

Epsom and Ewell Green Belt Study Stage Two

Epsom and Ewell Borough Council

May 2018





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1 Introduction

Atkins Limited has been commissioned by Epsom and Ewell Borough Council (EEBC) to carry out a Green Belt Study Stage Two. This Stage Two Study (GBS Stage Two) assesses the promoted or lower performing Green Belt parcels, considers constraints and identifies parcels which are potentially suitable for release from the Green Belt which could potentially contribute to EEBC's housing land supply as part of the current Core Strategy Review. This Study will be used to inform decisions relating to identified long term growth requirements for the borough and discussions with neighbouring authorities under the Duty to Co-operate relating to the accommodation of wider growth pressures from beyond the authority boundary.

1.1 Background

In 2016, Atkins Limited was commissioned by EEBC to carry out a strategic assessment of the Metropolitan Green Belt within the borough (the Green Belt Stage One Study). This comprehensive assessment used a 'policy off' approach in assessing the performance of the land within the Green Belt against the five purposes as set out in paragraphs 79 and 80 of the National Planning Policy Framework 2012 (NPPF).

The GBS Stage One sub-divided the borough's Green Belt land in to a total of 53 separate parcels and then assessed their performance against the five purposes using a scoring system of 0-3 with the higher performing parcels scoring 3 for each purpose. The GBS Stage One found that the performance and character of the Green Belt land varies across the borough with some parcels performing highly for some purposes and not performing for others. The Study concluded that overall the area of designated Metropolitan Green Belt within the borough performs highly.

Following consideration of the findings of the GBS Stage One assessment, in September 2017 EEBC commissioned Atkins Limited to carry out a more detailed 'policy on' Green Belt Study Stage Two ('GBS Stage Two') (which forms the subject of this report). The agreed basis of the Stage Two Study was to assess those areas of Green Belt that did not perform highly against the five purposes and which could potentially be released to contribute to meeting the Council's identified housing land supply. Whilst it is not the purpose of this GBS Stage Two to make recommendations as to which areas of land should be released from the Green Belt, it does set out clearly those areas which are less constrained and therefore considered potentially suitable for release when considered against national Green Belt policy at this stage.

1.2 Requirement for the Study Stage Two

The key driver for this GBS Stage Two is EEBC's need to adopt a partial review of its Core Strategy taking account of the requirements of the National Planning Policy Framework (NPPF) and up to date Planning Practice Guidance (PPG) whilst demonstrating how the borough's identified growth requirements, including their Objectively Assessed Need (OAN) for housing, will be accommodated.

The 2016 Strategic Housing Market Assessment (SHMA), commissioned by Elmbridge Borough Council, EEBC, Mole Valley District Council and the Royal Borough of Kingston Upon Thames identifies the OAN for housing for EEBC as 8,352 over the period 2015-2035 (418 per annum). This figure is significantly higher than the planned provision set out in the Core Strategy of 2,715 new homes over the plan period 2007-2022, with an average delivery of 181 homes per annum.

EEBC's Strategic Housing Land Availability Assessment (SHLAA) 2017 reviewed the potential housing land supply for the current Core Strategy period 2007-2026 as well as the forthcoming Local Plan period 2015-2032. The SHLAA identifies sufficient housing land to meet the currently adopted housing target of 2,715 new homes of the current plan period. However, there is a significant shortfall in available land to respond to the OAN figure for housing for the forthcoming plan period. EEBC's current 5 year housing land supply figure is 1.3 years based on the OAN of 418 homes per annum. There is therefore, a need for EEBC to review the options available to increase the housing land supply in the immediate and longer term.

In seeking to increase its housing land supply and meet the OAN for housing for the borough, EEBC must consider all reasonable options available, including whether there are exceptional circumstances to justify the release of designated Green Belt land. This GBS Stage Two assesses those areas of designated Green Belt land that have been identified within the GBS Stage One or put forward by site promoters as having the potential to contribute to EEBC's housing land supply without compromising the overall performance of the Green Belt both within and beyond the borough boundary.

This GBS Stage Two is part of a wider evidence base that will inform the review of the Core Strategy. The findings of this study, alongside the findings of the GBS Stage One, should not be read in isolation but considered in parallel with the complete series of evidence base documents published by the Council.

This GBS Stage Two will be used alongside other evidence base documents to assist the Council in considering its approach to the accommodation of the OAN for housing for the borough and whether exceptional circumstances exist to justify the release of designated Green Belt land in line with national planning policy.

2 Policy Context

2.1. National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and replaced the former Planning Policy Statements and Planning Policy Guidance Notes. The NPPF sets out the national planning policies for England with the presumption in favour of sustainable development at its core. The NPPF supports the Government's sustainable growth agenda and sets out economic, social and environmental policies to guide development.

Paragraph 79 of the NPPF makes it clear that the Government 'attaches great importance to Green Belts', setting out that the 'fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open'. Paragraph 80 sets out the five purposes of Green Belt:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The GBS Stage One sub-divided and assessed all designated Green Belt land within the borough against the five purposes identified in paragraph 80 which provided an assessment of the performance of the Green Belt within EEBC.

Paragraph 83 sets out that Green Belt boundaries should be fixed and only altered in exceptional circumstances through the Local Plan preparation or review process. In addition, paragraph 85 sets out a number of factors that should be given due consideration when defining Green Belt boundaries:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Paragraph 84 requires authorities to consider the requirement to promote sustainable patterns of development when reviewing Green Belt boundaries. Specifically, authorities should 'consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary'.

2.2. Draft Revised National Planning Policy Framework

On 5th March 2018 the Government published the Draft Revised NPPF for consultation. The Draft Revised NPPF seeks to incorporate the proposals previously set out in the 'Housing White Paper' and 'Planning for the right homes in the right places consultation' into national planning policy. Some of these proposed revisions include policies relating to Green Belt land and housing delivery.

Paragraph 136 of the Draft Revised NPPF requires Local Planning Authorities to thoroughly assess all reasonable options for the accommodation of their identified needs before concluding that exceptional circumstances have been established to justify the release of Green Belt land. Consideration must be given to:

- the availability of suitable brownfield sites and underutilised land;
- optimising the density of development; and
- the potential for neighbouring authorities to accommodate some of the identified need.

Paragraph 137 seeks to add to paragraph 84 of the NPPF by setting out the requirement for first consideration to be given to previously developed land and/or land which is well served by public transport where Green Belt release is deemed necessary to meet identified needs.

These proposed changes, alongside the forthcoming Housing Delivery Test, will change the policy framework for delivering housing and should be given due regard by EEBC when considering its options for meeting the OAN for housing.

2.3. Epsom and Ewell Local Plan

The Epsom and Ewell Local Plan will update the adopted Core Strategy 2007 taking account of up to date national policy and local evidence base. The Council consulted on the Local Plan Issues and Options report from September to November 2017. The report makes it clear that the current evidence base shows that there is insufficient land available to meet the identified housing needs of the borough over the next 15 years. Therefore, as part of this consultation a number of options for the accommodation of growth were presented for consideration. Three of these options included for the release of Green Belt land.

The Issues and Options report identifies that under Option 2 (Release some Green Belt land for new homes) and Option 4 (Finding the balance) any Green Belt release should be from within 'Broad Areas of Search' as a starting point. These Broad Areas are to be free from primary constraints. This created an initial area of search that is immediately adjacent to the existing built up area.

The requirements of the NPPF, the options identified in the Epsom and Ewell Issues and Options report alongside the findings of the GBS Stage One, form the basis for this Study. Whilst still in draft, the outlined proposed changes to the NPPF have also been given due regard in this Study.

1. As set out in the Epsom and Ewell Constraints Report 2017





3 Scope and Methodology

The core purpose of this GBS Stage Two is to identify those areas of the Metropolitan Green Belt within the borough that are the least constrained and therefore may be suitable, in Green Belt terms, for release in order to contribute to accommodating development and future growth in the borough. The scope and basis of this Study is set out in the table below.

This Study:	This Study DOES NOT:
Assesses the lower scoring areas of Green Belt identified in the GBS Stage One	Determine whether or not Green Belt land should be released
Assesses promoted Green Belt sites submitted to the Call for Sites exercise	Recommend the quantum of land that should be released from the Green Belt
Uses a 'policy on' approach to assessing parcels	Recommend the release of any specific area of land from the Green Belt
Identifies those parcels which are considered to be the least constrained in policy terms	Calculate the potential yield from any assessed sites

This Study builds upon the findings of the GBS Stage One. It further assesses those lower scoring parcels alongside those sites which have been promoted through EEBC's Local Plan Call for Sites exercise. This Study and the GBS Stage One should not be read in isolation, but considered as part of the wider Core Strategy Review evidence base.

The GBS Stage One identified a small number of sites that, at that stage, could have been considered suitable for adding land to the Green Belt. This Study does not consider these sites any further. The areas were identified during the 'policy off' stage and therefore consideration was not given to their existing protection under other extant policies.

3.1 Methodology

In order to ensure a robust and comprehensive approach, this study methodology has been informed by the key relevant requirements of the NPPF. This GBS Stage Two has been undertaken in eight key stages. The work undertaken through this staged process is outlined in further detail below:

Stage One: Establishing the scope of the assessment

Stage Two: Establishing the methodology

Stage Three: Identifying the lower scoring parcels from the Green Belt Study Stage One and promoted sites from the Local Plan call for sites

Stage Four: Detailed desk-based assessment of sites

Stage Five: Site visits

Stage Six: Draft reporting

Stage Seven: Stakeholder workshop

Stage Eight: Final reporting

The findings of the GBS Stage One provided the basis for establishing the scope of the assessment. The assessment methodology was then established and agreed with EEBC, including a review of the constraints and policies which were to be considered as part of the assessment. The lower scoring parcels established within the GBS Stage One were identified alongside those sites promoted as part of the Local Plan Call for Sites exercise before a desk-top, largely policy focused, assessment of the existing site constraints was undertaken. Consideration was also given to the accessibility and connectivity of each site.

Following the initial desk-based review of sites, site visits were undertaken to establish the setting and context of each site. An assessment of the key physical features within and adjacent to each site was carried out as well as a landscape and visual sensitivity assessment. Site visits also confirmed current land use as well as an assessment of those features which could be deemed suitable for the definition of a new defensible Green Belt boundary should the site be released. Findings from the desk based studies and site visits were used to inform the drafting of the report. A key stakeholder workshop was held in December 2017 to discuss the basis of the GBS Stage Two and the initial key findings. A list of those stakeholders invited to this workshop is included in Appendix A of this report. The full findings of this staged approach are contained in this report.



4 Sites

This GBS Stage Two assessment seeks to identify those areas of designated Green Belt land that would be most suitable for release through the Local Plan process and therefore those which are most likely to be considered acceptable at Examination. Such sites have been identified on the basis of the following:

Lower Scoring Parcels

The GBS Stage One subdivided the Metropolitan Green Belt within the borough up into discrete parcels, delineated using strong permanent boundaries which are easily identifiable, in line with the requirements of paragraph 85 of the NPPF for defining Green Belt boundaries. Their performance as Green Belt land was assessed against a set of 'policy off' criteria and a final score out of a possible 12 provided. Lower scoring parcels are considered to not perform well as Green Belt land and have therefore been carried forward for consideration in this GBS Stage Two Study. A score threshold of 4 has been used to classify parcels as lower performing.

Two parcels which scored a total of 4 in the GBS Stage One have not been carried forward for further consideration in this GBS Stage Two. Parcel 18 (Land at Bracken Path and Church Side) is entirely developed and therefore has been excluded from this Study. Parcel 27 (Land at Clarendon Park) is also mostly developed at the Long Grove former hospital site. The remaining undeveloped area of the parcel is constrained by a primary constraint by virtue of its designation as a Site of Nature Conservation Importance.

Promoted Sites

EEBC have carried out a Local Plan call for sites exercise in order to gain a thorough understanding of the land available for development over the Plan period. A number of sites within the Green Belt were submitted during this exercise and as such have been included in this Study and assessed against the same criteria as the lower scoring parcels.

One very small site (Clear Heights) was promoted through EEBC's Call for Sites exercise but has not been assessed as part of this Study. This small site falls within parcel 7 which scored more moderately in the Green Belt Study 2017 with a score of 7 out of a possible 12 for its performance as Green Belt land. The northern extent of parcel 7 includes Epsom Cemetery which directly adjoins the built-up edge of the borough with the promoted site isolated to the south. As such this site/parcel has not been considered any further as part of this GBS Stage Two.

4.1 Assessed Sites

From this process, a total of 16 parcels were identified and assessed through this GBS Stage Two as set out in the table below and shown on the map overleaf.

Table 1. GBS Stage Two Assessed Parcels

GBS 2017 Parcel ID	Address	Alternative Site Name	GBS Stage One Score	Promoted Site
3	Land to the south west of Langley Vale	Land at Langley Bottom Farm	5	Yes (part of parcel)
8	Land to the east of Downs Road	Land east of Downs Road	8	Yes (part of parcel)
20	Land at and immediately surrounding West Park former hospital site	Remaining West Park sites	5	Yes
21	Land to the east of West Park former hospital site	Hollywood Lodge	11	Yes
22	Land at and immediately surrounding Horton former hospital site	Old cricket pitch Manor; land at Helm Close/Devon Close and Land to SE of Oak Glade	4	Yes (parts of parcel)
23	Land at Horton Country Park and Horton Park Golf Club	Horton Park Country Club	11	Yes (part of parcel)
25	Land at The Manor former hospital site	Horton Haven	4	Yes (part of parcel)
28	Land to the north of Chantilly Way east of Horton Lane	Greater Horton Farm	10	Yes (part of parcel)
29	Land to the east of Chantilly Way	Land at Chantilly Way	2	Yes
30	Land at St Ebba's former hospital site		4	
31	Land to the north west of St Ebba's former hospital site	Hook Road Arena	9	Council owned land
32	Land to the west of Burgh Heath Road east of Rifle Butts Alley	Land west of BHR and South Hatch Stables	7	Yes (part of parcel)
33	Land to the east of Burgh Heath Road south of Beech Way	Land east of BHR	7	Yes (part of parcel)
37	Land north of College Road west of Reigate Road	Downs Farm, Reigate Road	9	Yes
43	Land to the east of NESCOLT College	Priest Hill (NESCOLT land) and Priest Hill Sports Centre site	8	Yes
52	Land to the east of Reigate Road	North of Reigate Road and Mid Surrey Farm	1	Yes
37	Land north of College Road west of Reigate Road	Downs Farm, Reigate Road	9	Yes
43	Land to the east of NESCOLT College	Priest Hill (NESCOLT land) and Priest Hill Sports Centre site	8	Yes
52	Land to the east of Reigate Road	North of Reigate Road and Mid Surrey Farm	1	Yes

Parcel ID 31 is Council owned land that is free from primary constraints and is contiguous with the existing urban area and has therefore been carried forward for assessment at this GBS Stage Two

All of the above listed sites have been assessed using the same methodology. There have been a number of sites promoted through the Local Plan Call for Sites exercise which form only part of the land parcels identified in the GBS Stage One. The boundaries of the land parcels established as part of that process were delineated using strong permanent physical boundaries which are easily identifiable in line with the requirements of paragraph 85 of the NPPF. As such, the parcels have not been subdivided further to match the submitted sites and have been assessed based on their originally defined boundaries.

Parcel Pro-formas

Parcel pro-formas have been completed for each site and are included in Chapter 5 of this Study report. These pro-formas set out the findings of the initial desk based assessments and site visits which provide the context for the recommendations and findings set out in Chapter 6 of this report.



5 Assessment Findings

An initial 'policy on' desk-based review of existing primary site constraints was carried out at the first stage of the assessment for each of the parcels. Primary constraints have been defined in EEBC's Constraints Study 2017 as those designations which would prevent development of a site taking place and include the following:

- Flood Zone 3b;
- Site of Special Scientific Interest (SSSI);
- Local Nature Reserve (LNR);
- Sites of Nature Conservation Importance (SNCI);
- Ancient Woodland;
- Registered Parks and Gardens; and
- Registered Common Land.

Table 1 provides a matrix of primary constraints and indicates whether a parcel is subject to any of these listed constraints. For some parcels these designations only cover a portion of the site (as detailed in the parcel pro-formas). However, in line with the recommendations relating to sub-division set out in Chapter 4, the presence of these constraints have been recorded even where the designation only covers a small part of the parcel.

Those parcels which are identified as being constrained by the presence of a primary constraint in Table 2 are not considered to be potentially suitable for release at this stage. A complete and thorough assessment has however been undertaken and a parcel pro-forma included for each parcel for completeness.

All of the parcels have been assessed giving consideration to land use policies and professional judgement used to identify those parcels which are the least constrained and therefore considered to be potentially suitable for release from the Green Belt at this stage. Where parcels have been identified as potentially suitable for release, further work will be required to assess potential yields, infrastructure capacity and connectivity.

Table 1. GBS Stage Two Assessed Parcels

GBS Stage One Parcel ID	Address	Alternative Site Name	Flood Zone 3b	SSSI	LNR	SNCI	Ancient Woodland	Registered Park and Garden	Registered Common Land
3	Land to the south west of Langley Vale	Land at Langley Bottom Farm	No	No	No	No	No	No	No
8	Land to the east of Downs Road	Land east of Downs Road	No	No	No	No	No	No	No
20	Land at and immediately surrounding West Park former hospital site	Remaining West Park sites	No	No	No	No	No	No	No
21	Land to the east of West Park former hospital site	Hollywood Lodge	No	No	No	No	No	No	No
22	Land at and immediately surrounding Horton former hospital site	Old cricket pitch Manor; land at Helm Close/Devon Close and Land to SE of Oak Glade	No	No	No	No	No	No	No
23	Land at Horton Country Park and Horton Park Golf Club	Horton Park Country Club	Yes	No	Yes	Yes	Yes	No	No
25	Land at The Manor former hospital site	Horton Haven	No	No	No	Yes	No	No	No
28	Land to the north of Chantilly Way east of Horton Lane	Greater Horton Farm	No	No	No	No	No	No	No
29	Land to the east of Chantilly Way	Land at Chantilly Way	No	No	No	No	No	No	No
30	Land at St Ebba's former hospital site		No	No	No	No	No	No	No
31	Land to the north west of St Ebba's former hospital site	Hook Road Arena	No	No	No	No	No	No	No
32	Land to the west of Burgh Heath Road east of Rifle Butts Alley	Land west of BHR and South Hatch Stables	No	No	No	No	No	No	No
33	Land to the east of Burgh Heath Road south of Beech Way	Land east of BHR	No	No	No	No	No	No	No
37	Land north of College Road west of Reigate Road	Downs Farm, Reigate Road	No	No	No	No	No	No	No
43	Land to the east of NESCOLT College	Priest Hill (NESCOLT land) and Priest Hill Sports Centre site	No	No	No	No	No	No	No
52	Land to the east of Reigate Road	North of Reigate Road and Mid Surrey Farm	No	No	No	No	No	No	No

Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
3	Land to the south west of Langley Vale (Land at Langley Bottom Farm, Langley Vale Road.)	2	1	2	0	5

Current land use:

- Agricultural.
- Employment uses within farm buildings cluster.
- Utilities (pumping station located close to the access road at Langley Vale Road).

Primary Constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- Parcel 3 falls within an Area of Great Landscape Value (AGLV) which includes the entire parcel up to the settlement edge of Langley Vale and the nearby Warren.
- The Ancient Woodland at 'The Warren' is also designated with a 'blanket' Tree Preservation Order.
- There are two listed buildings which border the northern and southern parcel boundaries.

PRoW: Including informal footpaths:

- Bridleway BW127 known as 'Sheep Walk' is located on the southern site boundary.
- Bridleway BW146 is located to the north of the site (Langley Vale Road).
- Bridleway Tracks, earth trodden routes which run around the southern and western parcel edges include: BW33, BW47 and BW127.

Containment and boundaries:

Boundaries to the parcel include:

- The northern boundary defined by Langley Vale Road and beyond by a tree belt.
- The southern boundary delineated by the farm track, BW33 and well-maintained hedgerows which form one of the enclosing edges to the UE4, Epsom Downs character area.
- The Eastern boundary is defined by 'Sheep Walk, BW127 and a mature hedgerow with a gap at the top of the ascending route.
- The north-eastern boundary is contained by ancient woodland, 'The Warren' and the settlement edge of Langley Vale, comprising of mixed property boundaries.

Baseline landscape character:

Parcel 3 is located within the National Character Area 129, Thames Basin Heaths and due to the county-wide significance of its location, it is described under the county-wide character assessment as one of the 'Distinct Areas on the edge of Urban Areas' coinciding with Character Area UE3: Epsom Downs.

This parcel falls within an Area of Great Landscape Value (AGLV), forming the northern dip slopes within the area known as Walton Heath/Walton Downs. The designation extends south beyond the borough boundary.

Land use is agricultural, a transition to the wider countryside. It also adjoins the southern settlement edge of Langley Vale. The landform forms one side of a valley, descending from 125m to 85m AOD, the lowest part occupied by a cluster of buildings, associated with Langley Bottom Farm and access track which runs along the southern boundary from Langley Vale Road. It is defined by tracks and walking routes and only differs in terms of its land use with an agricultural use within the main field. However, there is a practice race track running along the south-eastern parcel boundary. The area is well used for recreational purposes, forming routes which traverse to/from and connect Headley / Walton-on-the-Hill / Epsom.

The eastern edge adjoins ancient woodland, 'The Warren' largely unmanaged, and designated as a group TPO, with a significant property boundary wall running along the edge of the parcel.

Typical viewpoints (Examples included on viewpoint map):

There are views from the southern edge of the Langley Vale Village settlement, specifically views from the curtilage of Grosvenor Road, Millers Close and Langley Close. These viewpoints are elevated, looking over the northern portion of the parcel.

There are views of the valley side and bottom from bridleways and footpaths that form the edge to this parcel and the character area described below, some of these are elevated viewpoints across the Langley Bottom Farm stead towards the countryside beyond. There is an isolated dwelling, part of the Langley Bottom Farm.

Landscape sensitivity (Sensitivity to change):

Parcel 3 has a High sensitivity to change due to its location and the setting it provides to both the Epsom Downs Race Course and Langley Vale settlement. It also forms part of a transitional landscape, one side of a valley which leads into the wider countryside beyond. The site is rare and quite tranquil in the context of the wider borough as part of the Epsom Downs area, it is therefore not readily substitutable, as it forms part of the Epsom Downs.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The receptors of greatest visual sensitivity include the residential views described above and the extensive views from the bridleways and the elevated view from 'Sheep Walk' along the south-eastern corner of the parcel. Views extend along the valley. There would be elevated views from Langley Vale residential area to the immediate north of the parcel. The land increases in elevation and forms part of the views from residential properties over countryside.

There are longer distance views of this parcel from the Epsom Downs Race course and from a bridleway on elevated ground to the north and south of the site, an example being BW146 which runs along the agricultural margin adjacent to Langley Vale Road and FP32 which crosses diagonally to meet the access to Langley Vale Farm, as a continuation of Chalk Pit Road.

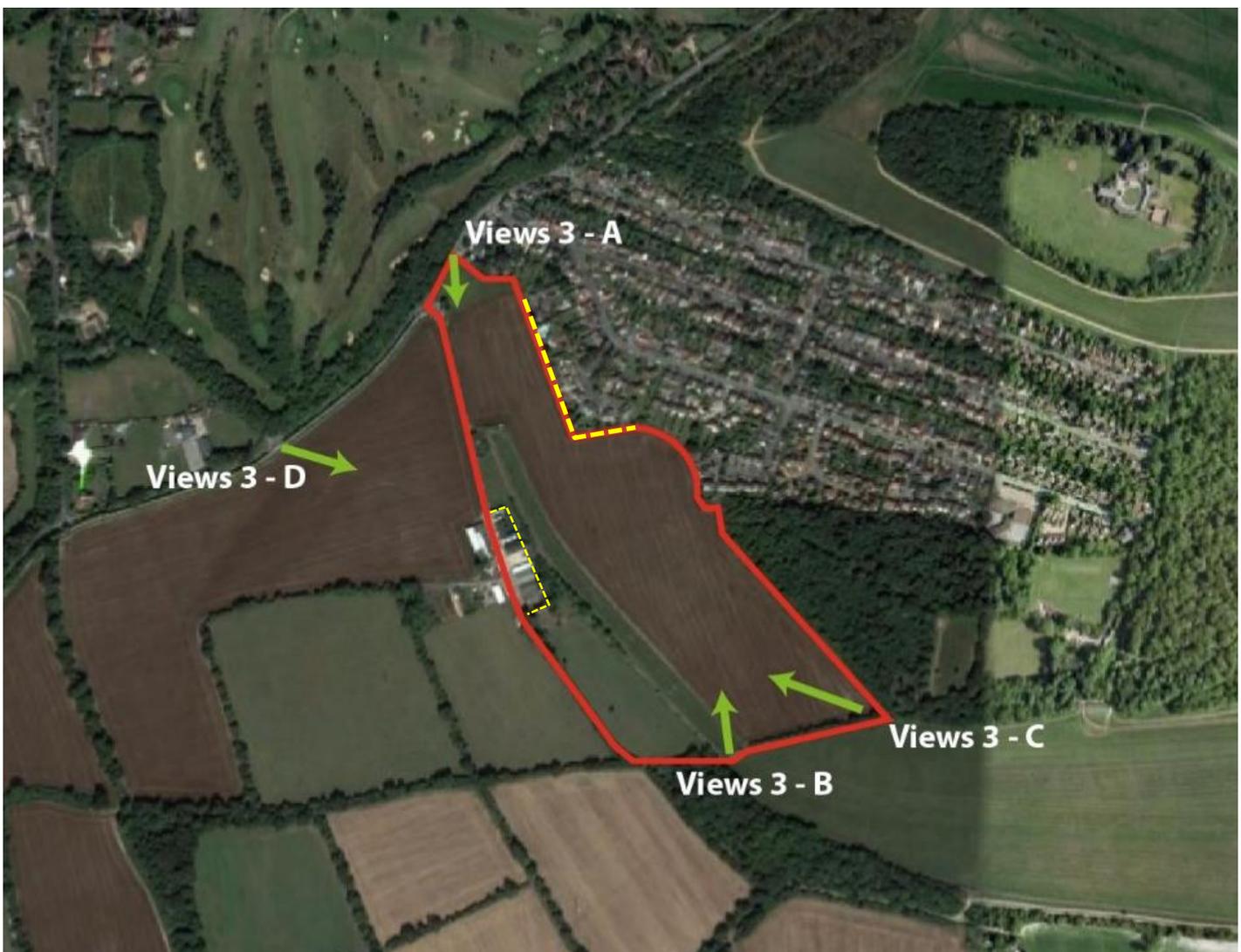
Visual Sensitivity: The sensitivity for visual receptors would be High due to the residential edge and recreational receptors associated with the walking and bridleway routes, which are heavily used.

Overall Sensitivity to Development:

Parcel 3 has an overall High Sensitivity to development, combining the values set out for Landscape and Visual Sensitivity above. This is comprised of the combined effects of this transitional landscape the amenity and sensitive nature of the viewpoints, some of which are medium to longer distance and parcel 3 forms a significant attractive element to these views. The site is rare in the context of the wider borough as part of the Epsom Downs area and would not be readily substitutable.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are high and there is a high overall sensitivity to development in landscape terms. Therefore, impact on openness would be high. In addition, the parcel boundaries are weak (as identified in the GBS Stage One) and therefore the overall integrity of the Green Belt in this location would be considered compromised should the site be released from the Green Belt.

Parcel 3 Viewpoint Location Plan

View 3-A View from Langley Vale Road (BW146)



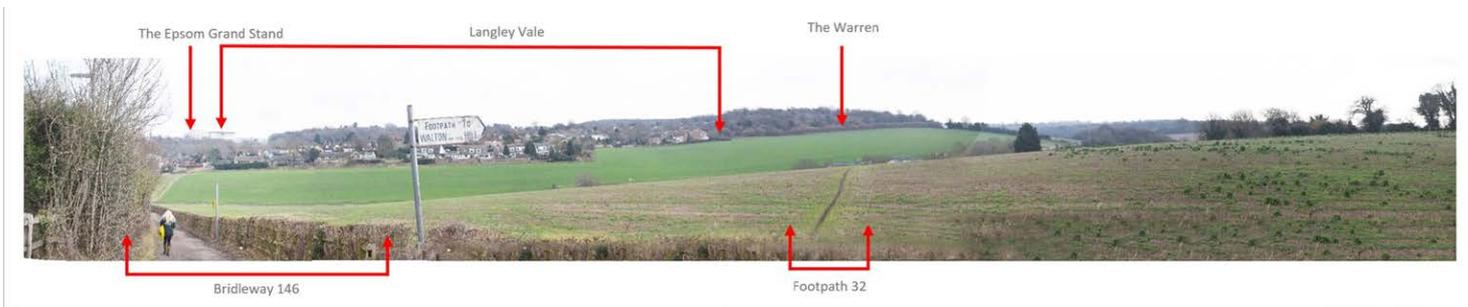
View 3-B View along the valley floor from the eastern junction between BW33 and BW 127



View 3-C View from the eastern elevated gap in boundary vegetation from 'Sheep Walk' (BW127)



View 3-D View from the crossing point at the junction of Chalk Pit Lane and Langley Vale Road, BW146 with signposting to FP32, visible and extending across the field to Langley Bottom Farm.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
8	Land East of Downs Road, (Land Adjacent to Epsom Cemetery), Downs Road.	3	2	3	0	8

Current land use:

- Agricultural
- Pasture, paddocks and stabling

Primary Constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations
- There is a TPO within the western boundary of the parcel adjoining Downs Road.
- There is a Site of Nature Conservation Interest (SNCI) to the west within Epsom Cemetery to the west.
- Epsom Golf Course is a Site of Nature Conservation Interest (SNCI) with calcareous grasslands to the south.

PRoW: Including informal footpaths:

Bridleway BW44, known as 'Rifle Butts Way' located along the eastern boundary of Parcel 8.

Containment and boundaries:

Boundaries to the parcel include:

- Downs Road to the west which is well defined by a mature hedgerow and providing containment;
- Rifle Butts Alley, encloses the east side of the parcel, a PROW which connects Epsom Golf course to the residential street of Beech Road and Treadwell Road within Epsom's southern settlement edge.
- The northern boundary of this parcel is defined by residential boundaries and some limited vegetated cover; and
- The southern boundary is well defined with Epsom Golf course to the south, beyond a well contained paddock which occupies the southern portion of this parcel.

Baseline landscape character:

Parcel 8 is located within the National Character Area 129, Thames Basin Heaths and Surrey County Landscape Character Area CD1 - Ashted and Woodcote Parks Chalk Down with Woodland. The character of the parcel reflects aspects of the CD1: the proximity to golf courses, Epsom Downs golf course and the context and setting that this parcel contributes to The Downs and higher ground as well as the settlement edge of Epsom with properties adjoining the site as part of Epsom's southern settlement edge. This series of fields form part of the small-scale transition between the Epsom settlement edge and the larger-scale uses on the upper slopes of Epsom Downs and the golf course use to the immediate south of the land parcel. Land to the west includes Epsom Cemetery, a formal, walled enclosure which also occupies a plot extending south on the edge of The Downs.

The land uses are pastoral, typical of settlement edge land and includes a paddock at the southern end. The aspect of the site is north-east facing and there is a significant change in level from south to north, between 125m and 95m AOD. There are limited urbanising features within these small-scale fields, which are well managed with tight, well-defined hedgerows. The eastern side of the parcel forms one side of a minor gently sloping valley with Rifle Butts Way located within it.

The elevated Downs to the south affords long views across Epsom towards London, within which the site forms the foreground. Additionally, due to the elevation, there is inter-visibility with the surrounding areas.

Typical viewpoints (Examples included on viewpoint map):

Typical viewpoints include the following:

- Residential properties which are strung along Burgh Heath Road and in some instance, include stables or employment;
- Residential properties which form the southern settlement edge to Epsom, located on Downs Road, Downs Way and Aston Way. These properties have views looking up hill towards Epsom Downs and Parcel 8 which forms a transition of smaller-scale fields in the foreground of the views and part of the setting the Downs and Race Course Grand Stand.
- Views from PROW Rifle Butts Alley which is located to the east of the site.
- Views from several elevated and popular panoramic viewing points, which look towards London.

Landscape sensitivity (Sensitivity to change):

Parcel 8 has a High sensitivity to change due to its location and transitional landscape character, It forms a zone of small-scale fields which give setting to the Downs when viewed from the settlement edge as well as marrying the settlement edge of Epsom with the wider, larger-scale landscape of Epsom Downs, especially in views from the elevated edges and viewpoints on Grand Stand Road.

Visual Sensitivity (Sensitive receptors on viewpoint map):

The receptors of greatest visual sensitivity include the residential views described above and that of the PROW, Rifle Butts Alley. There would be elevated views from Epsom Downs/Golf course to the immediate south of the site. The land increases in elevation and forms part of the views from residential properties along the Epsom settlement edge.

Visual Sensitivity: The sensitivity for visual receptors would be High due to the residential receptors associated with the walking routes, Epsom Downs and golf course user's wide visual influence of the parcel.

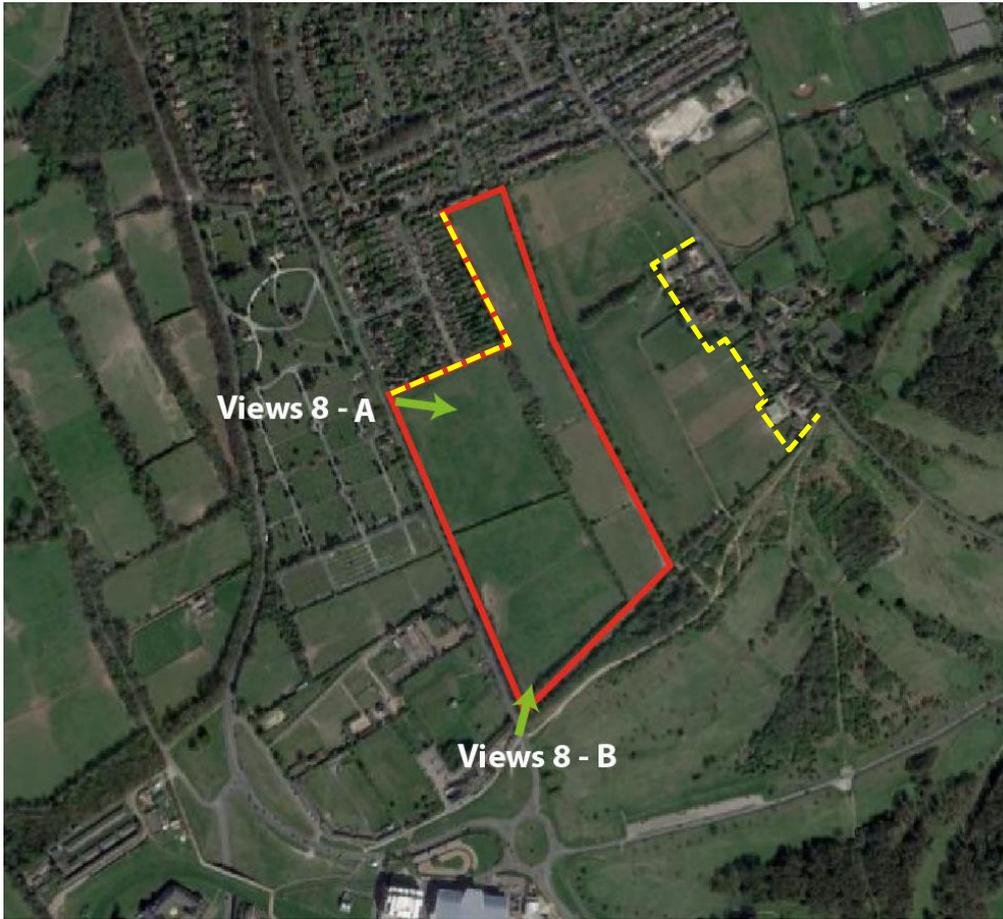
Overall Sensitivity to Development:

Parcel 8 has an overall High Sensitivity to development, combining the values set out for Landscape and Visual Sensitivity above. This is comprised of the combined effects of this portion of transitional landscape, the amenity it affords the settlement edge of Epsom and the extensive inter-visibility. This site is close to a SSSI and significant elevated portion of land, with long distance viewing points towards West London from the viewing area at Grand Stand Road, although these are more distant.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are high and there is a high overall sensitivity to development in landscape terms. Therefore, impact on openness would be high. The parcel also forms part of the gap between the built-up edge of Epsom and Great Burgh to the south east which, if released would undermine the integrity of the wider Green Belt in this area.

Parcel 8 Viewpoint Location Plan



View 8-A View from the western elevated entrance of Long Grove Park



View 8-B View from the eastern entrance of Long Grove Park



B289 Downs

Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
20	Land at and immediately surrounding Horton former hospital site (Old cricket pitch Manor; land at Helm Close/Devon Close and Land to SE of Oak Glade)	1	0	1	3	5

Current land use:
<ul style="list-style-type: none"> • The Cottage Hospital and 'The Poplars Physiotherapy Centre'. • Clinical hospital uses including the 'Community Team for People with Learning Disabilities'. • Residential area of 'West Park'.

Primary Constraints:
<ul style="list-style-type: none"> • None

Designations (including adjacent or nearby heritage or ecology designations):
<ul style="list-style-type: none"> • There are no Landscape designations • There is a Listed building within the centre of Parcel 20, a visually prominent tower visible from the surrounding landscape. • There is TPO protection for individual trees throughout the site and group TPO protection for sections of tree belt located along the southern and northern parcel boundaries. • Part of Parcel 20 is designated as a Conservation Area (West Park, part of the Epsom Hospitals Cluster Conservation Areas).

PRoW: Including informal footpaths:
<ul style="list-style-type: none"> • Bridleway BW27, a route located along the eastern parcel boundary. • Footpath FP26, a route located along the northern boundary of Parcel 20.

Containment and boundaries:
<p>The parcel boundaries include the following:</p> <ul style="list-style-type: none"> • The eastern boundary is defined by tree belts and a PROW runs along the edge, there are significant evergreen 'Pines' within the existing landscape structure. • The northern boundary is defined by the avenue tree planting along the main access to the West Park development and by hedgerows. • The western boundary is an agricultural field boundary with a substantial line of mature hedgerow trees. • The south-western boundary is formed by a tree belt along the B280, which is read as the edge of the Epsom and Ashted Commons to the immediate south.

Baseline landscape character:

Parcel 20 comprising the West Park residential area and remaining clinical uses, noted above are located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming part of the north-western edge to the settlement of Epsom.

LF4, titled Horton Rolling Clay Farmland excludes the majority of the built-up central part of this parcel as an urban area, this central part of Parcel 20 has been intensively redeveloped within the footprint of the former hospital buildings, retaining the strong and well-maintained landscape structure including parkland at the western end of the parcel to the rear of the Cottage Hospital site and adjacent clinical uses. The site is also influenced by the adjoining Surrey Landscape character area, LW3 - Ashted and Epsom Commons Clay Woodland to the immediate south.

The topography is generally flat for the majority of the site 60-70m AOD, increasing in elevation to the west where the land becomes more pronounced in its undulations, as it rises and transitions towards the agricultural land to the north and west of the parcel, partly through the deposition of earthworks to create a designed parkland to the west of the Cottage Hospital, which also forms a transition.

The overall landscape structure is still of relevance to the setting of Parcel 20, as the western end with extensive parkland forms a transition to the agricultural fields beyond. It is underlain by clay, wet in places and gently undulates increasingly westwards.

The land use is split 70:30 between the newer residential development and the remaining hospital uses, the hospital uses are within a clearly defined landscape setting as they are located to the edges of the parcel. Overall, the landscape is a designed or intensive landscape, with built form of the hospital buildings and residential blocks set within a parkland.

Parcel 20 is not influenced by the nearby settlement edge of Epsom and is contained by the landscape and boundaries on all sides. There is limited sense of remoteness or tranquillity, but there is the visual connection to the wider landscape from the edges of the West Park grounds and from residential dwellings with views out, possibly more from upper storeys in the more intensively developed or higher density parts of the development.

The Landscape Condition is a well-managed landscape with a considered layout of built-form, contemporary design of new residential buildings set within an existing mature and attractive landscape structure, with defined uses and considered planting design and function. For the majority of the redeveloped parts of the site, the townscape character, comprising built-form with good quality and integrity of design finish, make it difficult to substitute or re-provide elsewhere. The parts of the site with clinical buildings, The Cottage Hospital, 'The Poplars Physiotherapy Centre' is of lower built or townscape quality and could be substituted elsewhere. The 'Community Team for People with Learning Disabilities' group of buildings are protected by 'West Park Conservation Area, noted above as part of the Epsom Hospitals Cluster Conservation Areas, this part of the site is of higher townscape quality.

The western edge of the site, beyond the Cottage Hospital is more open in character, and does not have areas of significant landscape around the boundaries, however, it provides a buffer or transition between West Park as a whole and the agricultural land beyond.

Typical viewpoints (Examples included on viewpoint map):

Viewpoints of Parcel 20 include:

- Views from B280, Christ Church Road, glimpses through a significant tree belt into the residential parts of the site.
- Views from the adjacent countryside to the north west of the parcel, including views from the adjacent borough.
- Views from dwellings and from within the Park View residential area;
- More distant views from viewpoints such as roads and routes in the wider area such as PROW BW27 and FP26 and roads such as West Park Road and Horton Lane which form major connecting routes through the wider area to the hospitals cluster developments.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: The landscape of this site is of Medium to High sensitivity as it could not be easily replicated due to its intrinsic role in the character of West Park and the value of the setting it provides the residential area. The clinical uses are located at the edges of the site and are less sensitive to change, however, further assessment would be required to evaluate each area further.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

There are numerous residential receptors and two PROW which would be highly sensitive to new development. The clinical uses are less sensitive, as are longer distance views from outside the West Park which currently look onto the edge of the site, for example, the more elevated section at the western end of the site with the Cottage Hospital cluster of clinical buildings/uses.

Visual Sensitivity: The site is of High sensitivity due to the high proportion of existing residential development and the design, which given it is a series of buildings set within the landscape, is intended to have views to/from the surrounding area. Residential Receptors (the remaining clinical uses) closest to the areas of West Park and which may change in the future, are the most sensitive to visual change.

Overall Sensitivity to Development:

Overall the parcel is of High Sensitivity to development, combining the Landscape and Visual values noted above. Landscape and Visual changes associated with development would additionally extend the settlement edge within West Park. Any further built-form beyond the built-envelope (including both residential and clinical buildings), would adversely impact the landscape setting of the site, particularly the western parkland area adjoining the agricultural edge.

The residential portion of the parcel has limited opportunity for new inserted development without impacting the existing considered layout, which was designed to be within the limits of historic building footprints. There may be potential to review the remaining built-envelope of the clinical building following a detailed Landscape and Visual Impact Assessment of the site to achieve optimal future change in landscape and visual effects.

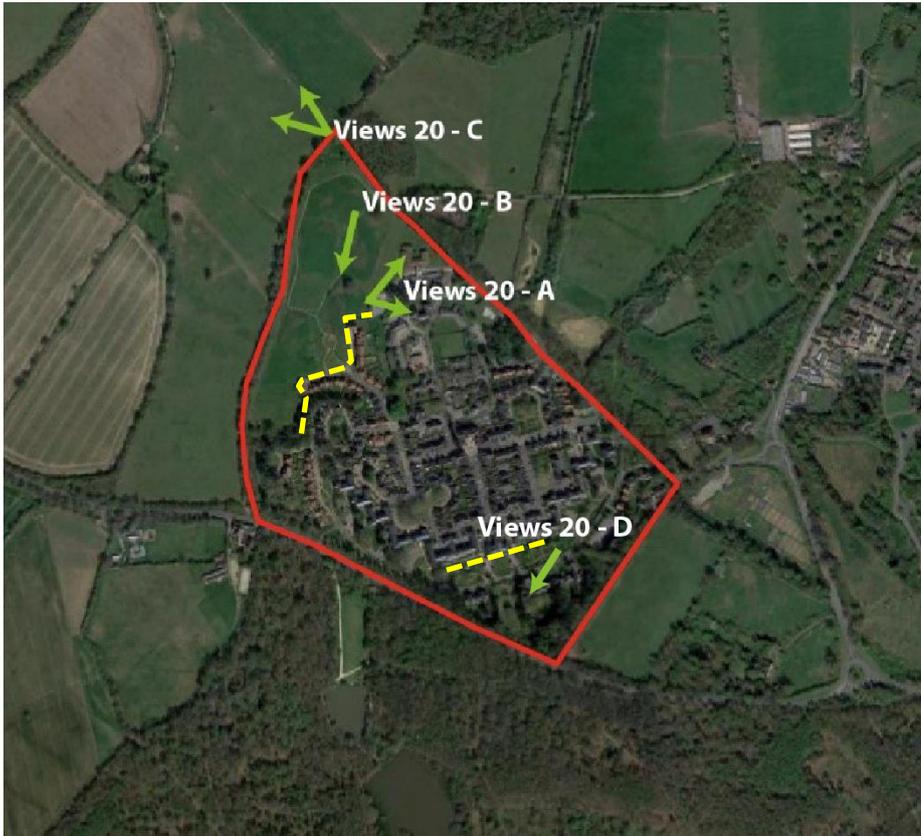
The relationship of this parcel to the surrounding landscape is the important feature to consider.

Parcel 20 does not form a significant gap between either neighbourhoods, nor does it form part of a wider series of parcels that contribute to a gap between settlements.

Potentially suitable for release at this stage?

No. Landscape sensitivity are medium to high and visual sensitivity is high, impact on openness would also be considered high. There is also a high overall sensitivity to development in landscape terms. The parcels designation as Green Belt land assists in the preservation of the setting of the Conservation Area (West Park, part of the Epsom Hospitals Cluster Conservation Areas), performing highly against purpose 4 in the GBS Stage One. If this parcel was to be released and developed it would have the potential to impact on the integrity of the Green Belt in the wider area including immediately beyond the borough boundary.

Viewpoint Location Plan



View 20-A View from the car park looking back at the Cottage Hospital and other clinical buildings.



View 20-B View of the parkland between the housing and the western boundary.



View 20-C View of the landscape beyond the parcel towards Horton Country Park.



View 20-D View of the landscape to the southern part of the site, looking towards the clinical buildings.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
21	Land to the east of West Park former hospital site (Hollywood Lodge)	3	3	2	3	11

Current land use:

- Allotments accessed via Horton Lane/West Park Road in the northern portion of the parcel.
- Derelict land associated with Hollywood Lodge to the south.
- An isolated agricultural field, also to the south and west of the parcel.

Primary Constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- There are no designations.
- Land to the south of Parcel 21 is designated as a Local Nature Reserve and Site of Special Scientific interest (SSSI) and forms part of Epsom and Ashted Common.
- Within Parcel 21 there are some significant tree belts with TPOs.

PRoW: Including informal footpaths:

- Bridleway BW27 a route located along the western boundary of Parcel 21.
- Bridleway BW29 located to the south of Parcel 21 on the opposite side of Christ Church Road.
- Footpath FP27, which bisects the site, connecting West Park Road and Horton Lane.

Containment and boundaries:

The arched boundary of the allotment site is defined by Horton Lane/West Park Road and the edge of the parcel has mature lines of trees which relate to former agricultural boundaries.

The south-western boundary is formed by a screening tree belt along the B280, which is read as the edge of the Epsom and Ashted Commons to the immediate south.

Baseline landscape character:

Parcel 21 is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area - LF4, forming part of the north-western edge to the settlement of Epsom. LF4, titled Horton Rolling Clay Farmland includes this parcel, this borough character area is still of relevance to the setting of Parcel 21 and the remaining agricultural field. Beyond this, it does not wholly reflect LF4, as the uses now comprise allotments and a degraded landscape associated with the derelict Hollywood Lodge.

The land use is noted above, with the Hollywood Lodge building visible above the hoardings to the edge of Parcel 21. The land is generally flat at approximately 70m AOD. Existing vegetation requires review, the whole parcel has a neglected appearance and the derelict land has evidence of a former mansion, with 'Palladian English Architectural style' frontage, walled garden and parkland trees of significant stature. The southern boundary includes significant tree belts with TPOs and there are TPOs along the PROW footpath that bisects the parcel and along the eastern boundary.

Parcel 21 is not influenced by the nearby former settlement edge of Epsom, however does relate to the wider cluster developments of the Epsom hospitals cluster sites, with connection to the green infrastructure. West Park is located to the west and is the nearest cluster development, connected via FP27.

The Landscape Condition is poor, with derelict buildings and existing trees and roadside vegetation requiring management. The Hollywood Lodge is located such that it forms a visually prominent landmark despite its derelict condition. The landscape is not rare in the context of the wider landscape structure of the hospitals clusters, all of which are set within designed or mature parkland settings, which together give the area an overall landscape framework of trees, parkland, play area and routes. There is no sense of remoteness or tranquillity and limited visual connection to the wider landscape from the parcel itself.

Typical viewpoints (Examples included on viewpoint map):

Typical viewpoints include:

- The viewpoints from PROW FP 27, which bisects the parcel, between West Park Road and Horton Lane.
- The users of the allotment grounds.
- Receptors using West Park Road and Horton Lane.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: Parcel 21 is of Low sensitivity as it could be easily replicated by better examples of the same parkland character in other parts of the wider character area LF4 and the hospitals clusters.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

There are several views into the different sub-areas of Parcel 21 from FP27, which are through the tree-belt that lines this route. There are also views from the allotments and the roads surrounding this parcel, however, these are towards parts of the site which are fenced and are neglected in appearance.

Visual Sensitivity: Parcel 21 is of Low sensitivity due to the contained nature of the parcel combined with the lack of residential receptors with views of the parcel.

Overall Sensitivity to Development:

Overall the parcel is of Low Sensitivity to development, combining the Landscape and Visual values noted above. Landscape and Visual changes associated with development could improve the landscape condition.

There is significant potential to improve the character retaining the elements of landscape structure of value, this would require further study of site opportunities and constraints to demonstrate how it would relate to the wider area.

Parcel 21 does not provide a significant gap between either neighbourhoods, nor does it form part of a wider series of parcels that contribute to a gap between settlements, despite being largely undeveloped.

Potentially suitable for release at this stage?

o. Although landscape and visual sensitivity are deemed to be low with low sensitivity to development the parcel plays a pivotal role in Green Belt terms scoring 11 out of a possible 12 in the GBS Stage One. The parcel's development would also undermine the integrity of the Green Belt in this location impacting on openness. Its development alongside the existing developed former hospital sites would create a built-up strip along the B280 leading out of the borough and would have the potential to undermine the integrity of the Green Belt to the west beyond the borough boundary.

Parcel 21 Viewpoint Location Plan



View 21-A View from the eastern part of FP 27 to Hollywood Lodge



View 21-B View from the western elevated entrance of Long Grove Park

Horton Lane



FP27

View 21-C View from the western elevated entrance of Long Grove Park



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
23	Land at Horton Park Country Park and Horton Park Golf Club (Horton Park Country Club)					
		3	3	3	2	11

Current land use:

- Agricultural.
- Residential hamlets and isolated farmsteads.
- Small-scale employment.
- Horton Park Golf Club.

Primary Constraints:

- Flood Zone 3b
- Site of Special Scientific Interest
- Local Nature Reserve
- Site of Nature Conservation Interest
- Ancient Woodland

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations.
- There is a significant portion of Parcel 23 which is designated as both a Site of Special Scientific Interest (SSSI) and a Local Nature Reserve.
- Within this land parcel there are trees with TPO protections, however, there are a significant number of 'Veteran Trees' within Ancient Woodland.

PRoW: Including informal footpaths:

- There are several bridleways which either border the site or criss-cross the site: BW20, 34, 153, 154, 155, 156, 157, 158, 160 and 161, BW 153 and 154 both pass through woodland, Butcher's Grove.
- Footpaths include FP20, and 34.

Containment and boundaries:

Boundaries:

- This parcel is extensive and mainly follows the Horton Park boundaries. Boundaries are generally well-defined by Woodland or significant tree belts, especially on the western side, coinciding with the parcel boundary.
- Parcel 23 is bordered by a network of agricultural hedgerows along the eastern edges
- The eastern edge of the parcel adjoins the residential areas of West Park and Clandon Park, hospital cluster sites.
- The northern boundary is formed by the settlement edge of West Ewell.

Baseline landscape character:

Parcel 23 comprising: The Horton Country Park, associated Information Centre, parking, BBQ sites and toilets, includes the Horton Park Golf Club, Horton Farm Park (Hobbledown), Equus Equestrian Centre and Epsom Polo Centre. The area is extensive and is largely agricultural, with leased fields to uses including the golf park which occupies the northern section of the parcel, hay and grazed meadows and equestrian uses to the southern portion and the Horton Park Country Park overlain across the entire parcel, connecting entrances via a network of paths and facilities. The extensive footpath network includes a circular walk along the network of PROWs and connects to the Epsom and Ashted Commons to the south. The whole area is designated as a 400-acre Nature Reserve. There are substantial portions of this area which function as open space.

This parcel is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming the western most edge to Epsom and Ewell borough boundary.

LF4, titled Horton Rolling Clay Farmland includes this parcel, which is very characteristic of the published description, reflecting the rolling farmland character. Consistent with the Surrey character area descriptions, Parcel 23 is a matrix of fields punctuated with woodland groves including Tobin's Copse, Hollymoor Grove, Hendon Grove, Sherwood Grove, Burnham's Grove, Four Acre Wood and Pond Wood. Many of these contain veteran trees.

The topography is gently undulating with a general increase in elevation from north to south from 30m to 50m AOD. This parcel is largely unsettled but is influenced by the settlement or development edges of visible developments including Clarendon Park and West Park. Other urbanising influences include overhead pylons which criss-cross the parcel.

This parcel forms a part of a substantial gap between the Boroughs and settlements of Epsom and Ewell and that of LB Kingston and South Chessington, with Leatherhead Road corridor to the west. Parcel 22 is not influenced by the settlement edge of Epsom and is contained by the landscape and boundaries on all sides.

The Landscape Condition is 'a well-managed landscape' to the northern half of the parcel, characterised by the golf course uses whilst the southern portion reflects a more traditional agricultural landscape. There are extensive areas of diverse, managed meadow grasslands and scrubland areas.

There is strong sense of remoteness or tranquillity, especially within the centre of the park. There are visual connections to the wider landscape from the edges of the West Park and Clarendon Park and the recreational uses located within and alongside the parcel.

Typical viewpoints (Examples included on viewpoint map):

- Views from nearby residential areas, these tend to be medium to long distance views across the countryside.
- Distant views from highways such as B284, to the north, Horton Lane, Rushett Lane.
- There are numerous PROWs across this extensive parcel with views.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: The landscape of this site varies dependent upon location within the parcel. The northern half of the site has primarily golf-related uses, which are highly-managed and more closely related to the settlement edge of Ewell West. The southern portion of the site relates to the wider countryside and gap between boroughs. It possesses more diverse characteristics and remains in agricultural use. This area would be less easily replicated elsewhere in the event of development. Overall the parcel has a Medium to High sensitivity to development.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

Views are possible from the following receptors:

- Users of PROW, including footpaths and bridleways.
- Views from Highways such are B284, Chessington Road and Horton Lane.
- Isolated farm steads such as Park Farm Cottages to the west of Parcel 23
- Potential views from the edges of the West Park and Clandon Park residential 'hospital clusters
- Recreations uses such as Horton Golf Club and Horton Country Park/Hobble Down

Visual Sensitivity: The site is of Medium to High sensitivity due to the limited development within the agricultural landscape. There are some contained areas within the parcel which could accommodate development but further study would be required

Overall Sensitivity to Development:

Overall the parcel is of Medium to High Sensitivity to development, combining the Landscape and Visual values noted above. Landscape and Visual changes associated with development would introduce development into an otherwise predominantly agricultural or recreational landscape. It may be possible to consider development close to existing, contiguous settlement edges, however, this needs further study, as this parcel has an extensive area of continuous-use associated with Horton Country Park.

The relationship of this parcel to the wider rolling farmland landscape is the important feature to consider.

Parcel 23 does form part of a significant gap between settlements and forms part of a wider series of parcels with the adjacent borough.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity is medium to high and the parcel has an overall medium to high sensitivity to development. Therefore, if developed there would be a high impact on openness. There are also a number of primary constraints identified within the parcel.

Parcel 23 Viewpoint Location Plan



View 23-A View from nearby Farmstead, looking towards Horton Country Park's western boundary



View 23-B View from the north-western corner of Horton Park Golf Course



View 23-C View along the northern parcel boundary, B284, Chessington Road



View 23-D View from the western elevated section of the parcel on the northern edge looking out towards the open countryside



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
25	Land at The Manor former hospital site (Horton Haven).	0	0	1	3	4

Current land use:

- Residential (part of former hospital cluster) including a local centre with shops and other amenities.
- Open space.

Primary Constraints:

- Site of Nature Conservation Interest

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations.
- The southern portion of the site is designated as a Site of Nature Conservation Interest (SNCI).
- Parcel 25 includes Horton Conservation Area, one of the five areas associated with the Epsom Hospitals Cluster Conservation Areas.
- There is a Listed building within the centre of Parcel 25.
- There are numerous TPOs scattered throughout the parcel.

PRoW: Including informal footpaths:

There are no PROWs within this parcel.

Containment and boundaries:

- Boundaries include the following:
- Horton Lane defines the north-western boundary, with hedgerows and hedgerow trees for a significant proportion of its length.
 - The south-western boundary is well defined by vegetation which visually encloses Parcel 22, Manor Park to the south.
 - The south-eastern boundary is defined by fencing and some mature specimen poplars, however the development has an open aspect with views to/from the development.
 - The northern boundary is defined by Chantilly Way with some tree containment, but also by built form, residential blocks.

Baseline landscape character:

Horton hospital cluster with the associated residential development is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming part of the north-western edge to the settlement of Epsom.

LF4, titled Horton Rolling Clay Farmland excludes the developed residential part of this parcel as an urban area. This character area is also of relevance to the setting of Parcel 25. It demarcates the transition in the underlying geology from clay to the chalk associated with the higher ground to the south.

The characteristic of Parcel 25 is residential, with some local centre uses, a developed hospital cluster set within the former hospital parkland landscape, which provides an attractive setting to the recently constructed residential neighbourhood and clusters of listed buildings, which are located along the southern parcel edge, adjacent to Long Grove Park.

There are a cluster of buildings, including gate houses, which form a prominent feature on Horton Lane, which collectively are located in the north-western corner of the site. This cluster including some older gate house buildings, detached dwellings and Horton Chapel, are all set within mature trees, with large plots and accesses to Horton Lane, via Haven Way and Abbots Avenue. This forms part of the strong landscape context to the built form of the neighbourhood. The south-western part of the site's open space forms part of the wider network of parks, connecting to Long Grove Park to the south and also contributes to the parkland context of this parcel.

The land use is split 60:40 between the newer residential development and the remaining more open areas of the former hospital site. Together the character is defined by the development clustered within the former building footprints, arranged as strongly defined streets and street spaces with a parkland setting around the built-envelope, which give the buildings, especially those listed above, a strong parkland setting with mature specimen trees.

The land is gently sloping in a northerly direction at approximately 40-46m AOD.

The landscape is designed and intensively managed, the relationship between built-form and views to the surrounding landscape is a defining characteristic of the hospital cluster developments.

Parcel 25 is not influenced by the nearby former settlement edge of Epsom and the parcel forms an island of development, with views out towards open space and agricultural pockets, which remain as part of the wider greenbelt and landscape structure. There is no sense of remoteness, but there is a degree of tranquillity within the larger extents of open space.

The Landscape Condition of the parcel is that of a well-managed landscape, with the presence of feature buildings, attractive contemporary design of new residential buildings set within a former hospital landscape, with a strong structure, defined uses in the open spaces and planting function. There are TPOs protecting mature trees throughout the parcel. It is not especially rare in the context of the wider built-form, but its quality and integrity of design finish do make it difficult to substitute or re-provide elsewhere.

Typical viewpoints (Examples included on viewpoint map):

The typical viewpoints within and near to the parcel include:

- Views from Horton Lane and Chantilly along the north and north-western parcel boundaries, with views into the residential area and parkland surrounding the development with gate houses.
- Views from residential properties within the Horton hospital cluster development.
- Views from open space within the parcel which forms part of the wider green infrastructure, with footpaths connecting to The Manor development.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: The landscape of this site is of High sensitivity as it could not be easily replicated due to the intrinsic role of the landscape to the residential neighbourhood and the value of the setting it provides to both the residential area of Horton hospital cluster and between clusters, noting The Manor residential cluster to the south of this parcel.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

There are numerous residential receptors and receptors which use the open spaces and highways, which would be highly sensitive to new development, particularly around the edges of the existing residential clusters.

Visual Sensitivity: The site is of High Sensitivity due to the high proportion of existing residential development and the design, which given it is a series of buildings set within the landscape, is intended to have views to/from the surrounding area.

Overall Sensitivity to Development:

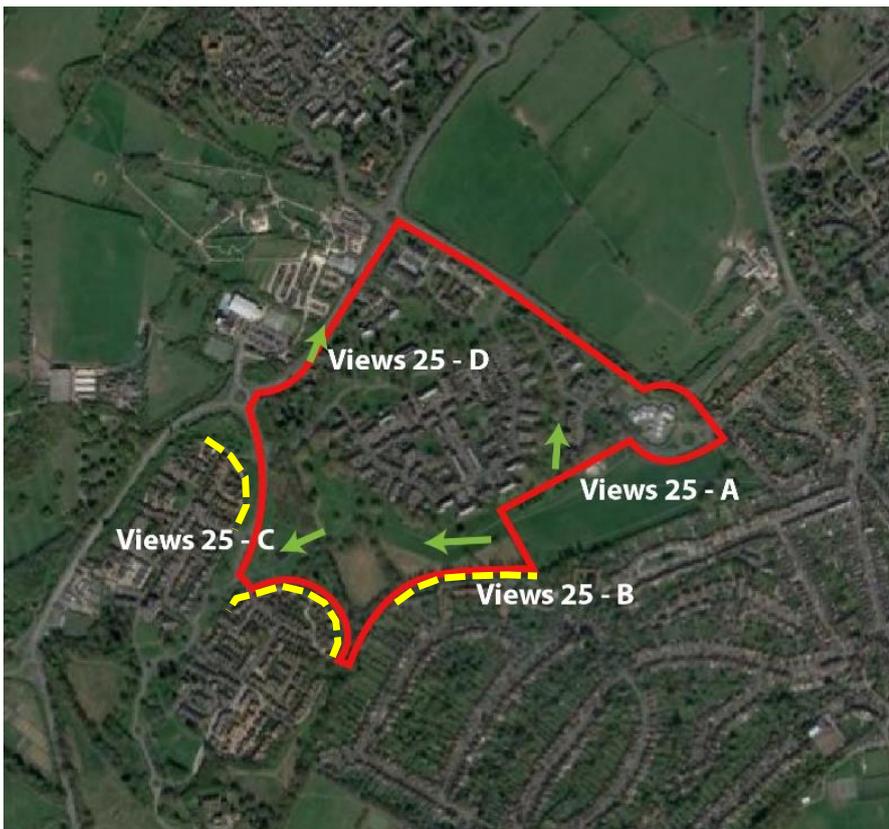
Overall the parcel is of High Sensitivity to development, combining the Landscape and Visual values noted above. Landscape and Visual changes associated with development would additionally extend the settlement edge and further built-form beyond the building cluster envelope, which would adversely impact the landscape setting of the site and adjacent recently completed residential areas of the Horton neighbourhood.

The residential portions of the parcel have limited opportunity for development without impacting the existing considered layout, which was designed to be within the limits of historic building footprints. Development within the landscape setting and spaces between the built-form would impact the overall integrity of the design. The relationship of this parcel to the wider landscape is the important feature to consider.

Parcel 25 does not provide a significant gap between neighbourhoods, nor does it contribute to a gap between settlements.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity is high and the parcel has an overall high sensitivity to development. There are also a number of primary constraints identified within the parcel.

Parcel 25 Viewpoint Location Plan

View 25-A View from the open space to the south of Horton Park.

Horton Cres

Long Grove Park



View 25-B View from the open space to the south looking towards Horton Crescent.



View 25-C View from the open space to the south looking towards the Manor Park residential cluster.



View 25-D View from the gate houses facing onto Horton Lane.

Horton Lane



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
28	Land to the north of Chantilly Way, east of Horton Lane (Greater Horton Farm)	P1	P2	P3	P4	Overall
		3	3	2	2	10

Current land use:

- Horton Farm Stables.
- Hay meadow grassland, fallow at time of assessment.

Primary constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations, however there is a Local Nature Reserve and SSSI to the north-west at Horton Country Park and Horton Golf Club.
- There are Conservation Areas in the wider area associated with the hospital cluster.
- There is a listed building within the Horton Farm Stables group of buildings (the Grade II Horton Farmhouse)
- The woodland located to the northern-most part of the parcel is protected by a TPO.

PRoW: Including informal footpaths:

There are no PROW or networks of local footpaths within this parcel of land. Accessing this parcel is not possible from the surrounding areas, except to the Horton Farm Stables and other small-scale employment units located on the western corner at Chantilly Way/B284, Hook Road.

Containment and boundaries:

Boundaries tend to be well-defined agricultural hedgerows, which are very much characteristic of the published landscape character assessment. The parcels are entirely enclosed and form a series of well-defined agricultural fields. The northern point of the site, adjacent to the Hook Road Arena roundabout and access, is well defined by a woodland block of approximately 40-50 metres in depth.

Baseline landscape character:

Parcel 28 is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming a portion of land between the north-western settlement edge of Epsom and both the St Ebba's Hospital and nearby residential development at Parkview and beyond the settlement edge associated with West Ewell.

LF4, titled Horton Rolling Clay Farmland is located close to the settlement edge and demarcates the transition in the underlying geology from clay to the chalk associated with the higher ground to the south.

Land uses are noted above, with the predominant use being agriculture set within a structure of fields, variable size, semi-regular, with straight boundaries (parliamentary enclosure type). The mix of uses within the parcel is very much representative of the wider landscape and it is predominantly agricultural in use retaining the field boundaries, within some field ditches. Topography is sloping, with a generally open aspect to slopes, elevation is between 35 and 45m AOD.

The parcel has strong vegetated boundaries or edges and has a gently undulating landform. The parcel provides an open area or gap between the hospital development clusters located to the north, south-west and north-east of the parcel. Given the parcel's extensive open character, it does contribute to the wider landscape setting between settlements, particularly between the hospital cluster sites and also between Epsom and West Ewell. Horton Country Park and Golf Course are located to the north. The character of the land surrounding this parcel is fragmented and substantially influenced by the adjacent residential areas, the hospital cluster sites and associated busy road network. There is no limited sense of remoteness, but the nearby Horton Country Park is relatively peaceful.

Vegetated boundaries of the site are strongly defined with native field hedgerows and tree belts along the main roads surrounding the site. To the north of the site there is a woodland block (with TPO), which is reflective of those found in the wider character area.

Typical viewpoints (Examples included on viewpoint map):

Views into this land are mainly glimpses through hedgerows which form the routes surrounding this parcel, such as Horton Lane, the B284, Hook Road and Chantilly Way (see views 28 A&B). There are more elevated views from the land at St. Ebba's, principally from Park View Way (see view 28-C) and the parcel is visible as an open view. Similarly, there will be views from upper storeys of the residential dwellings which form the northern edge of the Long Grove Development, at Eastman Way and Pelman Way. There may be views from residential properties at Brettgrave to the south east of the site.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: The landscape is of Low to Medium Sensitivity, as it is not rare in the context of the wider character area, however, it does provide some separation between the hospital clusters. The landscape is also relatively unified in character and strongly represents the Rolling Clay Farmland. It is of low tranquillity in the context of the roads surrounding the site.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

As described above, there are residential properties with medium to long distance views of this landscape from Long Grove residential area, and also from parts of the St Ebba's Hospital cluster development. The parcel is relatively well enclosed and shorter distance views are more limited due to the vegetation around the edges of the site. There would be views from Horton Farm, although these may be less sensitive due to the commercial uses.

Visual Sensitivity: The visual sensitivity of this site is Low to Medium as shorter distance views from publicly accessible viewpoints are more limited and there are comparatively fewer medium to longer distance views from dwellings.

Overall Sensitivity to Development:

Overall the site is of Low to Medium Sensitivity to development, combining the Landscape and Visual values noted above. Visual changes associated with development would extend the settlement edge and reduce the setting and landscape quality associated with the hospital clusters.

Potentially suitable for release at this stage?

Yes. Landscape and visual sensitivity are low to medium and there is a low to medium overall sensitivity to development in landscape terms and there would be limited impact on openness. The parcel has well defined robust and durable boundaries on all sides which are also considered capable of forming a new Green Belt boundary. There is existing connectivity to the surrounding highways network.

Parcel 28 Viewpoints Location Plan



View 28-A View south across open field from junction of Hook Road and Horton Lane



Viewpoint 28-B View across open field from glimpses along Chantilly Way



View 28-C View from the access road to Park View looking south-west across the open undulating landscape of this parcel.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
29	Land to the east of Chantilly Way (Land at Chantilly Way)	2	0	0	0	2

Current land use:

- Cycle Path.
- Despoiled land use for informal grazing of horses.
- Substation located on northern edge of parcel adjacent to Hook Road.

Primary constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations or listed buildings.
- There is a single TPO which is likely to be within an adjacent residential plot and is located within the southern boundary.

PRoW: Including informal footpaths:

There is a footway and cycleway associated with Chantilly Way.

Containment and boundaries:

Boundaries are poorly-defined, with some more recent hedgerow planting along the western section of Chantilly Way and at the junction with B284 Hook Road. There is a length of remnant field hedgerow boundary, bisecting the site itself and vegetation on the corner of Chantilly Way/B284, Hook Road. The southern parcel boundary is comprised of a mix in styles of rear property boundaries, characteristic of residential gardens (to Brettgrave) with some larger trees within this boundary, one with a TPO.

Baseline landscape character:

Parcel 29 is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming an edge to the settlement of Epsom and nearby West Ewell.

LF4, titled Horton Rolling Clay Farmland is located close to the settlement edge and demarcates the transition in the underlying geology from clay to the chalk associated with the higher ground to the south.

The characteristic of this parcel is an undeveloped paddock, but it is heavily influenced by the urbanising route of Chantilly Way and the settlement edge of Epsom to the south east. Built-form overlooks the site.

The land use of the parcel is presently as a paddock. The site is at 40 to 45m AOD and forms a basin-like depression. There appears to be a flood-related function, it is assumed the depressed area forms a retention basin during excessive rainfall, however this needs further investigation.

This parcel is severed from the wider landscape by Chantilly Way and no longer possesses the agricultural uses. There are remnants of former field boundaries within the site, but the boundaries to the parcel are not defined by a strong landscape structure, rather fence lines to rear property boundaries. The parcel does not provide a significant gap between either neighbourhoods, nor does it form part of a wider series of parcels that contribute to a gap between settlements, despite being undeveloped.

The landscape condition is unmanaged and unkempt in appearance, with the presence and opportunity for fly-tipping due to a general lack of natural surveillance.

Typical viewpoints (Examples included on viewpoint map):

Parcel 29 is visible from the footpath and cycle ways on and adjoining Chantilly Way (See views 29-A and 29-B).
It is visible from residential properties on Brettgrave.

Landscape sensitivity (Sensitivity to change):

The landscape is of Low Sensitivity as this landscape is not rare in the context of the wider character area. The site's character area is fragmented and substantially affected by the adjacent residential areas and associated busy road of Chantilly Way and the vegetation lacks structure, as it is formed of remnants of former field boundaries. There is no sense of remoteness or tranquillity in the context of Chantilly Way to the immediate west of the site.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The most sensitive receptors are those residential properties which overlook the site at Brettgrave. These properties are visible in the site photos.

Visual Sensitivity: The visual sensitivity of this site is Low to Medium Sensitivity as shorter distance views from dwellings are also influenced by the nearby presence of Chantilly Way.

Relative Sensitivity to Development:

Overall the site is of Low Sensitivity to development, combining the Landscape and Visual values noted above. Visual changes associated with development would not extend the settlement edge significantly and there is potential to improve the environmental quality of this site.

Potentially suitable for release at this stage?

Yes. Landscape sensitivity is low and visual sensitivity is low to medium. There is also a low overall sensitivity to development in landscape terms and there would be limited impact on openness if release. The parcel performs little to no purpose in Green Belt terms, scoring only 2 in the GBS Stage One. The parcel does not perform against purposes 2 (to prevent neighbouring towns merging into one another), 3 (to assist in safeguarding the countryside from encroachment) and 4 (to preserve the setting and special character of historic towns).

Parcel 29 Viewpoints Location Plan



View 29-A View into the site with informal unkempt paddock, with residential at Brettgrave visible beyond the land parcel.



View 29-B View of Chantilly Way and cycleway.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
30	Land at St Ebba's former hospital site.	P1	P2	P3	P4	Overall
		0	0	1	3	4

Current land use:

- St Ebba's specialist hospital site.
- Residential (Park View).
- Cricket Ground.

Primary constraints:

- None.

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations.
- There are several listed buildings within the remaining St Ebba's hospital site, which are included within St Ebba's Hospital Conservation Area (part of the Epsom Hospitals Cluster Conservation Areas). There is a listed building within land to the south-west, within a group of buildings near/at Horton Farm Stables.
- Throughout this parcel there are a significant number of TPOs, both scattered mature trees and belts/avenues within the parcel and located on part of the eastern boundary.

PRoW: Including informal footpaths:

There is an existing PROW to the eastern edge of the site along the settlement edge of Epsom, BW83

Containment and boundaries:

This site is not well-contained in terms of boundaries, particularly for the newer extents of development, the curtilage to open spaces and sustainable drainage retention basins, however, the design intent is not intended to enclose the development entirely, as the overall landscape context is the key to the setting of the development and views. There is a hedgerow and scattered tree belts along the eastern boundary with a TPO.

Baseline landscape character:

St Ebba's hospital cluster and associated Parkview Residential area are co-located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming part of the north-western edge to the settlement of Epsom.

LF4, titled Horton Rolling Clay Farmland excludes this parcel as an urban area, possibly due to its proximity to the Epsom settlement edge. This character area is still of relevance to the setting of Parcel 30, demarcating the transition in the underlying geology from clay to the chalk associated with the higher ground to the south.

The characteristic of this Parcel 30 is a developed hospital cluster, set within a parkland landscape providing an attractive identity and setting to the recently constructed residential neighbourhood. St Ebba's hospital sits alongside the residential area to the north. The land use is split 50:50 between the newer residential development and the remaining hospital, both uses are arranged as a series of buildings within a landscape setting. The land is generally flat at approximately 35m AOD. The landscape is a designed or intensive landscape, with built-form of the hospital buildings (which are listed and part of the Conservation Area) and residential blocks set within a parkland and creating an attractive arrangement of buildings relating to the open space. The parcel includes some older dwellings, set within mature trees, with their own large plots and accesses to the B284, Hook Road.

Parcel 30 is influenced by the nearby former settlement edge of Epsom and the site forms a new settlement edge to Epsom, with views out towards open space and agricultural pockets, which remain as part of the wider greenbelt and landscape structure. There is no sense of remoteness or tranquillity, but there is the visual connection to the wider landscape from the Parkview residential area.

The Landscape Condition is that of a well-managed landscape, with the presence of feature buildings, attractive contemporary design of new residential buildings, set within a designed landscape structure with defined uses and considered planting design and function. There are TPOs protecting mature trees throughout the parcel. The parcel is not particularly rare in the context of the wider built-form, but its quality and integrity of design finish do make it difficult to substitute or re-provide elsewhere.

Typical viewpoints (Examples included on viewpoint map):

Viewpoints of Parcel 30 include:

- Views from B284, Hook Road;
- Views from the adjacent St Ebba's Hospital facility (see view 30-A);
- Views from dwellings and from within the Park View residential area;
- More distant views from dwellings on Chessington Road, Richards Field and Oakdale Road back onto this parcel and may have views of this site.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: The landscape of this site is of High sensitivity as it could not be easily replicated due to its intrinsic role to the character of Parkview and the value of the setting it provides to both the residential area and St Ebba's hospital cluster.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

There are numerous residential receptors, which would be highly sensitive to new development.

Visual Sensitivity: The site is of High Sensitivity due to the high proportion of existing residential development and the design, which given it is a series of buildings set within the landscape is intended to have views to/from the

Overall Sensitivity to Development:

Overall the parcel is of High Sensitivity to development, combining the Landscape and Visual values noted above. Landscape and Visual changes associated with development would additionally extend the settlement edge and further built-form beyond the building cluster envelope, which would adversely impact the landscape setting of the site, including the St Ebba's hospital facilities and the adjacent, recently completed residential area of Parkview.

The residential portion of the parcel has limited opportunity for development without impacting the existing considered layout, which was designed to be within the limits of historic building footprints. The landscape setting and spaces between the built-form would impact the overall integrity of the design. The relationship of this parcel to the surrounding landscape is the important feature to consider.

Parcel 30 does not provide a significant gap between either neighbourhoods, nor does it form part of a wider series of parcels (28 & 31), that contribute to a gap between settlements, despite being undeveloped.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are high and there is a high overall sensitivity to development in landscape terms. In addition, much of the parcel is developed as identified in the GBS Stage One. In addition, the parcel contains the St Ebba's Conservation Area and, as such, performs highly against purpose 4 (to preserve the setting and special character of historic towns).

Parcel 30 Viewpoints Location Plan

View 30-A View from one of the St. Ebba's hospital buildings south towards the Parkview development across open space with listed buildings visible on either side of the view.



View 30-B View within the Park View residential layout, illustrating to strong landscape structure.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
31	Land to the north west of St Ebba's former hospital site (Hook Road Arena).	P1	P2	P3	P4	Overall
		0	0	1	3	4

Current land use:

- Playing fields.
- Events Arena.
- Epsom Riding School for the disabled (Epsom RDA).
- Small recent field enclosures.

Primary Constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations.
- There are no listed buildings within Parcel 31.
- There are TPOs which coincide with the substantial tree belts and partial sub-division of the parcel located on the northern boundary.

PRoW: Including informal footpaths:

BW83 – Bridleway to the south west of the parcel.

Containment and boundaries:

The land parcel is well-defined for some but not all boundaries. There are several adjacent land uses which influence the site and the nature of the boundaries.

Residential development associated with West Ewell backs onto the parcel on the northern boundary which is well defined by protected tree belts.

St Ebba's Farm forms a cluster of buildings surrounded by a series of small scale fields and boundaries which forms part of the southern boundary to the parcel.

Hook Arena Events Area and the access on the western boundary are well contained.

Land to the south, including some smaller fields with well-defined boundaries and the land which includes the current and former St Ebba's hospital site, have well defined boundaries with trees and hedgerows.

Baseline landscape character:

Parcel 31, comprising Hook Road Arena, is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4. LF4, titled Horton Rolling Clay Farmland includes this parcel. The borough character area is of relevance to this parcel, demarcating the transition in the underlying geology from clay to the chalk associated with the higher ground to the south, which coincides approximately with the settlement edges.

The parcel is bordered by built-up areas on two sides, abutting both the north-western edge to the settlement of Epsom and the southern edge of Ewell West along Chessington Road.

The land uses are recreational, open space and small-scale light industrial employment, with minimal defined functions; it is not a local park. The topography is flat at 33m AOD. Vegetation is well-defined along the Hook Road but less well vegetated along Chessington Road. The parcel is sub-divided by a series of mature lengths of former agricultural hedgerow, following the former alignment of variable-sized, semi-regular fields with straight boundaries (parliamentary enclosure type).

St Ebba's hospital sits to the south of the site, alongside the more recent Parkview residential development on land released from the hospital site. To the north, the site is also particularly heavily influenced by the settlement edge of Ewell West. This parcel forms a narrow wedge between the two and it may be that a proportion of the site does not provide an effective gap between the two areas. The wider section of land is better defined in terms of boundaries and performing a stronger green belt function, avoiding coalescence. This wider portion also relates to the wider landscape.

The site is fragmented and substantially affected by the adjacent residential areas and associated busy road network of Hook Road and Chessington Road. There is little sense of remoteness or tranquillity.

Typical viewpoints (Examples included on viewpoint map):

Viewpoints of this site include the following:

- Views into the Parcel from B284, Hook Road and Horton Lane (see view 31-A & B);
- Residential properties on Chessington Road, Richards Field and Oakdale Road back onto this parcel and may have views of the open space (some are visible in view 32-B);
- Residential properties with views from Parkview Way, Holly Close, Maple Close and other parts of the Park View development on the land formerly part of St Ebba's Hospital site;
- The current St Ebba's hospital site which overlooks the mid-section of Parcel 31; and
- St Ebba's Farm, an employment area, now used for horse stabling.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: The landscape is of Low to Medium Sensitivity, as it is not rare in terms of the presence of similar landscape within the wider borough character area, LF4. The location of the site is key, however, as it is critical in maintaining a gap between the settlement edge of Epsom and Ewell West. This function decreases as the site narrows towards its south-eastern-most corner. Sensitivity to development therefore varies across the site.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The sensitive receptors are mainly residential properties with views of the site as described above.

Visual Sensitivity: Sensitivity is Medium to High as it includes a range of potential receptors, views from dwellings in adjacent residential areas, commercial, users of public open space and highways/bridleways adjoining the site. It is also very close to the settlement edge of Ewell West.

Relative Sensitivity to Development:

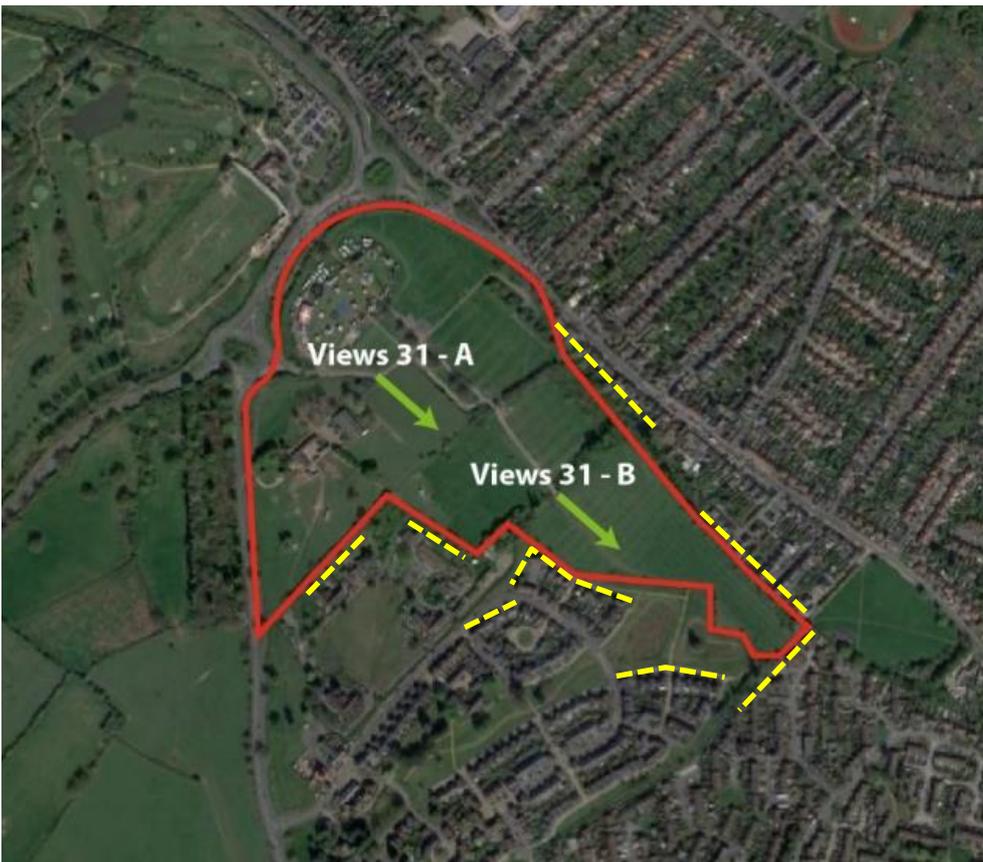
This site has an overall Medium Sensitivity to development combining the values set out for Landscape and Visual Sensitivity above. The south-eastern portion of the site being more heavily influenced by the urbanising settlement edge, where housing has views of the open space. For the remainder of the site, the relationship of this parcel to the surrounding countryside or landscape is the important feature to consider.

Therefore, the parcel does provide a gap between the settlement edges of Epsom and Ewell West and does relate to a wider series of parcels that contribute to a gap between settlements.

Potentially suitable for release at this stage?

Yes. Landscape sensitivity is low to medium and visual sensitivity is medium to high and there is a medium overall sensitivity to development in landscape terms and impact on openness would be limited if released. The parcel has well defined robust and durable boundaries on its north eastern and western boundaries formed by Chessington Road and Hook Road respectively which are also considered capable of forming a new robust Green Belt boundary. There is also an existing access point off the roundabout at the junction of Horton Lane and Hook Road serving the northern portion of the site.

Parcel 31 Viewpoints Location Plan



View 31-A, View looking south-east from close the access to Hook Arena.



View 31-B, within the Hook Arena site with parts of the Parkview development visible to the south of the parcel.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
32	Land to the west of Burgh Heath Road, east of Rifle Butts Alley (Land west of BHR and South Hatch Stables)	P1	P2	P3	P4	Overall
		3	2	2	0	7

Current land use:

- Residential with stables.
- Grassland.
- Pasture and paddocks

Primary constraints:

- None

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations.
- Epsom Golf Course is a Site of Nature Conservation Interest (SNCI) with calcareous grasslands.
- There are numerous TPOs located on all boundaries and trees within the parcel which is protected.

PRoW: Including informal footpaths:

BW44 – Bridleway, named as 'Rifle Butts Alley'.

Containment and boundaries:

Boundaries to the site include:

- Burgh Heath Road to the east which is well defined by hedgerow;
- Rifle Butts Alley, a PROW which connects Epsom Golf course to the residential street of Beech Road and Treadwell Road within Epsom’s southern settlement edge has a mature, protected tree line and hedgerows;
- The northern boundary of this parcel is defined by residential boundaries and is more limited in tree cover, however these are protected by TPOs; and
- The southern boundary is well-defined with Epsom Golf course to the south, again with TPOs.

Baseline landscape character:

Parcel 32 is located within the National Character Area 129, Thames Basin Heaths and Surrey County Landscape Character Area CD1, Ashted and Woodcote Parks Chalk Down with Woodland. The character of the parcel reflects many aspects of the CD1, especially the proximity to golf courses, Epsom Downs golf course and the context and setting this parcel contributes to The Downs and higher ground. This series of fields forms part of the small-scale transition between the Epsom settlement edge and the larger-scale uses on the upper slopes of Epsom Downs and the golf course use to the immediate south of the land parcel.

The land uses are pastoral, typical of the edge of settlement, including paddocks. The aspect of the site is north-west facing and there is a significant change in level from south to north, between 112 and 85m AOD. There are urbanising features within these small-scale fields, as they adjoin properties on Burgh Heath Road. The condition is good, well-managed, with tight well-defined hedgerows. The western side of the parcel forms one side of a minor valley with Rifle Butts Way located within it, at a lower elevation to the site and it has a drain running along its length.

The elevated Downs to the south afford long views across Epsom towards London, within which the site forms the foreground. Additionally, due to the elevation, there is inter-visibility with the surrounding areas.

Typical viewpoints (Examples included on viewpoint map):

Typical viewpoints include the following:

- Residential properties which are strung along Burgh Heath Road and in some instance, include stables or employment;
- Residential properties which form the southern settlement edge to Epsom, located on Downs Road, Downs Way, Aston Way, Beech Road, these properties have views looking up hill towards Epsom Downs and Parcel 32 which forms a transition of small scale fields in the foreground of the views, part of the setting the Downs.
- Views from PROW Rifle Butts Alley which is located to the west of the site.
- Views from several elevated and popular panoramic viewing points at Grand Stand Road, which looks towards London

Landscape sensitivity (Sensitivity to change):

Parcel 32 has a High sensitivity to change due to its location and transitional landscape character, marrying the settlement edge of Epsom with the wider larger scale landscape of Epsom Downs.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The receptors of greatest sensitivity include the residential views described above and that of the PROW, Rifle Butts Alley. There would be elevated views from Epsom Downs/Golf course to the immediate south of the site. The land increases in elevation and forms part of the views from residential properties along the Epsom settlement edge.

Visual Sensitivity: The sensitivity for visual receptors would be High due to the residential edge and recreational receptors associated with the walking routes, Epsom Downs and golf course users' wide visual influence of the site.

Overall Sensitivity to Development:

Parcel 32 has an overall High Sensitivity to development, combining the values set out for Landscape and Visual Sensitivity above. This is comprised of the combined effects of transitional landscape, the amenity it affords the settlement edge of Epsom and the extensive visibility. This site is close to a SSSI and significant elevated portion of land with long distance viewing points towards West London from the viewing area at Grand Stand Road.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are high and there is a high overall sensitivity to development in landscape terms. In addition the parcel forms part of the gap between the urban edge of Epsom to the north and Great Burgh to the south east.

Parcel 32 Viewpoints Location Plan



View 32-A Panoramic view from business access point illustration the relationship between these fields and the settlement edge of Epsom.



View 32-C, View from Downs Road looking at the settlement edge of Epsom at Aston Way, looking south towards the Downs.



View 32-B, looking north along Rifle Butts Alley.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
33	Land to the east of Burgh Heath Road south of Beech Way	3	2	2	0	7

Current land use:

- Agricultural.
- Stabling, Paddocks.

Designations (including adjacent or nearby heritage or ecology designations):

- There are no landscape designations.
- There is a single TPO in the northern part of the parcel.

PRoW: Including informal footpaths:

There are no PROWs within this parcel.

Containment and boundaries:

Boundaries to the site are as follows:

- The western boundary is a mature, well-maintained hedgerow which adjoins Burgh Heath Road, this does have a break which has been made to create a site works access.
- The north boundary is well-defined by a mix of property boundaries, hedgerows and trees, which appear to be former agricultural hedgerows.
- The eastern boundary is a former agricultural boundary, with some gaps in the northern section of the hedgerow.
- The southern boundary is a well-defined agricultural hedgerow.

Baseline landscape character:

Parcel 33 is located within the National Character Area 129, Thames Basin Heaths and Surrey County Landscape Character Area CD1, Ashted and Woodcote Parks Chalk Down with Woodland. The character of the parcel reflects many aspects of the CD1, especially the proximity to Epsom Downs Golf Course and the Downs on the higher ground to the south of this land parcel.

This series of fields form part of the small-scale transition between the southern Epsom settlement edge and the larger-scale uses on the slopes of Epsom Downs and the golf course use to the south of the land parcel. This parcel is also adjoined by land to the south, with large infill plots development, which is accessed via Burgh Heath Road, a series of larger plots with substantial dwellings. New development is located to the north of the land parcel, extending the southern settlement edge of Epsom. The development to the north and south of Parcel 33 are urbanising influences, combined with Burgh Heath Road and an access which has created a break in the mature hedge line.

The land uses are pastoral, typical of the edge of settlement, a series of small field sub-divisions. The aspect of the site is north facing and there is a significant fall in levels from south to north, between 100 and 90m AOD. There are urbanising features, namely the presence of development activity and temporary use of parts of the smaller-scale fields to the north of the parcel. The remainder of the parcel is generally well-managed, with tight well-defined hedgerows. There are urbanising features within these small-scale fields, as they adjoin properties on Burgh Heath Road. The condition is good, with well-managed, tight, well-defined hedgerows.

The elevated Downs to the south-west affords long views in an easterly direction towards London, the site does form part of these views in the context of the Epsom settlement edge. Additionally, due to the elevation, there is inter-visibility with the surrounding areas, for example, views towards the land parcel from roads within the settlement edge and views from undesignated footpaths to the south, running along the northern edge of Epsom Downs Golf Course.

Typical viewpoints (Examples included on viewpoint map):

Typical viewpoints include:

- Views from dwellings presently under construction;
- Views from properties and commercial premises to the south of the parcel on Burgh Heath Road, mainly from upper floors.

Landscape sensitivity (Sensitivity to change):

Parcel 33 has a Medium Sensitivity to change due to its location and transitional landscape qualities as part of the southern settlement edge of Epsom with the wider larger scale landscape of Epsom Downs to the south-west.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

Sensitive visual receptors include the following:

- Views from dwellings and commercial properties to the north and south of the land parcel on or accessed by Burgh Heath Road, including properties under construction;
- Views from undesignated footpaths to the south, running along the northern edge of Epsom Downs Golf Course.
- Possible views from PROW, Rifle Butts Way, although this is located some distance to the west of Parcel 33.

Visual Sensitivity: The sensitivity for visual receptors would be Medium due to the residential settlement edge and those properties near Burgh Heath Road. The parcel forms part of views towards Epsom from the Downs.

Overall Sensitivity to Development:

Parcel 33 has an overall Medium Sensitivity to development, combining the values set out for Landscape and Visual Sensitivity above. This is comprised of the combined effects of transitional landscape, the amenity it affords the settlement edge of Epsom and the extensive visibility. This site is close to the elevated Epsom Downs landscape. Parcel 33 is influenced by the extended settlement edge portion of land, with long distance viewing points towards West London from the viewing area at Grand Stand Road.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are medium and there is a medium overall sensitivity to development in landscape terms. In addition, the parcel forms part of the gap between the urban edge of Epsom to the north and Great Burgh to the south east which if released would compromise the integrity of the Green Belt in this location.

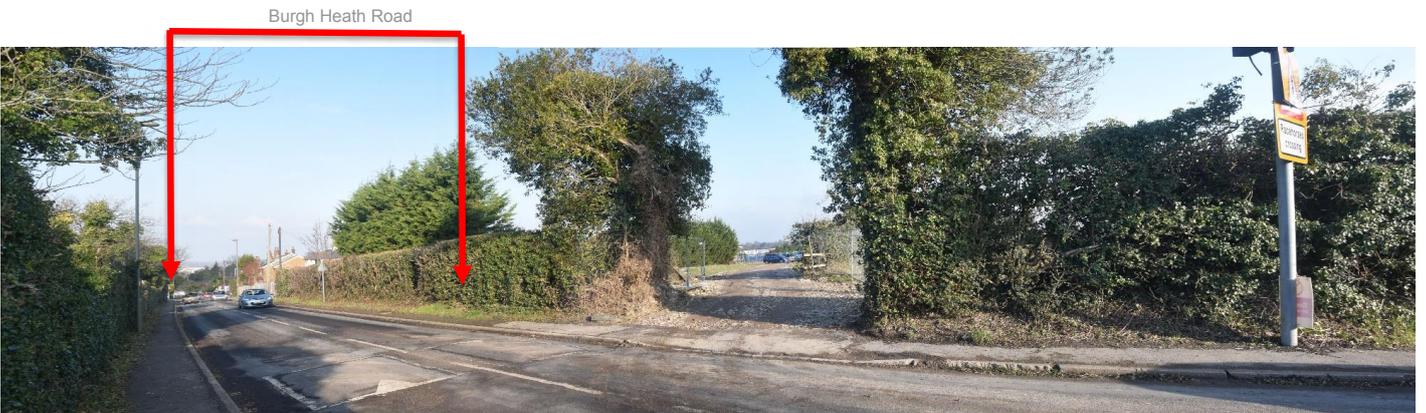
Parcel 33 Viewpoint Location Plan



View 33 -A View from site entrance on Burgh Heath Road looking into this land parcel, with existing residential properties visible to the south of the parcel.



View 33 - B View illustrating the boundaries of the parcel along Burgh Heath Road.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
37	Land north of College Road, west of Reigate Road (Downs Farm, Reigate Road)	1	3	2	3	9

Current land use:
<ul style="list-style-type: none"> Grassland, assumed to be part of former calcareous chalk grassland; Light Industrial use within former Chalk pit (College Road); Small business units at 'The Downs Farm' (Reigate Road); and Large single-plot residential with some small-scale commercial outlets on Reigate Road.

Primary constraints:
<ul style="list-style-type: none"> None

Designations (including adjacent or nearby heritage or ecology designations):
<ul style="list-style-type: none"> There are no landscape designations. Listed Buildings visible with the nearby Epsom College campus. Higher Green Conservation Area is located to the north-west of Parcel 37. There are TPOs within the western site boundary and along the eastern boundary adjoining the A240 Reigate Road.

Containment and boundaries:
<ul style="list-style-type: none"> The southern boundary is well-defined along College Road by roadside, mature hedgerow vegetation, the employment site is a detracting element, but roadside boundaries are intact; The western and north-eastern boundaries with large single-plot residential use have mature vegetation (with TPOs) within deep and wide residential plots of varying lengths and widths; and The southern section of Reigate Road has some mature trees lining the route and bordering Parcel 37.

PRoW: Including informal footpaths:
There are no PROW but there does seem to be a network of undesigned footpaths.

Baseline landscape character:

This site is located within the National Character Area 129, Thames Basin Heaths and Surrey County Landscape Character Area CF4, North Looe Open Chalk Farmland. Consistent with the wider CF4 character description, the site is surrounded by development and possesses some north facing slopes and chalk downland underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation. Parcel 37 forms part of the gap between the Epsom settlement boundary and Epsom Downs residential areas of Nork, adjacent to the Epsom Downs Station, together with Parcel 37.

It has an undulating landform, but rising towards the south. Topography is characteristically undulating with higher land to the south, descending in a northerly direction from 95m to 80m AOD. It is cut off from countryside to the south by surrounding development. It comprises paddocks, pasture, farmland with no subdivision of the land parcel. The wider context of the site includes small horticultural businesses and fields with glasshouses. The land use on the site itself is comprised of employment sites within a former chalk pit, business units within The Downs Farm and residential and commercial properties adjoining the Longdown Lane North and A240 Reigate Road on the western and eastern boundaries, respectively.

The western boundary is residential, with mixed rear property boundaries along Longdown Lane North, a strongly vegetated boundary. Hedges along field boundaries vary in intactness, with several boundaries marked by trees rather than continuous hedgerows. There are no areas of significant woodland. Relatively long-distance views are possible across the site to the nearest settlement edges, due to limited boundary vegetation.

The condition of the landscape is mixed, with the employment site boundaries for the former Chalk Pit and Downs Farm detracting from the wider landscape character. The site is reasonably well-managed. Tranquillity, remoteness and scenic beauty are limited due to urban influences. However, the character area is a valuable area of open space, given the surrounding urban context. Although surrounded by built-up areas, views of houses are often filtered by boundary vegetation where present.

Typical viewpoints (Examples included on viewpoint map):

Significant viewpoints include:

- Properties on Longdown Lane North, which have open views of the site and The Downs Farm employment site which is bunded and screened from view (see View 37 - A);
- Properties and commercial enterprises along the eastern boundary on the A240, Reigate Road; and
- Employment Sites at The Downs Farm, (see View 37 - A). The parcel is well-contained visually from College Road.

Landscape sensitivity (Sensitivity to change):

Landscape Sensitivity: This parcel will have Medium to High sensitivity to change due in part to its rarity and the overall limited extents. It represents one of a limited number of sites that provide a respite or gap between existing development. The site contributes to a series of pockets of land, which together form a gap between the Boroughs of Epsom and Ewell, Reigate and Banstead. This portion of land also contributes to the landscape setting of Epsom College.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The most sensitive receptors are those residential properties identified above on Longdown Lane North and Reigate Road with views on to Parcel 37. There are also several employment sites within and looking onto the parcel.

Visual Sensitivity: The Receptors are residential and commercial in equal proportion over the site, with some glimpsed views from highways. The sensitivity is therefore deemed to be Medium to High.

Relative Sensitivity to Development:

This site has an overall Medium to High Sensitivity to development combining the values set out for Landscape and Visual Sensitivity above. This is comprised of the combined effects of the transitional landscape qualities, the amenity it affords the settlement edges, particularly to Epsom/Epsom College Area. The site is also surrounded by development and is one of a series of remaining weak links to the greenbelt and calcareous grassland habitats, which are recorded as present within the wider borough character area, CF4. This site is close to a SSSI at Epsom Downs Golf Club and significant as an elevated portion of land with some longer distance viewing points.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are medium to high and there is a high overall sensitivity to development in landscape terms. In addition, the parcel forms part of the gap between urban areas to the north and south as well as between the east and west. If released this would compromise the integrity of the immediately adjacent Green Belt in this location.

Parcel 37 Viewpoints Location Plan



View 37-A Panoramic view of the entire site taken from the rear of the Downs Farm building units.



Continuation of View 37-A

Glimpses from properties on Longdown Lane North

Epsom College



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
43	Land to the east of NESCOL College. (Priest Hill (NESCOL land) and Priest Hill Sports Centre site)					
		3	3	2	0	8

Current land use:
<ul style="list-style-type: none"> • Playing Fields • Nescot sports ground – football/rugby pitches with associated parking and pavilions/changing rooms.

Primary constraints:
<ul style="list-style-type: none"> • None

Designations (including adjacent or nearby heritage or ecology designations):
<ul style="list-style-type: none"> • There are no designations. • There are no listed buildings within the vicinity of the parcel. • There are no TPOs within the parcel.

Containment and boundaries:
<ul style="list-style-type: none"> • There is poor visual containment along the boundary with the A232 and also the boundary with Banstead Road, as there are open views into the site. • The southern and western boundaries are punctuated by trees and hedgerow planting and contain the site well. There is a sense of continuity and openness with land to the south-east.

PRoW: Including informal footpaths:
<ul style="list-style-type: none"> • BW13 – Bridleway. • FP104 – Footpath.

Baseline landscape character:

Parcel 43 is located within the National Character Area 129, Thames Basin Heaths and Surrey County Landscape Character Area CF4, North Looe Open Chalk Farmland. Parcel 43 forms part of the gap between the Epsom settlement boundary and East Ewell and the residential areas of Howell Hill. The parcel comprises Nescot Sport Ground and adjoining sports fields.

Consistent with the wider character description, Parcel 43 adjoins the settlement edge of Ewell East and possesses some of the wider character area's features, including: shallow, north facing slopes and forms part of the north-facing sloping land underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation. The site is a remaining open space within a largely urbanised context, with a limited number of public rights of way cross the northern end of the character area, which includes this site, a link across the character area between Epsom and East Ewell.

The land use is entirely comprised of recreational facilities and playing fields and associated dwellings. It fronts onto the A232, the northern boundary, with residential to the north and on Banstead Road to the east. The grass may be formerly part of the wide calcareous grassland adjoining the SSSI site to the south-east. Vegetation, hedges with trees, align the footpaths but are not intact along the full lengths, there are glimpse between trees into the site and towards the urban areas Ewell West and Ewell East beyond. The parcel is not entirely surrounded by development and provides continuity with grassland stretches and open land to the south east. Tranquillity, remoteness and scenic beauty are limited due to urbanising influences and adjacent land uses. The open space is a valuable remaining area of open space and recreational amenity, particularly given the surrounding urban context.

Parcel 43 is cut off from the wider countryside by settlement or roads and is an enclosed section of the wider character area, however, it is managed such that it does not possess the calcareous grassland character. It also provides an important gap between the settlement edges of Epsom and East Ewell.

Typical viewpoints (Examples included on viewpoint map):

Typical views include:

- Views to the site are possible from bridleway, BW13 and footpath, FP104.
- Longer distance views from the west, the A240 and Nescot campus;
- Views from residential properties that look onto the site on the A232, Cheam Road and Banstead Road.

Landscape sensitivity (Sensitivity to change):

The landscape sensitivity to change is Medium as the land use is a recreational facility and not rare in the context of the wider character area, with some opportunity for substitution. The parcel provides a gap between settlements and the loss of this portion of the character area would reduce the sense of openness to the settlement edge of East Ewell.

The parcel is a managed playing field and the former character of grassland will now reflect more of an amenity grassland. The surrounding character is urbanised and the boundaries are not all well-vegetated. Development is visible from within the field.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The sensitive receptors are those dwellings which front onto Parcel 43, located on the A232 and those using the PROW noted below.

Visual Sensitivity: The views from dwellings and public rights of way are considered to be of High sensitivity to change.

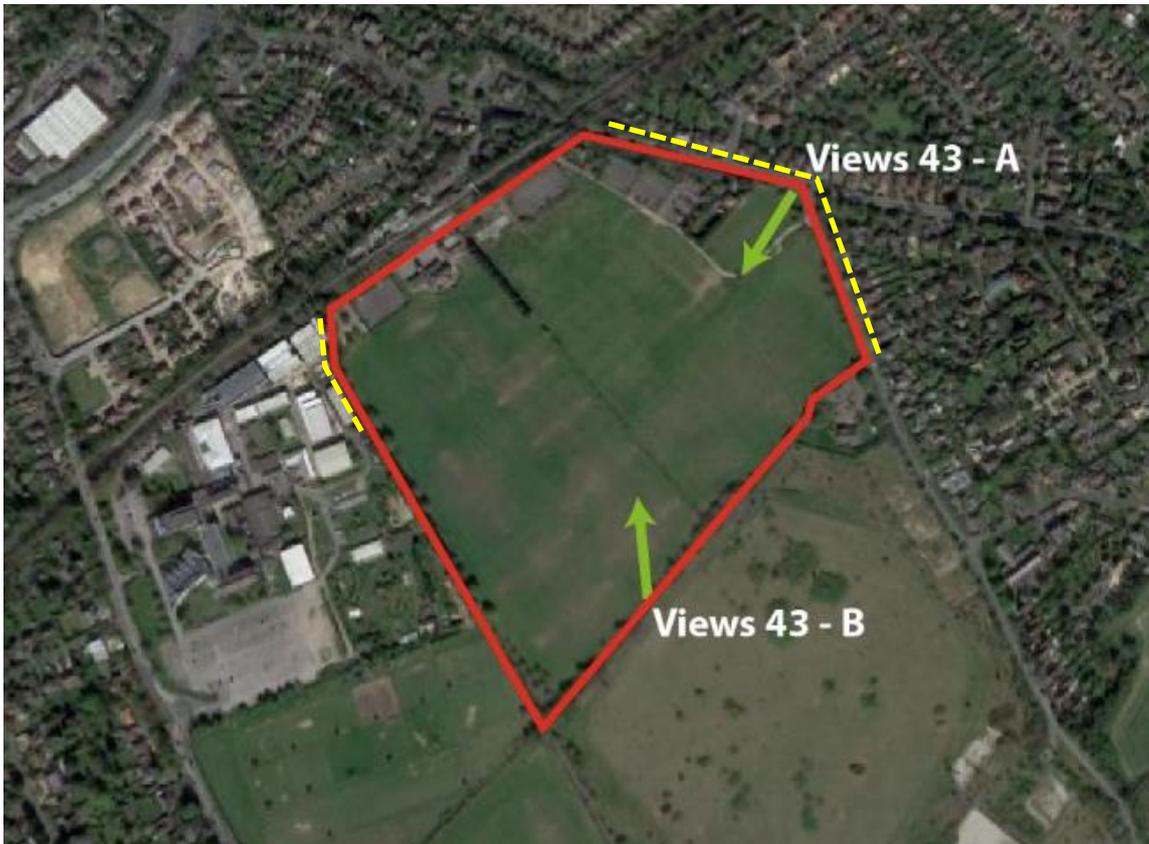
Relative Sensitivity to Development:

Parcel 43 has an overall Low to Medium Sensitivity to development combining the values set out for Landscape and Visual Sensitivity above. This is comprised of the amenity it affords the settlement edges, particularly to Epsom and Ewell East. The site is partially surrounded by development and is one of a series of remaining weak links to the greenbelt and a SSSI calcareous grassland habitat is recorded as present to the immediate south-east.

Potentially suitable for release at this stage?

No. Landscape and visual sensitivity are medium and high respectively. The parcel performs a critical role in regards to checking the unrestricted sprawl of large built-up areas forming part of a gap of less than 1km between the southern urban edges of East Ewell and the eastern edge of Ewell to the west.

Parcel 43 Viewpoints Location Plan.



View 43-A View from the PROW adjoining Banstead Road.



View from the PROW at the south-western corner of the parcel.



Parcel ID:	Name:	Stage One results:				
		P1	P2	P3	P4	Overall
52	Land to the east of Reigate Road (North of Reigate Road and Mid Surrey Farm)	P1	P2	P3	P4	Overall
		0	0	1	0	1

Current land use:

- Beechcroft Nursery.
- Large plot housing.
- Motor services.
- SES Water facility

Primary Constraints:

- None.

Local landscape designations (including adjacent or nearby designations):

- There are no designations, however there is a SSSI to the south-east of the site.
- There are no listed buildings within the vicinity of the site.
- There are TPOs within the A240 route corridor on the parcel's western boundary.

PRoW: Including informal footpaths:

There are no PROWs within Parcel 52.

Containment and boundaries:

- The boundaries with reasonable containment and screening include the south-western boundary along the A240, Reigate Road.
- The north-eastern boundary is poorly defined and made up of screen fencing associated with the SES Water site.

Baseline landscape character:

Parcel 52 is located within the National Character Area 129, Thames Basin Heaths and is closest to Surrey County Landscape Character Area CF4, North Looe Open Chalk Farmland. Parcel 52 is an urban parcel which forms part of the gap between the Epsom settlement boundary and East Ewell fronting onto the A240 Reigate Road (see View 52 – B). The Parcel is one of several sites which have been intensified in terms of use with a tight grain of mixed uses. It is quite developed and therefore urbanised and semi-industrial in character.

It is not included within the wider character area surrounding the parcel as described in the Surrey Landscape Character Assessment and is not in any way consistent with the wider character descriptions. Parcel 43 reads as a part of the settlement edge and is surrounded by the wider open landscape of CF4.

It does not contribute to the greenbelt as part of the extent of greenbelt parcels between the settlement edges of Epsom/Epsom Downs and East Ewell.

Typical viewpoints (Examples included on viewpoint map):

Typical viewpoints include:

- Views those from the residential properties on the opposite side of A240, Reigate Road (see view 52-A).
- There are newly constructed properties located along the north-western boundary.
- There are some substantial properties and commercial/employment concerns fronting onto Reigate Road backing onto Parcel 52.
- Views from adjacent employment plots and beyond from unnamed access roads with isolated properties and uses accessed via Reigate Road (to the east).

Landscape sensitivity (Sensitivity to change):

Landscape sensitivity: The landscape sensitivity to change is Low. The mixed, urbanised, semi-industrial character of this parcel could be substituted easily, this character is not consistent with the wider area and detracts from the settlement edge of Epsom, defined by the A240, Reigate Road corridor.

Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):

The sensitive receptors are the residential properties on Reigate Road, the recent development which adjoins the north-western boundary of the parcel.

Visual Sensitivity: A change in land use would potentially constitute an improvement in visual amenity from those dwellings and publicly accessible viewpoints which have views of Parcel 52. The visual sensitivity is therefore Low.

Relative Sensitivity to Development:

Overall Parcel 52 has a Low Sensitivity to Development, given its urban character and semi-industrial uses. This parcel could potentially improve with a carefully considered development that would reinforce weakened settlement boundaries, such that it reads as part of the edge of the Epsom, Reigate Road corridor.

Potentially suitable for release at this stage?

No. Although the parcel has low landscape and visual sensitivity and low sensitivity to development, the parcel is largely developed. The parcel also has weak, poorly defined boundaries which are not considered capable of forming a new robust Green Belt boundary should the parcel be released.

Parcel 52 Viewpoints Location Plan



View 52-A, View from A240, Reigate Road, with Parcel 52 access and house fronting on the A240 screen the industrial units beyond.



View 52-B, Typical views from within the parking area adjacent to small scale business units of Parcel 52



6. Conclusions

Whilst this report does not make recommendations as to which land should or should not be released from the Green Belt, it does identify those parcels of designated Green Belt land which are less constrained and which are therefore considered to be potentially suitable for release at this stage when considered against national Green Belt policy.

It should be noted that the sites included in this GBS Stage Two will not automatically be released from the Green Belt should the Council decide that exceptional circumstances exist to justify seeking to release designated Green Belt land to accommodate the OAN for housing. Any sites to be released will be robustly tested through the Local Plan Examination process.

Findings

Parcels 28 (Land to the north of Chantilly Way east of Horton Lane), 29 (Land to the east of Chantilly Way) and 31 (Land to the north west of St Ebba's former hospital site) are considered to be potentially suitable sites for release from the Green Belt should exceptional circumstances exist. Whilst parcels 28 and 31 scored relatively highly in the GBS Stage One (scoring 10 and 9 respectively), their context within the borough, their boundaries and accessibility/connectivity to the existing highways network means that they are considered potentially suitable for release.

Parcel 28 (Land to the north of Chantilly Way east of Horton Lane)

Parcel 28 (Land to the north of Chantilly Way east of Horton Lane) is not subject to any primary constraints and has been assessed as having low to medium landscape/visual sensitivity and a low to medium overall sensitivity to development. The parcel has well defined boundaries formed of established hedgerows and contains a series of well-defined agricultural fields. Horton Lane, Hook Road and Chantilly Way form established and durable boundaries which, if the site was to be released from the Green Belt, would form a new permanent defensible Green Belt boundary. Its release would not therefore compromise the integrity of the surrounding Green Belt. The parcel is well connected to the existing highways network with roundabouts at three points of the parcel along its western boundary. The junction of Horton Lane/Hook Road is at its northern point with the junction of Chantilly Way and Horton Lane in the south west corner of the site. Access to the former Long Grove hospital site is also located along the western boundary of the site with all three junctions providing potential access points to the parcel.

Parcel 29 (Land to the east of Chantilly Way)

Parcel 29 (Land to the east of Chantilly Way) is not subject to any primary constraints and was assessed as the lowest performing parcel of designated Green Belt land in the GBS Stage One report. The parcel does not perform against purposes 1 (to check the unrestricted sprawl of large built-up areas), 2 (to prevent neighbouring towns merging into one another) and 4 (to preserve the setting and special character of historic town). In addition, the parcel's landscape sensitivity is low and visual sensitivity is low to medium. There is also a low overall sensitivity to development in landscape terms. The small parcel's eastern boundary is formed by the rear of residential properties with its western boundary formed of Chantilly Way. The wider integrity of the Green Belt in this location would not be compromised by the release of this parcel.

Parcel 31 (Land to the north west of St Ebba's former hospital site)

Parcel 31 (Land to the north west of St Ebba's former hospital site) has been assessed as having low to medium landscape sensitivity and a medium to high visual sensitivity. The site also has medium sensitivity to development. The site has established defensible boundaries on its north eastern and western boundaries formed by Chessington Road and Hook Road respectively. Well established field patterns alongside hedgerows and tree lines form the southern boundaries where the site meets the developed St Ebba's former hospital site. There is an existing access point off the roundabout at the junction of Horton Lane and Hook Road serving the northern portion of the site. The parcel's boundaries are considered to be robust and capable of forming a durable Green Belt boundary if the parcel is to be released from the Green Belt. Therefore, the integrity of the wider Green Belt in this location would not be compromised by the release of the parcel.

Parcels 28, 29 and 31 surround Parcel 30 (Land at St Ebba's former hospital site) which when assessed on its own merits was not considered suitable for release at this stage as its landscape and visual sensitivities are high. Furthermore, the parcel is largely developed and would not therefore yield

development opportunities. It also scored highly against purpose 4 (to preserve the setting and special character of historic towns). Notwithstanding this, if the Council as part of the Core Strategy Review sought to remove parcels 28, 29 and 31 it would be logical and necessary to seek to release parcel 30 in order to form a robust, durable and defensible Green Belt boundary so as to not compromise the integrity of the wider Green Belt in this area.

Whilst this Study identifies only those parcels which are considered most suitable for release, when considering the identified requirements for housing land supply in EEBC, it may still be necessary for other parcels to be released in order to meet the OAN for housing.

7. Next Steps

Both this GBS Stage Two and the GBS Stage One form part of a comprehensive suite of evidence base supporting the review of the Core Strategy, of which the SHMA, SHLAA and Primary Constraints Study form a critical part. Careful consideration must be given, taking account of the full suite of evidence base, as to the proposed strategy for accommodating future growth and the OAN for housing. Should the decision be made to seek to release Green Belt land to accommodate housing growth, under any of the three options presented at the Issues and Options stage, then further work will be required to establish the extent of release required and whether exceptional circumstances exist to justify this approach.

As identified in this report, additional work is required to inform decisions relating to the quantum of housing to be delivered over the forthcoming plan period and the strategy for delivering this. Only then should a decision be made regarding Green Belt release including the quantum and location of release.

Should the decision be made to seek to deliver some of EEBC's identified needs through the release of Green Belt land, additional work will be required to understand the capacity of the above parcels alongside existing and future infrastructure requirements. Once a decision has been made relating to the strategy for accommodating future housing growth, it may still be necessary to assess whether there is a need to consider the release of additional land parcels to those identified as being less constrained within this report.





Appendix A. Workshop Invitees

Surname	First Name	Organisation
Murphy	Tim	CPRE
Clayton	Sarah	CPRE
Hollins	Margaret	Epsom Civic Society
Brown	Rod	EEBC
Shephard	Mark	EEBC
Beldon	Kathryn	EEBC
Harrison	Kath	Surrey County Council
Janota	Sue	Surrey County Council
Parkes	Suzanne	Elmbridge Borough Council
Harris	Hannah	Royal Borough of Kingston
Aitken	Sheree	Royal Borough of Kingston
Kleiman	Tal	Royal Borough of Kingston
Davies	Guy	Mole Valley
Kilip	Marie	Tandridge District Council
Riddle	Vivienne	Tandridge District Council
Clarke	Duncan	London Borough of Sutton
James	Philip	Reigate & Banstead Borough Council
Peters	Jörn	Greater London Authority
McLoughlin	Juliemma	Greater London Authority
Simmons	Philip	Donnington Homes
Allison	Lisa	Rural Solutions
Wilson	Toni	Wilson Groups
Slatford	Simon	Lichfields
Marsh	Marie-Claire	Lichfields
Churchill	David	Iceni
Rose	Michael	Mid Surrey Farm
Wilde	Geoff	Bewley Homes
Richards	J	Dan Dara
Webber	Tom	Montreaux
Griffin	Patrick	Savills
Adams	Russell	Adams Planning
Hay	Robert	None
Mc Geever	Isobel	Iceni
Willshaw	Tom	Lichfields
Simmonds	Zoe	Lichfields
Loxton	Joanna	Church Commissioners
Jackson-Browne	Thaddaeus	Lambert Smith Hampton
Burgess	Denise	Atkins
Wood	David	EEBC
Dudley	Graham	EEBC
Veasy	Sarah	Elmbridge Borough Council



Appendix B. Definitions

Landscape sensitivity:

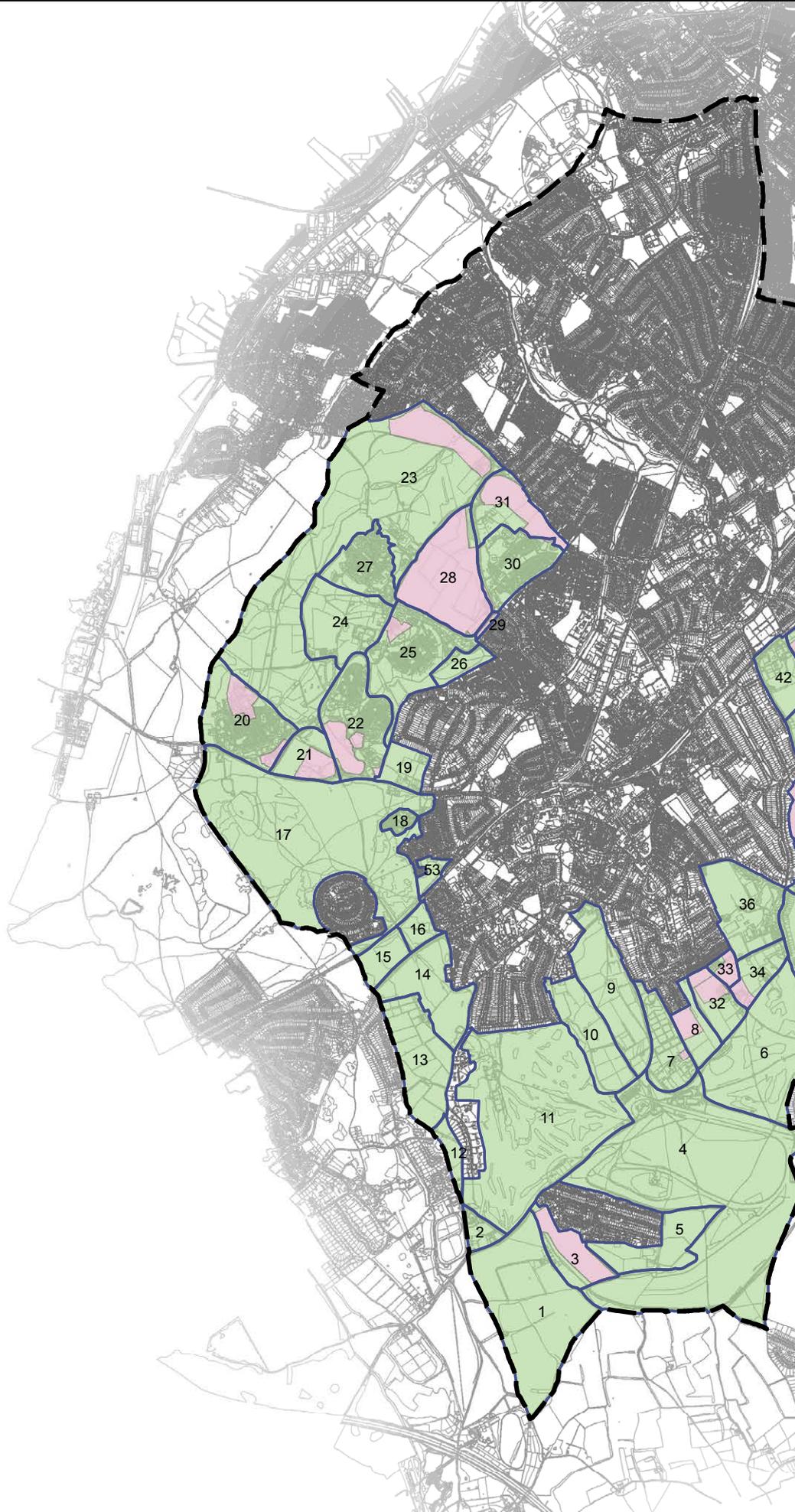
The sensitivity of the landscape as a resource in its own right based upon the quality, value, openness, condition and rarity of the landscape.

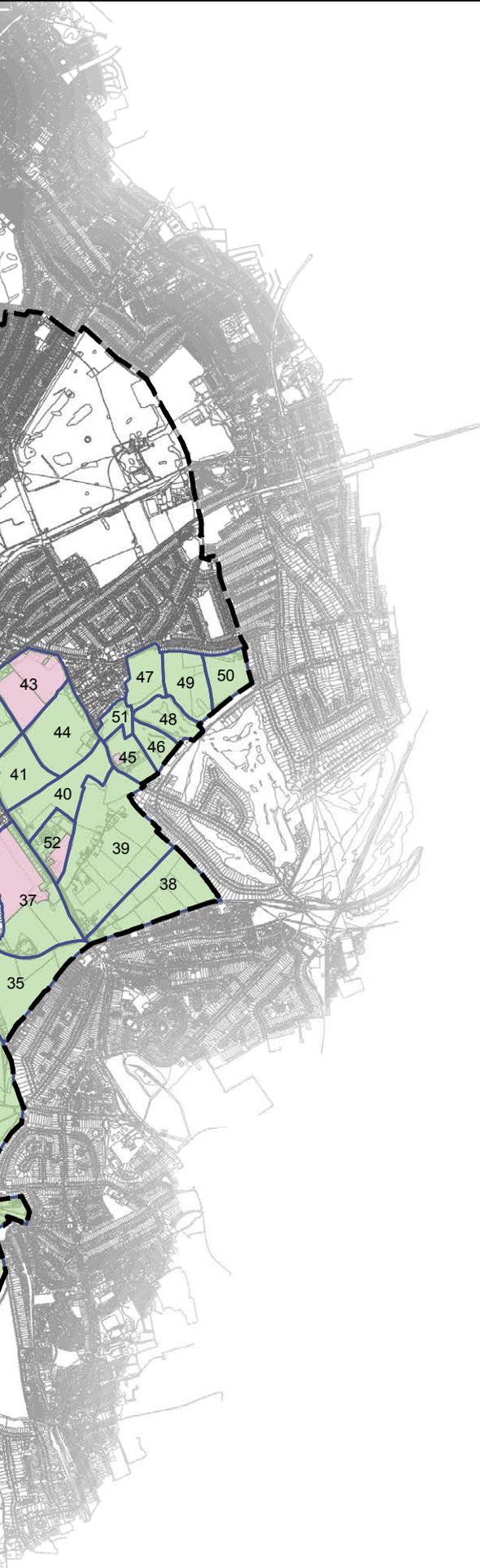
Visual sensitivity:

The sensitivity of specific views and the general visual amenity experienced by people based upon the quality and value of the view, and the location from which the view is experienced (E.G. residential property or road corridor).

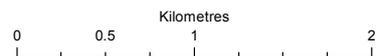
Sensitivity to development:

The sensitivity of a landscape/visual receptor to development is based on the capacity of the receptor to accommodate change of the type proposed without harm to its key characteristics. The emphasis of these judgements must be focused on change 'of the type proposed' as a landscape/visual receptor may be able to accommodate, or be less sensitive to, certain types of development (e.g. new road or residential development) without changing its essential character or affecting its key components, whereas other types of development could not be accommodated in the same landscape.





-  Epsom and Ewell Administrative Boundary
-  Parcel Areas
-  Promoted Sites
-  Green Belt



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CLIENT NAME: EPSOM & EWELL BOROUGH COUNCIL

LICENCE NUMBER: 100023771 [2017]

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Project
EPSOM & EWELL GREEN BELT STUDY

Title
PROPOSED PARCEL AREAS

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:40,000	SD	HM	NDK
		Date 05/04/18	Date 05/04/18	Date 05/04/18

Drawing Number	Rev
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