodate 5 or more dwellings
Garages at Cleves & Dorset Court	College	U	COL009	Garages	Availability concerns
Garages, East of Alexandra Road (4)	College	U	COL010	Garages	Too small to accommodate 5 or more dwellings
Garages, East of Alexandra Road (3)	College	U	COL011	Garages	Availability concerns
Garages, East of Alexandra Road (2)	College	U	COL012	Garages	Availability concerns
Garages, East of Alexandra Road (1)	College	U	COL013	Garages	Availability concerns
Sunninghill, Downs Avenue	College	U	COL014	Residential and garden	Too small to accommodate 5 or more dwellings
Rear of 23a to 33 Links Road	College	U	COL015	Brownfield rear of properties	Too small to accommodate 5 or more dwellings
Garages between Wimbourne Cl. & Albert Road	College	U	COL025	Garages	Too small and availability concerns
Gibraltar Crescent	Court	U	COU001	Industrial	FZ3, Suitability concerns
Land at Bishopsmead Close Epsom Surrey	Court	U	COU002	Open amenity land	Too small and suitability concerns
Land at Blenheim School	Court	U	COU003	Playing field	Suitability concerns
Longmede Site J	Court	U	COU017	Industrial/Warehouse buildings	Suitability concerns
Bahram Road estate	Court	U	COU019	Open public amenity land	Suitability concerns
Garages along Orlando Gardens	Court	U	COU022	Garages	Too small to accommodate 5 or more dwellings
Blenheim House, 1 Blenheim Road	Court	U	COU030	Offices, gym, warehouse	Flood Zone3
open land anear Ormonde Ave.	Court	U	COU039	Open amenity land	Too small and suitability concerns
Somerset Close, land and parking	Court	U	COU043	Grassed area, parking	Too small to accommodate 5 or more dwellings
Grafton Stables and adjacent land	Cuddington	U	CUD001	Open space	Suitability concerns
Garages at Purdey Court, Worcester Park	Cuddington	U	CUD003	Garages	Suitability and achievability concerns
Garages on corner of Worcester Park & Kingston Rd	Cuddington	U	CUD004	Garages	Suitability and achievability concerns
Land off Royal Close, Worcester Park	Cuddington	U	CUD005	Woodland	Suitability concerns
119 Salisbury Road	Cuddington	U	CUD007	Residential and back garden	Too small to accommodate 5 or more dwellings
Royal Avenue Open Space	Cuddington	U	CUD008	Open space	Suitability concerns
El. Sub Station and land at Barrow Hill Close	Cuddington	U	CUD011	El. substation & land w. trees	Suitability concerns
Carrick Lodge, Barrow Hill	Cuddington	U	CUD012	Residential	Suitability concerns

Site name, Address	Ward	Location	Unique Ref	Existing use	Why was the site discounted?
garages to rear of Millfield	Cuddington	U	CUD013A	Garages	Too small to accommodate 5 or more dwellings)
garages to rear of Berwick Court & Millfield	Cuddington	U	CUD013B	Garages	Too small to accommodate 5 or more dwellings
Dancer Dick Wood	Cuddington	U	CUD014	Woodland	Suitability concerns
Wandgas Athletic Ground, Grafton Road	Cuddington	U	CUD015	Sports and social club	Suitability concerns
Garages east of Huntsmoor Road	Ewell Court	U	EW002	Garages	Too small to accommodate 5 or more dwellings
547 Kingston Road	Ewell Court	U	EW003	Residential	Suitability concerns
land at Timbercroft	Ewell Court	U	EW004	open land	Suitability concerns
Riverview C of E Primary School	Ewell Court	U	EW005	Playing fields	Suitability concerns
Generation Resource Centre, Ruxley Lane	Ewell Court	U	EW006	Community centre	Site not Available
Garages at Chichester Court, Ewell	Ewell	U	EW002	Garages	Suitability concerns
100 East Street	Ewell	U	EW003	Converted Office building	Already completed
104-130 Ewell By-Pass (Land south Castle Parade)	Ewell	U	EW006	Residential and gardens	Availability and achievability concerns
Garages off Vicarage Lane, Ewell	Ewell	U	EW007A	Garages	Too small to accommodate 5 or more dwellings
Garages off Vicarage Lane, Ewell	Ewell	U	EW007B	Garages	Too small to accommodate 5 or more dwellings
Spring Court garages	Ewell	U	EW008	Garages	Too small to accommodate 5 or more dwellings
Bourne Hall Garages	Ewell	U	EW009	Garages and disused land	Flood Zone3
Land rear Fairview Road	Ewell	U	EW010	Vacant land	Too small to accommodate 5 or more dwellings
Corner of Ewell By-Pass & London Road	Ewell	U	EW011	Car dealership & filling station	Achievability concerns
Dorset House car park & garages off Cheam Road	Ewell	U	EW013	Car park & garages	Suitability concerns
Garages Ede Court, East Street	Ewell	U	EW015	Garages (owned by Rosebery)	Too small to accommodate 5 or more dwellings
54 Reigate Road	Nonsuch	U	NON005	House	Too small to accommodate 5 or more dwellings
Holmwood Close, Ewell	Nonsuch	U	NON006	garages and trees	Availability concerns
Open land adjacent to Seymour Ave	Nonsuch	U	NON007	Open amenity land	Suitability concerns
Land by Gomshall Road	Nonsuch	U	NON008	Open amenity land	Suitability concerns
Land west of Cheam Road	Nonsuch	U	NON011	Gardens	Suitability concerns
Land south of Cox Lane	Ruxley	U	RUX008	open land with trees and parking	Too small to accommodate 5 or more dwellings
Cox Lane / 2 Hardwick Close	Ruxley	U	RUX009	Residential	Too small and Availability concerns
Garages at end of Kelvin Close, Epsom	Ruxley	U	RUX010	Garages	Too small and availability concerns
garages off Larkspur Way & Cyclamen Way	Ruxley	U	RUX011	Garages	Too small to accommodate 5 or more dwellings
Lavender Road garages, Epsom	Ruxley	U	RUX012	Garages	Availability concerns
garages off Poplar Crescent / Nightingale Drive	Ruxley	U	RUX013	Garages	Too small (cannot deliver 5 or more dwellings)
Garages at Larch Crescent, Ewell	Ruxley	U	RUX014	Garages, parking, open land	Availability concerns
Garages at end of Carnforth Cl	Ruxley	U	RUX016	Garages	Availability concerns
play area and open space at Permerley Case	Ruxley	U	RUX017	Play area, open space, parking lot	Not Available
garages at Mole Court	Ruxley	U	RUX018	Garages and open space	Too small to accommodate 5 or more dwellings
The Sycamore Centre, 14 West Hill	Stamford	U	STA002	Vacant SCC building and grounds	Too small to accommodate 5 or more dwellings
Marshalls Close garages	Stamford	U	STA003	Garages	Availability concerns
Garages - Christchurch Place	Stamford	U	STA005	Garages	Availability concerns
40-44 Christchurch Mount	Stamford	U	STA007	Bungalow and garden land	Too small to accommodate 5 or more dwellings

Site name, Address	Ward	Location	Unique Ref	Existing use	Why was the site discounted?
Clayhill Lodge	Stamford	U	STA033	Building	Too small to accommodate 5 or more dwellings
1-21 Stoneleigh Broadway, Stoneleigh	Stoneleigh	U	STO006	Mixed use	Availability concerns
Fire Station	Town	U	TOW003	Fire Station	Not Available
6 The Grove and garages at Grove Avenue	Town	U	TOW012	Dwelling	Too small to accommodate 5 or more dwellings
1-9 South Street and 157-163 High Street	Town	U	TOW019	Mixed retail and residential	Achievability concerns
Garages - Caretakers House, south of Rosebank	Town	U	TOW026	Garages and trees	Too small and suitability concerns
Garages, 4 Chessinghams, Epsom	Town	U	TOW027	Garages	Availability concerns
Garages, 57a Upper High Street	Town	U	TOW028	Garages	Availability concerns
Garages & parking, Church Road (south of railway)	Town	U	TOW029	Garages & parking	Availability concerns
Garages, Delporte Close, north of railway	Town	U	TOW030	Garages and parking	Availability concerns
Garages north of Meadows Court	Town	U	TOW031	Garages, parking	Availability concerns
85b Hook Road, Epsom	Town	U	TOW032	Garages, Motor shop	Availability and suitability concerns
Garages & Parking at Prospect Place	Town	U	TOW033	Garages and parking	Availability concerns
Garages east of 19 Rosebank	Town	U	TOW034	Garages	Too small to accommodate 5 or more dwellings
Garages behind Stuart Lodge	Town	U	TOW035A	Garages	Too small, Availability concerns
Garages behind Mistey Court	Town	U	TOW035B	Garages	Too small, Availability concerns
Garages at Middle Close & car park on East Street	Town	U	TOW036	Garages & small car park	Availability concerns
Manor House Court garages	Town	U	TOW038	Garages	Too small to accommodate 5 or more dwellings and availability concerns
Garages behind Denewood	Town	U	TOW039	Garages	Availability concerns
Auction House, Depot Road	Town	U	TOW041	Industrial/commercial (motor serv. & escape room)	Availability concerns
Victoria House, 69-77 East Street	Town	U	TOW042	Commercial & residential	Availability and achievability concerns
Laine Theatre Arts	Town	U	TOW052	Performing arts college	Availability concerns
6 & 7 Chase End, Epsom	Town	U	TOW053	Builders Yard/Residential	Too small to accommodate 5 or more dwellings
Entrance to Pool Road Recreation Ground	West Ewell	U	WEW003	Open land	Too small and suitability concerns
Garages along Axwood (2)	Woodcote	U	WOO002	Garages	Too small and availability concerns
Garages along Axwood (1)	Woodcote	U	WOO003	Garages	Too small and suitability concerns
Ebbisham Road garages	Woodcote	U	WOO005	Garages	Too small to accommodate 5 or more dwellings
Ebba's Way Garages	Woodcote	U	WOO006	Garages	Too small to accommodate 5 or more dwellings
Barns Close, Woodcote Side	Woodcote	U	WOO021	Grass, trees, garages	Too small and suitability concerns