

# Urban Housing Capacity Study 2018



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## **Introduction and purpose of the document**

- 1.1 Epsom and Ewell Borough Council are in the process of preparing a new Local Plan. The Urban Housing Capacity Study (UHCS) has been prepared in order to inform this process. This study sits alongside the Longmead and Nonsuch Industrial Estates Capacity Study to inform the Council of the potential capacity of the Borough's urban area to meet further housing need.
- 1.2 In July 2018, The Ministry of Housing Communities and Local Government (MHCLG) published a [revised National Planning Policy Framework \(NPPF\)](#) and subsequent revisions to [Planning Practice Guidance \(PPG\)](#). The revised NPPF and PPG introduced a 'standard method' to calculate the minimum number of new homes will need to be delivered to meet the national housing requirement<sup>1</sup>.
- 1.3 The figure calculated for Epsom and Ewell is 579<sup>2</sup> (based on the 2014 Household Projections). The Council is therefore under pressure to facilitate the delivery of a significantly high number of houses in order to meet the existing and future housing needs of the area. The revised NPPF also introduced a Housing Delivery Test (HDT) to monitor the performance of local authorities in meeting the need. Underperforming authorities will be held accountable for failing to deliver the identified need.
- 1.4 The UHCS is a technical piece of work assessing the borough's potential to accommodate future development within the built up limits. The purpose of the study is to assess how much development can be realistically accommodated within the urban area.
- 1.5 The UHCS explores how the Council can meet the Borough's housing need (in full) within the urban area through the application of various density scenarios. Ultimately, the study will inform whether the Council needs to consider alternative options in meeting the identified need.

## **Structure of the report**

- 1.6 The study takes the following structure:
  - i) Policy background- national and local context
  - ii) Overview of the geographic makeup of the borough and the challenges in meeting its future development needs
  - iii) The methodology for identifying urban sites and undertaking broad assessments to provide a systematic approach to assessing optimal yields that can be achieved on sites.

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<sup>1</sup> This is taken to be the government's target of delivering 300,000 new additional homes per annum.

<sup>2</sup> Draft OAHN were published in Sept 2017 as part of the public consultation on 'Planning for the right homes in the right places' <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

- iv) The conclusions of the study and any further actions that may need to be undertaken
- 1.7 The appendices included at the end of the UHCS provide a breakdown of outstanding residential permissions and residential schemes that are currently under construction.

### **National context**

- 1.8 The shortfall in housing delivery required to accommodate the nation's growing population is a long established problem, which is at the heart of what the government has coined the "national housing crisis". At present, housing provision and delivery remains a national priority. This is evident in the publication of ['The Housing White Paper-Fixing our broken housing market'](#) published in 2017 and the review of the [National Planning Policy Framework](#) (NPPF) published July 2018.
- 1.9 The White Paper set out the government's priority to tackle the '*broken*' housing market. The Paper makes it clear that it is the government's commitment to encourage more house building and outlines a number of proposals to tackle the problem, including proposed changes to the planning system and the strengthening of the role of local authorities to build more homes. This includes the proposal for a standard method to calculate the objectively assessed housing need in each local authority area.
- 1.10 The White Paper identifies three main problems to delivery as:
- not enough local authorities planning for the homes they need
  - slow house building
  - the reliance on a small number of large volume house builders within the construction industry.
- 1.11 Although the Council has little influence on the latter two, it is directly responsible for ensuring that there is a comprehensive strategy in place so that enough housing is being planned and delivered. Therefore it is fundamental that local planning authorities are publishing and delivering up-to-date local plans.

### **National Planning Policy Framework**

- 1.12 The revised NPPF 2018 is the most significant change to the planning system in recent times, with a greater emphasis on a planning system that increases housing supply and delivers high quality well designed homes. It introduces a 'standard method' to calculate the minimum local housing need and requires this is used to inform strategic policies for an area. The revised NPPF also introduces a new Housing Delivery Test (HDT) which monitors local authorities' performance in delivering new homes and maintaining a rolling five year housing land supply. The HDT also introduces measures directed at local planning authorities that fail to demonstrate a five year housing land supply. These measures seek to address underperformance through a supply

and demand approach – by adding buffers onto the underperforming areas objectively assessed housing need requirement.

- 1.13 The housing need figure (based on the standard method) for Epsom and Ewell is calculated to be 579 new additional homes per annum (based on 2014 household projections). This is more than treble the existing housing requirement of at least 181 per annum set out in the adopted Core Strategy 2007. As such, the Council has a challenging exercise to identify sufficient sites to meet this need in full.
- 1.14 One of the main options open to the Council is that all potential development sites make efficient use of land - particularly all potential housing land supply located within the urban area. This is important because Paragraph 136 and 137 of the NPPF emphasis the need to fully demonstrate that exceptional circumstances exist to justify changes to the Green Belt boundary. The NPPF states that in order to demonstrate this, planning authorities should have 'examined fully all other reasonable options for meeting its need for development' including on brownfield sites and optimising development in areas including city centres and other locations served by public transport.

#### **Epsom and Ewell Local Plan**

- 1.15 The Development Plan for Epsom and Ewell Local Plan currently comprises of:
- Surrey Minerals Plan
  - Surrey Waste Plan
  - Core Strategy, 2007- Contains strategic policies for the Borough including the Council's housing requirement of 181 per annum
  - Plan E, 2011- sets out growth strategy for the Town Centre
  - Proposals Map (Interactive Map)
  - Development Management Policies Document 2015- detailed policies for determining planning applications
- 1.16 The Council is in the process of preparing a new Local Plan, which will positively respond to the significant increase in housing need identified for the Borough. The new Local Plan will include updated housing policies and site allocations that will respond to the Borough's future development needs. The Council has already made progress on this through the publication of an issues and options consultation between September-November 2017 and an on-going 'call-for-sites' request that remains open in order to allow for all potential sites to be submitted to the process.
- 1.17 The Council has also prepared and commissioned additional technical studies that contribute to the evidence base in order to inform the preparation of the Council's Development Plan Documents.

## **The geography of Epsom and Ewell**

- 1.18 The existing built-up areas of Epsom and Ewell are mainly located at the northern and central portions of the Borough. The southern, eastern and western edges of the Borough are predominantly areas of open green space, comprising largely of Green Belt land.
- 1.19 The Borough natural assets make a positive contribution to the character and nature conservation interests of Borough. These include a number of environmental designations including Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Sites of Nature Conservation Importance (SNCI) and Ancient Woodlands. These natural assets restrict where future development could be located. In addition to this, parts of the Borough are at risk of Flooding and there are also significant infrastructure issues within of the Borough which will influence where future development can be accommodated.
- 1.20 The Council has already undertaken a significant amount of background technical work<sup>3</sup> in order to inform the preparation of the new Local Plan. This includes an updated SHLAA, Green Belt Boundary Review (part one and two), Traveller assessment, and a Constraints Study.
- 1.21 The evidence coming out of these studies is that the Borough is unlikely to have a sufficient supply of developable land to meet the identified housing need. As a consequence the Council has limited options on the strategy it takes. The preferred approach is to deliver as much of the Borough's housing need on previously developed land within the existing built-up area. With a limited supply these sites will need to be optimised where appropriate. This approach is in accordance with National Policy on achieving sustainable development and efficient use of land<sup>4</sup>.

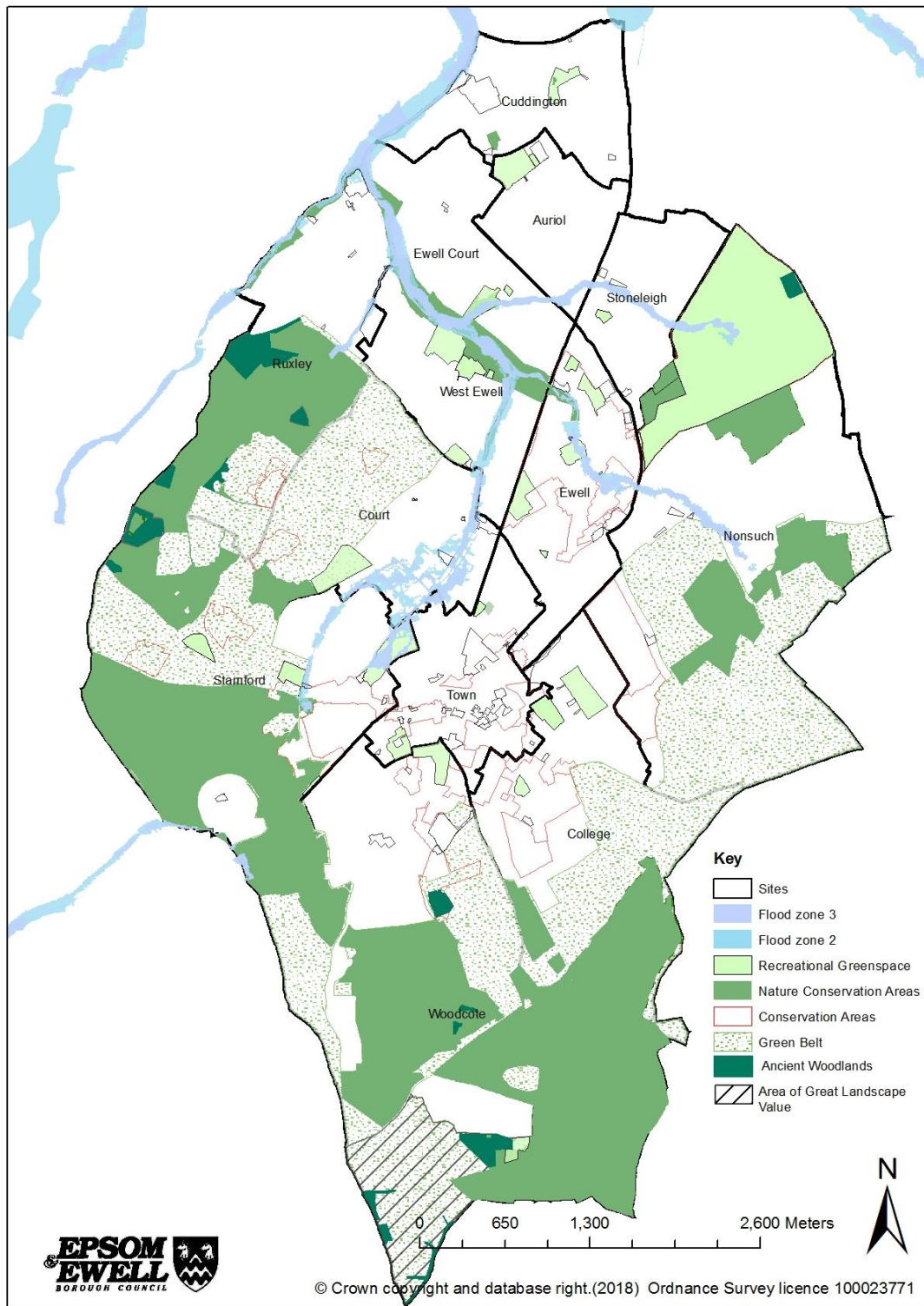
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<sup>3</sup> The Council's Evidence Base: <https://www.epsom-ewell.gov.uk/residents/planning/planning-policy/planning-and-supplementary-planning-documents/evidence-base>

<sup>4</sup> NPPF 2018, See chapters 2 and 11

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/733637/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf)

**Map 1: Constraints map of the Borough**



## Methodology

### Site Search

- 2.1 The Council has recently undertaken a thorough search of potential development sites within the existing urban area as part of the new SHLAA (2017). This exercise examined various sources; these included review of historic site allocations; sites with planning permission; refused permissions or where pre-application advice has been sought; call for sites; vacant sites; surplus public sector land; car parks; empty property register; and sites in other uses, e.g. employment land. The UHCS updates this site search but has not sought to duplicate this process. Additional sites have been considered that have been brought to our attention through the brownfield land register, open call for sites process, sites coming forward in planning applications, pre-application enquiries in the last year.
- 2.2 To provide consistency with the data from the SHLAA, the study has only reviewed sites that meet a 5 or more dwellings threshold. In order to take account of possible sources of windfall supply the Council will factor in an allowance into the final calculations. This equates to a windfall ratio (of 27 units per annum as used in the SHLAA), which will be applied in the calculations at the end.
- 2.3 The purpose of the study is focussed on capacity and whilst many of the sites were considered by the 2017 SHLAA, other additional sites, from other sources, were also considered. However, the study does not make an assessment on whether the additional sites are *available, deliverable and developable*. The study assumes that these factors will be assessed if the sites are taken forward in the plan process.

### Density Multipliers

- 2.4 These have been applied by the study in order to determine how sites in the urban area could accommodate higher densities. It is not considered helpful or realistic to apply the single density multiplier to all sites regardless of their location or suitability to accommodate a particular density. The Council has sought to identify areas where higher density schemes could be realistically accommodated, an explanation of this is set out below.

### Establishing and applying density multipliers?

- 2.5 The Council's existing policies do not specify indicative or specific densities that should be applied to development proposals that come through in the planning system. It is accepted that these will vary on a site by site basis depending on the constraints that exist on or in vicinity of the site. Nevertheless, there are existing policies that affect what densities can be achieved.
- Core Strategy Policy CS5 require proposals to '*make efficient use of land and have regard to the need to develop land in a comprehensive way*'. Additionally, Core Strategy Policy CS8



promotes the principle of directing higher density developments towards central locations including commercial centres, close to services and facilities and accessible by public transport, walking and cycling.

- The Council's other policies from its Development Management Policies Document and Plan E: Epsom Town Centre Area Action Plan. Policies E7 and DM11 and DM13 provide additional guidance, in most cases restricting development densities to 40 dwellings per ha; and limiting building heights to a maximum of 16m within Epsom Town Centre and 12m for the rest of the Borough.

2.6 In response to changes in national planning policy, the Council has been proactive in taking measures<sup>5</sup> to ensure development sites that come forward prior to the adoption of its updated Local Plan, be fully optimised to positively respond to the objectively assessed housing need. The report recommended that planning applications be assessed on their own merits and that decision makers carefully balance the current policy requirements (i.e. height and density restrictions) and with those requirements emerging in the NPPF<sup>6</sup>.

2.7 The Council undertook an Issues and Options Consultation between September and November 2017. The consultation asked for views on where higher density development or taller buildings should be directed. There was general support for areas close to commercial centres and near major transport nodes and corridors. This is consistent with the NPPF (paragraph 102, 123, 137) and the overarching principles of creating sustainable communities. Based on this information and for the purpose of this study, areas within walking distances of commercial areas and main rail and road corridors were identified and mapped.

2.8 Using 'walking distances'<sup>7</sup> as parameters, the borough has been divided into;

- Areas within 5 minutes' walk from local railway stations, main transport corridors and commercial centres
- Areas within 10 minutes' walk from local railway stations, main transport corridors and commercial centres.
- Remaining areas outside of these.

2.9 In addition to these, Epsom Town Centre and the two larger local centres Ewell Village and Stoneleigh Broadway have been treated as separate areas where it is reasonable to consider a different density range.

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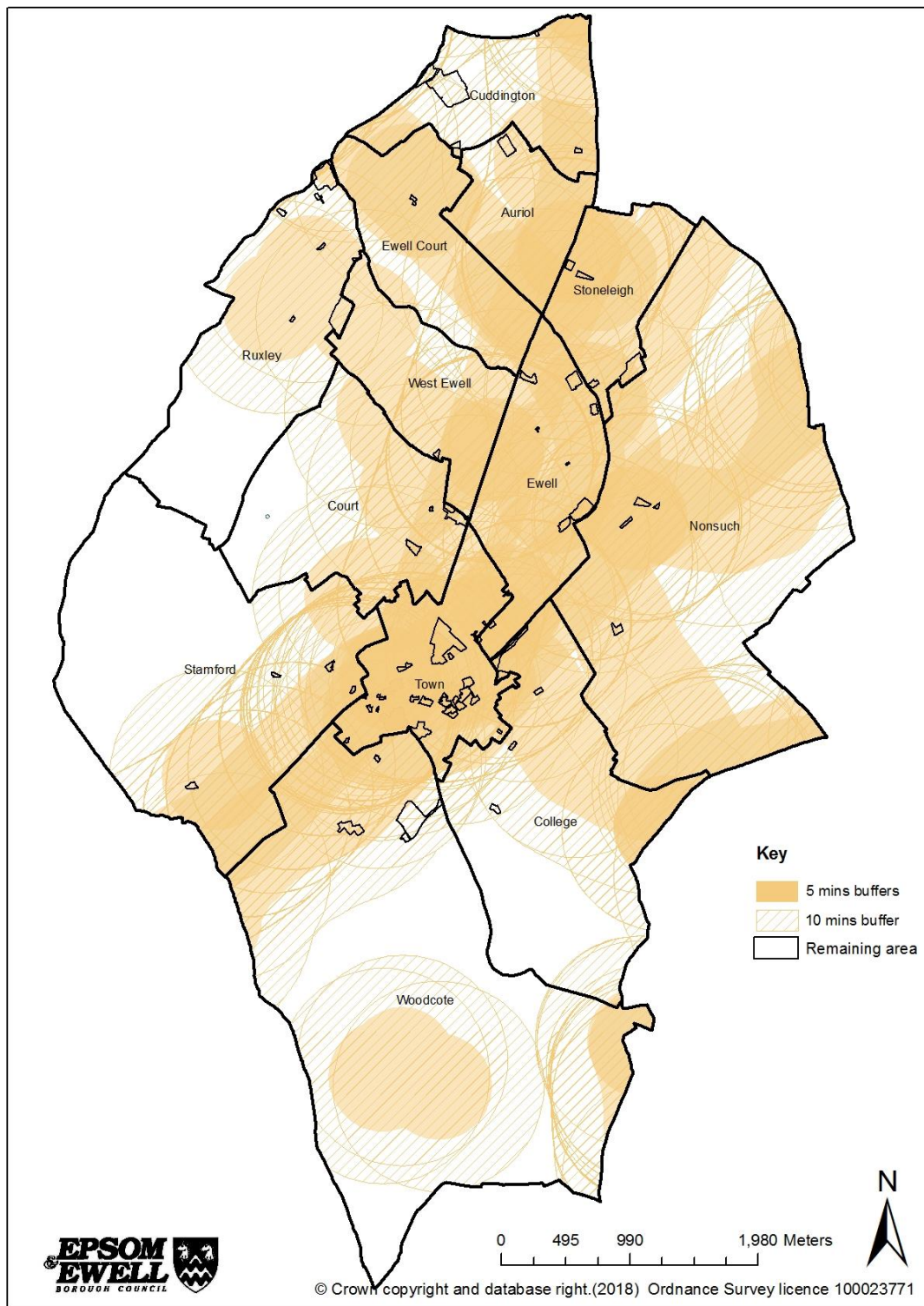
<sup>5</sup> See report to LPPG [8 May 2018](#)

<sup>6</sup> The revised NPPF was still draft at the time of the LPPG report.

<sup>7</sup> Walking distances from <https://morphocode.com/the-5-minute-walk/>

- 2.10 Density multipliers have been applied according to the areas that they fall within. This will allow a consistent baseline whereby initial assessments can be undertaken.
- 2.11 There has been significant amount of published research on the topic of *density* and *building height* available, these include the publications: [Superdensity \(2007\)](#), [Superdensity The Sequel \(2015\)](#), [London's Local Character and Density \(2016\)](#) and [Lessons from higher density development \(2016\)](#). Most of this research has been carried out in the context of the London Plan, nevertheless the conclusions and principles established are relevant and can be applied elsewhere. All of the studies have picked up on the negative connotations linked to 'high density', they challenge the stereotype that high density means high rise or poor quality housing. Whilst higher density development can raise issues such as amenity space come under increasing pressure, high quality schemes can be achieved through good design.

**Map 2: Map of Density Areas-Buffers**



- 2.12 It is a common misconception that higher density equates to taller buildings. However, previous research has shown that similar densities can be achieved and have very different results visually. This can be down to a variety of factors including unit size, amenity space, car parking etc. It has been concluded that, whilst there is a very broad relationship between density and building heights, there is definitely not a direct link. The relationship between density and height is far more complex and therefore data linking the two should be treated with caution<sup>8</sup>.
- 2.13 Policies on density are almost always indicative, this is because there are many different factors to take into account in determining a suitable number of units achievable on the site, for example the surrounding building form and character as well as the location in relation to services and the physical constraints of the individual sites themselves. Densities multipliers should never be mechanically applied without any further qualified judgement being made.
- 2.14 The density multipliers that have been applied by the study are based on research from existing literature and take account of the general character of the area. These provide the basis by which site assessment has been undertaken. From these initial figures, other considerations relating to the constraints of the site and the character of the area have been taken into account before a potential yield is determined.
- 2.15 As this is a capacity study, seeking to assess the potential capacity of the urban area, a minimum density of 40 dwellings per ha will be applied. Taking into account the findings of previous density studies (see paragraph 2.11) and the density ranges contained in the London Plan's [Density Matrix](#), the following table sets out the density multipliers that will be applied for this study.

<b>Area</b>	<b>Density multiplier.</b>
(A) Epsom Town Centre	130 dph
(B) Ewell Village	95 dph
(C) Stoneleigh Broadway	95 dph
(D) Areas within 5 mins walking distances from services/facilities	80 dph
(E) Areas within 10 mins walking distances from services/facilities	65 dph
(F) Remaining Areas	40 dph

**Table 1: Density multiplier table:**

<sup>8</sup> 'Lessons from higher density'

### **Assessments/Discounting**

2.16 The density multipliers will be the starting point for assessing the potential capacity of each site. Each site has been assessed and reasoned adjustments made to the yield where appropriate. For example, this may be where environmental constraints exist or where higher density schemes would have an impact on the character of the surrounding area. The findings of this assessment are summarised under Table 2.

### **Disclaimer**

2.17 It is important to note that this is a technical study that forms part of the Council's evidence base for its emerging Local Plan. The UHCS does not identify sites for allocation and the individual assessments do not substitute any advice provided as part of a detailed planning application stage. The UHCS contains broad level assessments, and whilst it will inform the preparation of future planning policies, the study itself is not policy. The UHCS provides a broad indication of the potential optimal capacity that can be achieved within the Borough's urban sites to meet the housing need.

## Findings

### Future Supply

- 3.1 The new Local Plan covers the period between 2015-2032. The revised NPPF and PPG published a 'standard method' for establishing the minimum number of homes needed for an area. The calculated need for Epsom and Ewell is **579** dwellings per annum. This works out to be **9843** dwellings up the year 2032.
- 3.2 The Council has considered all the potential supply of urban sites that can deliver housing and applied density multipliers to these based on their location with respect to services, facilities and main transport corridors/ interchanges. Further adjustments were made to the capacity figures based on broad/high level assessments factoring in the character and constraints on sites. The ultimate aim of the exercise was to understand realistic but optimal yields that could be achieved on these sites.

Ward	Capacity
Auriol	100
College	181
Court	115
Cuddington	97
Ewell	424
Nonsuch	60
Ruxley	363
Stamford	37
Stoneleigh	70
Town	1346
West Ewell	110
Woodcote	221
<b>Total</b>	<b>3124</b>

**Table 2 Summary of the potential housing capacity of urban area by ward**

- 3.3 If potential yields are considered against the calculated housing need for the Borough up to 2032 there is potential for the urban area to deliver approximately **31.7%** of the identified housing need.

Windfall allowance	27 per annum
Remaining plan period	14 years
Calculated windfall allowance	378

**Table 3 Calculated windfall allowance of the remaining plan period**

3.4 The application of a windfall allowance of 27 dwellings per annum (as identified in the SHLAA 2017) could enhance housing supply and raise the potential supply to **35%**.

**Development in the pipeline**

3.5 In terms of the Council’s delivery so far, Table 4 below sets out its completions since 2015. The completions since 2015 total 667. This works out to be **6.7%** of the Council’s overall OAHN (9843). Factoring in the Council’s surplus to delivery at the time, which equates to 768 dwellings, the study notes that the Council has met **14.6%** of its overall OAHN to date.

Year	Housing Requirement	Net completions	Cumulative Surplus/Deficit
2006-7	181 per annum (Core Strategy CS7)	308	127
2007-8		281	227
2008-9		221	267
2009-10		103	189
2010-11		251	259
2011-12		289	367
2012-13		517	703
2013-14		234	756
2014-15		193	768
2015-16	579 per annum (Local Plan review, standard method)	199	388
2016-17		308	117
2017-18		160	-302

**Table 4: Completions since 2006**

3.6 Housing development in the pipeline includes the following outstanding permissions and sites under construction, as summarised under Tables 5 and 6. This equates to **5.1 %** of the overall OAHN.

<b>Ward</b>	<b>Under construction</b>
Auriol	1
College	17
Court	32
Cuddington	7
Ewell Court	4
Ewell	16
Nonsuch	18
Ruxley	106
Stamford	36
Stoneleigh	9
Town	40
West Ewell	2
Woodcote	9
<b>Total</b>	<b>297</b>

**Table 5: Residential schemes under construction as of Oct 2018**

<b>Ward</b>	<b>Number of residential units with planning permission</b>
Auriol	1
College	23
Court	5
Cuddington	2
Ewell Court	5
Ewell	27
Nonsuch	3
Ruxley	4
Stamford	5
Stoneleigh	10
Town	89
West Ewell	3
Woodcote	30
<b>Total</b>	<b>207</b>

**Table 6: Outstanding permissions for residential development**

3.7 The overview of housing delivery and estimated future supply are summarised under Table 7. The numbers suggest that the Council could potentially meet approximately 50% of its overall housing need, upon sites located within the existing urban area. This is based on (an unlikely) scenario whereby all outstanding permissions are delivered and that all potential sources of supply urban (housing) land deliver optimal yields as calculated in this study.



- 3.8 The study provides a broad indication of the level of housing that can be met within the urban area. What is clear from the assessment (without focussing too much on the precise numbers) is that the Council, even working on the basis of optimal densities, is not likely to achieve the full OAHN within the urban area and therefore it will have to consider alternative strategies to try to meet the need.

<b>Source of Housing Supply</b>	<b>Number of residential units</b>
<b>Delivery so far</b>	
Surplus to delivery (based on previous housing requirement 181 p.a)	768
Completion since 2015	667
<b>In the pipeline</b>	
Under Construction	297
Outstanding permissions	207
<b>Future supply (urban area)</b>	
Calculated potential supply based on optimal yields in UHCS (excluding sites with permission)	3018
<b>Total</b>	<b>4957</b>

**Table 7 Housing Delivery and future supply (based on assessments in UHCS)**

## Conclusions and further actions

- 4.1 The evidence set out within the study suggests that it is unlikely that the level of housing need can be accommodated within the existing urban area in its entirety. It is clear that there is insufficient supply of land within the existing urban area and the Council is likely to require an alternative strategy to meeting its housing need.
- 4.2 Alternative strategies may include reconsidering the housing potential offered by operational employment sites; or sites in alternative uses generally.
- 4.3 The Council has already considered the potential offered by some operational employment sites within this study. It has also undertaken a separate capacity study for the main industrial estates within the borough (the Longmead and Nonsuch Industrial Estates Capacity Study). However it is important to note the consequential impacts of redeveloping sites in employment uses into residential use, for example, where will existing floorspace be relocated? Would the Council inadvertently be undermining the delivery of future employment/economic needs in order to achieve its future housing need?
- 4.4 In a similar vein, the Council may need to reconsider whether existing car parks, open space, retail areas are being used efficiently and whether these uses can be rationalised, combined or swapped. For example by relocating low impact uses to the edge of settlements or within the Green Belt and redeveloping existing sites within the urban area, e.g. allotments or outdoor sports facilities.
- 4.5 It is important to note that the Council has an equal duty to deliver future employment, open space and other infrastructure needs within the Borough. It will be a challenging exercise to finely balance all of these needs without inadvertently undermining one need over another, this is made even more challenging by the lack of land supply available in the borough.
- 4.6 The Council may also wish to consider to what extent multiple uses could be combined to make more efficient use of brownfield land. Indeed, this approach is explored in The Longmead and Nonsuch Capacity Study.

- 4.7 It is also important to keep in mind the number of additional dwellings that come through via permitted development. During October 2018, MHCLG published a consultation '*Planning Reform: Supporting the high street and increasing the delivery of new homes*', this suggests that PD rights enabled the creation of 18,900 new homes nationally in 2016/17. Whilst changes to PD rights have secured additional residential units, this has been at the expense of the loss of employment floorspace. In response to these changes, the Council has adopted Article 4 Directions on some of the borough's offices, in order to manage these proposals. MHCLG are proposing additional permitted development rights to support the delivery of additional housing including new permitted development rights for the upward extensions on certain buildings in order to achieve additional housing. The Council will closely monitor these proposed changes and how they affect the land supply situation to meet future development needs.
- 4.8 The Council has commissioned a further study to explore the possible opportunities for housing land supply/ delivery within the Borough, taking a design led masterplan approach to delivering the identified need. The study, known as the 'Transformation Masterplan', assesses how Epsom and Ewell might 'transform' in the future to meet its needs, including an element of regeneration. The outcome of the 'Transformation Masterplan' will inform what approach the Council takes to meet its needs in its Local Plan review.
- 4.9 Whilst the Council is keen to deliver its housing need within the existing built up area, the scale of new housing that needs to be accommodated remains significant. It is unlikely that all of the need will be met within the urban area. It is therefore likely that the Council will need to investigate whether some of the need can be met outside the built up limits within the Green Belt. Whatever the approach the Council takes, it will need to work closely with neighbouring authorities to agree how the need will be met in its entirety.

## Appendix A

Housing developments under construction.

Application No	Address	Net Change
<b>Auriol</b>		
14/00952	5A Stoneleigh Park Road, Stoneleigh	1
<b>Total</b>		<b>1</b>

<b>College</b>		
17/00256/FUL	5 Alexandra Road Epsom	10
17/00896/FUL	Development Site Rear Of Greenways And The Garth Windmill End Ewell Surrey	4
14/01855	Priam Lodge Stables, 83 Burgh Heath Road, Epsom	3
<b>Total</b>		<b>17</b>

<b>Court</b>		
13/01718/FUL	Meadowcroft, 56 Longmead Road	2
15/01497/FUL	101 to 111 Hollymoor Lane	24
15/01395/FUL	Garages 23 to 42 Teddington Close	6
<b>Total</b>		<b>32</b>

<b>Cuddington</b>		
16/01693/RES 16/00193/ OUT	Land Adjacent Riverside Cottage Old Malden Lane Worcester Park	1
17/00461/FUL	Mill House, Old Malden Lane, Worcester Park	1
16/01379/FUL + 17/00446/REM	Land To The Rear Of 35 The Avenue Worcester Park	5
<b>Total</b>		<b>7</b>

<b>Ewell</b>		
16/00378/PDCOU	Bank House, 42 High Street, Ewell	4
17/00616/PDCOU	Ram Security 27 - 29 High Street Ewell	5
17/00515/FUL	The Star 2 Cheam Road, Ewell	3
15/01133 (also 15/01574/REM)	4-6 Chuters Grove, Epsom	2
15/01548/FUL	6 to 8 Chuters Grove	2
<b>Total</b>		<b>16</b>

<b>Ewell Court</b>		
14/00077	287 Kingston Road	1
16/01753/FUL	317 Kingston Road	1
17/01370/FUL	407A Kingston Road	1
14/00646	69 Meadow Walk, Ewell	1
<b>Total</b>		<b>4</b>

<b>Nonsuch</b>		
17/00686/FUL	86 Reigate Road Ewell	3
16/00166/FUL	37 & 37a Cheam Road, Ewell	15
17/00429/FUL	NESCOT Agricultural Land Reigate Road Ewell	88
<b>Total</b>		<b>106</b>

<b>Ruxley</b>		
17/00121/FUL	5 Cox Lane West Ewell Surrey	8
16/00296/FUL	The Roveries, 59-63 Cox Lane	9
16/00380/FLH	97 Ruxley Lane West Ewell	0
11/00366	117 Ruxley Lane, West Ewell	1
<b>Total</b>		<b>18</b>

<b>Stamford</b>		
16/00096/FUL	Epsom Social Club, Horton Lane, Epsom	1
16/01145/FUL	Birchcroft & Hollydene Court Lane Epsom	11
16/00585/FUL	45 Manor Green Road, Epsom	0
14/01750/RES	57 Woodlands Road, Epsom	5
15/00492	Court Lodge, Court Lane, Epsom	9
14/00032	Pine Lodge, Horton Lane	10
<b>Total</b>		<b>36</b>

<b>Stoneleigh</b>		
15/01899/FUL	1 Clandon Close, Stoneleigh	1
14/00795	Rear of 72 Stoneleigh Broadway	6
10/00366	18 Stoneleigh Broadway, Stoneleigh	2
<b>Total</b>		<b>9</b>

<b>Town</b>		
14/00736	122 Hook Road, Epsom, KT19 8TX	2
17/00385/FUL	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	4
15/01530/FUL & 18/00139/NMA	1 Chase Road, Epsom	13
13/00530 and 14/00205/COND	31 High Street Epsom	1
17/00020/FUL	6A Upper High Street Epsom	1
16/00215/FUL and 16/01624/COND	93 - 95 High Street, Epsom	3
15/01532/FUL + 17/00547/REM	Ashley House, Ashley Road	12
14/01920	24-28 West Street, Epsom	3
10/00709	68 High Street, Epsom	1
17/01755/FUL	Sunnybank House 39A East Street Epsom	<b>Student Halls C1</b>
<b>Total</b>		<b>40</b>

<b>West Ewell</b>		
10/00641	Land adj 41 Plough Road, West Ewell	1
08/00429	50 Gadesden Road, West Ewell	1
<b>Total</b>		<b>2</b>

<b>Woodcote</b>		
17/00308/FUL	The White Horse Public House	0
14/01442	54 Rosebery Road, Epsom	3
15/00228	Land At Lord Rosebery Lodge, 6 Elm Grove, Epsom	2
16/01581/FUL	The Gold Peak, Wilmerhatch Lane	0
16/00608/FUL	15 Pine Hill, Epsom	0
16/00055/FUL	85 Rosebery Road, Epsom	1
10/00653	Caithness Cottage, 60 Worple Road, Epsom	2
12/00148	11 Warren Hill, Epsom	1

<b>Total</b>	<b>9</b>
<b>Overall Total</b>	<b>297</b>

## Appendix B

Outstanding permissions for housing.

Application No	Address	Net Change
<b>Auriol</b>		
15/01870/FUL	16 Kirby Close, Ewell	1
<b>Total</b>		<b>1</b>

<b>College</b>		
16/00489/OUT	32 Downs Road, Epsom	1
16/00653/OUT	25 Alexandra Road	13
17/01853/FUL	101 College Road Epsom	8
18/00494/FUL	18 Mill Road	1
<b>Total</b>		<b>23</b>

<b>Court</b>		
14/00167	Garages 1-9 Ormonde Avenue	2
17/00272/FUL	Central Lodge St Ebbas Hospital Hook Road Epsom	0
17/01398/FUL	329 Hook Road Epsom	1
17/01863/FUL	22 Hyperion Place Epsom	1
18/00183/FUL	Land Rear Of 36 Horton Hill Epsom	1
<b>Total</b>		<b>5</b>

<b>Cuddington</b>		
17/00833/FUL	16 Cleveland Gardens Worcester Park	1
18/00396/FUL	19 Woodlands Avenue Worcester Park	1
<b>Total</b>		<b>2</b>

<b>Ewell</b>		
15/00548	Brookland House, 2B West Street, Ewell	1
15/01388	Grange Mansions, Kingston Road	4
17/00530/FUL	Wychwood Epsom Road Ewell	3
17/00932/FUL	4-5 Market Parade High Street Ewell	4
17/01101/PDCOU	1st and 2nd floor offices 1 - 3 Cheam Road Ewell	2
18/00537/FUL	27 -29 High Street Ewell	3
17/01797/FUL	Freedman Alexander Solicitors First Floor Offices 57 - 61 High Street Ewell	3
18/00529/FUL	22 The Headway Ewell	1
17/00784/PDCOU	100 East Street Epsom	6
<b>Total</b>		<b>27</b>

<b>Ewell Court</b>		
16/00311/FUL	1 Chestnut Avenue, Ewell	1
18/00185/FUL	6 Plantagenet Close Worcester Park	0
18/00297/FUL	78 Riverview Road	3
18/00168/FUL	2A River Way Ewell	1
<b>Total</b>		<b>5</b>

<b>Nonsuch</b>		
16/01068/FUL	57 Longdown Lane North Ewell	1
18/00801/FUL	86 Reigate Road Ewell	2
<b>Total</b>		<b>3</b>

<b>Ruxley</b>		
17/01490/OUT	29 Cox Lane West Ewell	1
18/00084/FUL	490 Chessington Road West Ewell	3
<b>Total</b>		<b>4</b>

<b>Stamford</b>		
15/00766/FUL	83 Manor Green Road Epsom	1
17/00353/FLH	6 Lindsay Close Epsom	1
17/01722/FUL	2 Hunters Close Epsom	1
17/01392/FUL	Land Adjoining 50 Woodlands Road Epsom	1
17/00469/FUL	41 Kendor Avenue	1
<b>Total</b>		<b>5</b>

<b>Stoneleigh</b>		
14/01857/FUL	London Road Lodge Nonsuch Park	0
15/00336	Land Rear 44-48 Stoneleigh Broadway, Stoneleigh	6
17/00549/FUL	32A Stoneleigh Broadway Stoneleigh	1
17/01583/FUL	Darbys Newsagents 50 Stoneleigh Broadway	2
17/01306/REM	Rear Of 72 Stoneleigh Broadway	1
<b>Total</b>		<b>10</b>

<b>Town</b>		
14/00724	19 Church Road, Epsom	1
15/01021	69-71 High Street, Epsom	1
16/01407/FUL	69-71 High Street Epsom	3
17/00188/FUL	Bar XLR 79 East Street Epsom	6
16/01902/OUT	Land To The Rear Of 41 To 67 Hook Road	4
17/00244/FUL	111 East Street Epsom	3
16/01325/FUL	13 Ashley Road Epsom	3
17/00387/FUL	YoYo DropIn Centre 24 South Street Epsom	2
17/01242/FUL	31 Prospect Place	1
17/00001/FUL	Development Site At Upper High Street Epsom	30
17/01395/RES	Haddad House 91 East Street Epsom	5
17/01085/OUT	8 Andrews Close Epsom	7
17/01601/PDCOU	Ground Floor 82 East Street Epsom	3
17/01758/PDCOU	Aviary Court 138 Miles Road Epsom	8
17/01579/FUL	Stan James Adair House 4- 6 High Street	2
18/00483/FUL	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	2
18/00487/FUL	82 East Street Epsom	1
18/00721/FUL	Land To The Rear Of 41 To 67 Hook Road Epsom	4
18/00153/FUL	54 High Street Epsom	2
18/00653/PDCOU	82 East Street Epsom	1
<b>Total</b>		<b>89</b>



<b>West Ewell</b>		
15/00932	171 Chessington Road West Ewell	1
16/00712/FUL	1 Gadesden Road West Ewell	1
17/00132/CLP	171 Chessington Road	1
<b>Total</b>		<b>3</b>

<b>Woodcote</b>		
16/01919/FUL	70 Worple Road Epsom	1
16/01564/FUL	80 Rosebery Road Epsom	1
17/01321/FUL	Ebbisham Court 34 Dorking Road Epsom	1
17/01574/RES	12 - 14 Grosvenor Road Epsom	1
17/01275/FUL	Chalk Lane Hotel Chalk Lane Epsom	21
18/00030/FLH	98 Beaconsfield Road Epsom	0
18/00117/FUL	The Durdans Stables Chalk Lane Epsom	1
18/00233/REM	54 Rosebery Road Epsom	3
18/00432/OUT	74 Ebbisham Road Epsom	1
17/01256/FUL	34 Woodcote Park Road Epsom	0
<b>Total</b>		<b>30</b>
<b>Overall Total</b>		<b>207</b>