

PLANNING REF: 25/00846/OUT Farm View, Langley Vale Road Epsom Surrey KT18 6AP

APPLICATION RESPONSE – STRATEGIC HOUSING MANAGER

Affordable Housing Policy requirements

In accordance with Policy CS9 in the Revised Developer Contributions Supplementary Planning Document 2014, the Council aims to ensure that at least 40% affordable housing is achieved on all new residential developments in the district where 15 dwellings or more are proposed such as on this site.

We are pleased to see that the applicant has proposed an affordable housing contribution of 50%, which equates to 55 units.

Housing Need

There is high demand for affordable housing throughout the Epsom & Ewell Borough for all types of housing. As at September 2025 there are 1527 households in housing need on the Council's housing register

Tenure

The Council's Affordable Housing policy requires a tenure split of 70% rented, and 30% intermediate housing.

For this site we would anticipate the affordable tenure and housing mix to be as follows:

39 x rented – a mix of unit sizes which reflects the configuration of the site.

16 x intermediate (which we would anticipate as shared ownership) – a mix of unit sizes which reflects the configuration of the site.

S106 considerations

Due to the affordability of rented accommodation in the borough, we would anticipate that the rented dwellings would be set at social rent levels.

We would expect the external standards of the affordable housing to match those of private homes.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Conclusion

We support the application.