

Addition to **Appendix 5.4** (Sites discounted at Stage 2) of the LAA (2024, document reference HB01a) – Confirmation of non-availability

Site name (address)	Unique Ref	Existing use	Area (ha)	Why was the site discounted?	Source	Confirmation received of site not being available?
car park to rear of 272 Kingston Road	AUR002	Car park	0.55	Site not available	Desktop review	No confirmation received.
car park and garages off Kingston Road	AUR003	Car park and garages	0.19	Site not available	Desktop review	Confirmed as not available
King Georges Field, Auriol Park	AUR005	Playing field & sports facilities	6	Site not available	Desktop review	Confirmed as not available
land at Timbercroft	AUR007	open land	0.35	Suitability concerns (loss of open amenity land)	Desktop review	n/a
Builders Yard Mill Road	COL001	Industrial (building materials supplier)	0.43	Site not available	Desktop review	No confirmation received.
Linden House 9 College Road Epsom Surrey KT17 4HD	COL005	Residential plot	0.19	Unsuitable for redevelopment (highly developed, established care home)	Desktop review	n/a
25 Alexandra Road Epsom Surrey KT17 4BP	COL006	House	0.2	Site not available	Desktop review	No confirmation received.
Garages at Cleves & Dorset Court	COL009	Garages	0.2	Availability concerns (not confirmed as available; garages under multiple leaseholds)	Desktop review	No confirmation received.
Garages, East of Alexandra Road (3)	COL011	Garages	0.12	Availability concerns (not confirmed as available; garages under multiple leaseholds)	Desktop review	No confirmation received.
Garages, East of Alexandra Road (2)	COL012	Garages	0.11	Availability concerns (not confirmed as available; garages under multiple leaseholds)	Desktop review	No confirmation received.
Garages, East of Alexandra Road (1)	COL013	Garages	0.11	Availability concerns (not confirmed as available; portion of garages under multiple leaseholds)	Desktop review	No confirmation received.
Garages behind Denewood	COL028	Garages	0.05	Availability concerns (garages under multiple leaseholds; not confirmed as available)	Desktop review	No confirmation received.
Bahram Road estate	COU019	Open public amenity land	0.22	Site not available and suitability concerns (loss of open amenity land)	Desktop review	No confirmation received.
Gainsborough Road estate, Epsom	COU020	Housing and amenity land	0.26	Site not available	Desktop review	No confirmation received.
Parking at 54 Gainsborough Road	COU021	Parking	0.1	Site not available	Desktop review	No confirmation received.
85b Hook Road, Epsom	COU047	Garages, Motor shop	0.14	Site not available and suitability concerns	Desktop review	No confirmation received. (Call for Sites submission received for COU046 adjacent only)
Grafton Stables and adjacent land	CUD001	Open space	5.56	Suitability concerns (site covered by TPO)	Call for Sites	n/a
Garages Morland Court, Ardrossan Gardens	CUD002	Garages	0.18	Site not available	Desktop review	No confirmation received.
Garages at Purdey Court, Worcester Park	CUD003	Garages	0.06	Suitability, availability (not confirmed as available) and achievability concerns (garages under multiple leaseholds)	Desktop review	No confirmation received.
Garages on corner of Worcester Park & Kingston Rd	CUD004	Garages	0.07	Site not available; suitability (most of site covered by flood zone 2) and achievability concerns (multiple garages)	Desktop review	No confirmation received.
Land off Royal Close, Worcester Park	CUD005	Woodland	0.28	Suitability concerns (woodland, covered by TPO)	Call for Sites	n/a
Royal Avenue Open Space	CUD008	Open space	1.12	Suitability concerns (loss of existing open space)	Desktop review	n/a

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El. Sub Station and land at Barrow Hill Close	CUD011	El. substation & land w. trees	0.14	Suitability concerns (electricity substation & covered by TPO)	Desktop review	n/a
Carrick Lodge, Barrow Hill	CUD012	Residential	0.2	Suitability concerns (site covered by TPO)	Planning Application	n/a
Dancer Dick Wood	CUD014	Woodland	1.02	Suitability concerns (loss of existing woodland)	Desktop review	n/a
Wandgas Athletic Ground, Grafton Road	CUD015	Sports and social club	2.54	Suitability concerns (loss of playing fields)	Desktop review	n/a
Allotments end of Barn Elms Close	CUD018	Allotments	0.41	Site not available	Desktop review	Confirmed as not available.
5 Ruxley Lane, Ewell	EWC001	Car dealership	0.18	Site not available	Desktop review	No confirmation received.
547 Kingston Road	EWC003	Residential	0.43	Suitability concerns (site covered by Flood Zone 2)	Desktop review	n/a
Riverview C of E Primary School	EWC005	Playing fields	0.73	Suitability concerns (loss of playing fields)	Desktop review	n/a
Generation Resource Centre, Ruxley Lane	EWC006	Community centre	0.28	Site not available	Desktop review	Confirmed as not available.
TA Centre Welbeck Close	EWE001	TA Centre	1.02	Site not available	Desktop review	No confirmation received.
Garages at Chichester Court, Ewell	EWE002	Garages	0.2	Site not available; suitability concerns	Desktop review	No confirmation received.
Homebase 23 Reigate Road Ewell Surrey KT17 1PE	EWE005	Retail and parking	1.6	Site not available	Desktop review	No confirmation received.
104-130 Ewell By-Pass (Land south Castle Parade)	EWE006	Residential and gardens	0.45	Availability and achievability concerns (multiple landowners and not available)	Desktop review	No confirmation received.
Corner of Ewell By-Pass & London Road	EWE011	Car dealership & filling station	0.31	Achievability concerns (Listed Building on site) & not available	Desktop review	No confirmation received.
Land west of Ewell By-Pass	EWE012	Natural/semi natural open space	0.87	Site not available	Desktop review	No confirmation received.
Horton Haven	HOR013	NHS Facilities	1.82	Site not available	Desktop review	No confirmation received.
Public House (Toby Carvery) 45 Cheam Road	NON002	Public house, restaurant	0.47	Site not available	Desktop review	No confirmation received.
47 Cheam Road Ewell Surrey KT17 3EB	NON003	Residential	0.1	Site not available	Desktop review	No confirmation received.
Holmwood Close, Ewell	NON006	garages and trees	0.2	Site not available	Desktop review	No confirmation received.
Open land adjacent to Seymour Ave	NON007	Open amenity land	0.11	Suitability concerns (loss of open amenity land)	Desktop review	n/a
Land by Gomshall Road	NON008	Open amenity land	0.15	Suitability concerns (loss of open amenity land)	Desktop review	n/a
Land west of Cheam Road	NON011	Gardens, trees	0.6	Suitability concerns (covered by TPO, impact on private gardens)	Desktop review	n/a

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105-107 College Road and adjoining land	NON019	Housing (x2)	0.4	Site not available	Desktop review	No confirmation received.
Cox Lane Community Centre	RUX001	Community Centre and GP surgery	0.24	Site not available	Desktop review	Confirmed as not available.
Behind Texaco Petrol Station, Ruxley Lane	RUX007	Garage, car park	0.19	Site not available	Desktop review	No confirmation received.
Lavender Road garages, Epsom	RUX012	Garages	0.13	Availability concerns (garages under multiple freehold and leaseholds; not available)	Desktop review	No confirmation received.
Petrol Station at corner of Chessington & Ruxley Lane	RUX015	Texaco petrol station and shop	0.1	Site not available	Desktop review	No confirmation received.
Garages at end of Carnforth Cl	RUX016	Garages	0.08	Availability & deliverability concerns (garages under multiple freeholds & leaseholds)	Desktop review	No confirmation received.
play area and open space at Permerley Case	RUX017	Play area, open space, parking lot	0.12	Site not available	Desktop review	Confirmed as not available
The Wells Centre, Spa Drive	STA004	Community use	0.33	Availability concerns	Call for Sites	Confirmed as not available
Garages - Christchurch Place	STA005	Garages	0.18	Availability concerns (garages under two freeholds and multiple leaseholds)	Desktop review	No confirmation received.
Kingswood School	STA006	Private school and wider site	1.27	Availability concerns	Call for Sites	Confirmed as not available
1-21 Stoneleigh Broadway, Stoneleigh	STO006	Mixed use	0.23	Availability concerns (multiple freeholds and leaseholds)	Desktop review	No confirmation received.
London Road Lodge	STO007	Abandoned lodge & land	0.15	Development completed (planning app: 20/01887/FUL)	Planning Application	n/a
1 Beaufort Way	STO008	Filling station, shop & self-storage	0.56	Site not available	Desktop review	No confirmation received.
Conservative Club, Epsom Club and Church	TOW002	Social Club	0.35	Site not available	Desktop review	No confirmation received.
Fire Station	TOW003	Fire Station	0.16	Site not available	Desktop review	Confirmed as not available.
TK Maxx	TOW007	Retail	0.14	Site not available	Desktop review	No confirmation received.
Land R/O The Albion Public House (Mccaffertys Bar)	TOW008	Light industrial (MOT)	0.14	Site not available	Desktop review	No confirmation received.
32 Waterloo Road and BRM Coachworks	TOW013	Light industrial / vacant	0.23	Site not available	Desktop review	No confirmation received.
Spread Eagle Shopping Centre	TOW016	Retail / Commercial	0.18	Site not available	Desktop review	No confirmation received.
Garages, 4 Chessinghams, Epsom	TOW027	Garages	0.08	Availability concerns (garages under multiple leaseholds & not available)	Desktop review	No confirmation received.
Garages, 57a Upper High Street	TOW028	Garages	0.09	Availability concerns (garages each under different freeholds & one garage under a leasehold)	Desktop review	No confirmation received.

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Garages & parking, Church Road (south of railway)	TOW029	Garages & parking	0.26	Availability concerns (garages & parking under multiple freeholds and/or leaseholds)	Desktop review	No confirmation received.
Garages, Delporte Close, north of railway	TOW030	Garages and parking	0.29	Availability concerns (garages & parking under different freeholds)	Desktop review	No confirmation received.
Garages north of Meadows Court	TOW031	Garages, parking	0.1	Availability concerns (garages under multiple leaseholds; not available)	Desktop review	No confirmation received.
Garages & Parking at Prospect Place	TOW033	Garages and parking	0.17	Availability concerns (garages and parking under multiple freeholds)	Desktop review	No confirmation received.
Garages at Middle Close & car park on East Street	TOW036	Garages & small car park	0.19	Availability concerns (garages and car park under multiple freeholds; not available)	Desktop review	No confirmation received.
Auction House, Depot Road	TOW041	Industrial/commercial (motor serv. & escape room)	0.12	Availability concerns (site under multiple freeholds; not available)	Desktop review	No confirmation received.
Victoria House, 69-77 East Street	TOW042	Commercial & residential	0.12	Availability and achievability concerns (multiple freeholds & leaseholds)	Planning Application	No confirmation received.
Kiln Lane	TOW045-050	Retail and commercial uses	12.55	Site not available	Desktop review	No confirmation received, except for 3 sites promoted by 1 landowner (2 discounted for being too small and 1 allocated)
Laine Theatre Arts	TOW052	Performing arts college	0.05	Site not available	Desktop review	No confirmation received.
100 East Street	TOW063	Converted Office building	0.08	Development completed (planning app: 19/01303/FUL)	Planning Application	n/a
106-112 East Street	TOW064	Light industrial (tyre and car shop)	0.11	Site not available	Desktop review	No confirmation received.
Marshalls Close garages	TOW065	Garages	0.09	Availability & deliverability concerns (garages each under different freeholds)	Desktop review	No confirmation received.
Eclipse Business Park, West Hill	TOW067	Light industrial	0.39	Site not available	Desktop review	No confirmation received.
Garages at Larch Crescent, Ewell	WEW006	Garages, parking, open land	0.2	Availability concerns (garages under multiple leaseholds; not available)	Desktop review	No confirmation received.
442 Chessington Road and Coach Park	WEW008	Residential and Coach park	0.34	Site not available	Desktop review	No confirmation received.