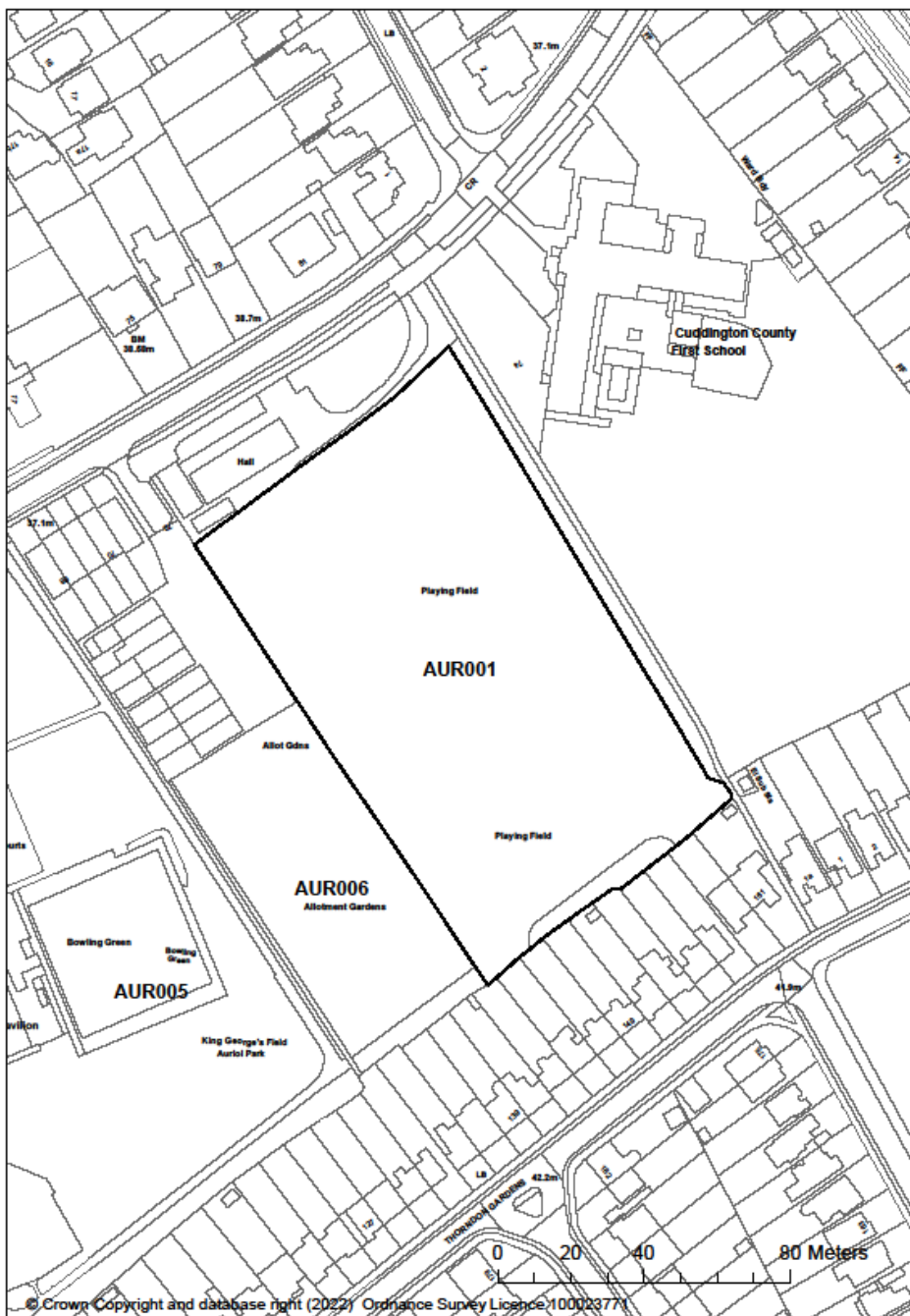
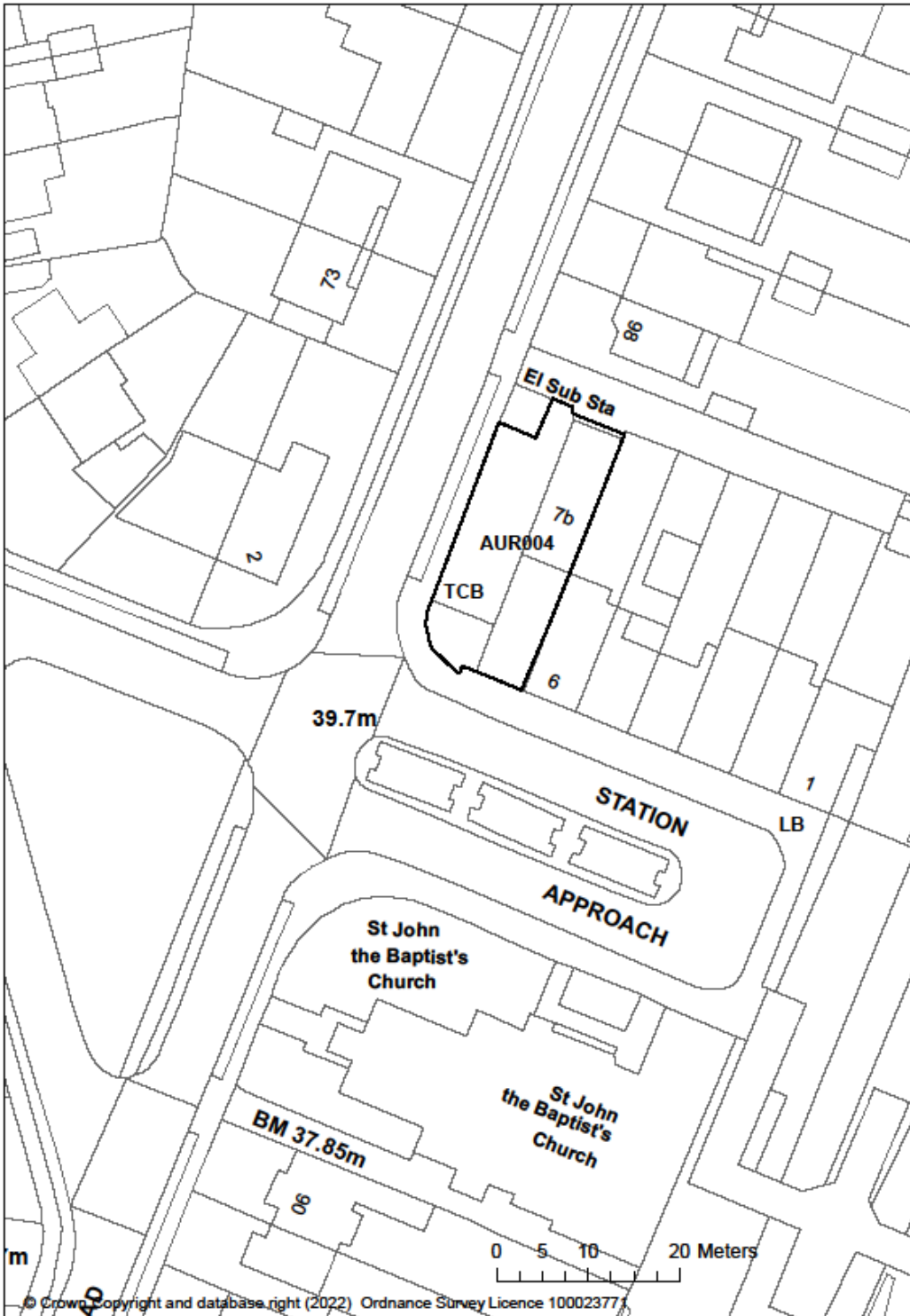


Deliverable

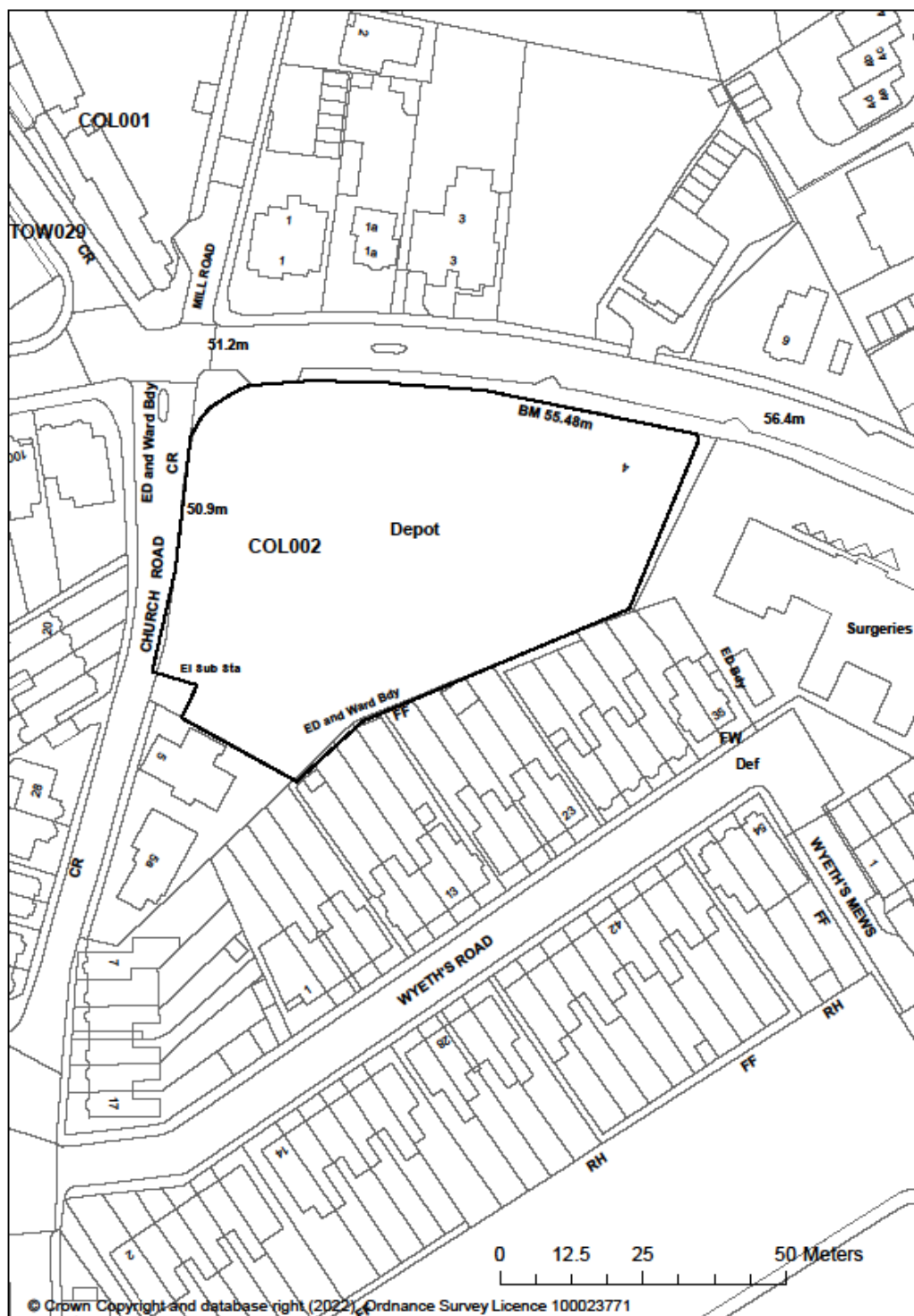
Ward	Auriol
Reference	AUR001
Address	Land rear of Rowe Hall, Salisbury Road, KT4
Source	Desktop Review
Existing use	Playing field
Proposed use	Extra care housing
Potential Yield	30
Other Uses	Extra Care Housing
Area (ha)	1.23
Constraints	Playing fields
Available	Y
Suitable	The site is considered to be suitable and the identified constraints can be mitigated. The loss of playing field will need to be justified
Achievable	Yes but the loss of playing field will need to be justified
Deliverable	Site likely to come forward in the next 5 years



Ward	Auriol
Reference	AUR004
Address	7 Station Road, Stoneleigh
Source	Planning Application
Existing use	Retail and residential above
Proposed use	Residential
Potential Yield	10
Other Uses	
Area (ha)	0.037
Constraints	
Available	Y
Suitable	The site is considered to be suitable
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable. Site is likely to come forward in the next 5 years



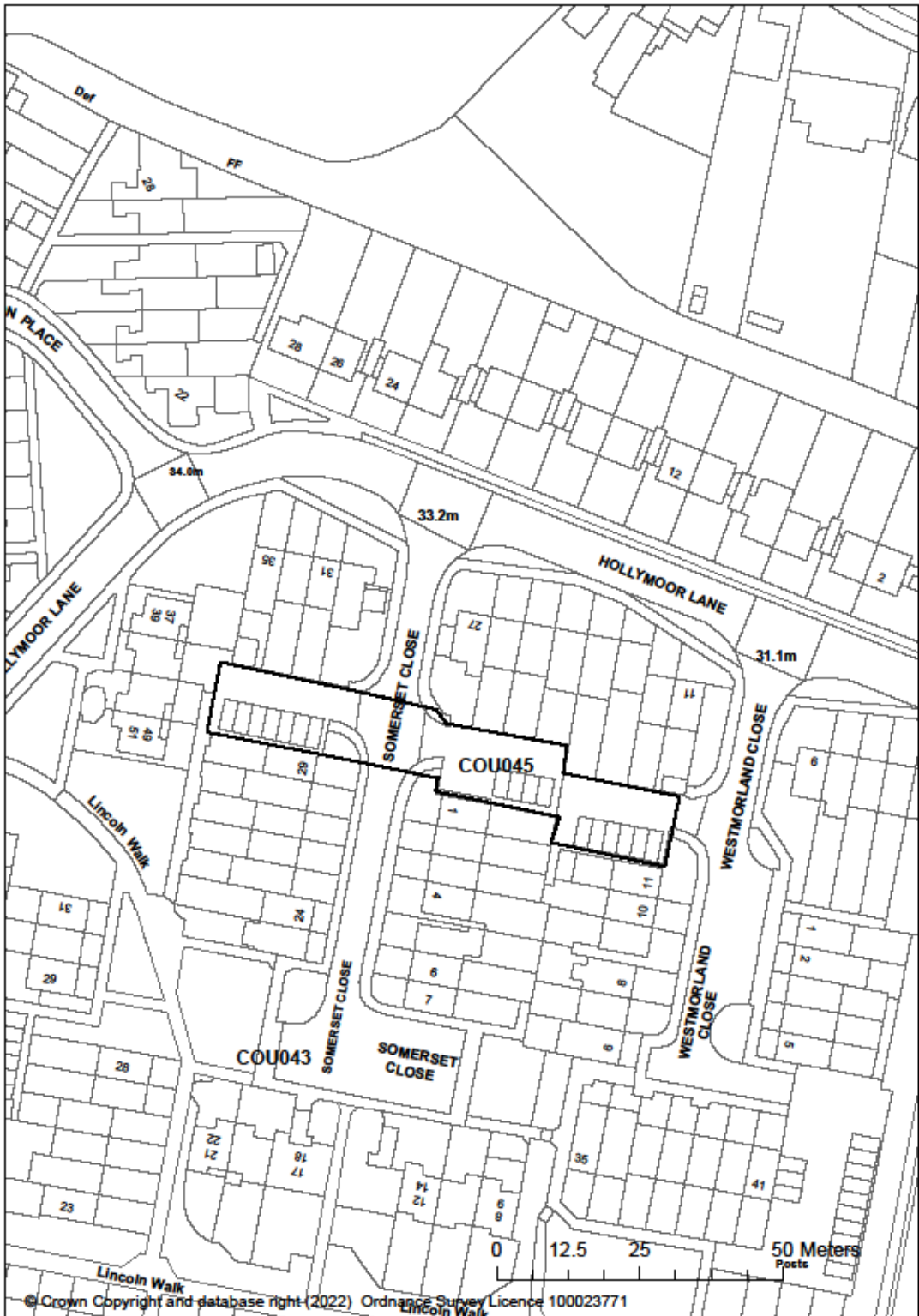
Ward	College
Reference	COL002
Address	Former Dairy Crest Site, 4 Alexandra Road
Source	Call for Sites
Existing use	Vacant cleared, former Dairy
Proposed use	Retail with car parking
Potential Yield	20
Other Uses	Retail (approx 1500 sqm)
Area (ha)	0.44
Constraints	Adj CA
Available	Y
Suitable	The site is considered suitable for residential. Site is outside the retail area therefore proposals for retail will need to be justified.
Achievable	Achievable. Site has had numerous interest to redevelop into retail, with some residential
Deliverable	Deliverable: Site likely to come forward in the next 5 years



Ward	College
Reference	COL016
Address	35 Alexandra Road
Source	Call for Sites
Existing use	Dwelling
Proposed use	Residential
Potential Yield	9
Other Uses	
Area (ha)	0.101691
Constraints	TPO
Available	Y
Suitable	The site is considered to be suitable for development
Achievable	Yes - the site is considered to be achievable.
Deliverable	Deliverable. Site likely to come forward in the next 5 years



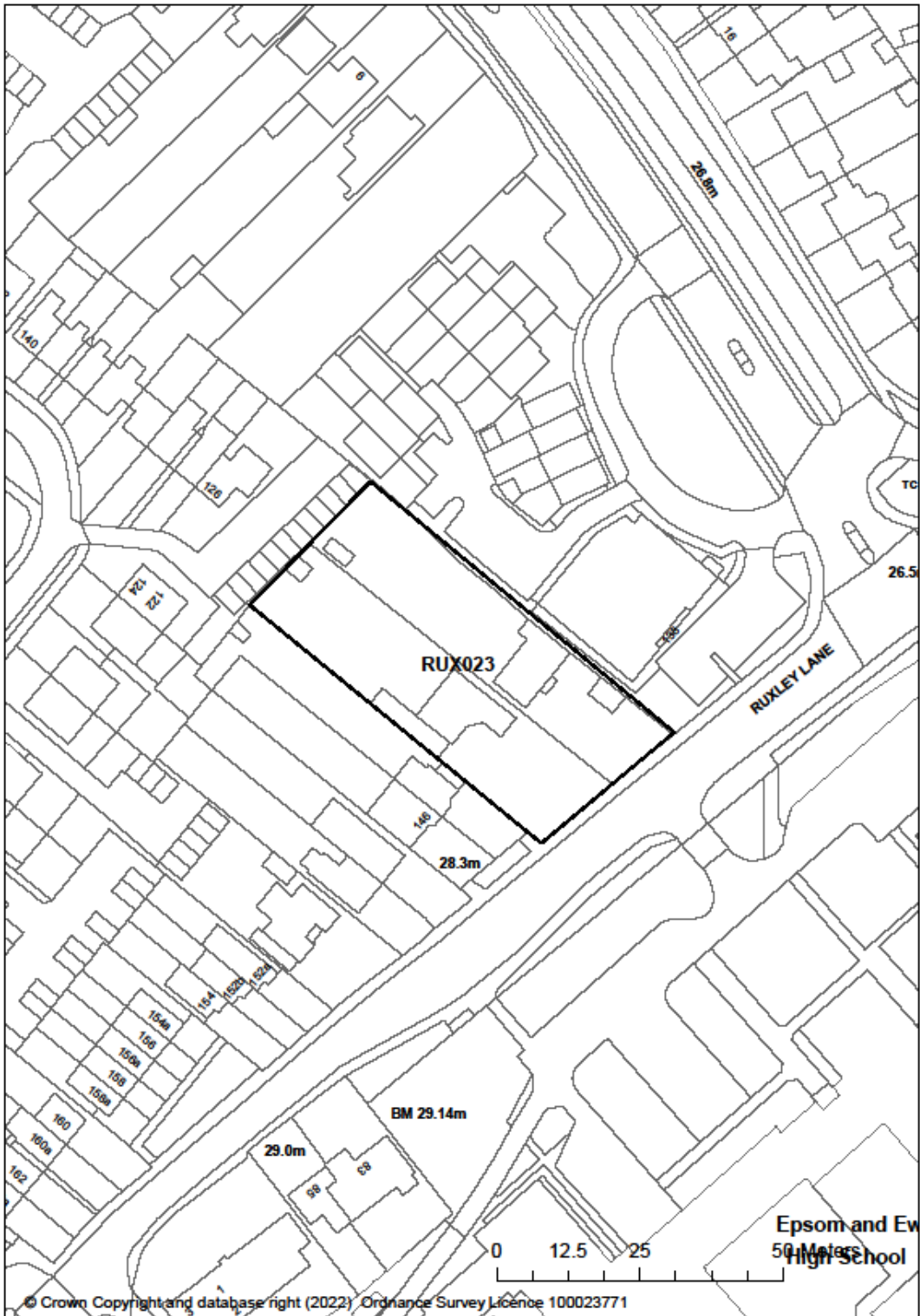
Ward	Court
Reference	COU045
Address	Garages at Somerset Close & Westmorland Close
Source	Planning Application
Existing use	Garages
Proposed use	Residential
Potential Yield	6
Other Uses	
Area (ha)	0.100886
Constraints	Potential contamination on part of the site, parking issues
Available	Y
Suitable	The site is considered to be suitable
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable. Site is likely to come forward in the next 5 years



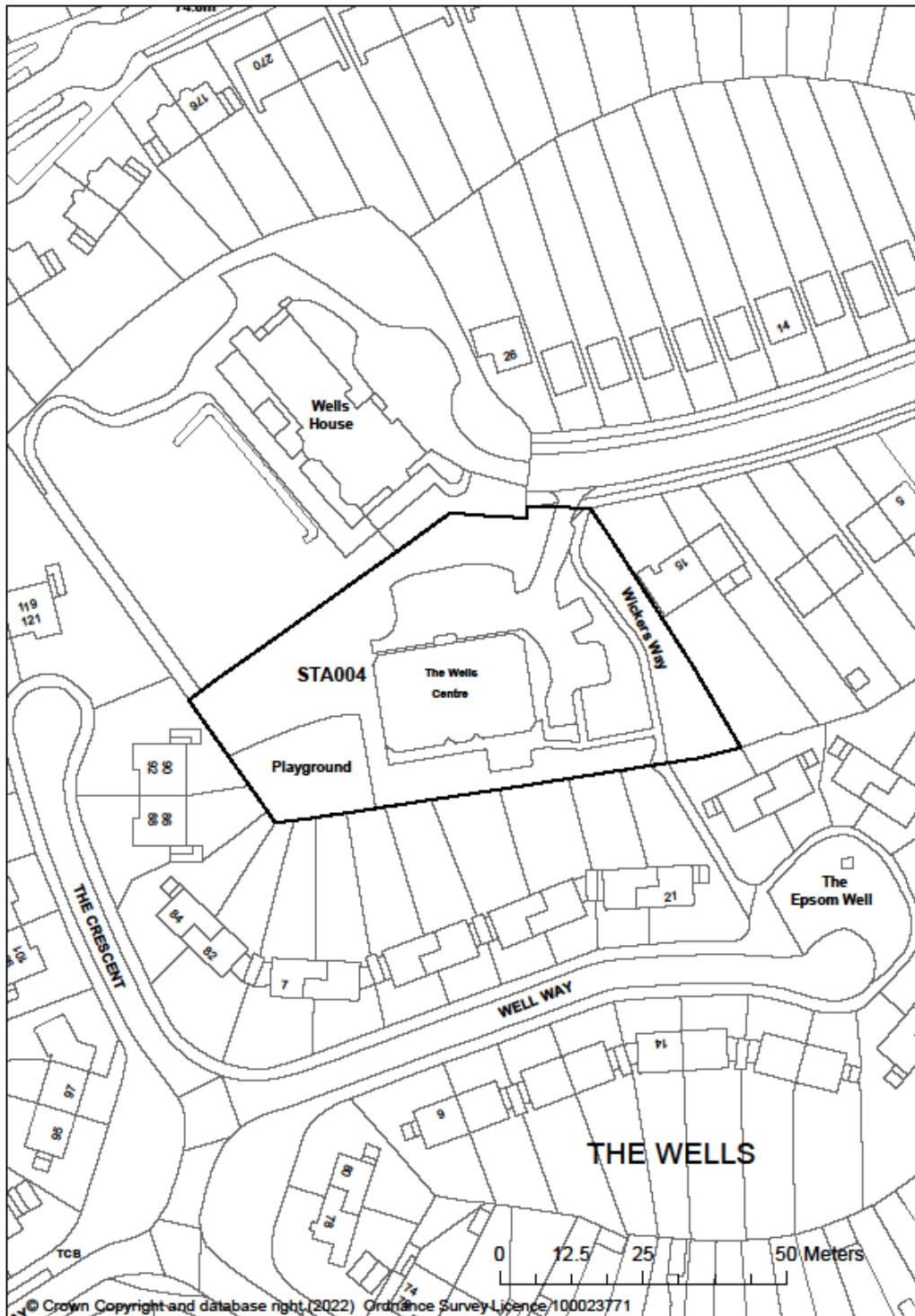
Ward	Ruxley
Reference	RUX005
Address	Crane Court/Rowden Rd (Garage)
Source	Planning Application
Existing use	Residential and Garage block
Proposed use	Affordable Housing
Potential Yield	9
Other Uses	Affordable Housing
Area (ha)	0.185149
Constraints	
Available	Y
Suitable	The site is considered suitable for redevelopment
Achievable	Yes but loss of affordable housing will need to be reprovided
Deliverable	Deliverable: Recent planning history suggests the site could come forward in the next 5 years



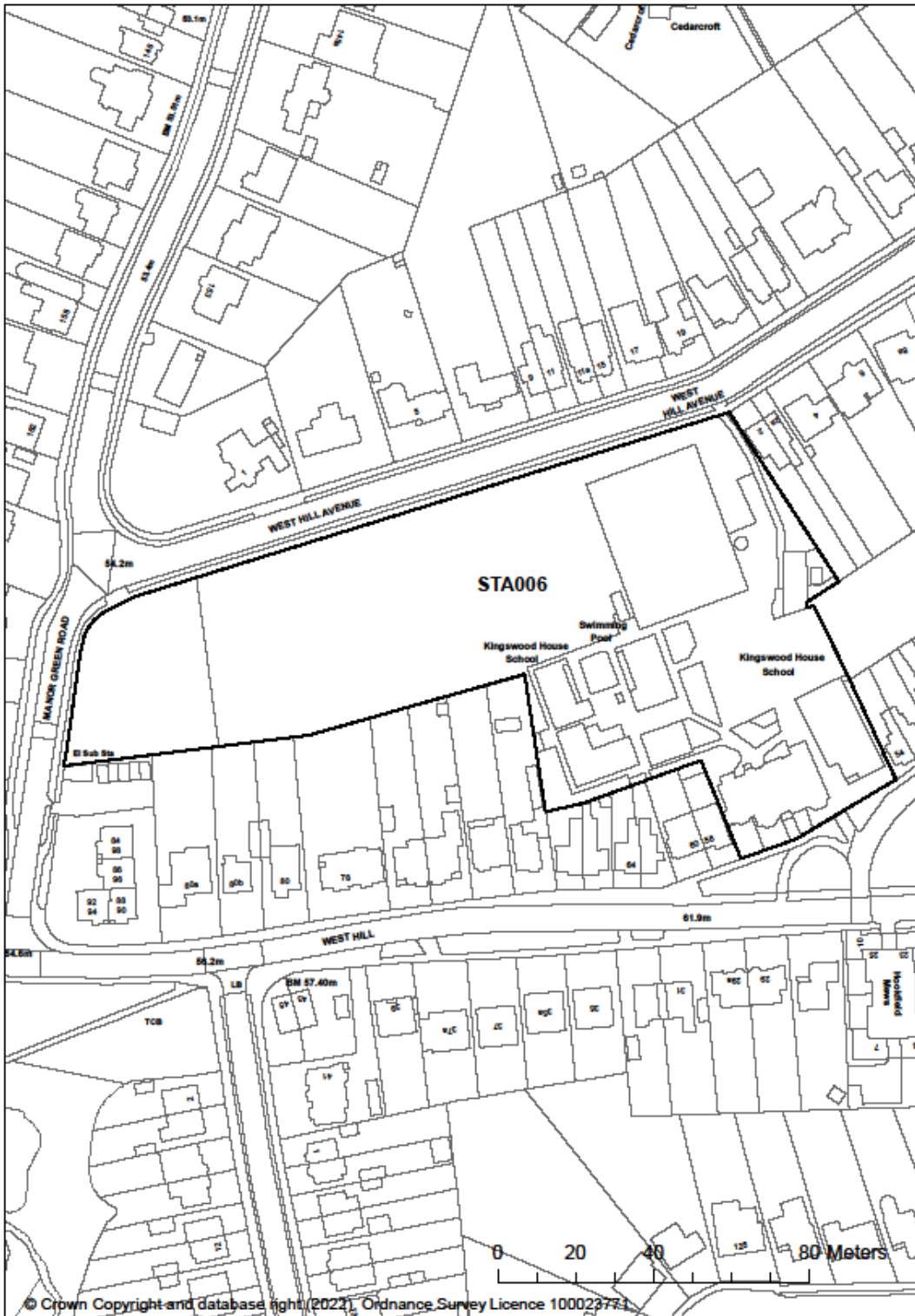
Ward	Ruxley
Reference	RUX023
Address	140-142 Ruxley Lane West Ewell Surrey KT19 9JS
Source	Planning Application
Existing use	Residential
Proposed use	Residential
Potential Yield	20
Other Uses	
Area (ha)	0.201092
Constraints	
Available	Y
Suitable	The site is considered suitable
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable: The site is likely to come forward in the next 5 years



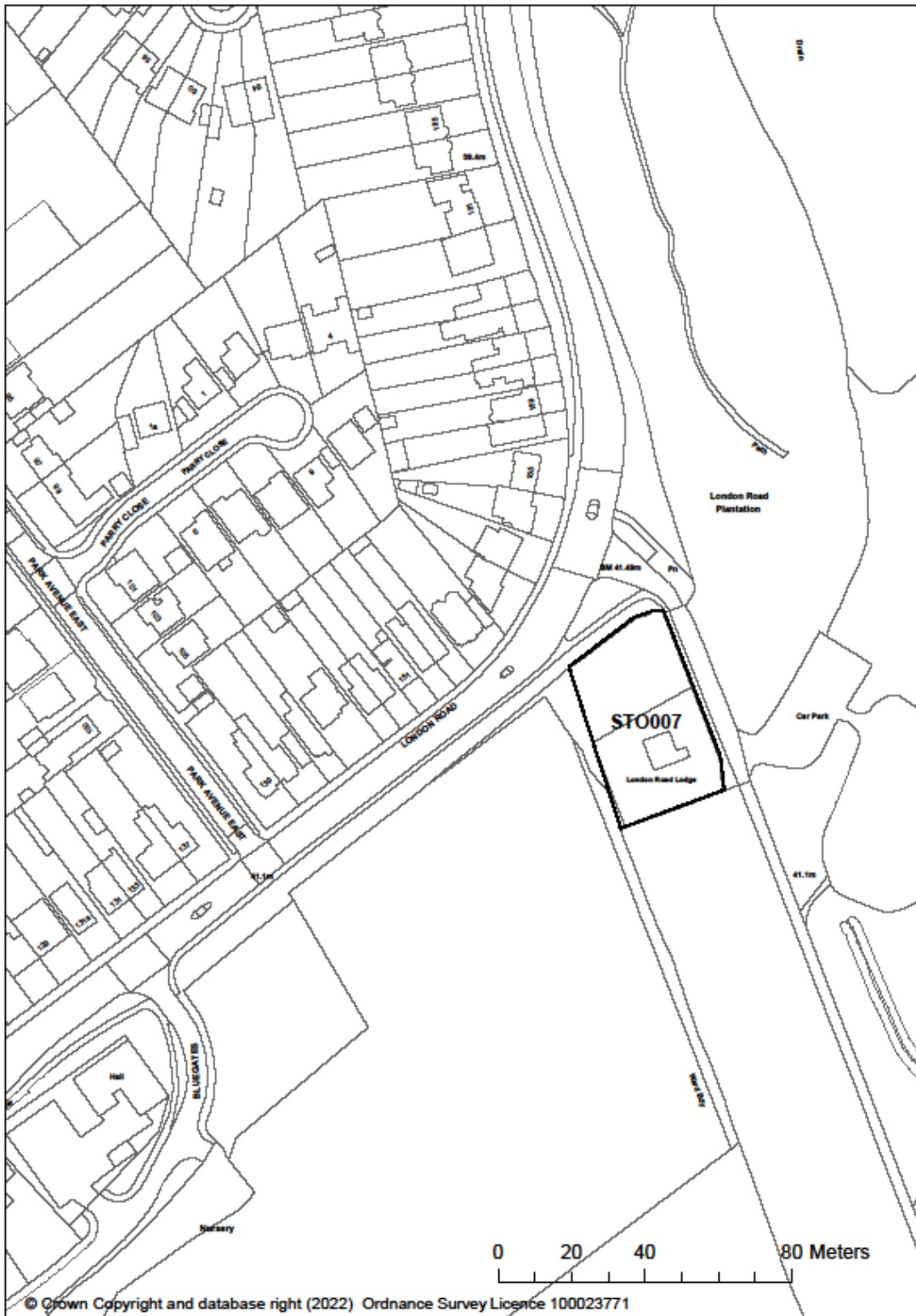
Ward	Stamford
Reference	STA004
Address	The Wells Centre, Spa Drive
Source	Call for Sites
Existing use	Community use
Proposed use	Housing
Potential Yield	20
Other Uses	Reprovision of community centre
Area (ha)	0.328719
Constraints	Loss of community facility needs to be justified. Sloping site with views of Epsom Downs
Available	Y
Suitable	The site is considered suitable. Redevelopment will need to address the sloping land and sensitive views
Achievable	Achievable. Sloping land may affect costs
Deliverable	Deliverable: The site is likely to come forward in the next 5 years



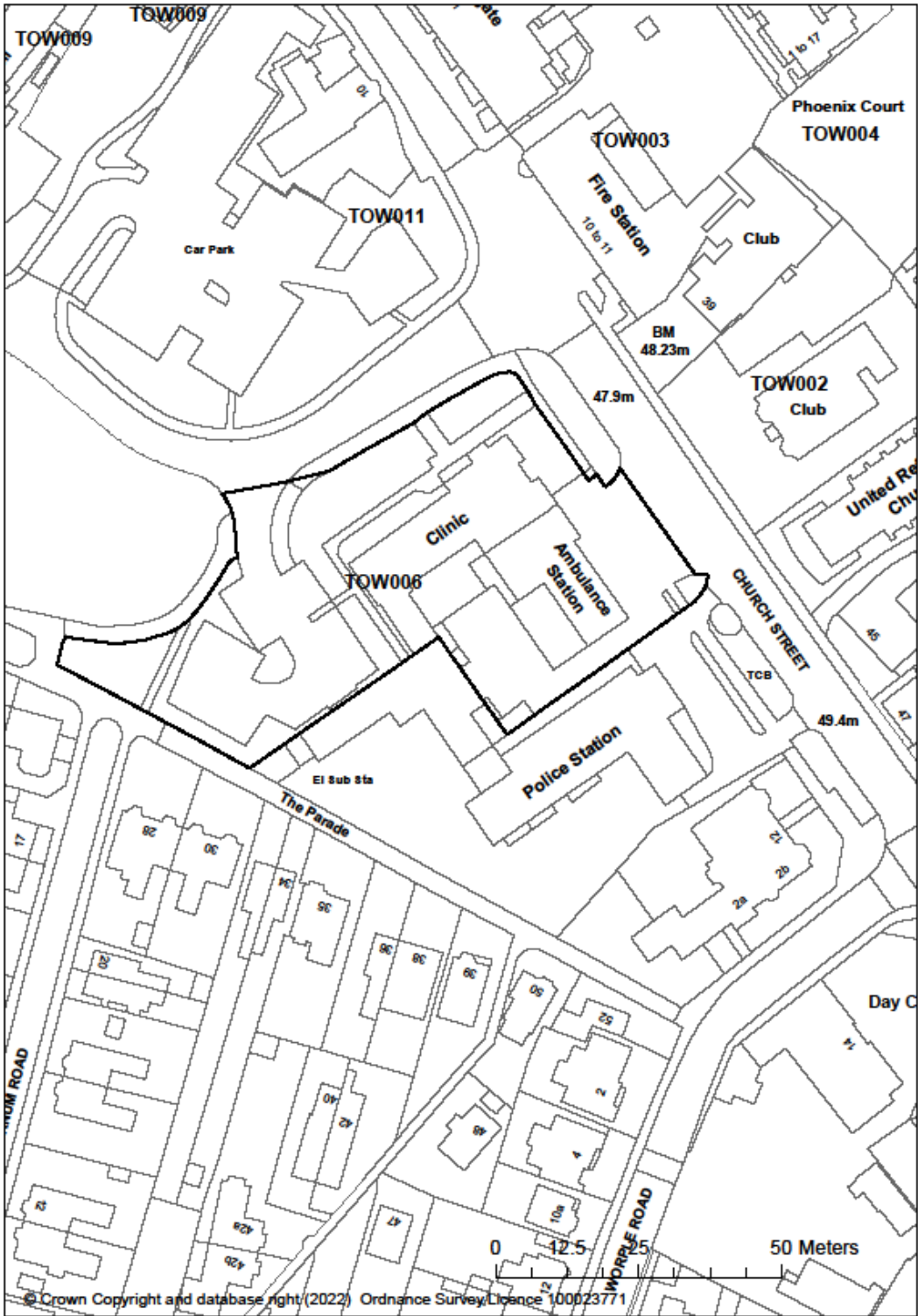
Ward	Stamford
Reference	STA006
Address	Kingswood School
Source	Call for Sites
Existing use	Private school and wider site
Proposed use	Homes and SEN facility
Potential Yield	30
Other Uses	Special Educational Needs facility
Area (ha)	1.26952
Constraints	Within CA, TPOs
Available	Y
Suitable	The site is considered to be suitable for development and the identified constraints can be mitigated
Achievable	Yes - the site is considered to be achievable.
Deliverable	Deliverable. Site is likely to come forward in the next 5 years



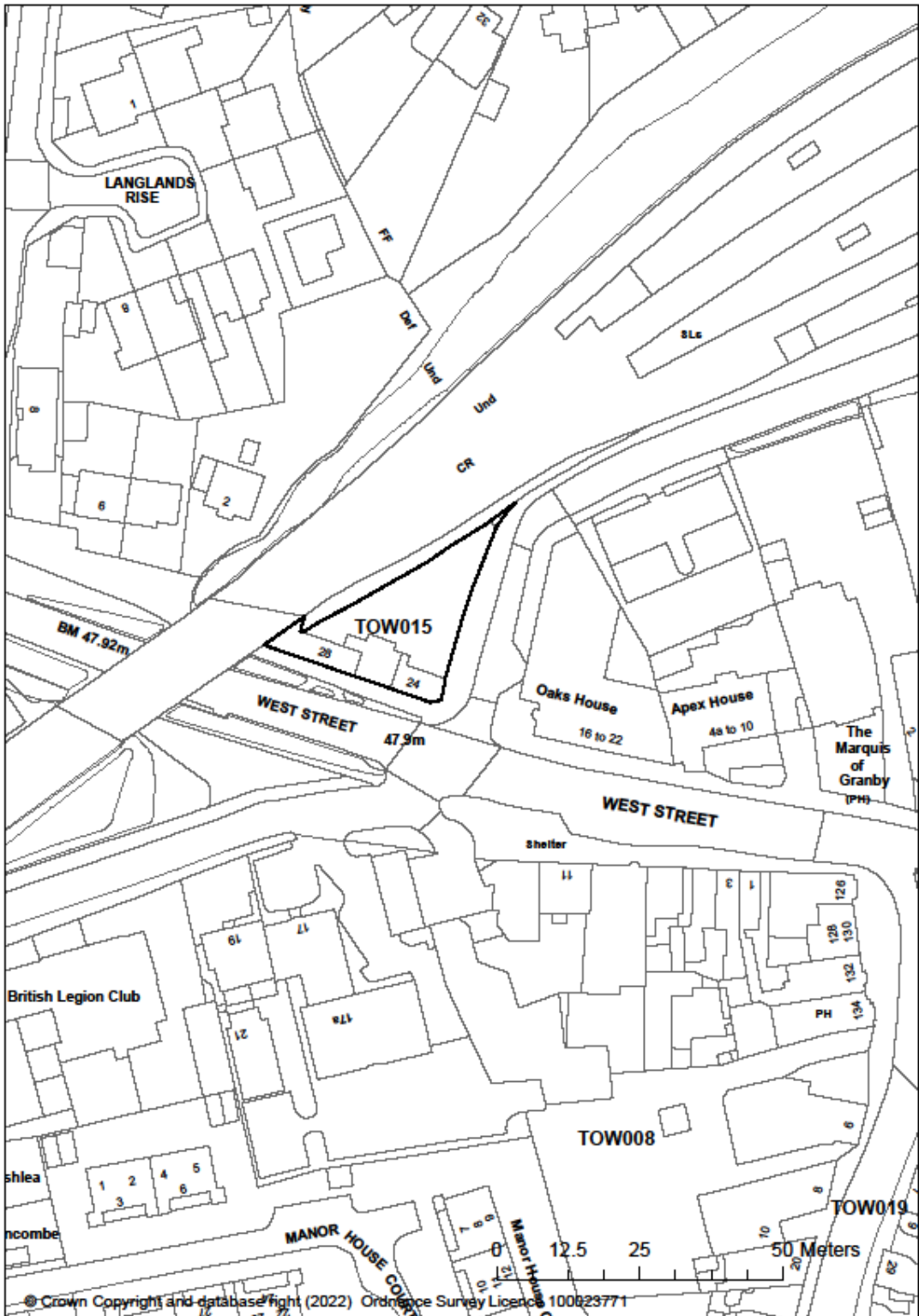
Ward	Stoneleigh
Reference	STO007
Address	London Road Lodge
Source	Planning Application
Existing use	Abandoned Lodge & land
Proposed use	Day Nursery
Potential Yield	0
Other Uses	Day nursery
Area (ha)	0.154332
Constraints	Within Historic Nonsuch Park, SNCI
Available	Y
Suitable	The site is considered to be suitable and the identified constraints can be mitigated
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable. The site is likely to come forward in the next 5 years



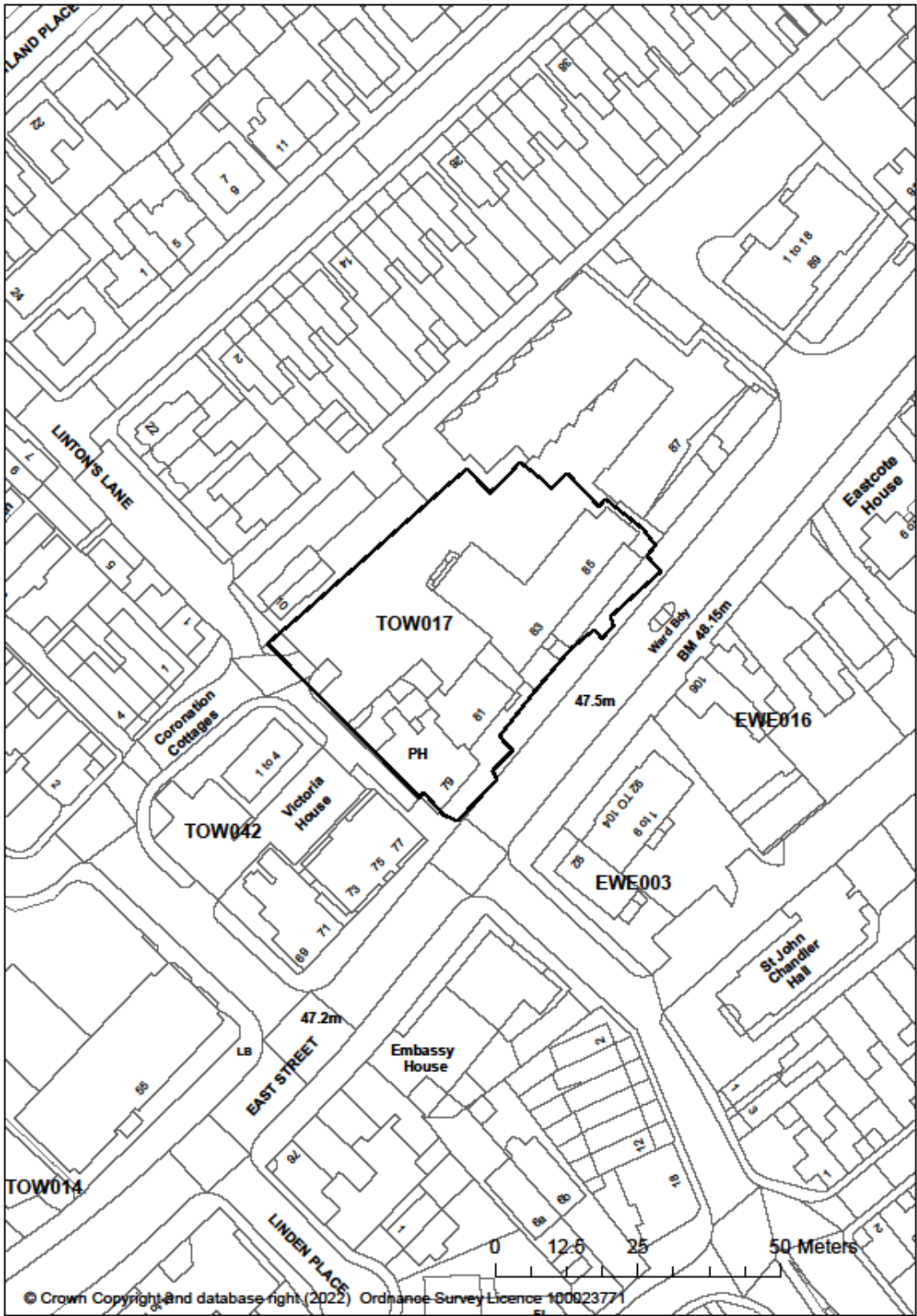
Ward	Town
Reference	TOW006
Address	Health Clinic and Ambulance Station
Source	Planning Application
Existing use	Ambulance station
Proposed use	Specialist Residential
Potential Yield	43
Other Uses	
Area (ha)	0.38
Constraints	Adj CA, Within TC boundary. AHAP.
Available	Y
Suitable	The site is considered to be suitable
Achievable	There has been interest to redevelop the site
Deliverable	Deliverable: Site likely to come forward in the next 5 years



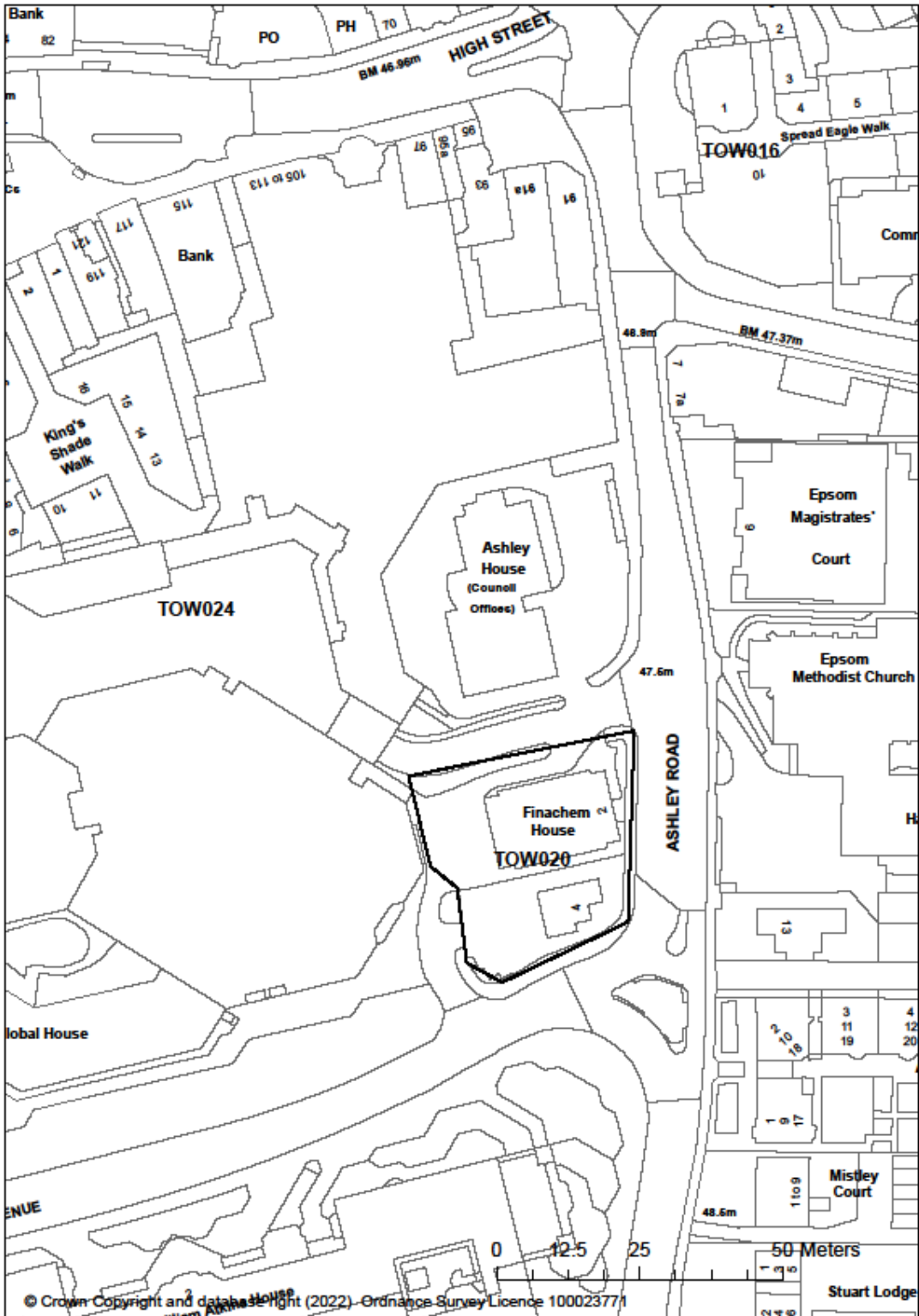
Ward	Town
Reference	TOW015
Address	24-28 West Street, Epsom, KT18 7RJ
Source	Planning Application
Existing use	Retail, offices parking to rear
Proposed use	Housing
Potential Yield	15
Other Uses	Retail/Commercial
Area (ha)	0.05
Constraints	Within CA, adjacent railway line, AHAP
Available	Y
Suitable	The site is considered suitable. although should be sensitively designed and amenity issues resolved
Achievable	A sensitively designed scheme delivering a mix of commercial and res considered achievable
Deliverable	Deliverable: Site likely to come forward in the next 5 years



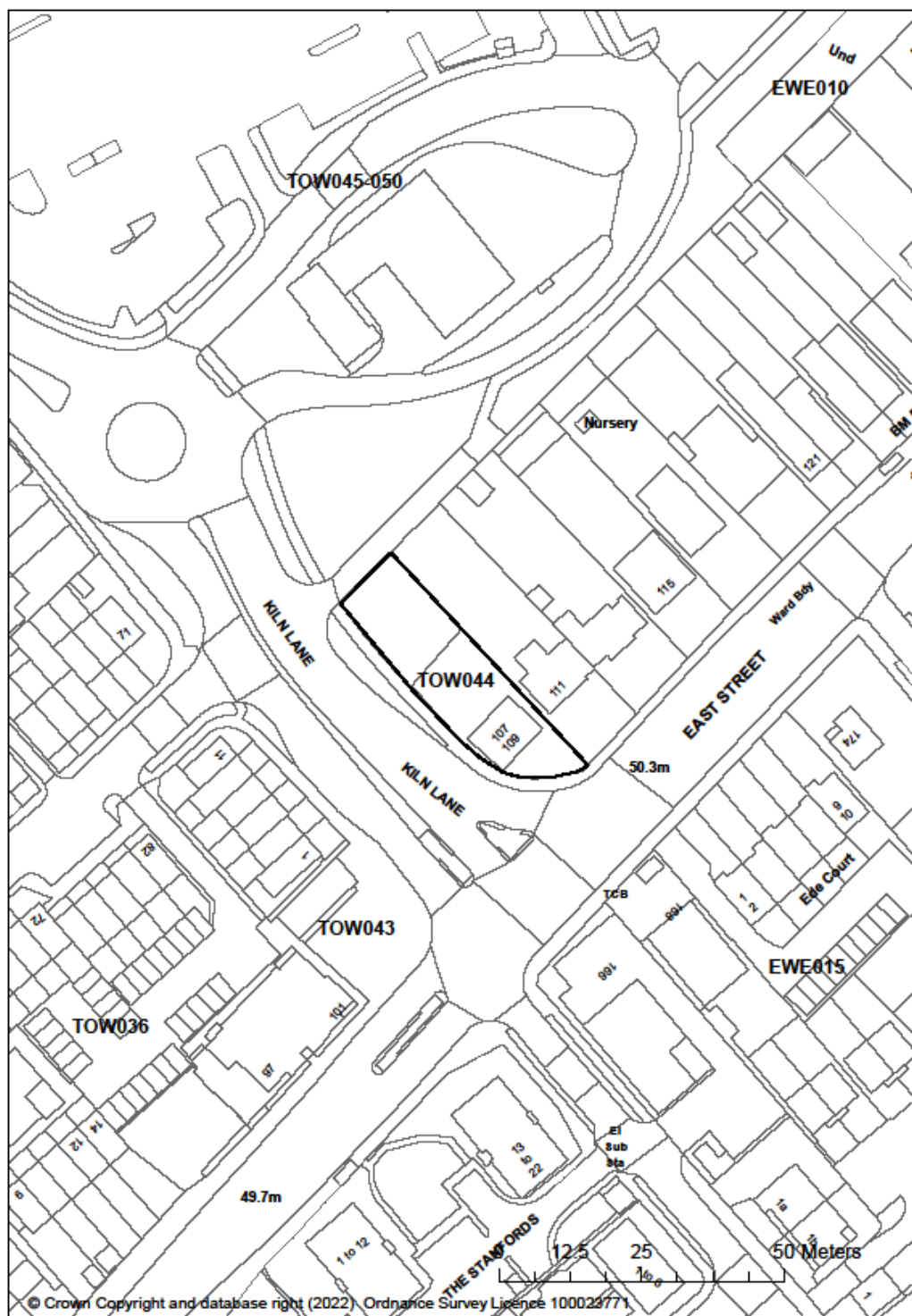
Ward	Town
Reference	TOW017
Address	79-85 East Street, Epsom
Source	Call for Sites
Existing use	Bar, Music Academy, and residential apartments
Proposed use	Mixed, including residential and retail
Potential Yield	20
Other Uses	Retail (approx 300sqm) and Residential
Area (ha)	0.22
Constraints	Within Town Centre and adj CA
Available	Y
Suitable	The site is considered suitable
Achievable	Achievable. Site considered achievable
Deliverable	Deliverable: Site likely to come forward in the next 5 years



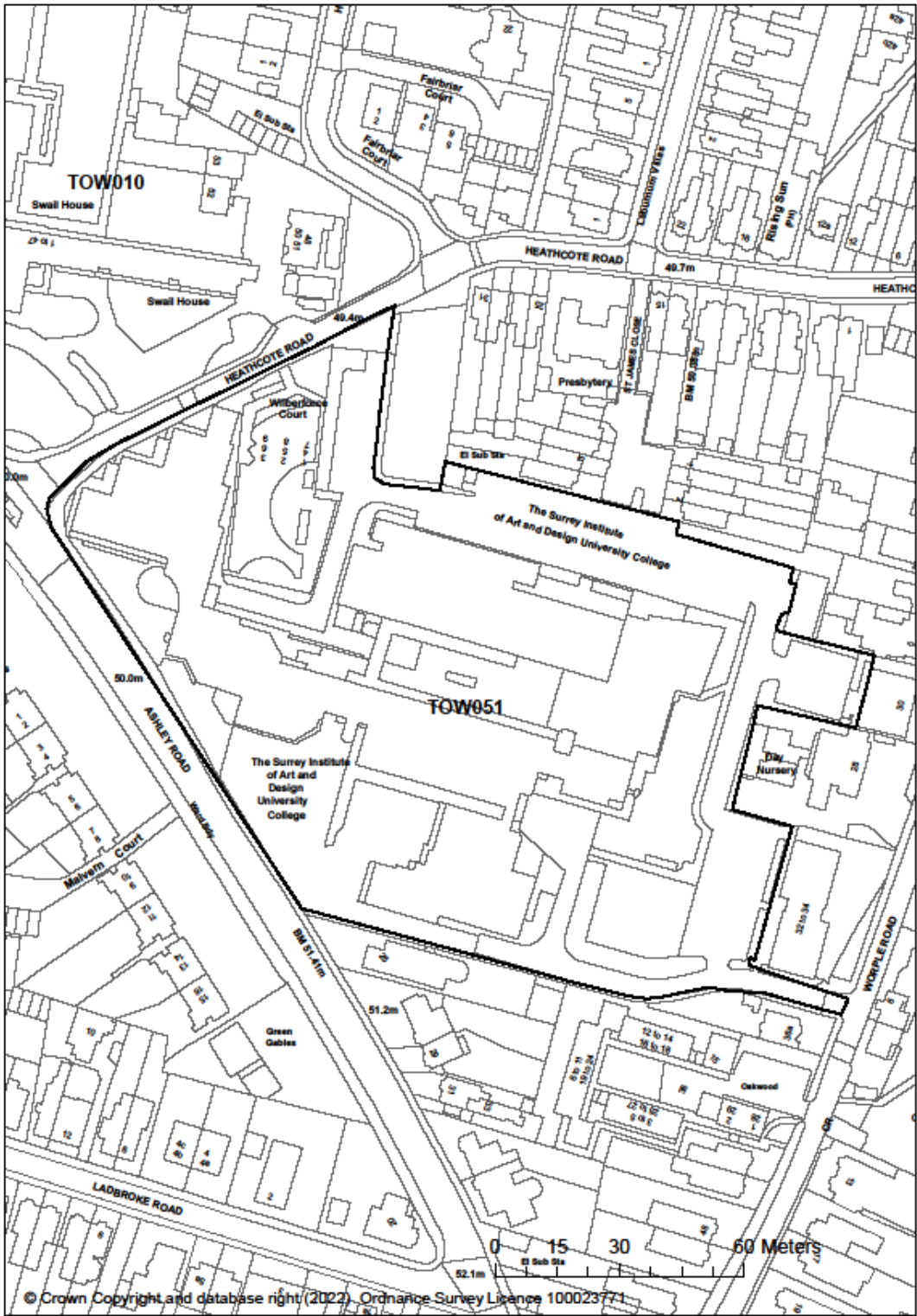
Ward	Town
Reference	TOW020
Address	Finachem House, 2-4 Ashley Road
Source	Call for Sites
Existing use	Commercial with 2 upper floors of residential
Proposed use	Housing and commercial space
Potential Yield	42
Other Uses	Commercial (approx 245 sqm)
Area (ha)	0.12
Constraints	Adjacent CA
Available	Y
Suitable	The site is considered to be suitable for development and the identified constraints can be mitigated
Achievable	Yes - the site is considered to be achievable.
Deliverable	Deliverable. Site is likely to come forward in the next 5 years



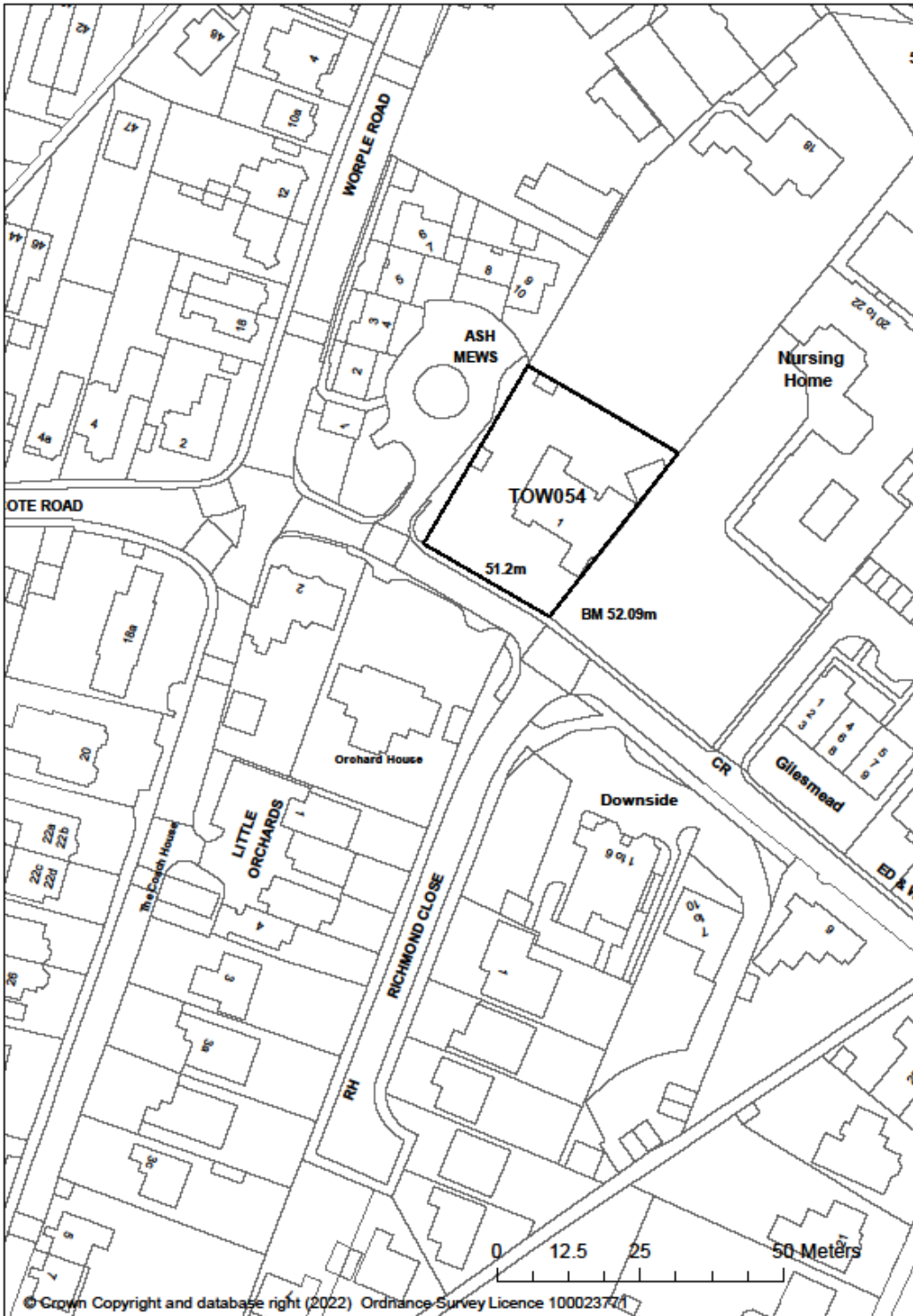
Ward	Town
Reference	TOW044
Address	107-111 East Street, Epsom
Source	Planning Application
Existing use	Housing
Proposed use	Housing
Potential Yield	6
Other Uses	
Area (ha)	0.06
Constraints	
Available	Y
Suitable	The site is considered to be suitable
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable. Site is likely to come forward in the next 5 years



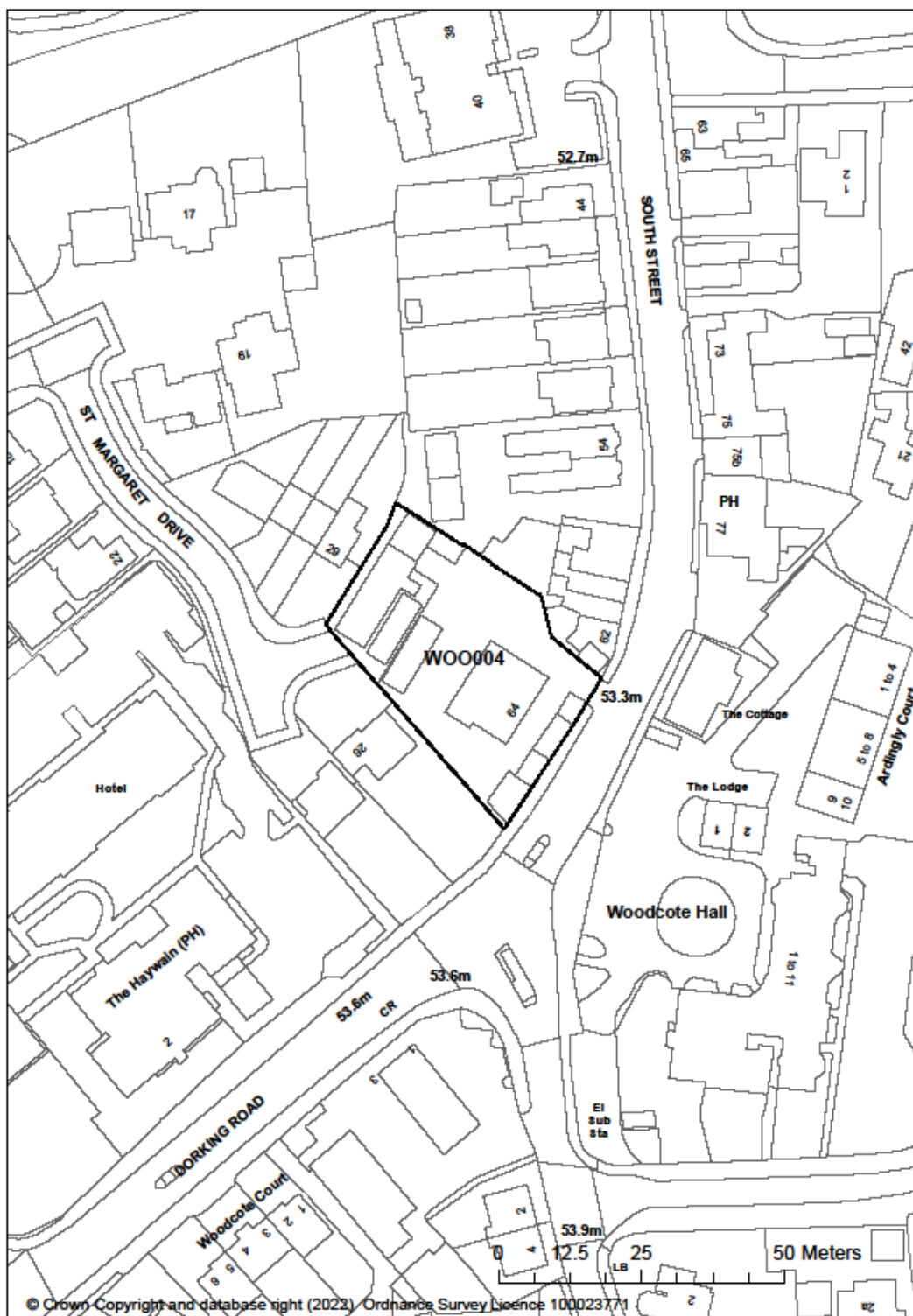
Ward	Town
Reference	TOW051
Address	University of Creative Arts Campus
Source	Call for Sites
Existing use	University
Proposed use	Intensification of student accommodation and campus
Potential Yield	0
Other Uses	
Area (ha)	1.82
Constraints	Adjacent CA
Available	Y
Suitable	The site is considered to be suitable
Achievable	Yes- the site is considered to be achievable
Deliverable	Site is likely to come forward in the next 5 years



Ward	Town
Reference	TOW054
Address	Downside House 1 Downside Epsom Surrey KT18 5ET
Source	Planning Application
Existing use	Dwelling
Proposed use	Residential
Potential Yield	5
Other Uses	
Area (ha)	0.10
Constraints	Conservation Area, AHAP
Available	Y
Suitable	The site is considered to be suitable and the identified constraints can be mitigated
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable: The site is likely to come forward in the next 5 years



Ward	Woodcote
Reference	WOO004
Address	64 South Street, Epsom
Source	Planning Application
Existing use	Builders Yard business
Proposed use	Residential
Potential Yield	6
Other Uses	
Area (ha)	0.14
Constraints	Within CA. Adj LBs. AHAP,
Available	Y
Suitable	The site is considered suitable. Redevelopment will need to be sensitively designed to address heritage assets
Achievable	Achievable. The loss of employment floorspace will need to be justified
Deliverable	Deliverable: Planning history suggest site could come forward in the next 5 years

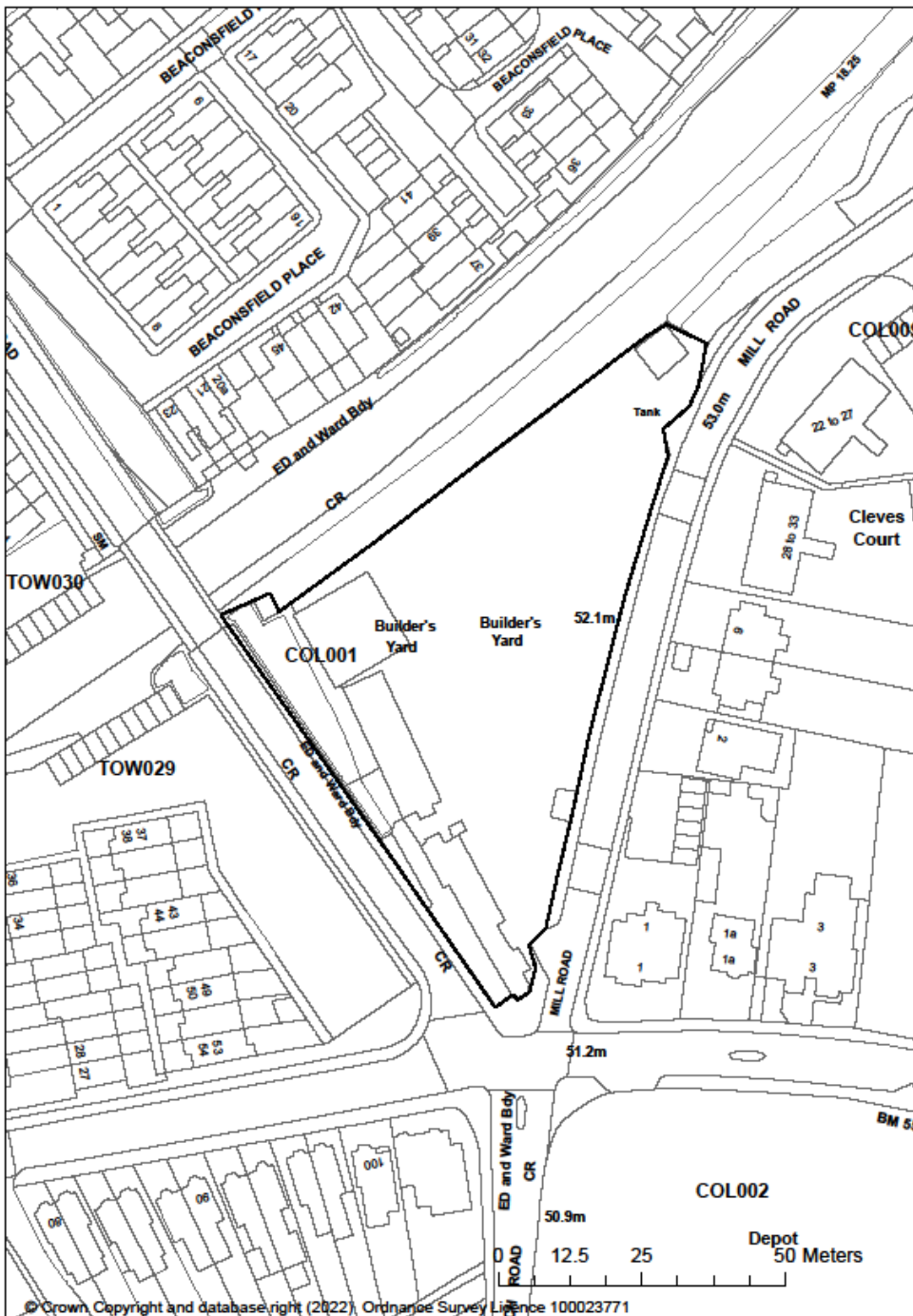


Ward	Woodcote
Reference	WOO022
Address	22-24 Dorking Road
Source	Planning Application
Existing use	Residential
Proposed use	Residential
Potential Yield	18
Other Uses	
Area (ha)	0.12
Constraints	LB opposite
Available	Y
Suitable	The site is considered suitable
Achievable	Yes- the site is considered to be achievable
Deliverable	Deliverable: The site is likely to come forward in the next 5 years



Developable

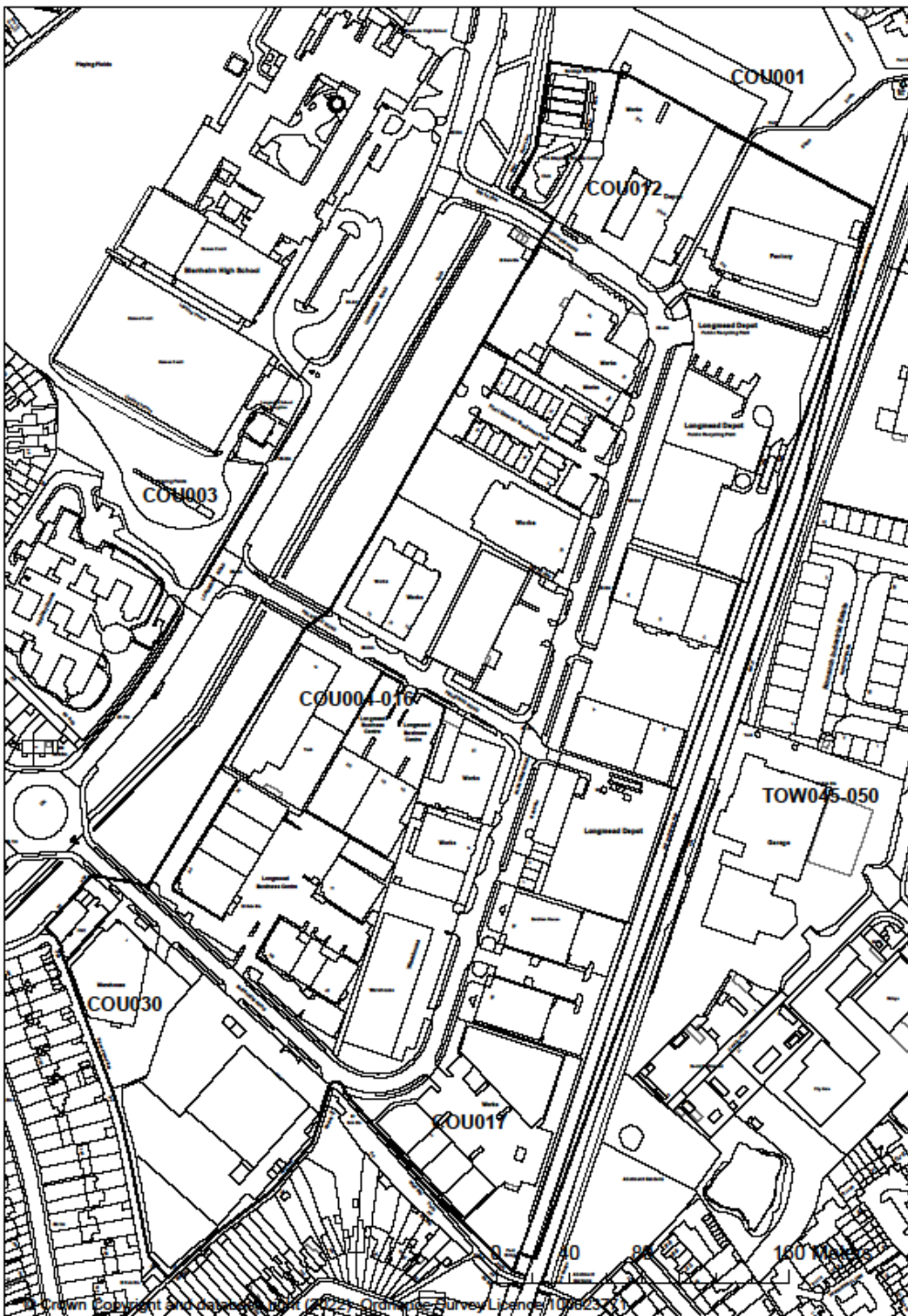
Ward	College
Site Reference	COL001
Address	Builders Yard Mill Road
Source	Desktop Review
Existing use	(industrial) Building materials supplier
Proposed use	Residential
Potential Yield	15
Other Uses	
Area(ha)	0.43
Constraints	Adj railway line, topography. Adjoins Cons Area. TPOs
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	The site is considered to be achievable.
Developable	Developable. 11-15 Yrs



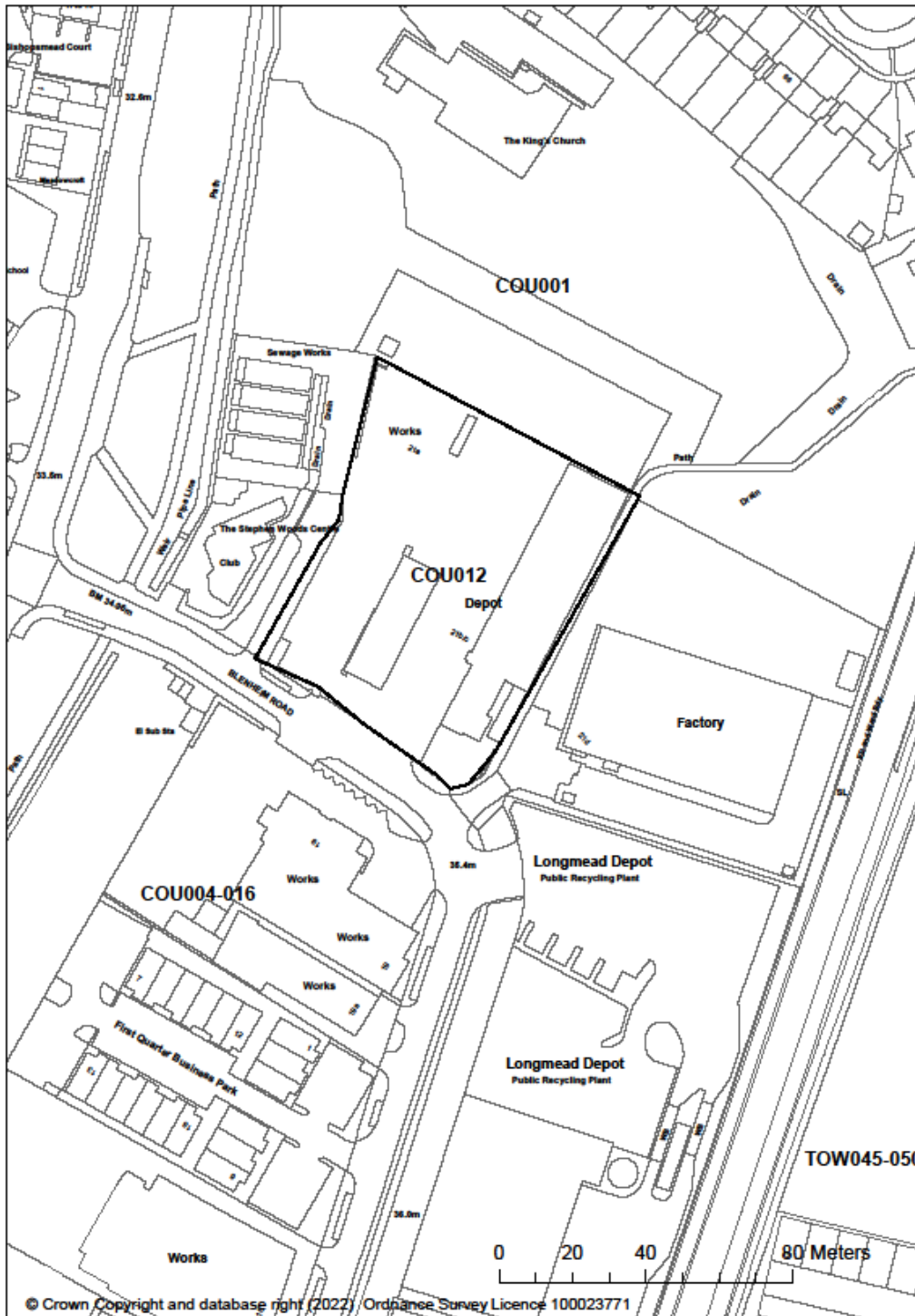
Ward	College
Site Reference	COL006
Address	25 Alexandra Road Epsom Surrey KT17 4BP
Source	Desktop Review
Existing use	House
Proposed use	Flats
Potential Yield	10
Other Uses	
Area(ha)	0.20
Constraints	LLB and TPOs present on the site
Available	Unknown
Suitable	The site is considered suitable
Achievable	Achievable: The site has historic planning permission for redevelopment and conversion into flats
Developable	Developable. No recent permission but past permission for intensified residential use. 6-10 yrs



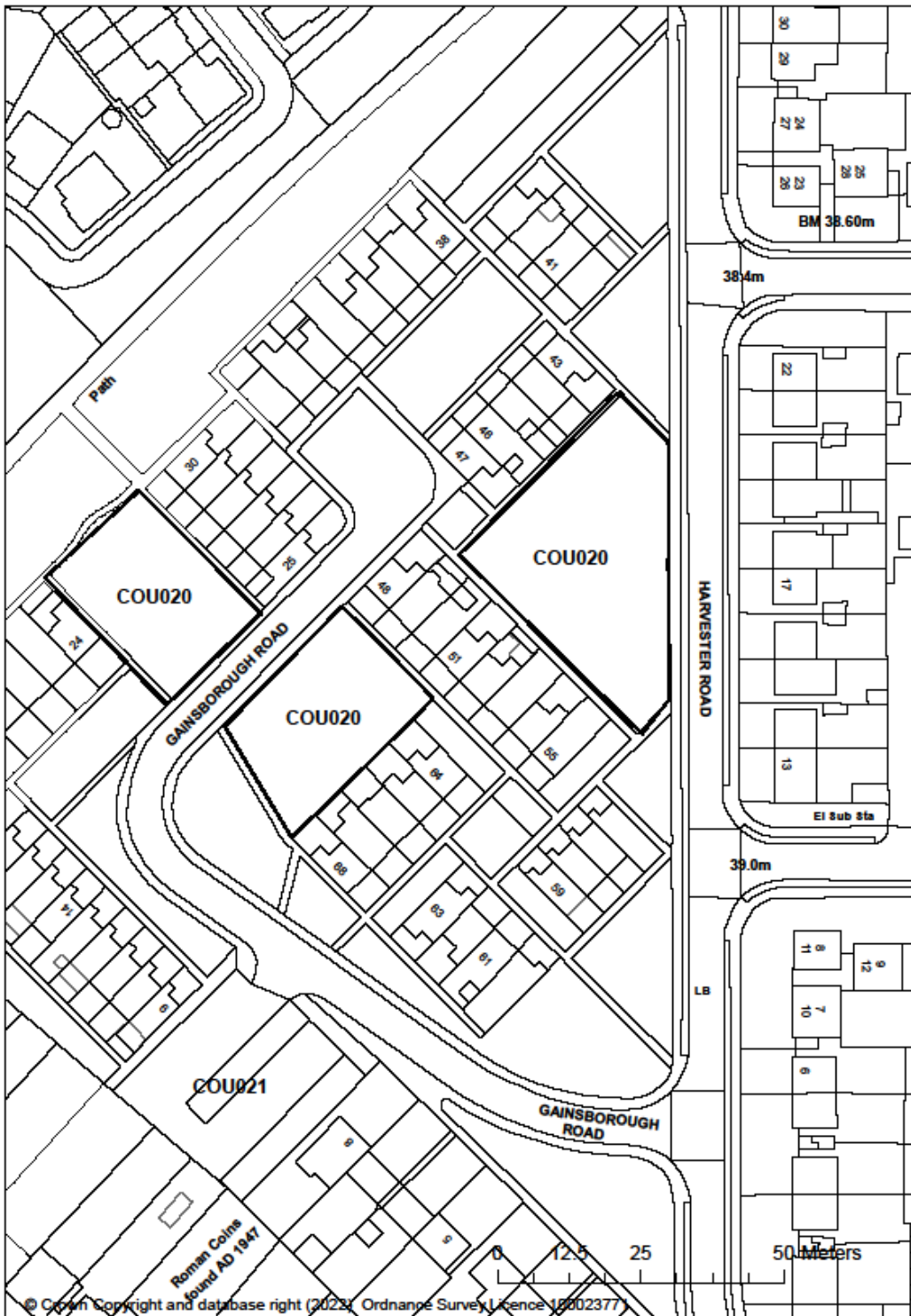
Ward	Court
Site Reference	COU004-016
Address	Longmead Industrial Estate
Source	Desktop Review
Existing use	Industrial Estate
Proposed use	Employment and commercial
Potential Yield	0
Other Uses	Housing
Area(ha)	14.24
Constraints	Strategic Employment Site, FloodZone 3 and 2 to western side
Available	Unknown
Suitable	The site is suitable for development. Development should avoid the west, which is at risk of flooding
Achievable	The site is considered to be achievable.
Developable	Developable: There may be potential for intensification of uses in the longer term. 11-15 yrs



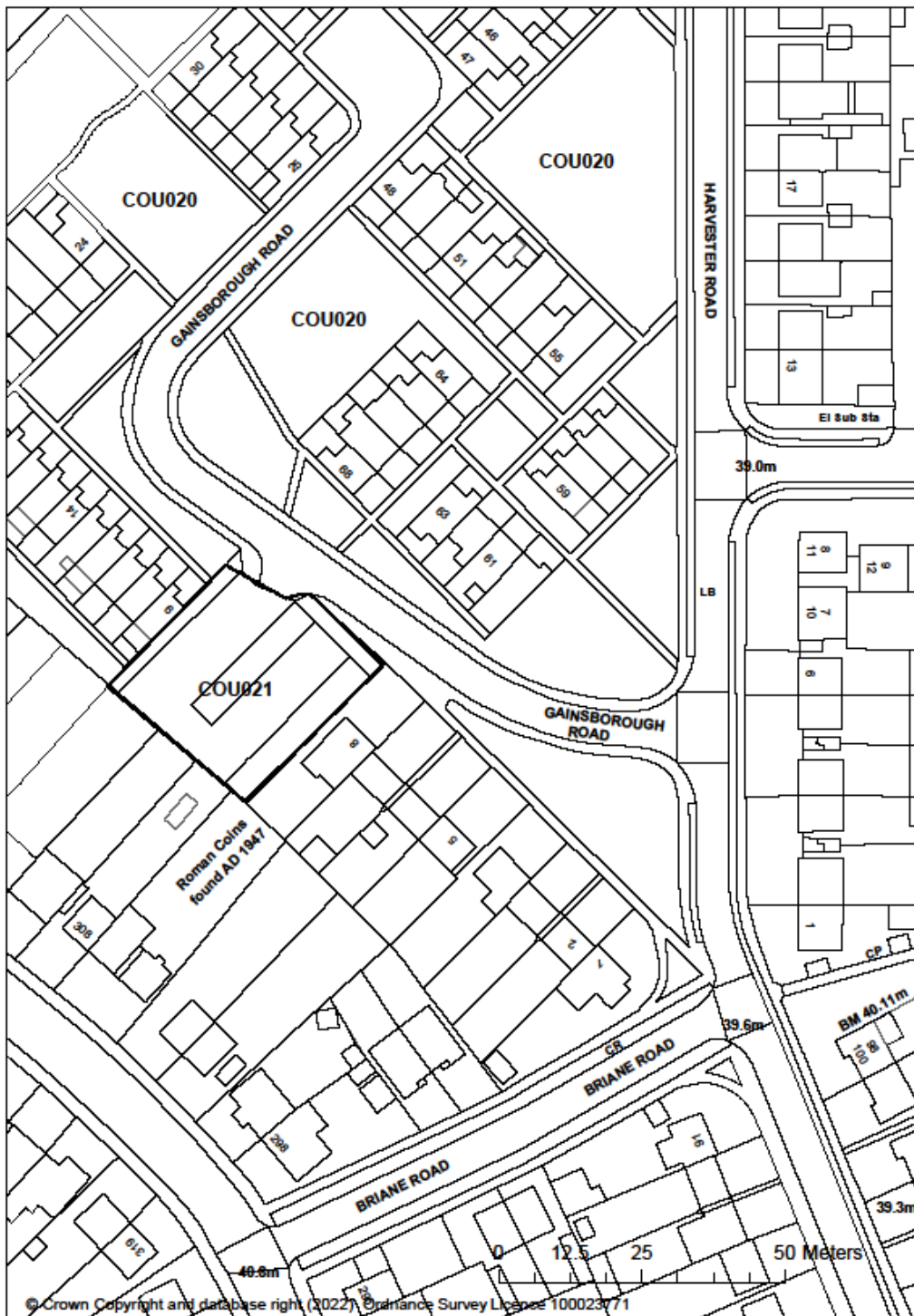
Ward	Court
Site Reference	COU012
Address	3 Roy Richmond Way
Source	Call for Sites
Existing use	Bus/Coach Depot
Proposed use	Industrial
Potential Yield	0
Other Uses	
Area(ha)	0.65
Constraints	
Available	Y
Suitable	The site is considered to be suitable for development and the identified constraints can be mitigated
Achievable	The site is considered to be achievable.
Developable	Developable 6-10 Years,



Ward	Court
Site Reference	COU020
Address	Gainsborough Road estate, Epsom
Source	Desktop Review
Existing use	Housing and amenity land
Proposed use	Housing
Potential Yield	15
Other Uses	
Area(ha)	0.26
Constraints	TPOs reduce developable area
Available	Unknown
Suitable	The site is considered suitable. Re-provision of parking may be required within wider area
Achievable	The site is considered to be achievable.
Developable	Developable. Site may come forward in long term 11-15 yrs



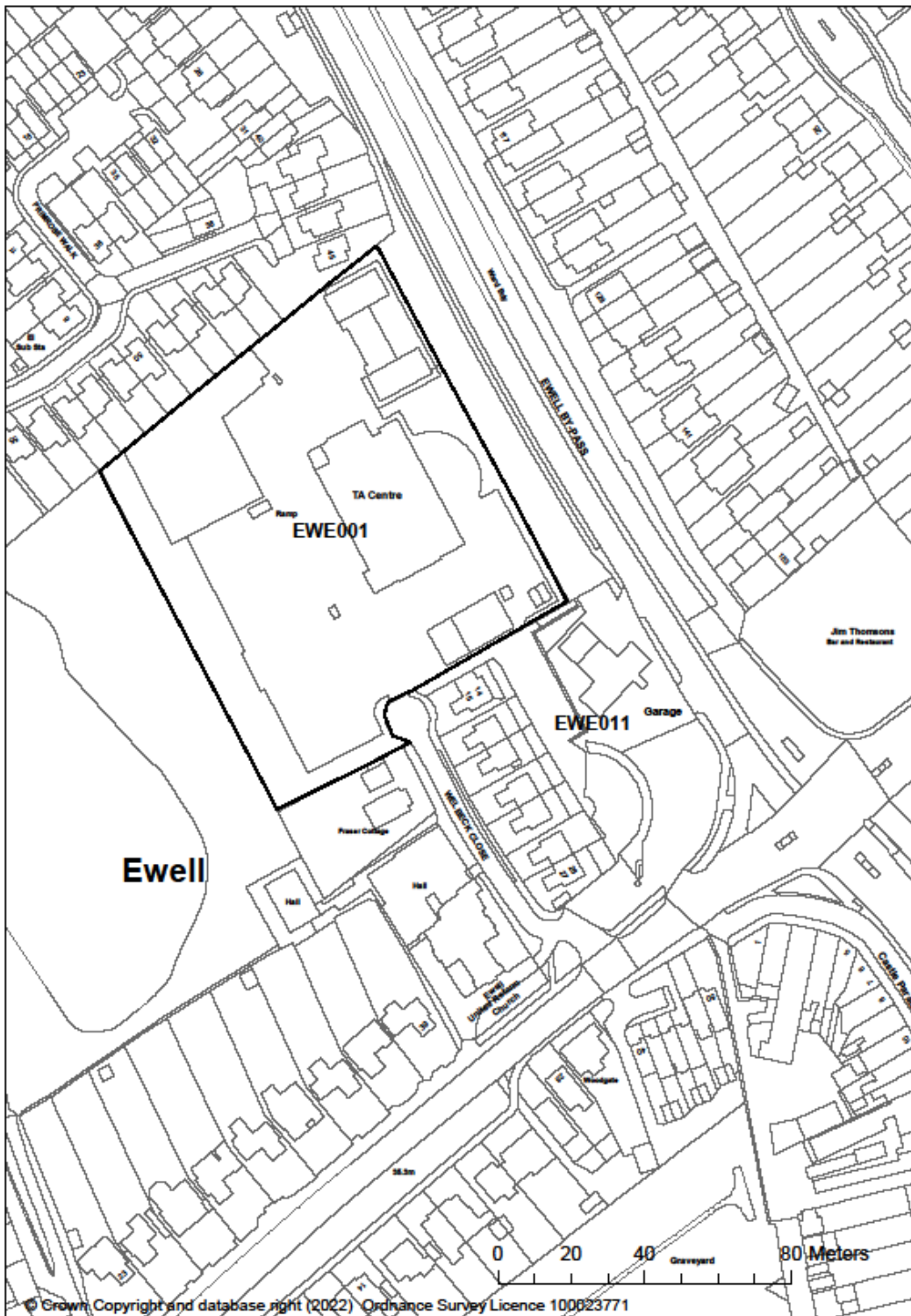
Ward	Court
Site Reference	COU021
Address	Parking at 54 Gainsborough Road
Source	Desktop review
Existing use	Parking
Proposed use	Housing
Potential Yield	10
Other Uses	
Area(ha)	0.10
Constraints	
Available	Unknown
Suitable	The site is considered suitable. Re-provision of parking may be required within wider area
Achievable	The site is considered to be achievable
Developable	Developable. Site may come forward in long term 11-15 yrs



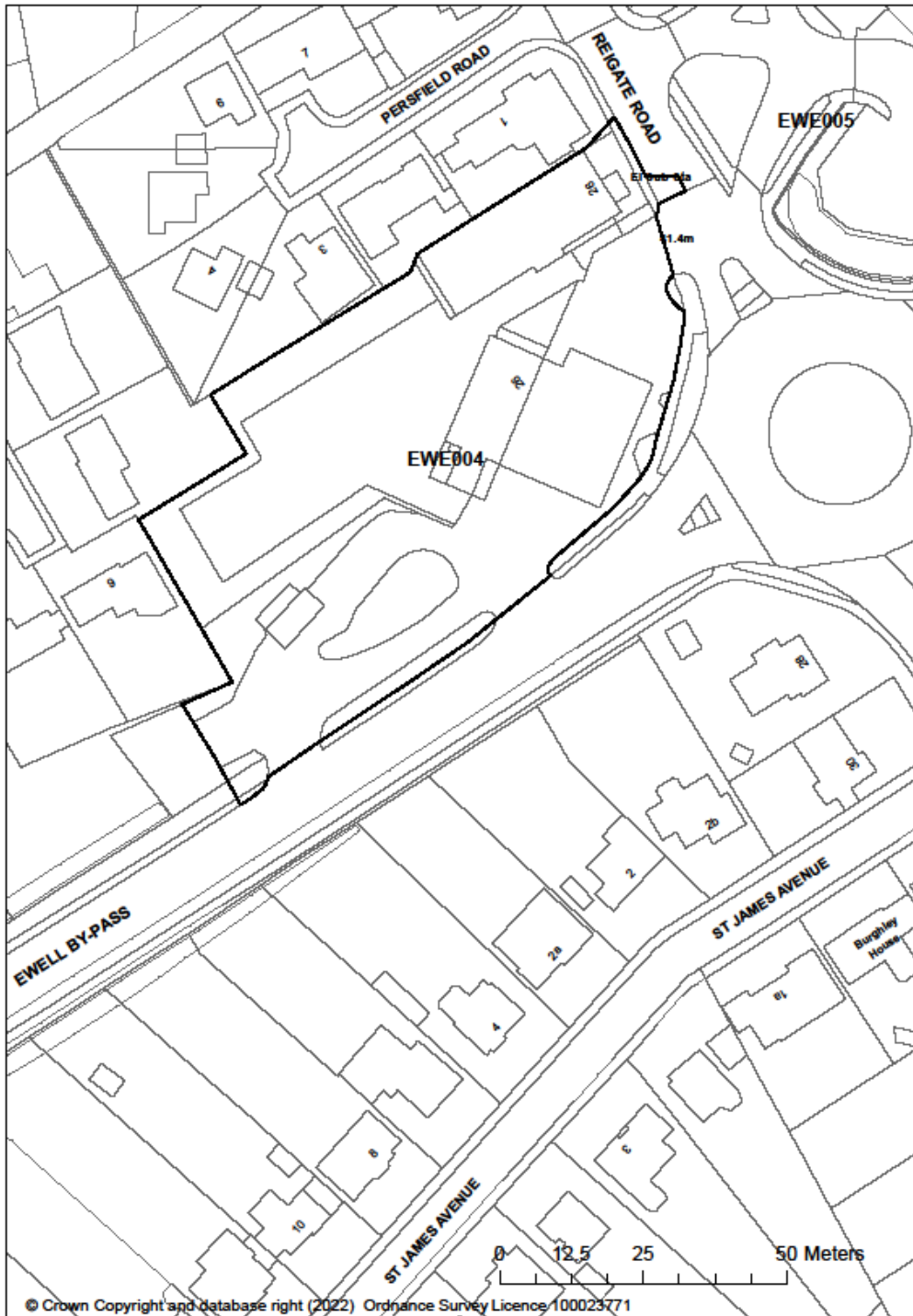
Ward	Cuddington
Site Reference	CUD002
Address	Garages Morland Court, Ardrossan Gardens
Source	Desktop Review
Existing use	Garages
Proposed use	Residential
Potential Yield	16
Other Uses	
Area(ha)	0.18
Constraints	
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	Yes- the site is considered to be achievable
Developable	Developable. Site likely to come forward 6-10 yrs. Historic permission for residential on site



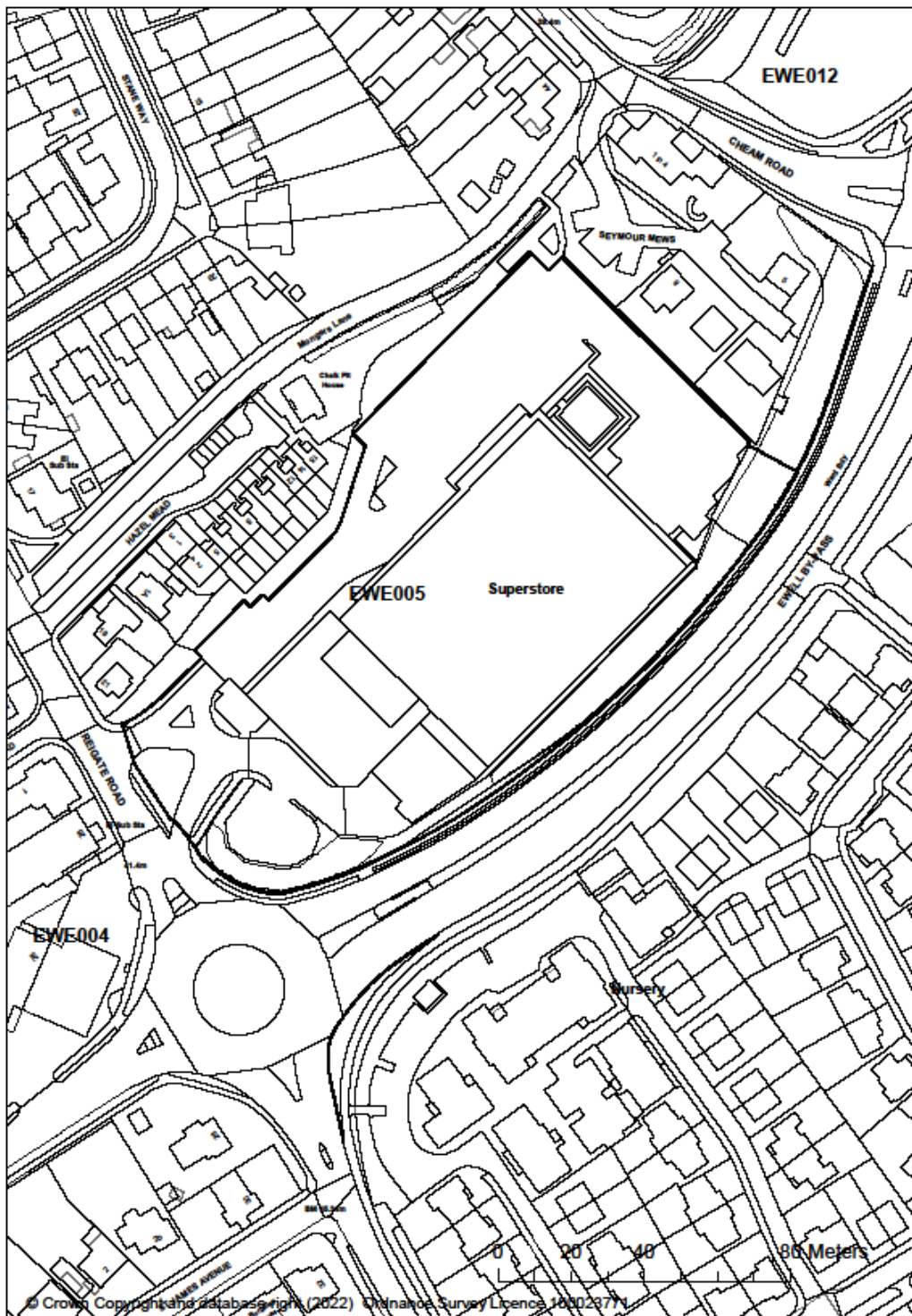
Ward	Ewell
Site Reference	EWE001
Address	TA Centre Welbeck Close
Source	Desktop Review
Existing use	TA Centre
Proposed use	Residential
Potential Yield	62
Other Uses	
Area(ha)	1.02
Constraints	Small part within the critical drainage area. Adj CA
Available	Unknown
Suitable	The site is considered to be suitable and the identified constraints can be mitigated
Achievable	Yes- the site is considered to be achievable
Developable	Developable. Site likely to come forward 6-10 yrs



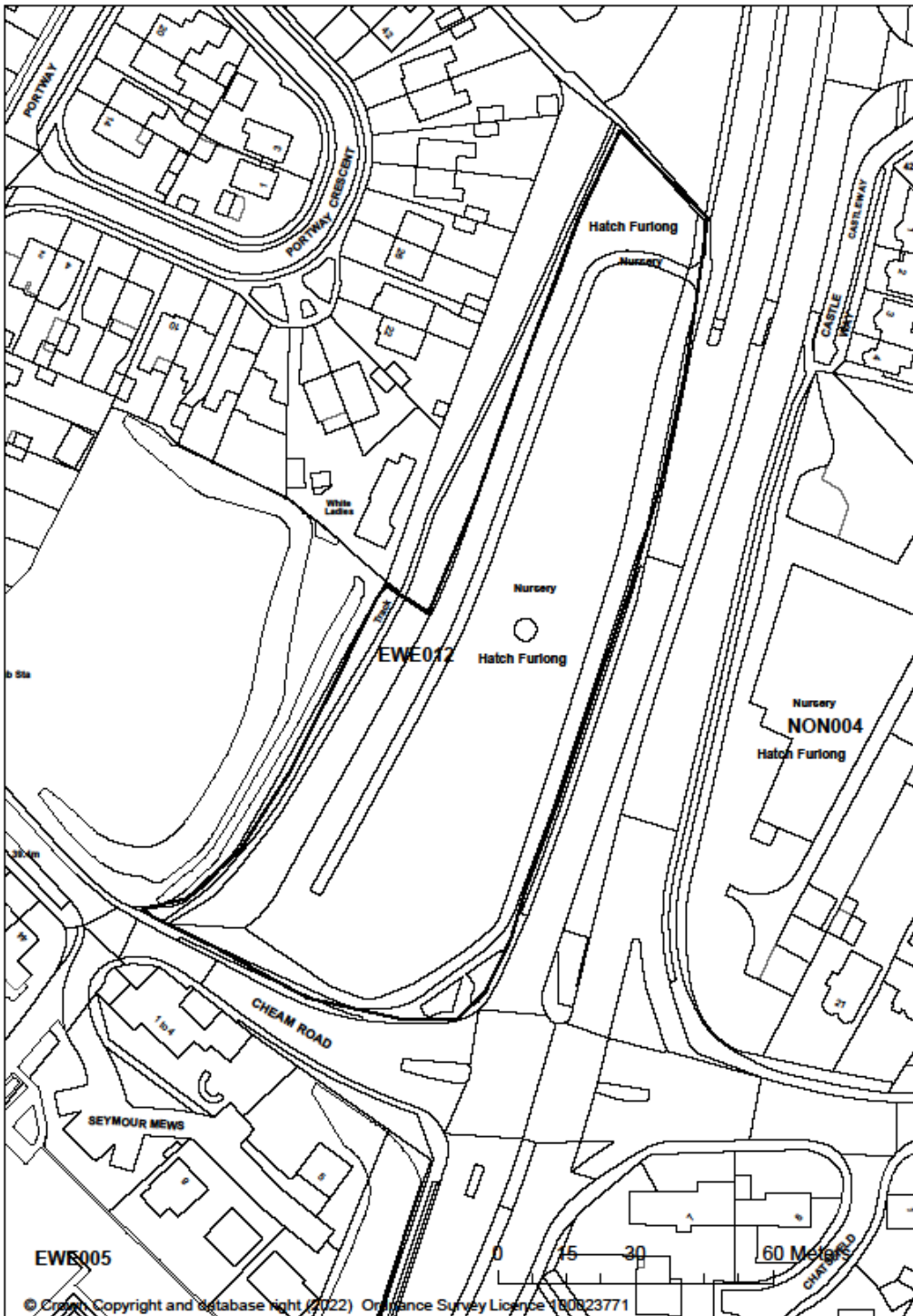
Ward	Ewell
Site Reference	EWE004
Address	Ewell Autoway & Tesco Express, 26 Reigate Road
Source	Desktop Review
Existing use	Petrol station & other building
Proposed use	Petrol station with residential
Potential Yield	20
Other Uses	
Area(ha)	0.57
Constraints	AHAP, Potential contamination. Part of the site is within a CDA at risk from surface water flooding
Available	Unknown
Suitable	The site is considered to be suitable and the identified constraints can be mitigated
Achievable	Yes, subject to land contamination being addressed. Loss or reversion of existing use to be investigated
Developable	Developable. Site could come forward in 11-15 yrs



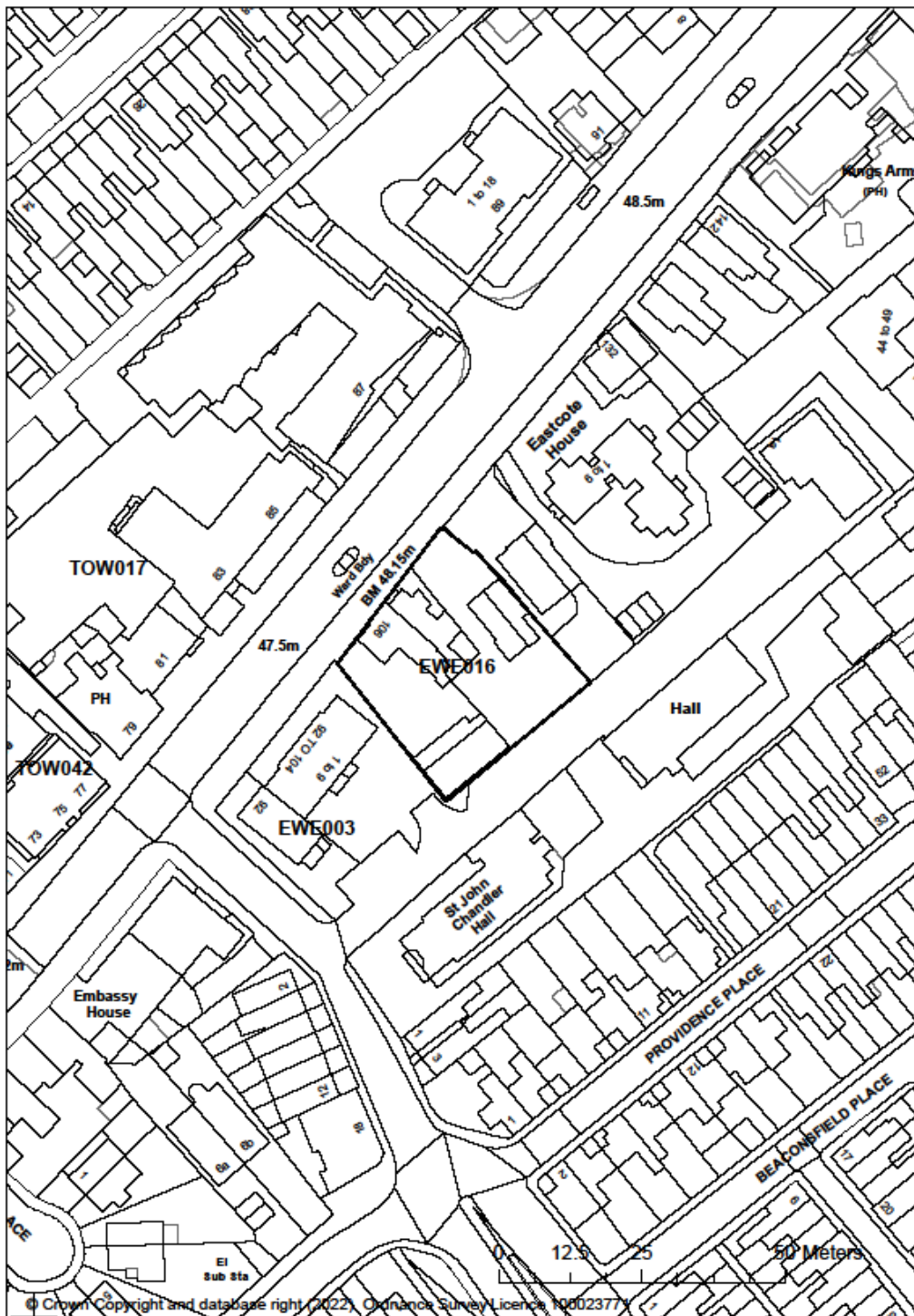
Ward	Ewell
Site Reference	EWE005
Address	Homebase 23 Reigate Road Ewell Surrey KT17 1PE
Source	Desktop Review
Existing use	Retail & parking
Proposed use	Residential
Potential Yield	64
Other Uses	
Area(ha)	1.598
Constraints	Adj CA, TPOs present on site, site within CDA at risk of SW flooding
Available	Unknown
Suitable	The site is considered to be suitable and the identified constraints can be mitigated
Achievable	The site is considered to be achievable. Loss or reprovision of existing use to be investigated
Developable	Developable. Site could come forward in 11-15 yrs



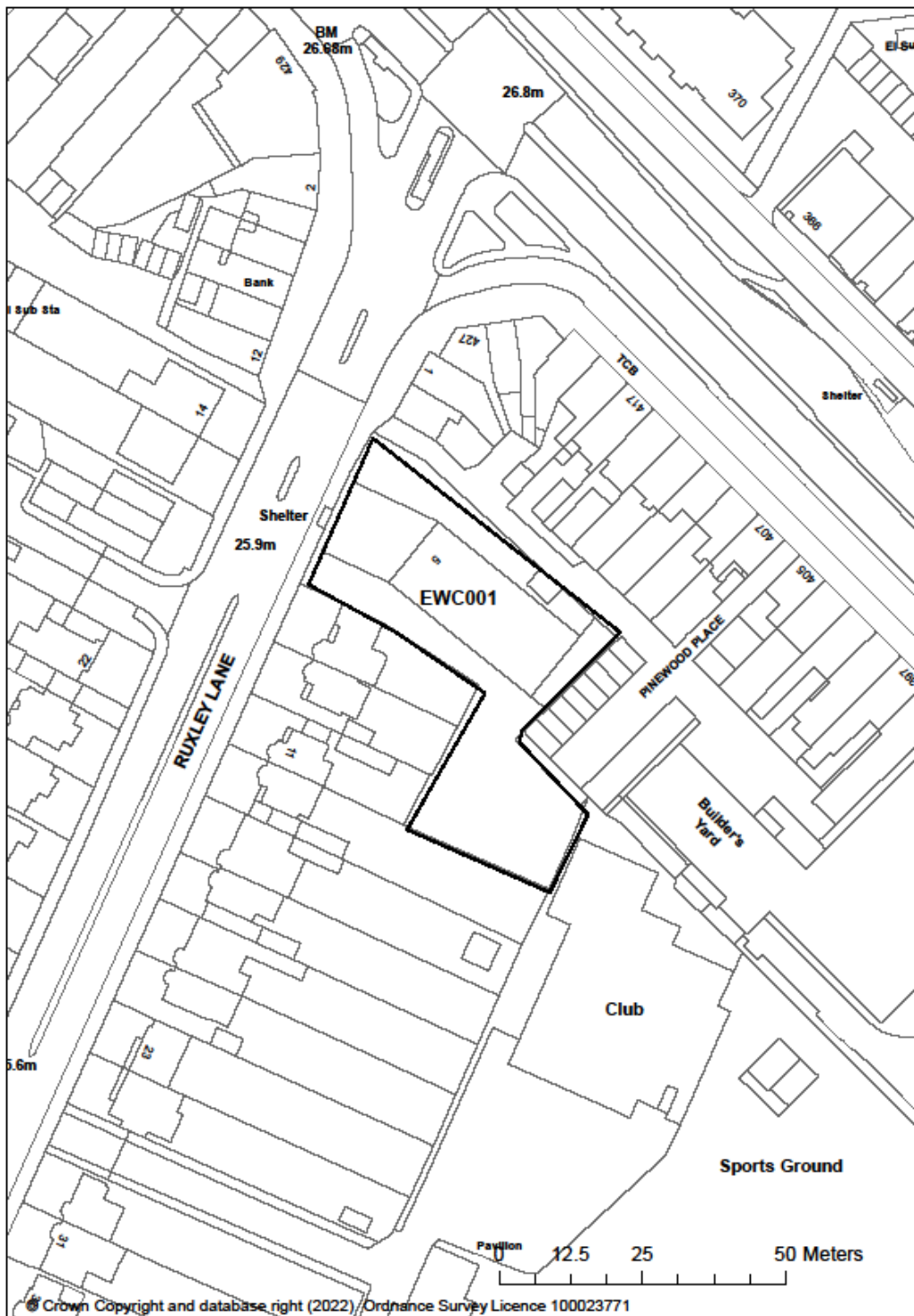
Ward	Ewell
Site Reference	EWE012
Address	Land west of Ewell By-Pass
Source	Desktop Review
Existing use	Natural/semi natural open space
Proposed use	Housing
Potential Yield	46
Other Uses	
Area(ha)	0.87
Constraints	Within CA, AHAP, Part FZ3 to north
Available	Unknown
Suitable	The site is considered suitable subject flood risk area and open space may reduce yield.
Achievable	The site is considered to be achievable although open space and flood risk issues may reduce developable area
Developable	Developable. Site could come forward in 11-15 yrs



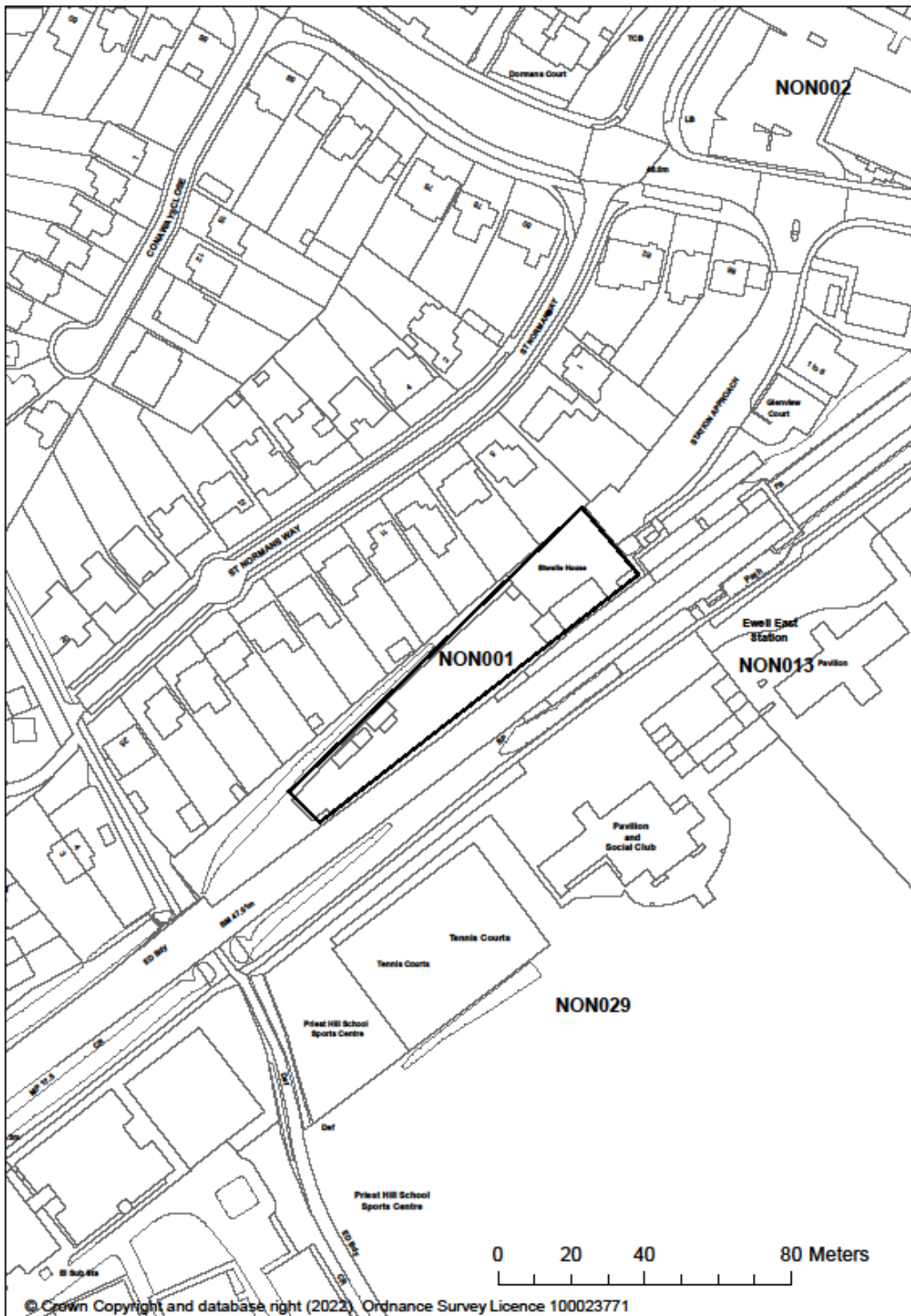
Ward	Ewell
Site Reference	EWE016
Address	106-112 East Street
Source	Desktop Review
Existing use	Light industrial (tyre and car shop)
Proposed use	Residential
Potential Yield	15
Other Uses	
Area(ha)	0.11
Constraints	Site is at risk from SW flooding. Potential contamination from existing use
Available	Unknown
Suitable	The site is considered suitable subject to the loss of employment land being justified
Achievable	The site is considered to be achievable subject to any land contamination issues.
Developable	Developable. Site could come forward in 11-15 yrs



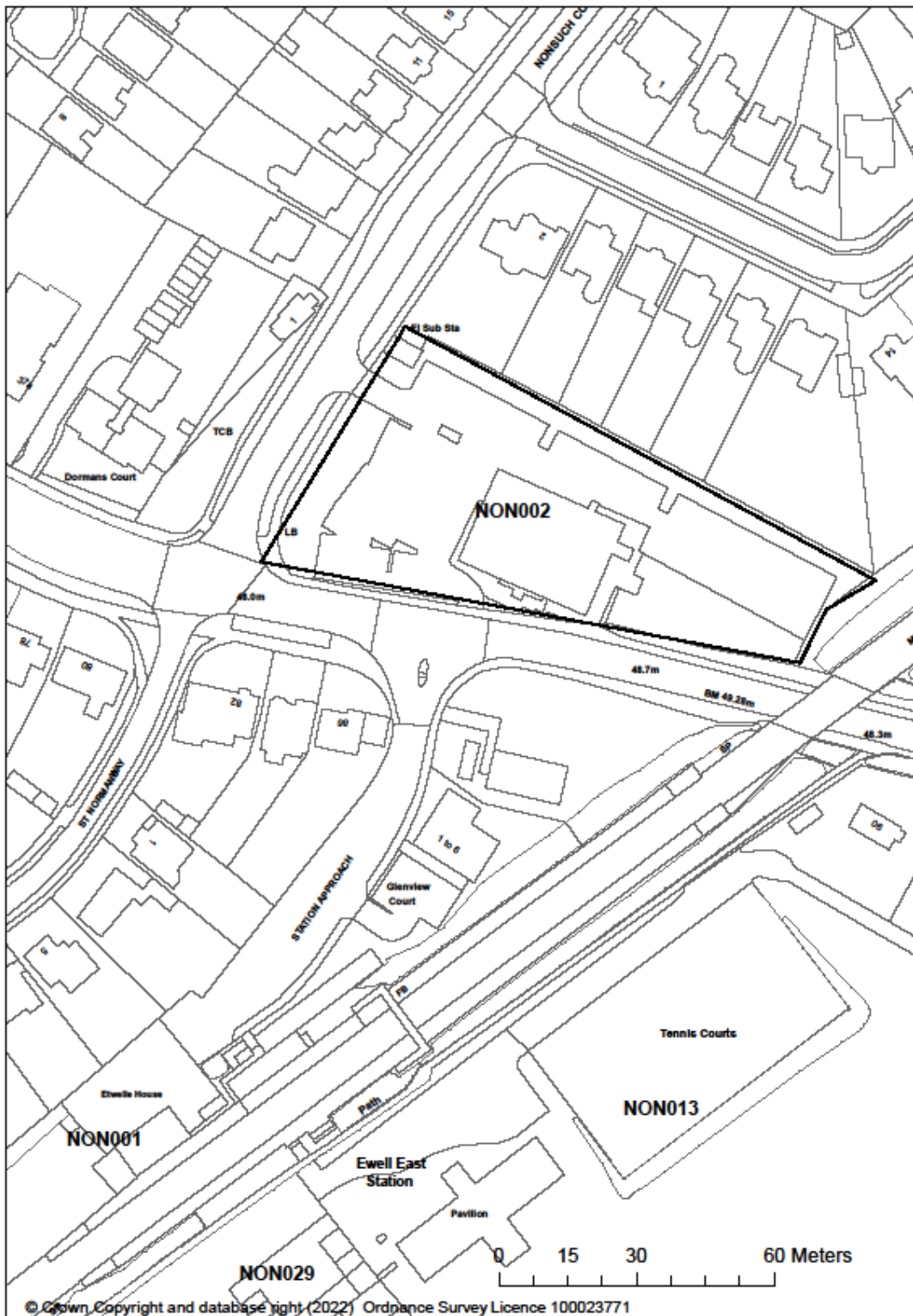
Ward	Ewell Court
Site Reference	EWC001
Address	5 Ruxley Lane, Ewell
Source	Desktop Review
Existing use	Car dealership
Proposed use	Residential
Potential Yield	30
Other Uses	
Area(ha)	0.18
Constraints	Part of site in critical drainage area
Available	Unknown
Suitable	The site is considered suitable but the loss of retail/employment use being justified.
Achievable	Yes- the site is considered to be achievable
Developable	Developable. Site likely to come forward 6-10 yrs.



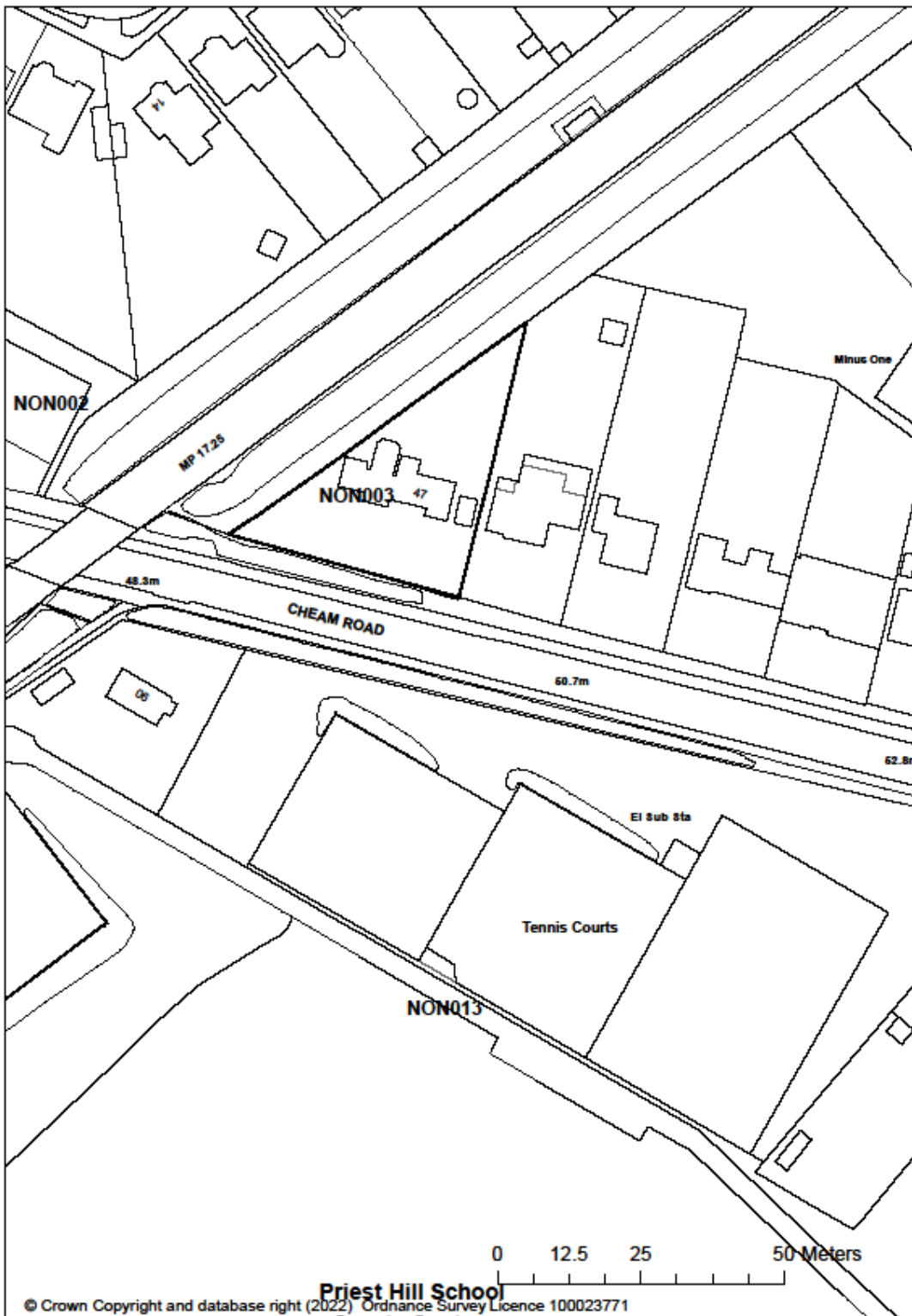
Ward	Nonsuch
Site Reference	NON001
Address	Etwelle House, Station Road
Source	Brownfield Register
Existing use	Vehicle repair shop
Proposed use	Housing
Potential Yield	10
Other Uses	
Area(ha)	0.197
Constraints	Contamination issues. Site is adjacent railway line, rd access via access to Ewell East Station
Available	Y
Suitable	The site is considered suitable although contamination and amenity issues need addressing
Achievable	Site considered achievable.
Developable	Developable. There is no recent planning history but site is available. Development could be 6-10 years



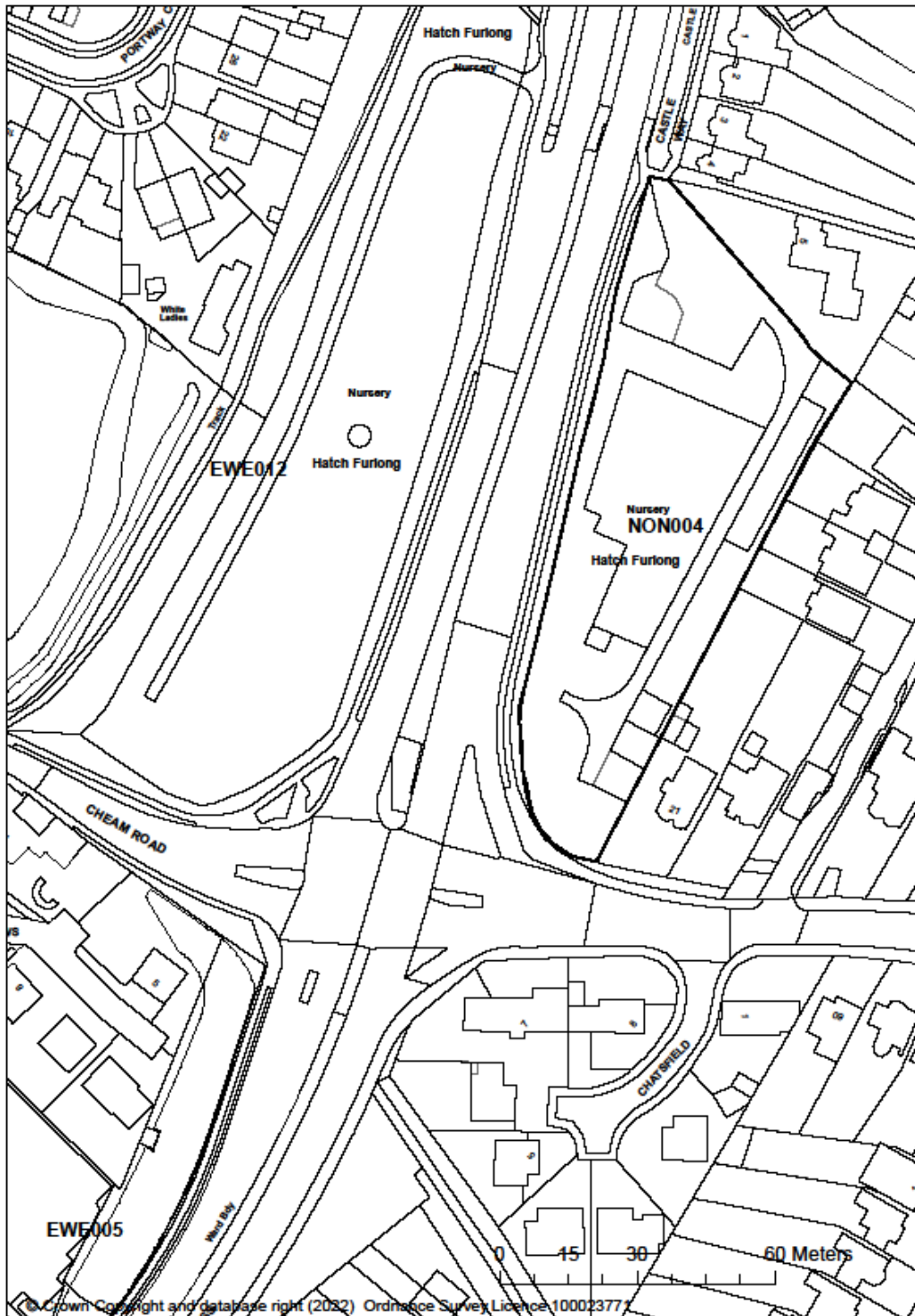
Ward	Nonsuch
Site Reference	NON002
Address	Public House (Toby Carvery) 45 Cheam Road
Source	Desktop Review
Existing use	Public House, Restaurant
Proposed use	Housing
Potential Yield	35
Other Uses	
Area(ha)	0.47
Constraints	Half the site is in CDA, at risk of sw flooding. TPOs on the edge of the site.
Available	Unknown
Suitable	The site is considered to be suitable. Loss of the public house needs to be justified
Achievable	The site is considered to be achievable subject to surface water flood issues being addressed.
Developable	Developable. Site could come forward in 11-15 yrs



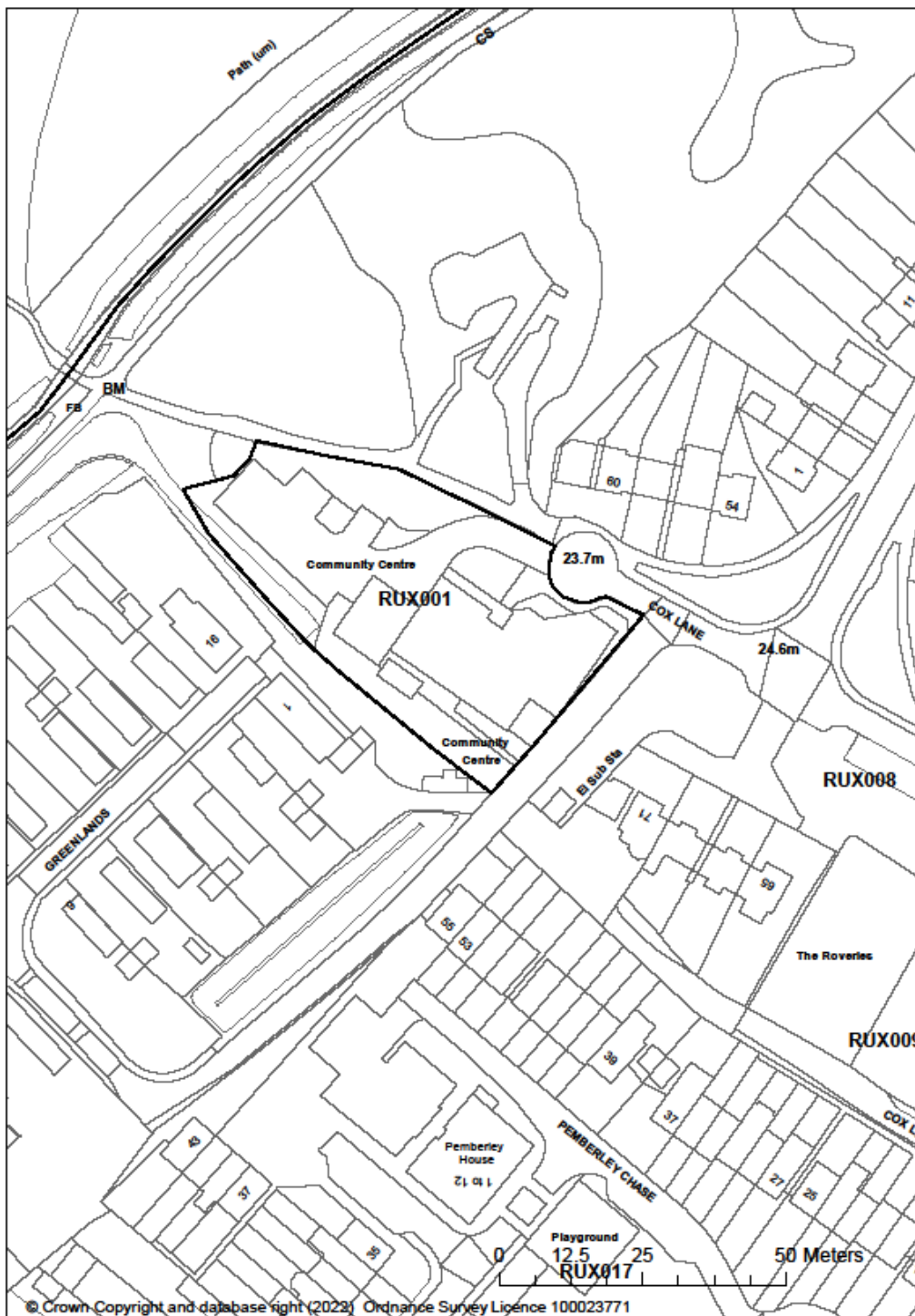
Ward	Nonsuch
Site Reference	NON003
Address	47 Cheam Road Ewell Surrey KT17 3EB
Source	Desktop Review
Existing use	Residential
Proposed use	Residential
Potential Yield	9
Other Uses	
Area(ha)	0.10
Constraints	FZ3 north of site, part of the site is in the CDA risk of sw flooding.
Available	Unknown
Suitable	The site is considered to be suitable, subject to flood risk issues being addressed.
Achievable	The site is considered to be achievable subject to flood risk issues being addressed.
Developable	Developable. Site could come forward in 11-15 yrs



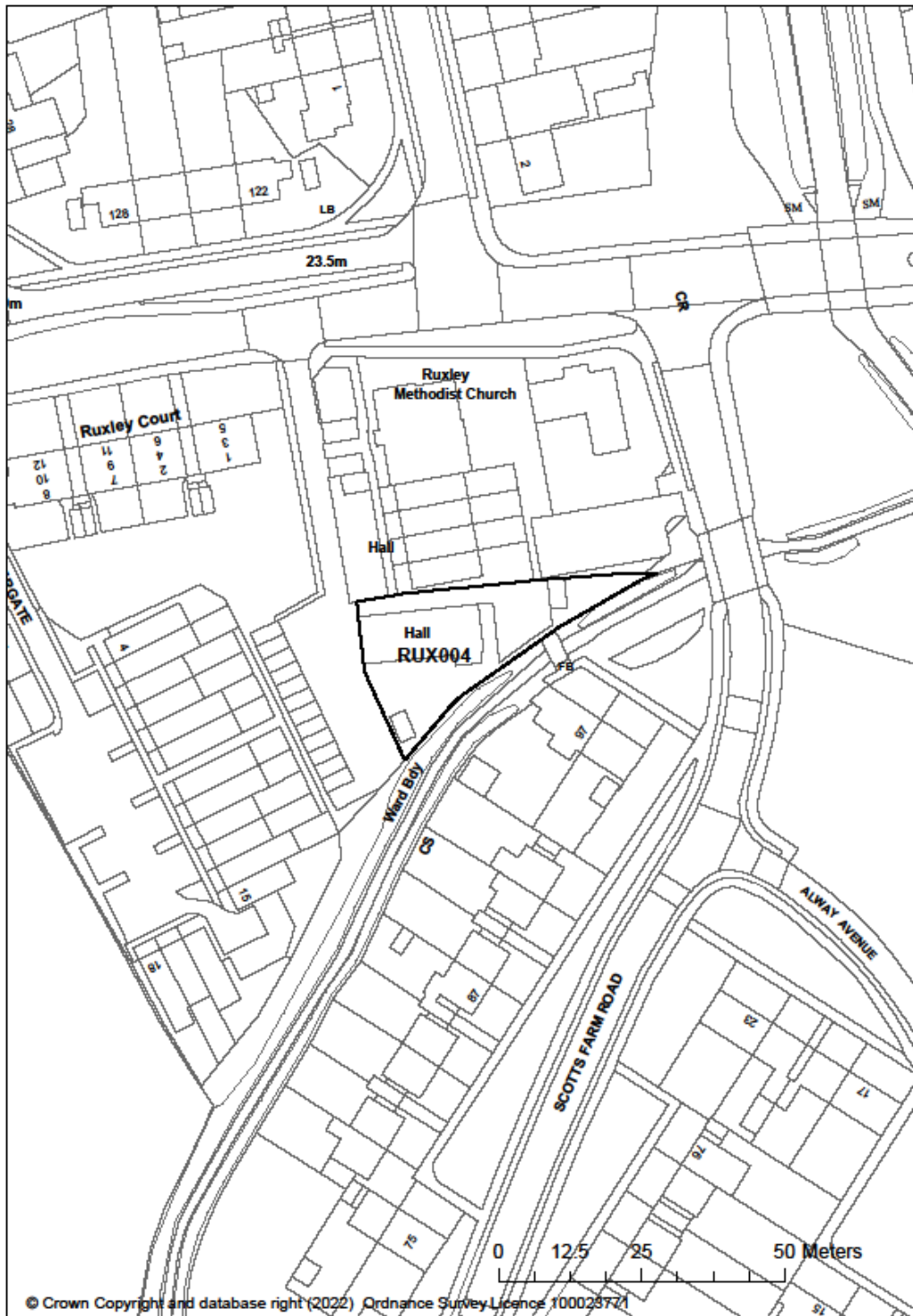
Ward	Nonsuch
Site Reference	NON004
Address	Hatch Furlong Nursery, east of Ewell By-Pass
Source	Desktop Review
Existing use	Garden Centre
Proposed use	Residential
Potential Yield	25
Other Uses	
Area(ha)	0.52
Constraints	FZ3 and FZ2 north of site. Site risk sw flooding
Available	Unknown
Suitable	The site is considered suitable, subject to flood issues being addressed and the loss of employment use being justified.
Achievable	The site is considered to be achievable
Developable	Developable. Site could come forward in 11-15 yrs



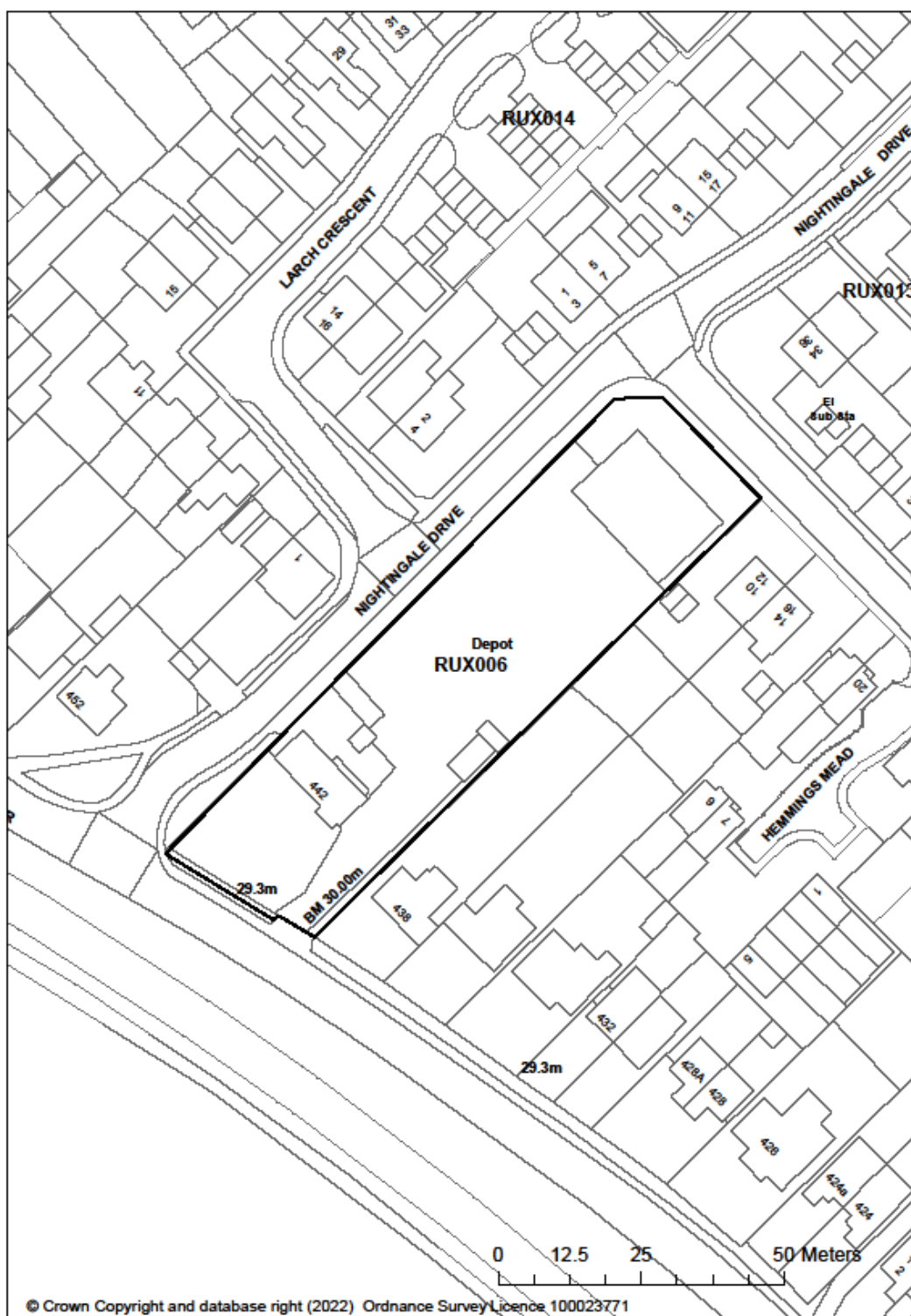
Ward	Ruxley
Site Reference	RUX001
Address	Cox Lane Community Centre
Source	Desktop Review
Existing use	Community Centre and GP surgery
Proposed use	Housing
Potential Yield	15
Other Uses	
Area(ha)	0.24
Constraints	NW site part of FZ''' and risk of surface water flooding. Small part CDA
Available	Unknown
Suitable	Suitable subject to the existing gp surgery and community centre uses being surplus to requirements or accommodated elsewhere.
Achievable	Yes, subject to surface water flood issues being addressed and the loss of existing uses factored into costs
Developable	Developable. Site could come forward in 6-10 yrs



Ward	Ruxley
Site Reference	RUX004
Address	Scotts Farm Road
Source	Desktop Review
Existing use	Community Building / Hall
Proposed use	Housing
Potential Yield	6
Other Uses	
Area(ha)	0.0697
Constraints	FZ3 and FZ2 east of the site
Available	Unknown
Suitable	The site is considered suitable
Achievable	The site is considered to be achievable
Developable	Developable. Site could come forward in 6-10 yrs



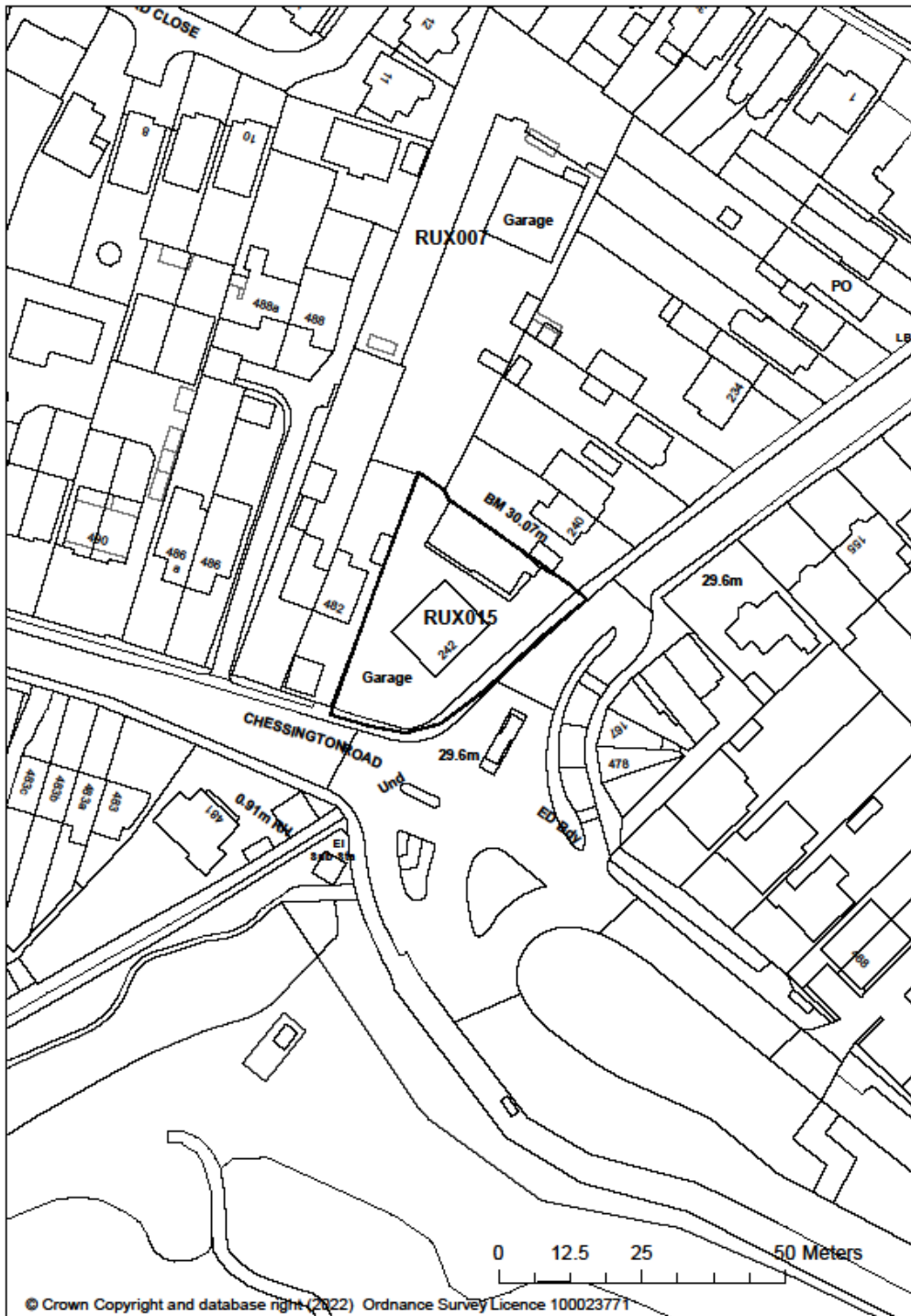
Ward	Ruxley
Site Reference	RUX006
Address	442 Chessington Road and Coach Park
Source	Desktop Review
Existing use	Residential and Coach park
Proposed use	Housing
Potential Yield	14
Other Uses	
Area(ha)	0.34
Constraints	Small part of the site a critical drainage area.
Available	Unknown
Suitable	The site is considered suitable
Achievable	Yes - the site is considered to be achievable.
Developable	Developable. Site could come forward in 6-10 yrs



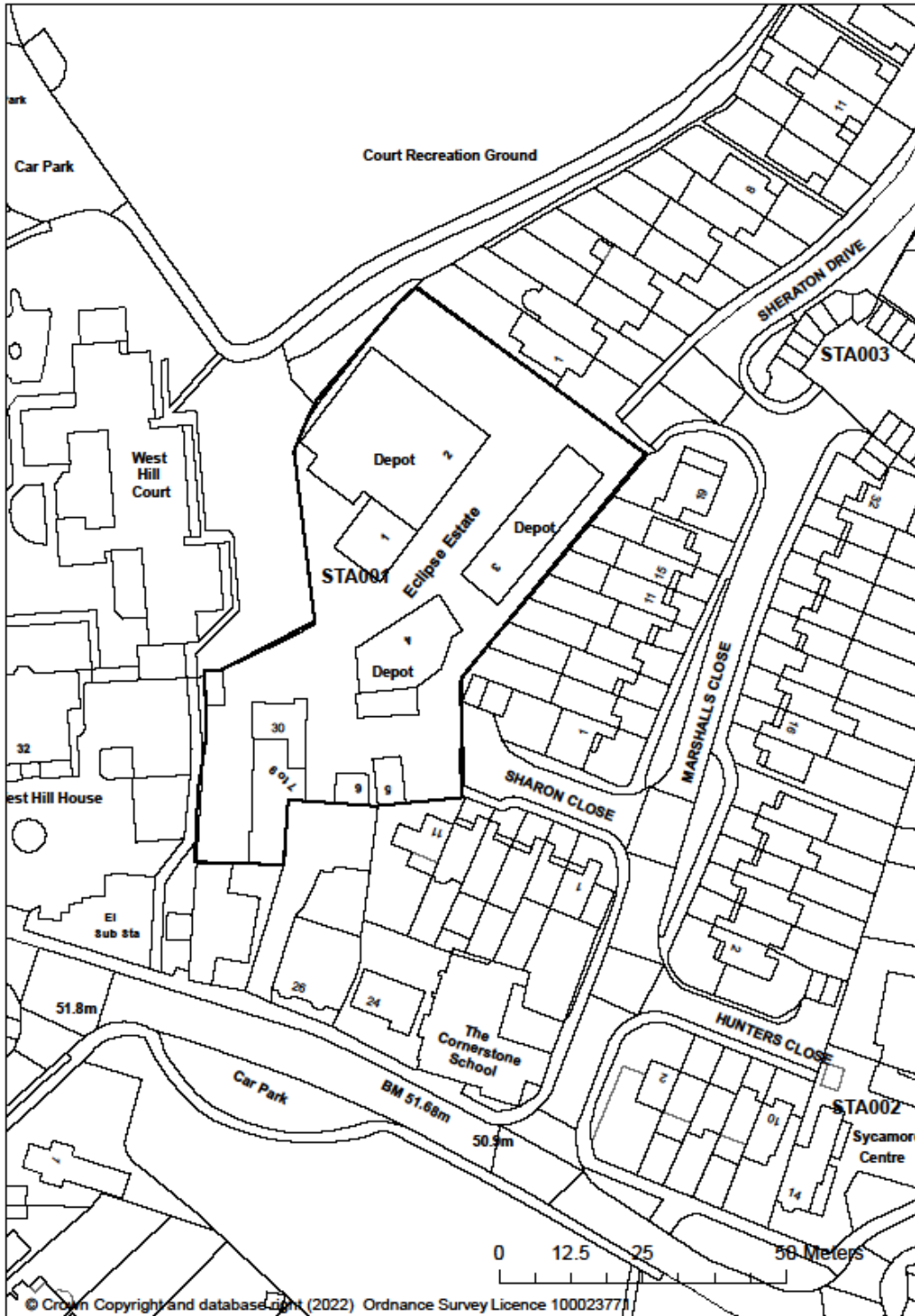
Ward	Ruxley
Site Reference	RUX007
Address	Behind Texaco Petrol Station, Ruxley Lane
Source	Desktop review
Existing use	Garage, car park
Proposed use	Residential
Potential Yield	6
Other Uses	
Area(ha)	0.19
Constraints	TPOs, Access issues
Available	Unknown
Suitable	Site access is via another site (RUX015) - this could undermine redevelopment of the site
Achievable	Yes - the site is considered to be achievable.
Developable	Developable. Site could come forward in 11-15 yrs



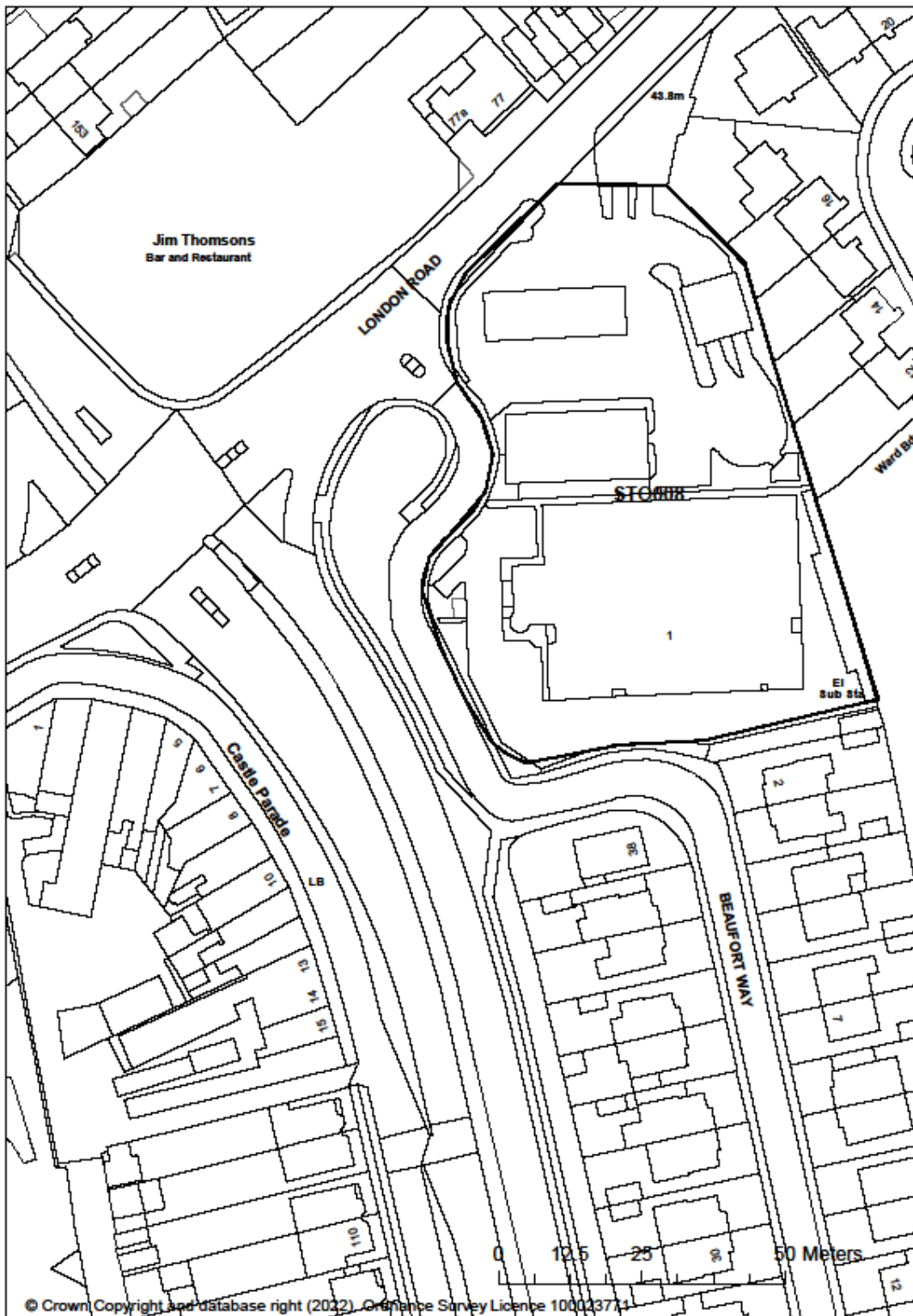
Ward	Ruxley
Site Reference	RUX015
Address	Petrol Station at cnr of Chessington & Ruxley Ln
Source	Desktop Review
Existing use	Texaco petrol station & shop
Proposed use	Housing
Potential Yield	5
Other Uses	
Area(ha)	0.10
Constraints	Contamination due to existing use as petrol station. Access to site at rear a potential constraint
Available	Unknown
Suitable	The site is considered suitable for development
Achievable	The site is considered to be achievable. The loss of a petrol station and small convenience store will need to be justified
Developable	Developable. Site could come forward in 11-15 yrs



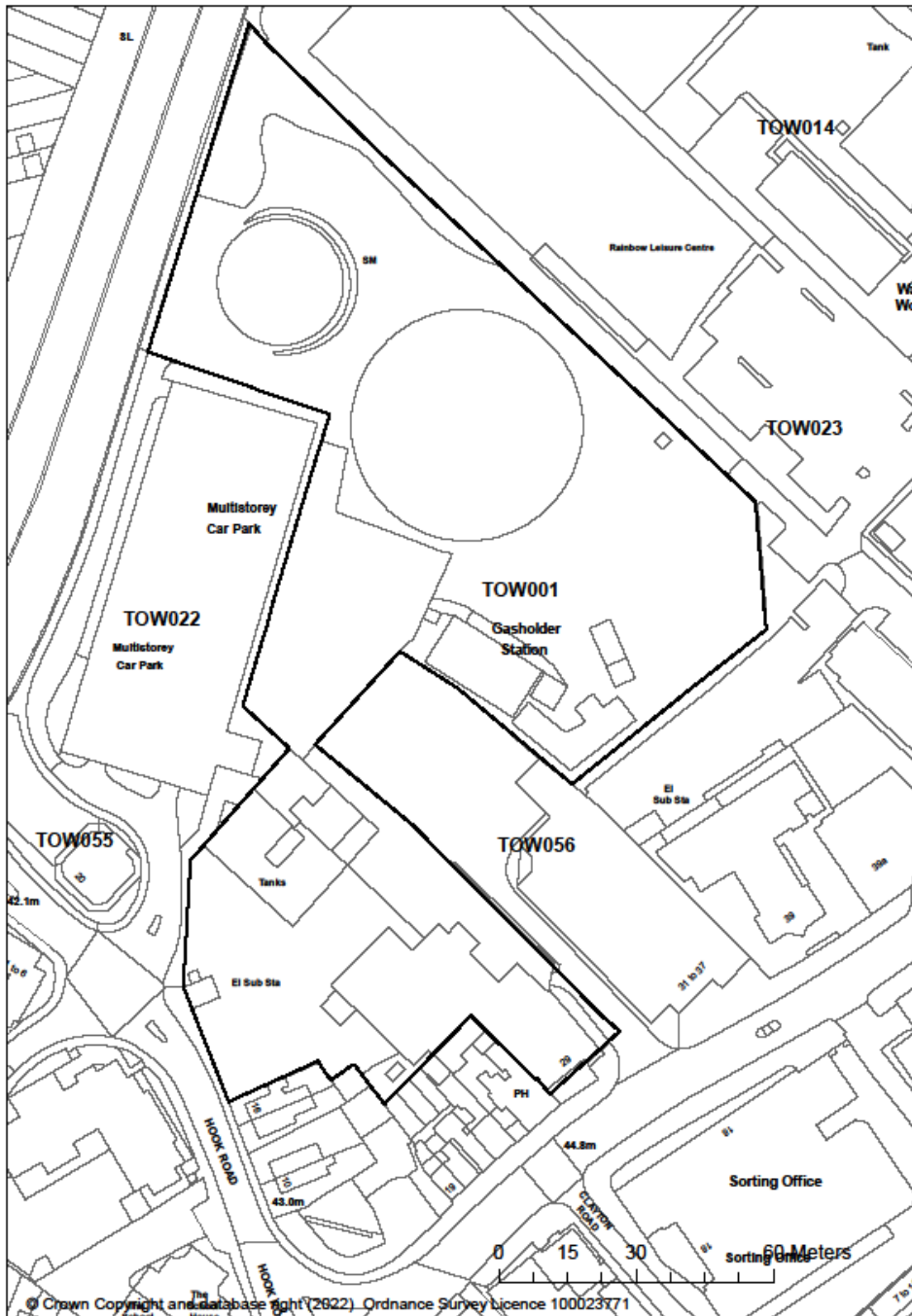
Ward	Stamford
Site Reference	STA001
Address	Eclipse Business Park, West Hill
Source	Desktop Review
Existing use	Light industrial
Proposed use	Residential
Potential Yield	25
Other Uses	
Area(ha)	0.385
Constraints	Part CA, AHAP, Loss emp use
Available	Unknown
Suitable	The site is considered suitable, loss of employment needs to be justified
Achievable	The site is considered to be achievable
Developable	Developable. Site could come forward in 11-15 yrs



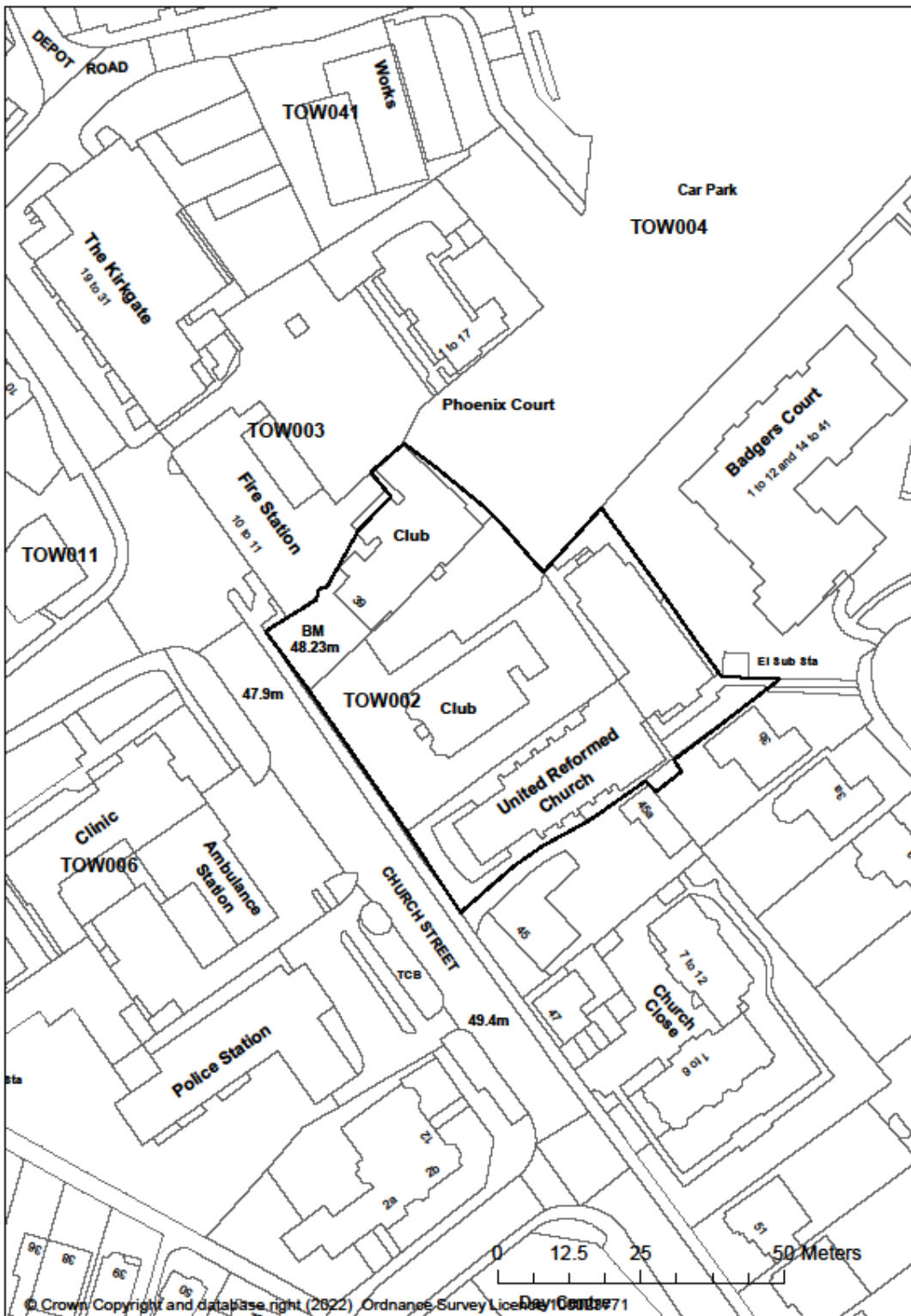
Ward	Stoneleigh
Site Reference	STO008
Address	1 Beaufort Way
Source	Desktop review
Existing use	Filling station, shop & self-storage
Proposed use	Housing
Potential Yield	30
Other Uses	Reprovision existing uses
Area(ha)	0.56
Constraints	Potential contamination,
Available	Unknown
Suitable	The site is considered suitable. Loss of existing uses would need to be justified
Achievable	The site is considered achievable, loss or reprovision of uses need to be justified
Developable	Developable: Site could come forward 11-15 yrs



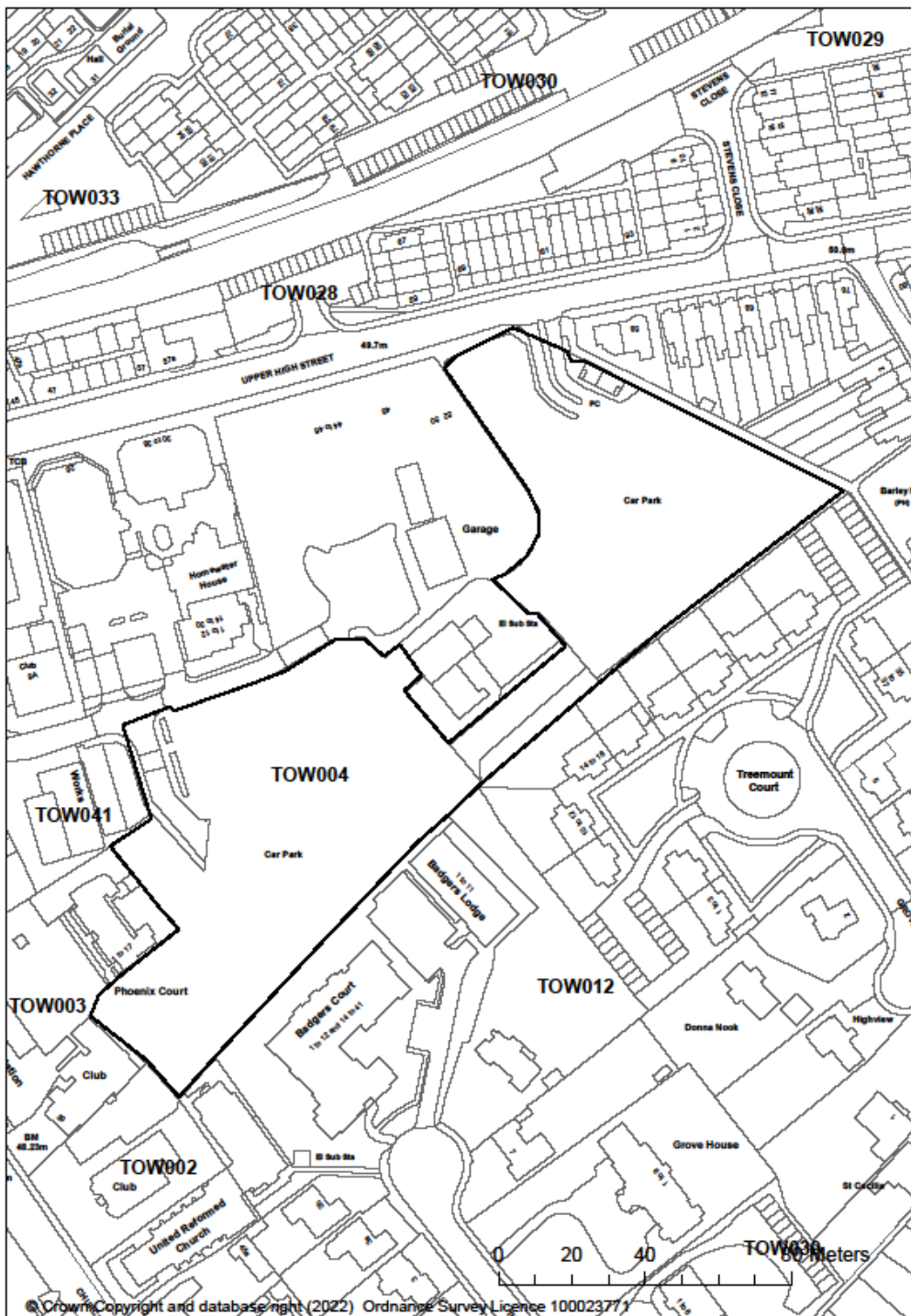
Ward	Town
Site Reference	TOW001
Address	Gas Works Site, East Street
Source	Call for Sites
Existing use	Gas works infrastructure (mostly dilapidated)
Proposed use	Mixed including flats, commercial, education
Potential Yield	400
Other Uses	Retail, student accommodation, specialist housing
Area(ha)	1.54
Constraints	Adj CA and Adj LB, Within TC boundary. TPOs on boundary. Contamination issues
Available	Y
Suitable	The site is allocated in existing development plan. Disused/underused brownfield site in the Town Centre
Achievable	Achievable. There are issues to resolve, contamination, land assembly. However, the site/area is in need of regeneration and there has been interest shown in developing the site. Site considered viable
Developable	Developable. Complex site with issues to resolve. Development likely to take place in the mid to long term 6-15 years



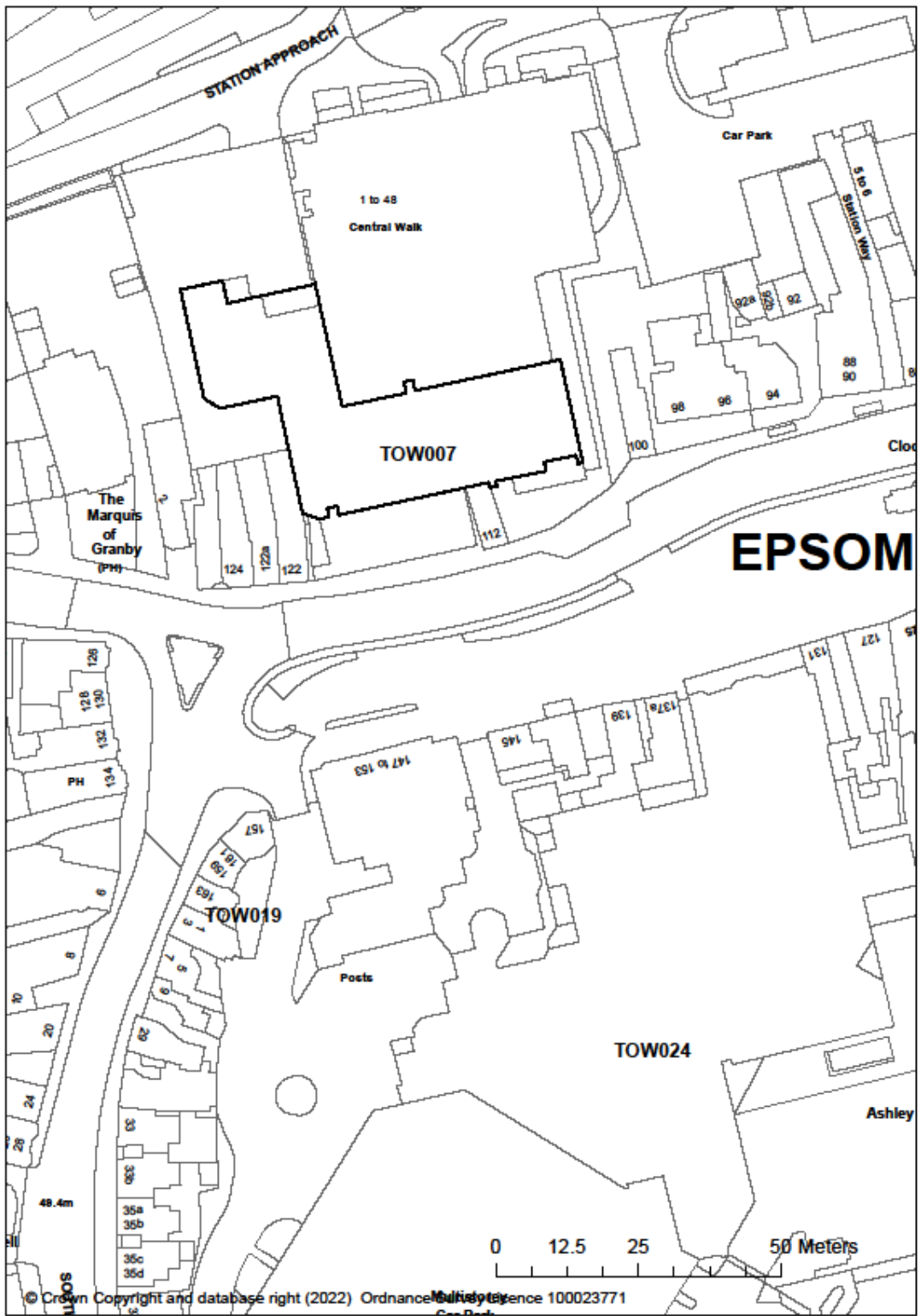
Ward	Town
Site Reference	TOW002
Address	Conservative Club, Epsom Club and Church
Source	Desktop Review
Existing use	Social Club
Proposed use	Housing
Potential Yield	40
Other Uses	
Area(ha)	0.35
Constraints	AHAP, TC boundary, Adj CA and LB, multiple ownerships, loss of community facility
Available	Unknown
Suitable	The site is considered suitable for development
Achievable	The site is considered to be achievable. Loss of existing use will need to be justified
Developable	Developable. Site could come forward 11-15 yrs



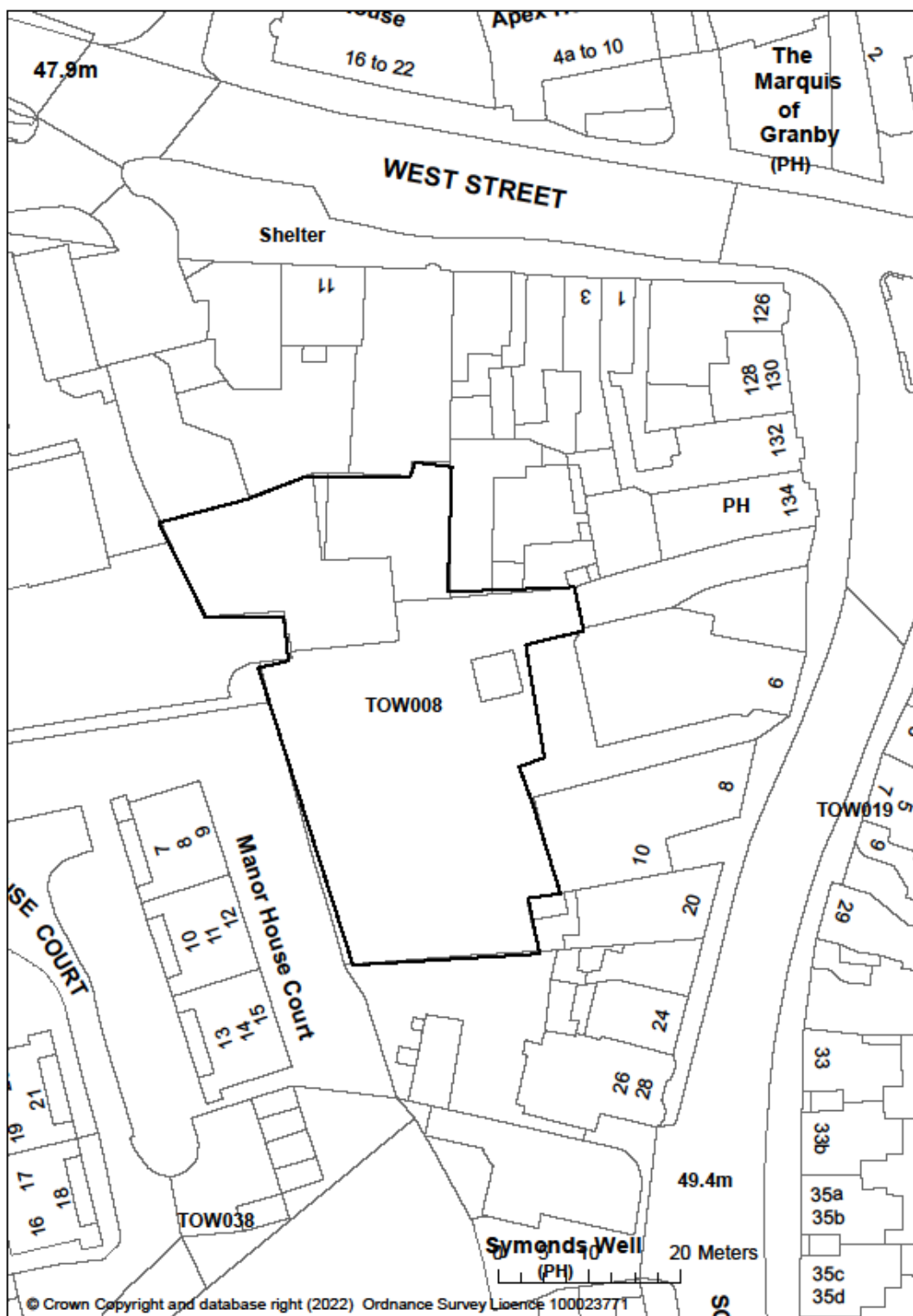
Ward	Town
Site Reference	TOW004
Address	Depot Road & Upper High Street Car Parks
Source	Call for Sites
Existing use	Car Park
Proposed use	Housing and retail (quantum not stated)
Potential Yield	50
Other Uses	Car park, retail
Area(ha)	1.24
Constraints	Within Epsom Town Centre boundary, Adjacent to CA. Contamination issues
Available	Y
Suitable	The site is considered to be suitable. Loss of existing parking needs to be investigated
Achievable	The site is considered to be achievable. Reprovision of car parking may be required and potential contamination issues.
Developable	Development. No recent planning history but site is available. Parking will need to be reprovided. Developable 11-15 years



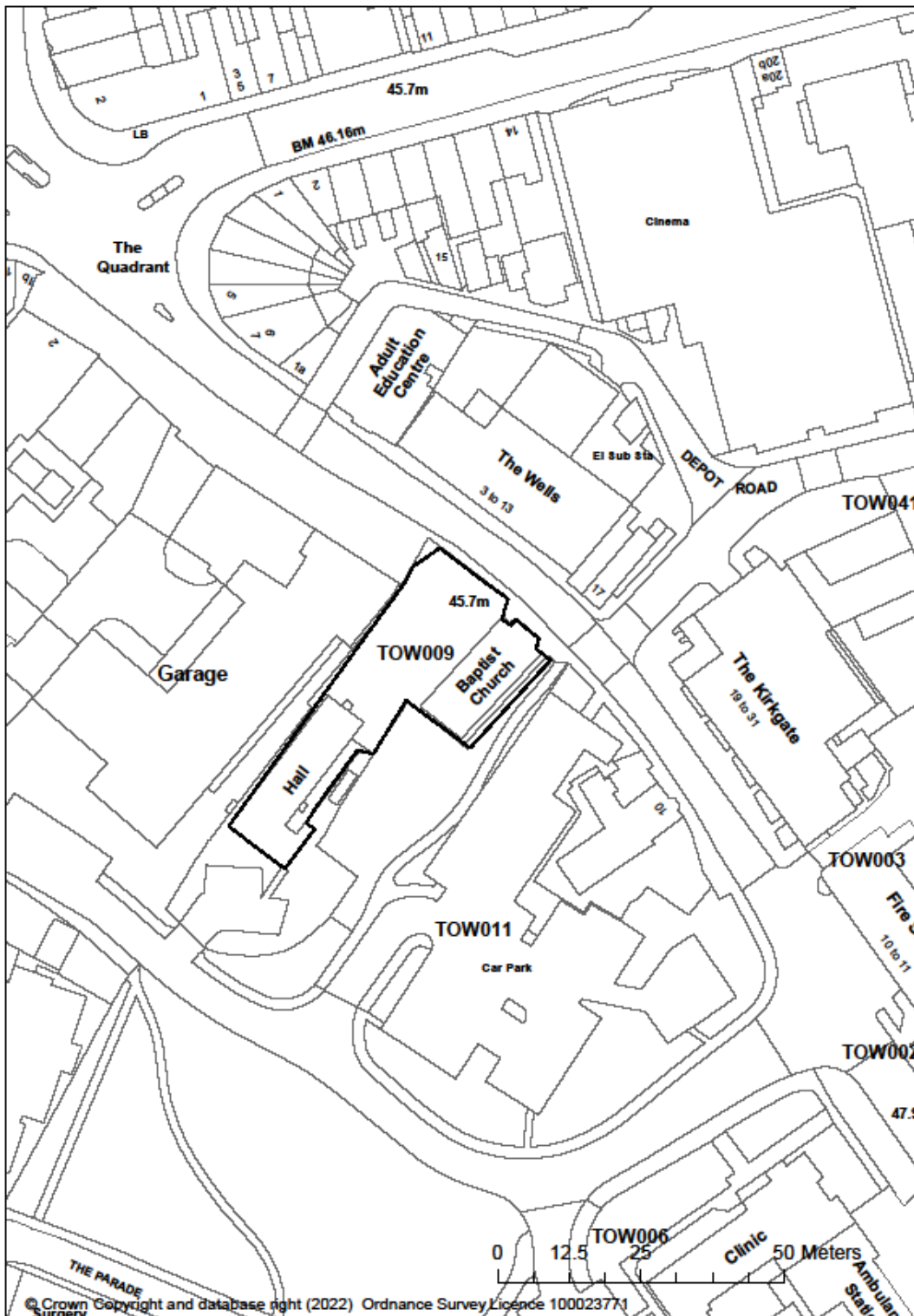
Ward	Town
Site Reference	TOW007
Address	TKMaxx
Source	Adopted Development Plan Document
Existing use	Retail
Proposed use	Mixed use including Housing
Potential Yield	65
Other Uses	Retail at gf
Area(ha)	0.14
Constraints	CA, AHAP,
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	The site is considered to be achievable
Developable	Site could come forward in the longer term 11-15 yrs



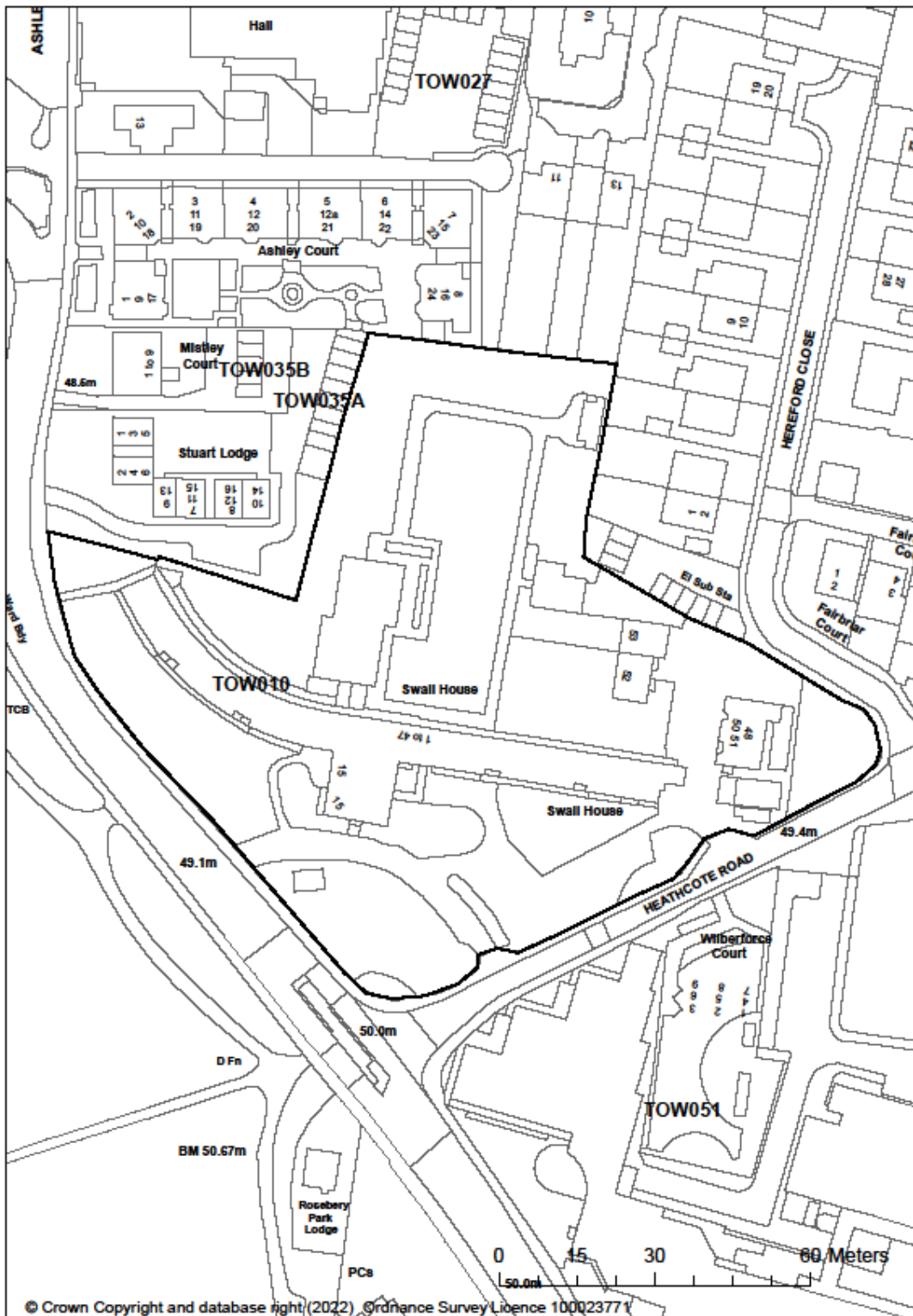
Ward	Town
Site Reference	TOW008
Address	Land R/O The Albion Public House (Mccaffertys Bar)
Source	Adopted Development Plan Document
Existing use	Light industrial (MOT)
Proposed use	Mixed use including Housing
Potential Yield	8
Other Uses	Employment approx 500sqm
Area(ha)	0.14
Constraints	CA, AHAP, Surrounded by LB and backland site
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	The site is considered to be achievable
Developable	Site could come forward in the longer term 11-15 yrs



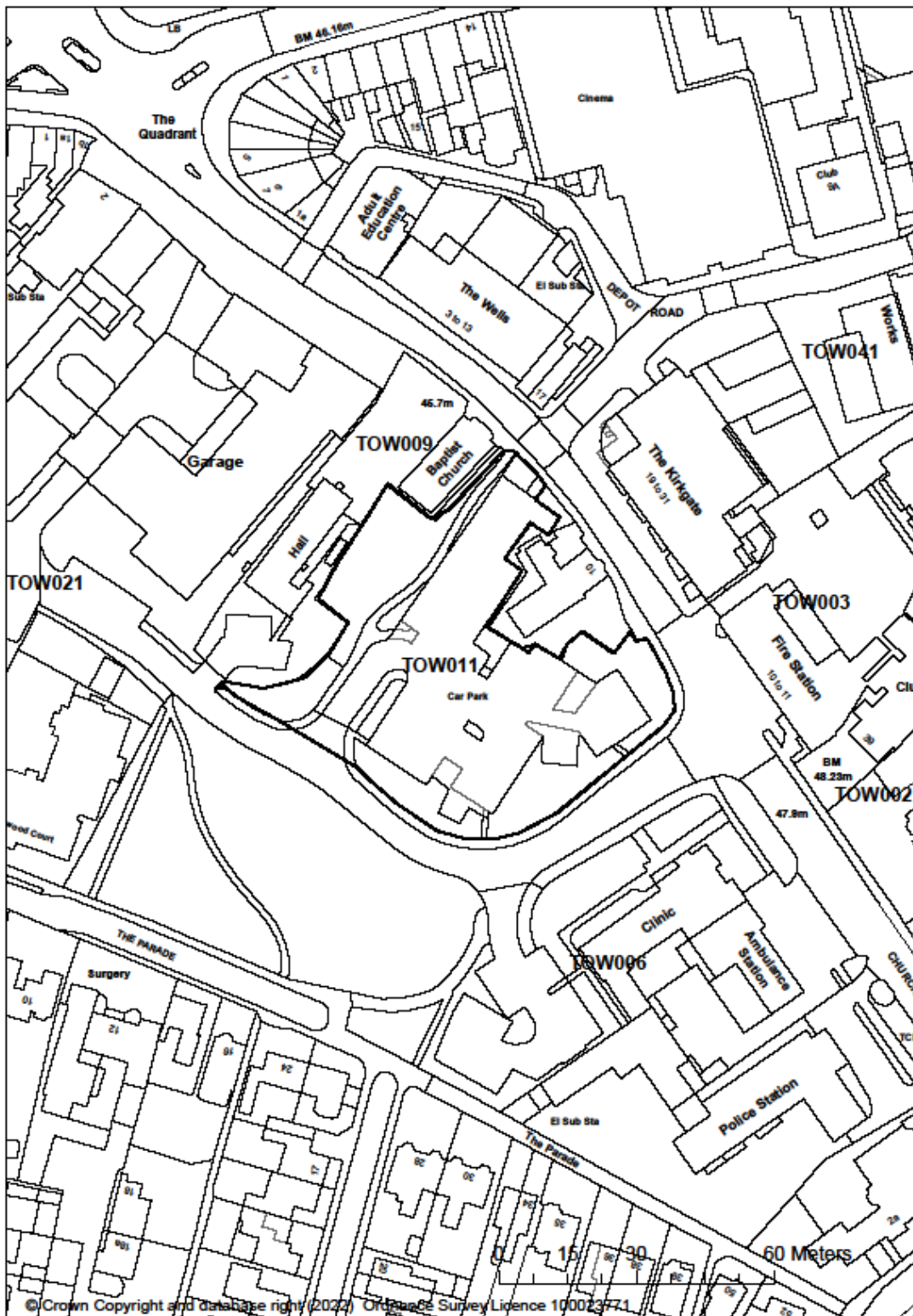
Ward	Town
Site Reference	TOW009
Address	Epsom Baptist Church
Source	Brownfield Register
Existing use	Church & hall
Proposed use	Housing
Potential Yield	15
Other Uses	Reprovision of community facility
Area(ha)	0.11
Constraints	Adj TPOs, AHAP. Within Epsom TC boundary
Available	Y
Suitable	The site is considered suitable, where community use should be reprovided
Achievable	Site is considered achievable
Developable	Developable. No relevant planning history but the site is available. Development likely 6-10 years



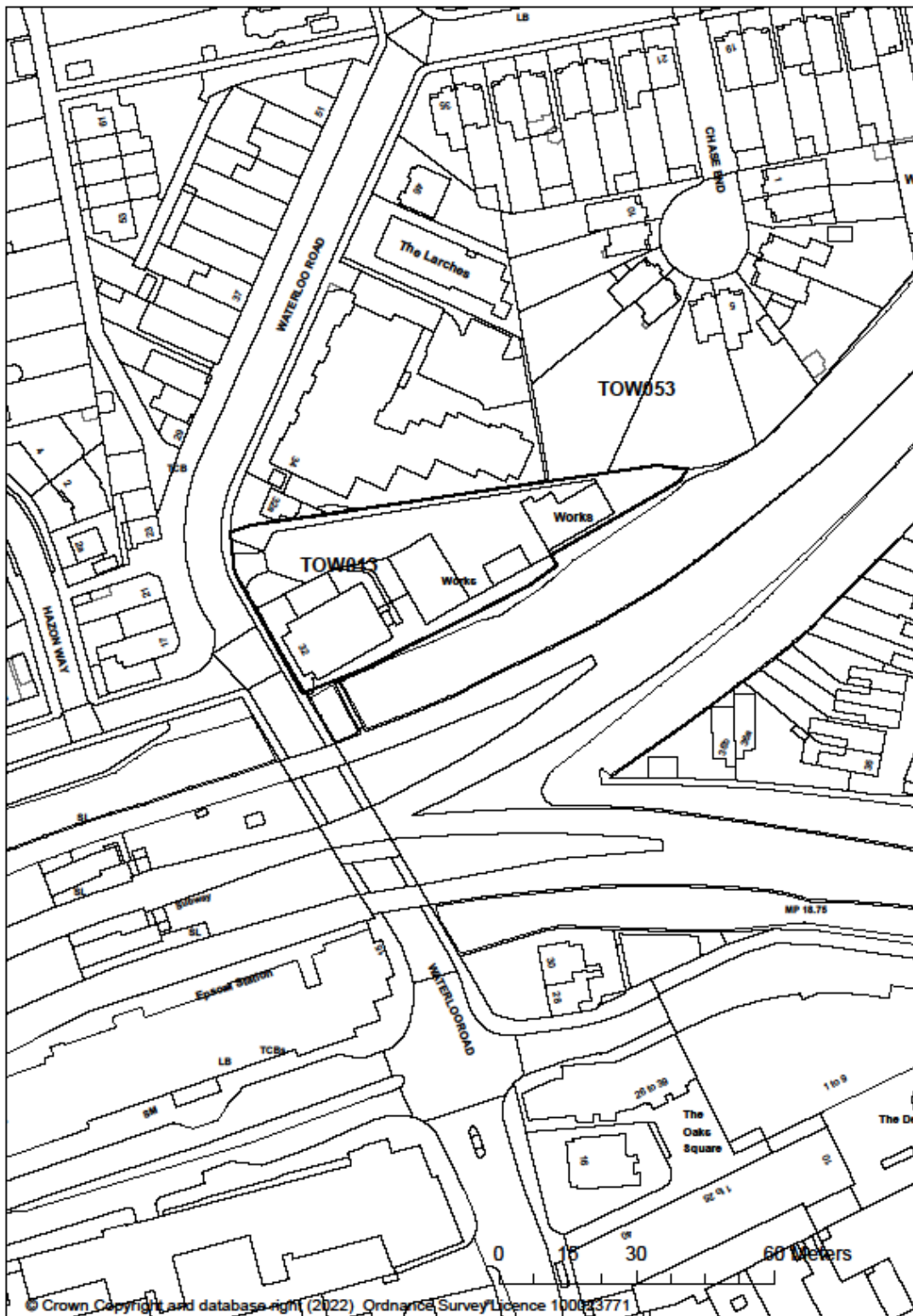
Ward	Town
Site Reference	TOW010
Address	Swail House
Source	Desktop Review
Existing use	Supported Housing owned by Action for Blind People
Proposed use	Residential/specialist housing
Potential Yield	100
Other Uses	Specialist housing
Area(ha)	1.05
Constraints	Building is LLB, AHAP, TPOs on site
Available	Unknown
Suitable	The site is considered suitable
Achievable	Site considered achievable
Developable	Site could come forward in the longer term 6-10 yrs



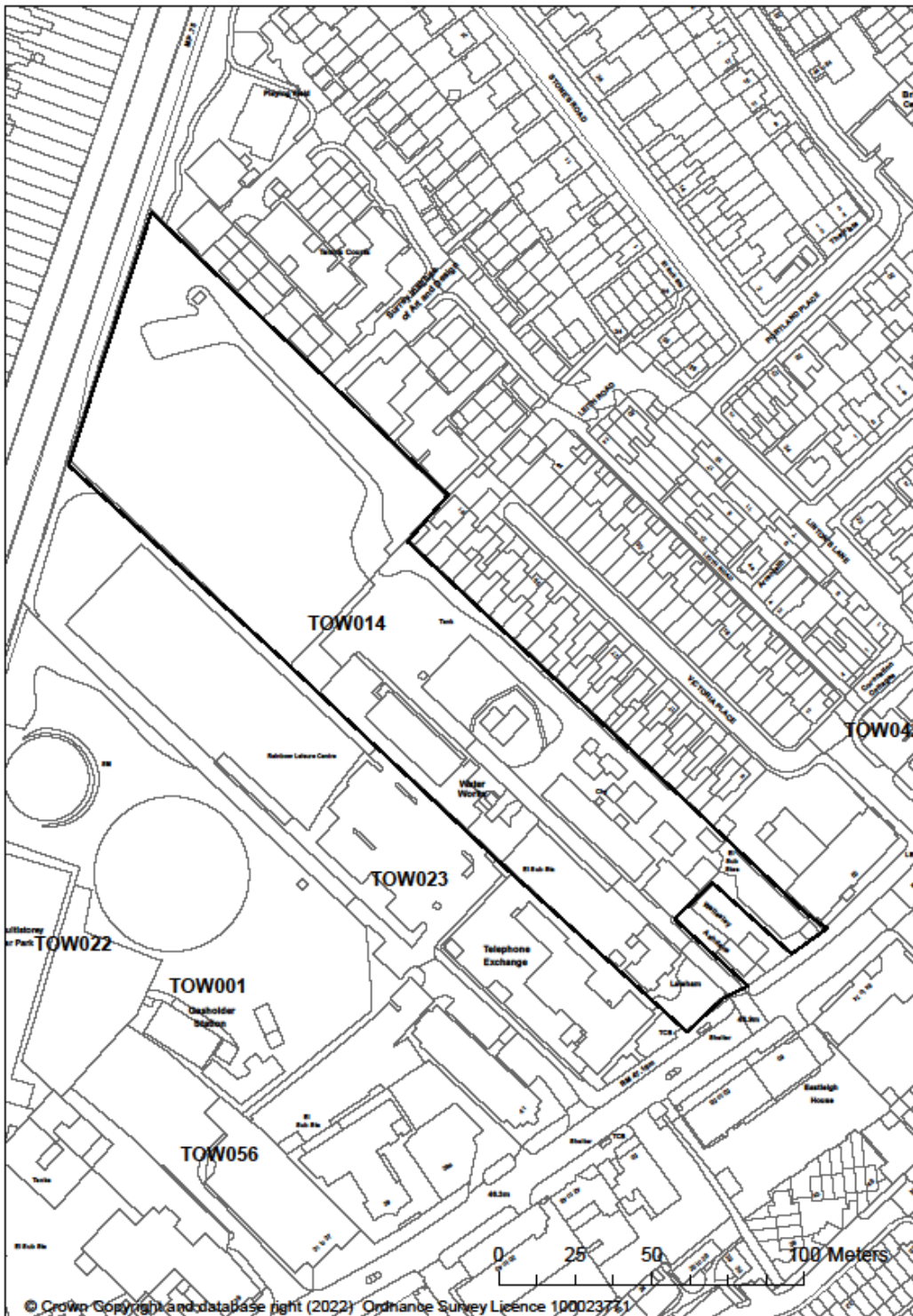
Ward	Town
Site Reference	TOW011
Address	Hope Lodge car park
Source	Desktop Review
Existing use	Car park
Proposed use	Housing
Potential Yield	30
Other Uses	
Area(ha)	0.39
Constraints	AHAP, LB, loss of car parking, part CDA
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	Site considered achievable. Loss or re-provision of parking may affect viability
Developable	Site could come forward in the longer term 11-15 yrs



Ward	Town
Site Reference	TOW013
Address	32 Waterloo road and BRM Coachworks
Source	Desktop Review
Existing use	Light industrial / vacant
Proposed use	Housing
Potential Yield	35
Other Uses	
Area(ha)	0.23
Constraints	Adj TC boundary, currently car park
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	Site considered achievable
Developable	Site could come forward in the longer term 11-15 yrs



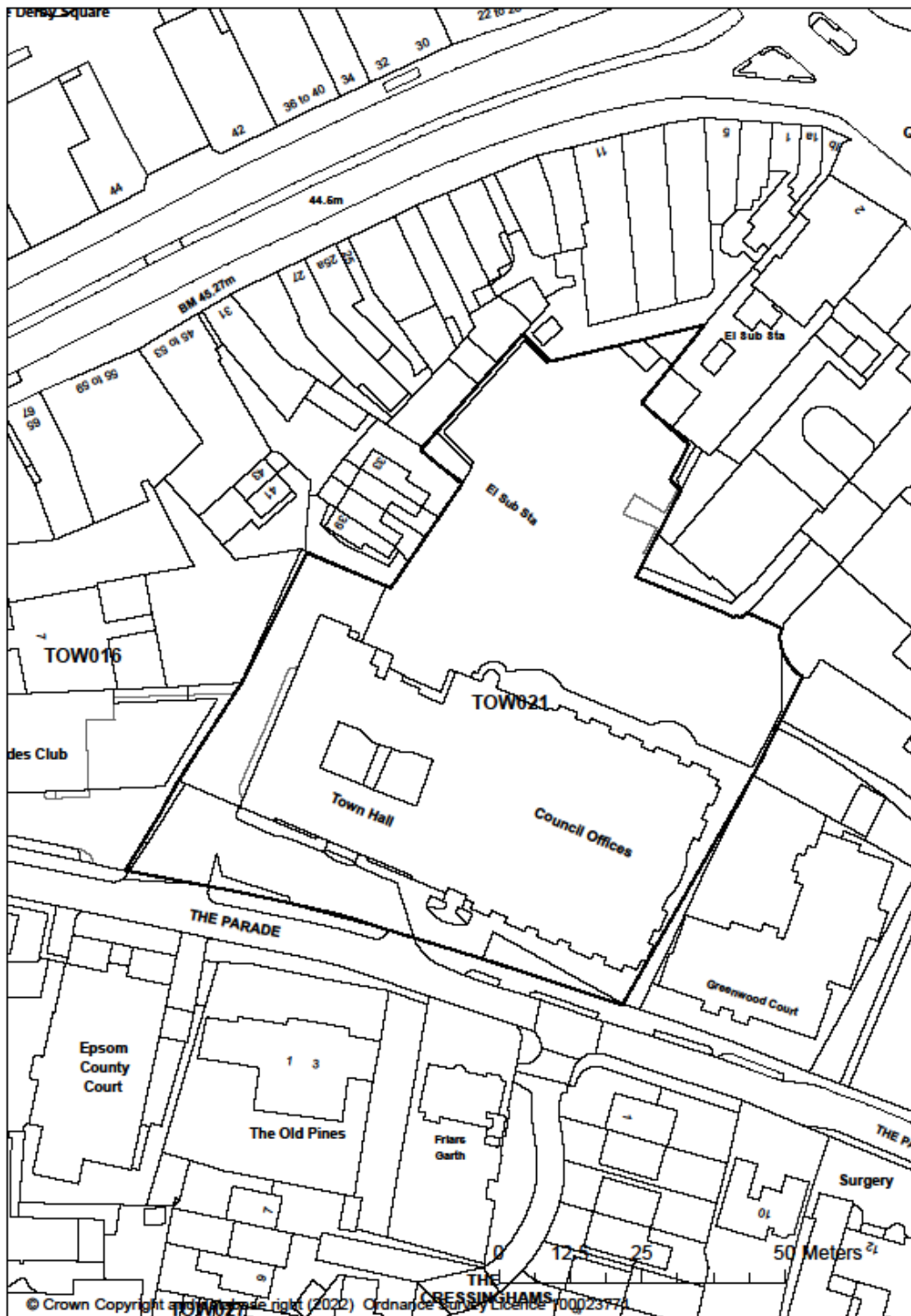
Ward	Town
Site Reference	TOW014
Address	East Street Waterworks
Source	Call for Sites
Existing use	Operational Water Treatment Works; open land
Proposed use	Rationalise waterworks & redevelopment rest for residential
Potential Yield	149
Other Uses	Waterworks operation rationalised
Area(ha)	1.85
Constraints	Adjacent CA, potential contamination
Available	Y
Suitable	The site is considered to be suitable for development and the identified constraints can be mitigated
Achievable	Yes - the site is considered to be achievable. The existing waterworks would be rationalised and retained on the site. May require remediation
Developable	Developable 6-10 Year



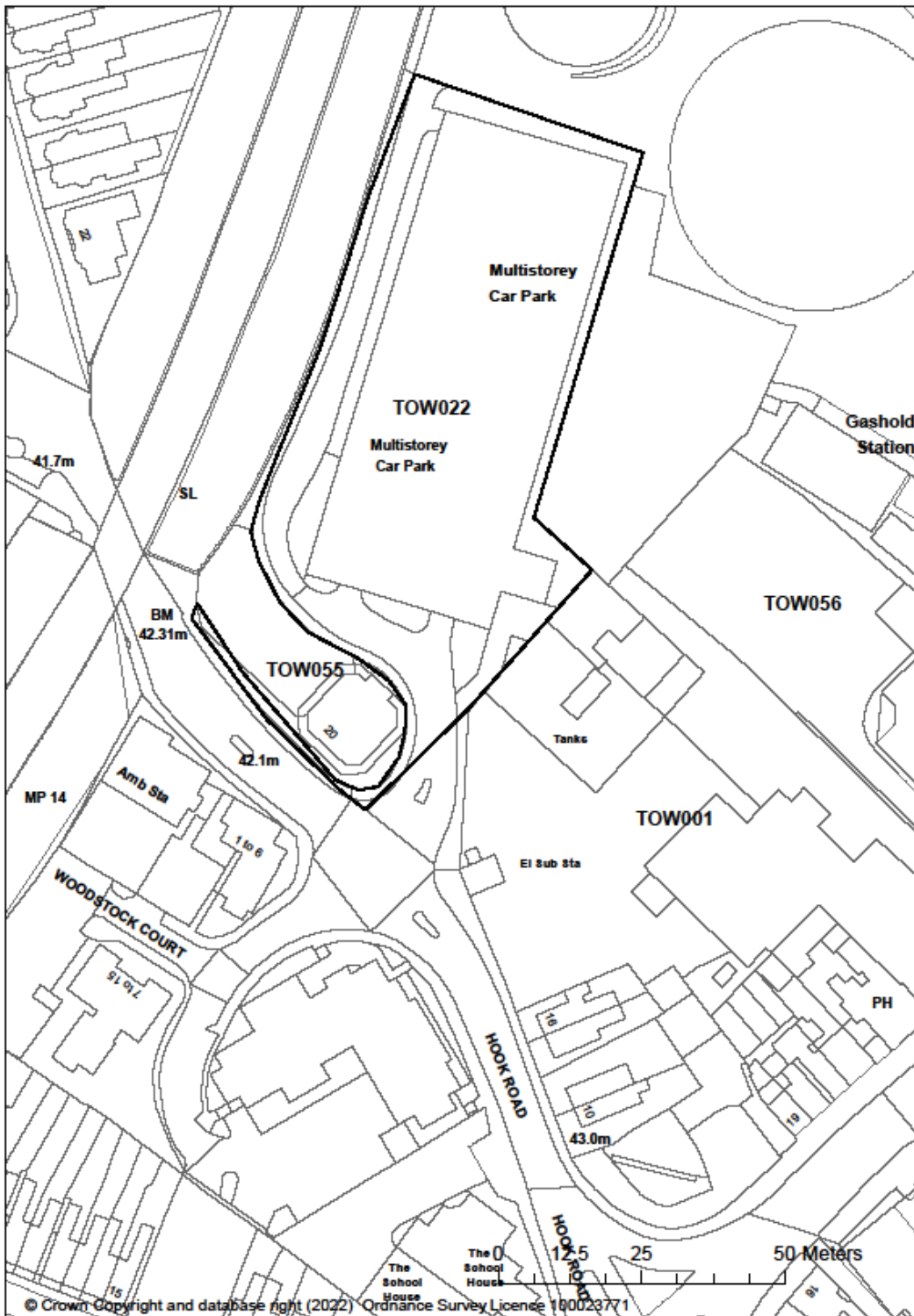
Ward	Town
Site Reference	TOW016
Address	Spread Eagle Shopping Centre
Source	Desktop Review
Existing use	Retail / commercial
Proposed use	Mixed
Potential Yield	15
Other Uses	Mixed
Area(ha)	0.18
Constraints	LB and adj other LB/LLB, Within CA, AHAP
Available	Unknown
Suitable	Site is considered to be suitable,
Achievable	The site is considered to be achievable
Developable	Site could come forward in the longer term 11-15 yrs



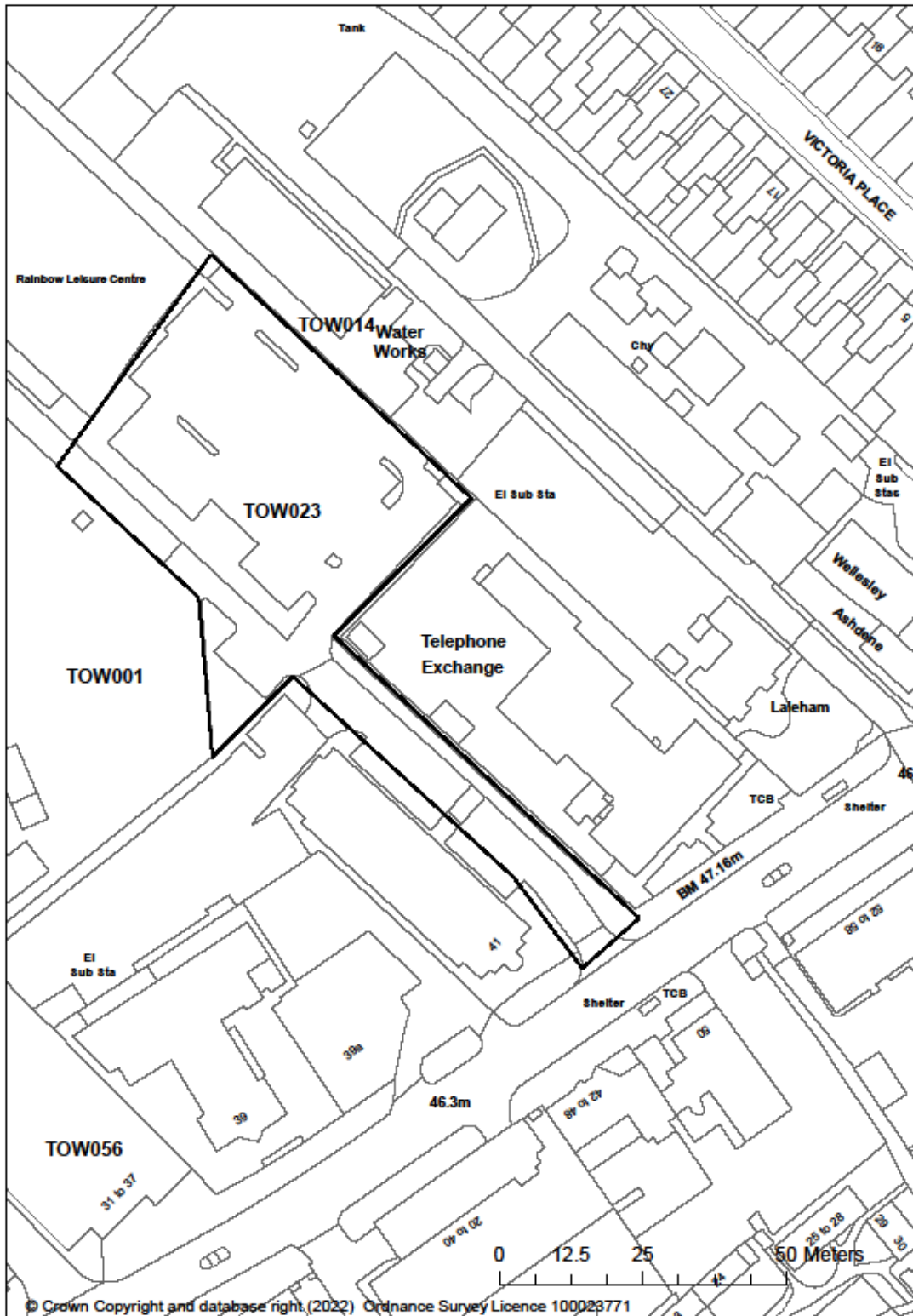
Ward	Town
Site Reference	TOW021
Address	Town Hall & Public Car Park
Source	Call for Sites
Existing use	Civic building & car park
Proposed use	Housing, Leisure
Potential Yield	30
Other Uses	Car Park and Residential
Area(ha)	0.74
Constraints	Adj CA, AHAP, Electricity substation to relocate
Available	Y
Suitable	The site is considered suitable and the identified constraints can be mitigated, parking and civic use to be reprovided or loss justified
Achievable	The site is considered to be achievable. Uses need to be reprovided or loss justified
Developable	Developable. Site is available but no relevant planning history, 11-15 yrs



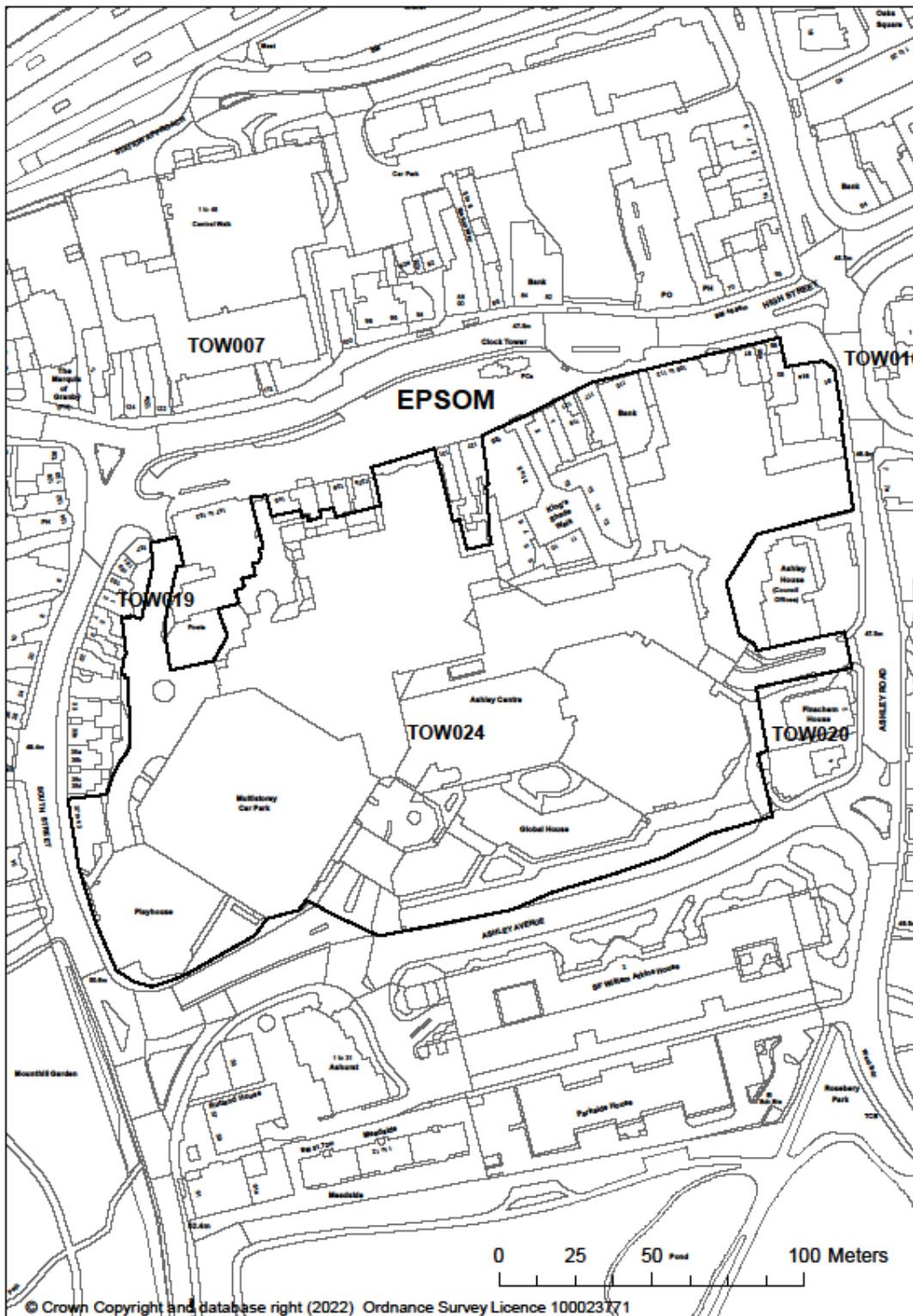
Ward	Town
Site Reference	TOW022
Address	Hook Road Car Park
Source	Call for Sites
Existing use	Car park Multistorey
Proposed use	Housing, Leisure (Linked with adj GasWorks site)
Potential Yield	50
Other Uses	
Area(ha)	0.48
Constraints	
Available	Y
Suitable	The site is considered suitable. SEE TOW001 (potential for a comprehensive scheme)
Achievable	The site is considered achievable. SEE TOW001 (potential for a comprehensive scheme)
Developable	Developable could be part of a comprehensive scheme 6-10 yrs SEE TOW001



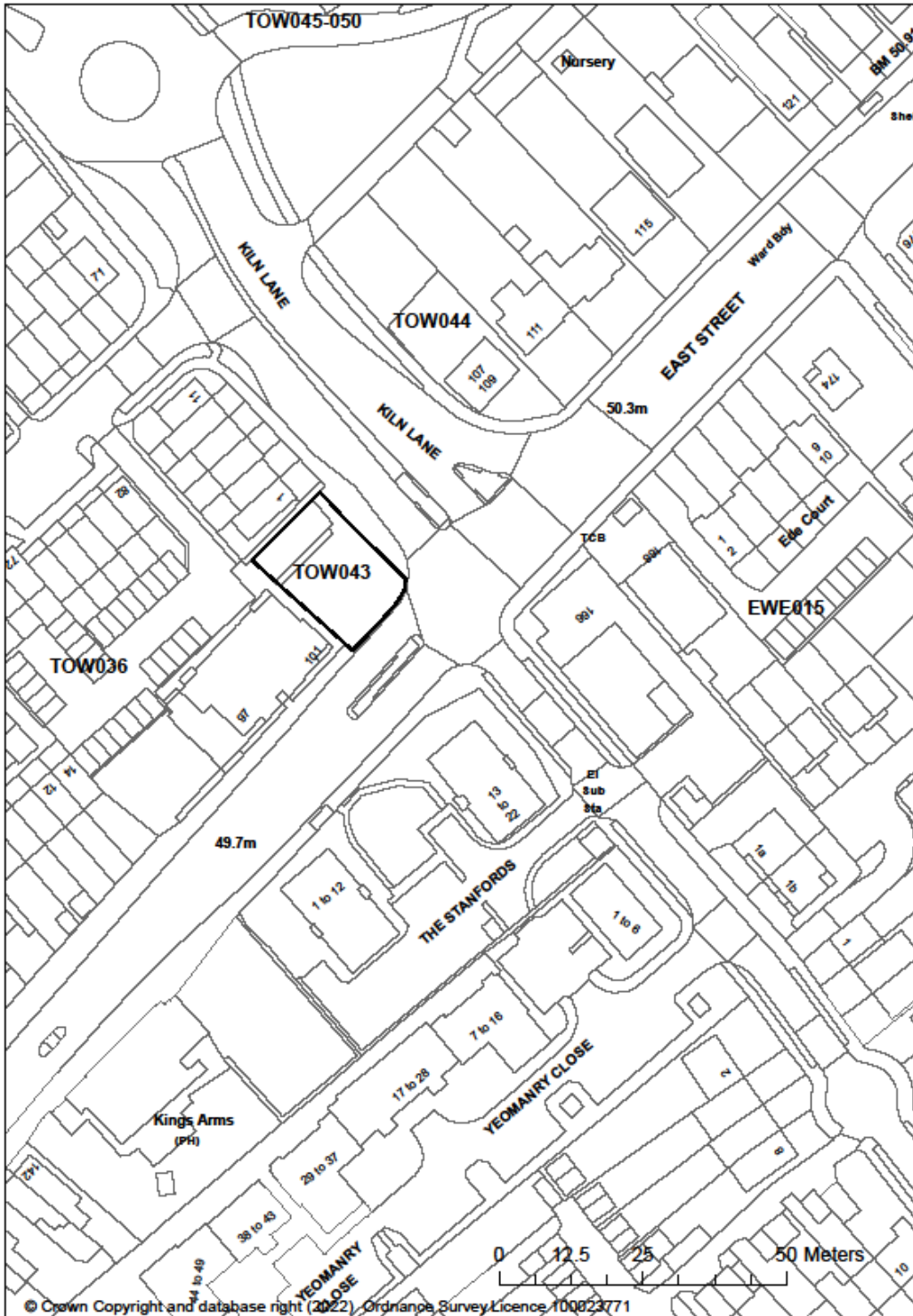
Ward	Town
Site Reference	TOW023
Address	Rainbow Leisure Centre Car Park
Source	Call for Sites
Existing use	Car Park for Leisure Centre
Proposed use	Housing, Leisure (Linked with adj GasWorks site)
Potential Yield	50
Other Uses	
Area(ha)	0.36
Constraints	
Available	Y
Suitable	The site is considered suitable. SEE TOW001 (potential for a comprehensive scheme)
Achievable	The site is considered achievable. SEE TOW001 (potential for a comprehensive scheme)
Developable	Developable could be part of a comprehensive scheme 6-10 yrs SEE TOW001



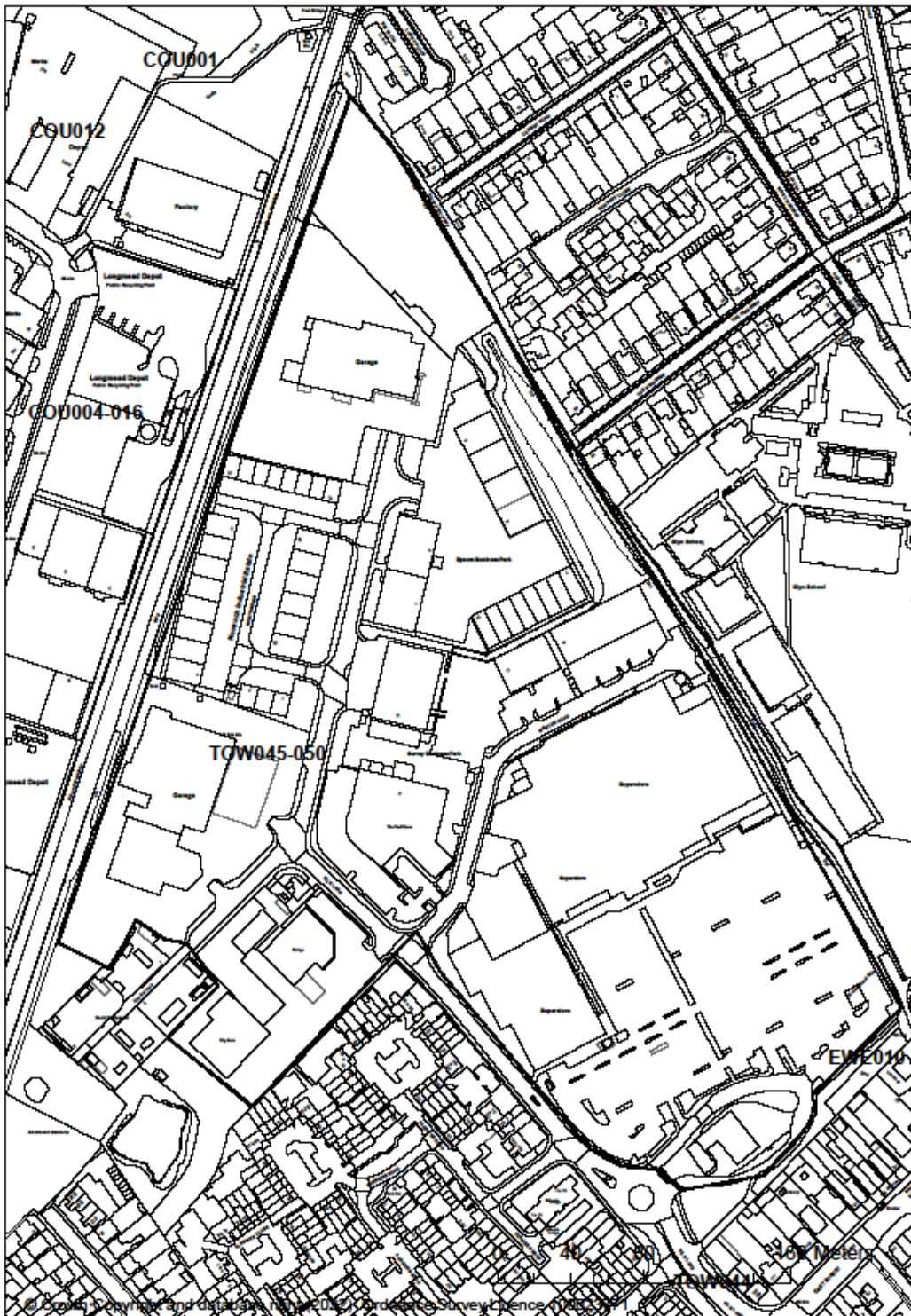
Ward	Town
Site Reference	TOW024
Address	The Ashley Centre
Source	Call for Sites
Existing use	Various (mostly shopping centre)
Proposed use	Mixed use including residential, retail, leisure, offices
Potential Yield	300
Other Uses	Mixed use including residential, retail, leisure, offices
Area(ha)	3.19
Constraints	Main mall in the TC, Adj CA and LB
Available	Y
Suitable	The site is considered to be suitable for development and the identified constraints can be mitigated
Achievable	Yes - the site is considered to be achievable.
Developable	Developable. Complex site. Development likely to take place in the mid to long term 6-15 Years



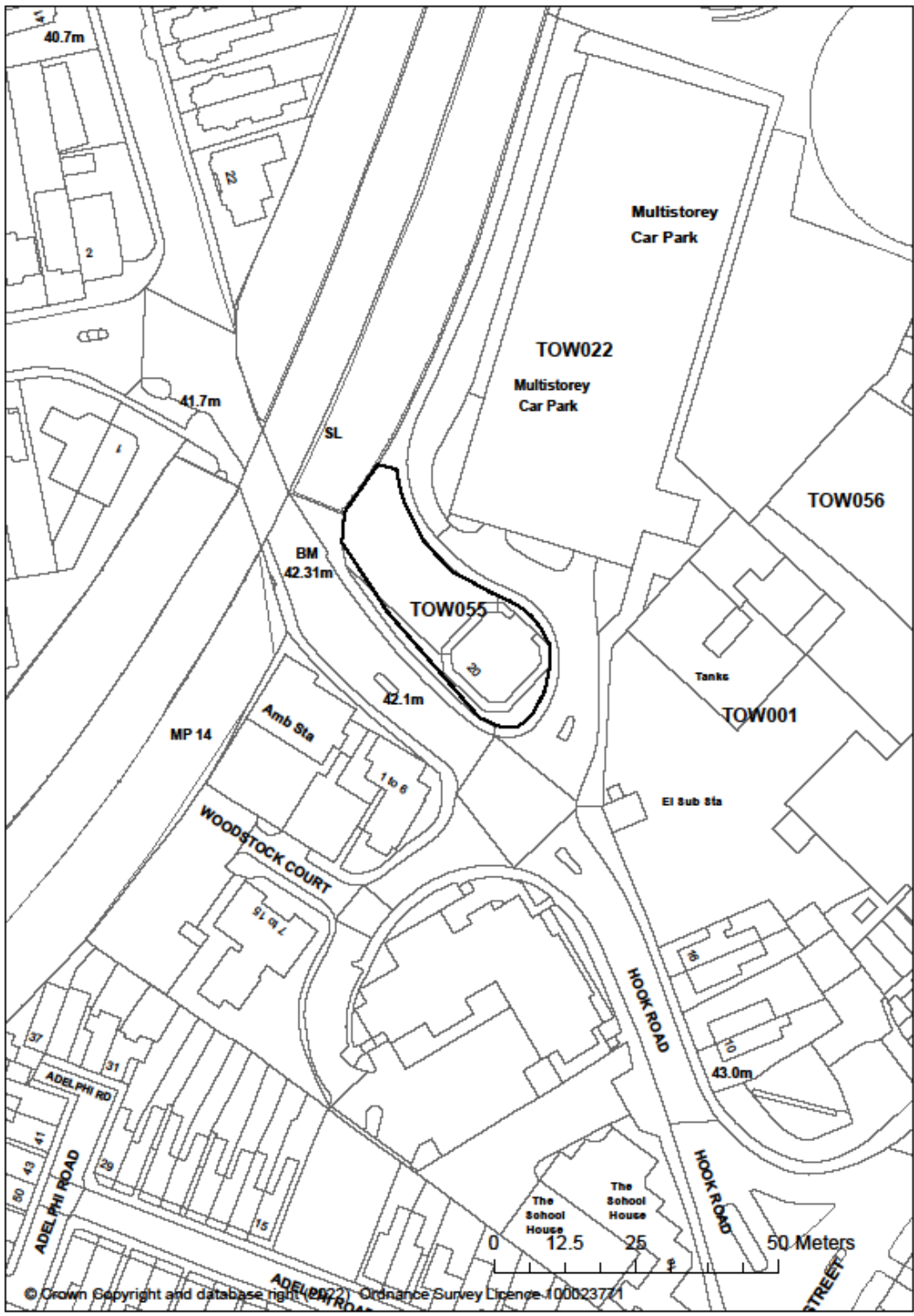
Ward	Town
Site Reference	TOW043
Address	Corner of Kiln Lane & East Street
Source	Planning Application
Existing use	Car dealership
Proposed use	Housing
Potential Yield	20
Other Uses	
Area(ha)	0.04
Constraints	Potential contamination
Available	Y
Suitable	The site is considered to be suitable for development and the identified constraints can be mitigated
Achievable	The site is considered to be achievable.
Developable	Developable 6-10 Years



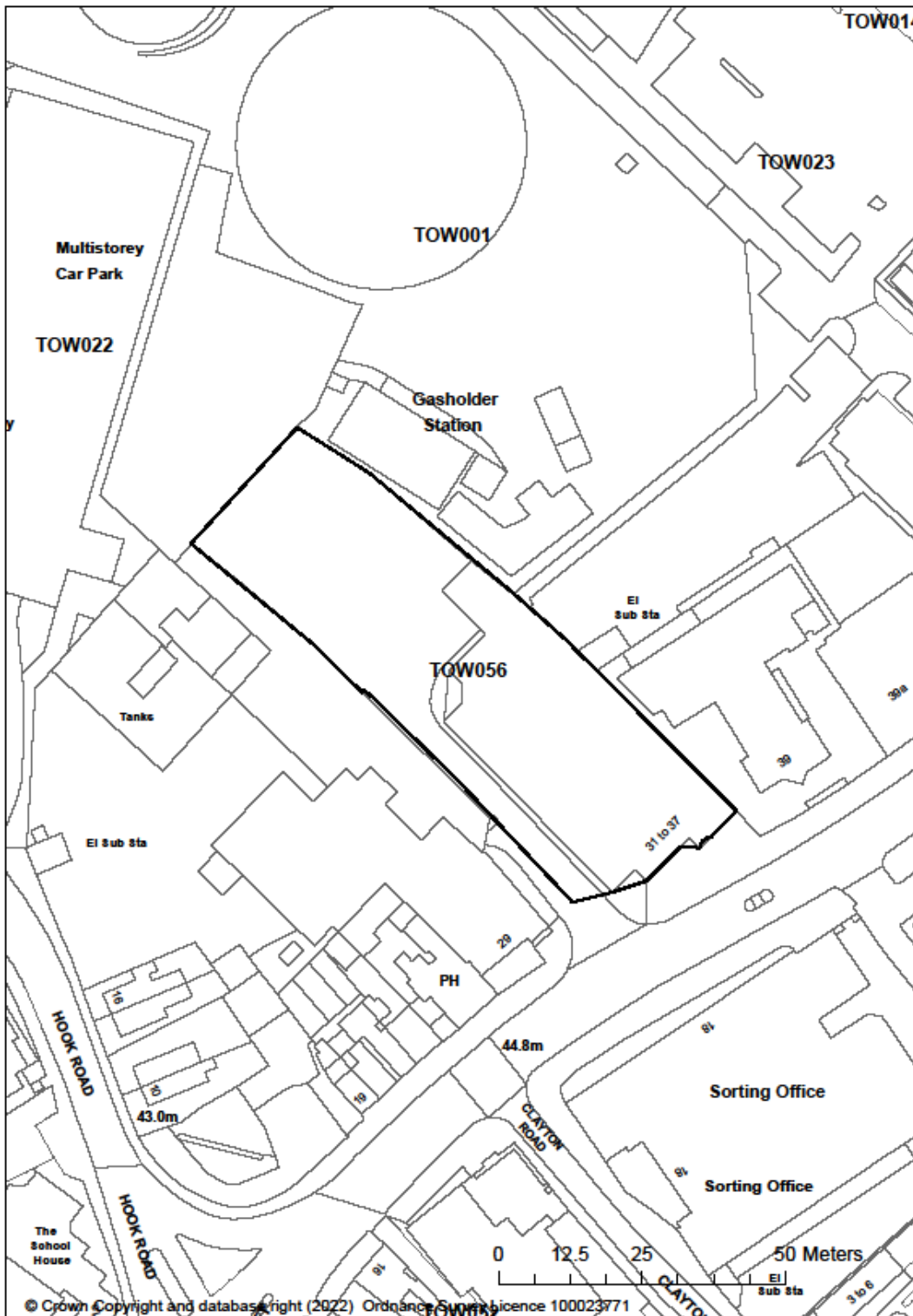
Ward	Town
Site Reference	TOW045-050
Address	Kiln Lane
Source	Desktop Review
Existing use	Retail and commercial uses
Proposed use	Employment and commercial
Potential Yield	0
Other Uses	Housing
Area(ha)	13.27
Constraints	Strategic Employment Area, TPOs present, adjacent SSSI and Allotments
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	Yes, the site is considered to be achievable
Developable	Developable, Potential for intensification or infill in the longer term. 11-15 yrs



Ward	Town
Site Reference	TOW055
Address	20 Hook Road (Solis House)
Source	Desktop Review
Existing use	Offices
Proposed use	Mixed use
Potential Yield	8
Other Uses	Mixed use
Area(ha)	0.07
Constraints	
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	The site is considered to be achievable.
Developable	The site could come forward in the longer term as part of comprehensive redvelopment of that area 6-10 yrs



Ward	Town
Site Reference	TOW056
Address	31-37 East Street, Majestic Wines
Source	Desktop Review
Existing use	Retail warehouse
Proposed use	Mixed use
Potential Yield	30
Other Uses	
Area(ha)	0.295
Constraints	
Available	Unknown
Suitable	The site is considered to be suitable
Achievable	The site is considered to be achievable.
Developable	The site could come forward in the longer term as part of comprehensive redevelopment of that area 6-10 yrs

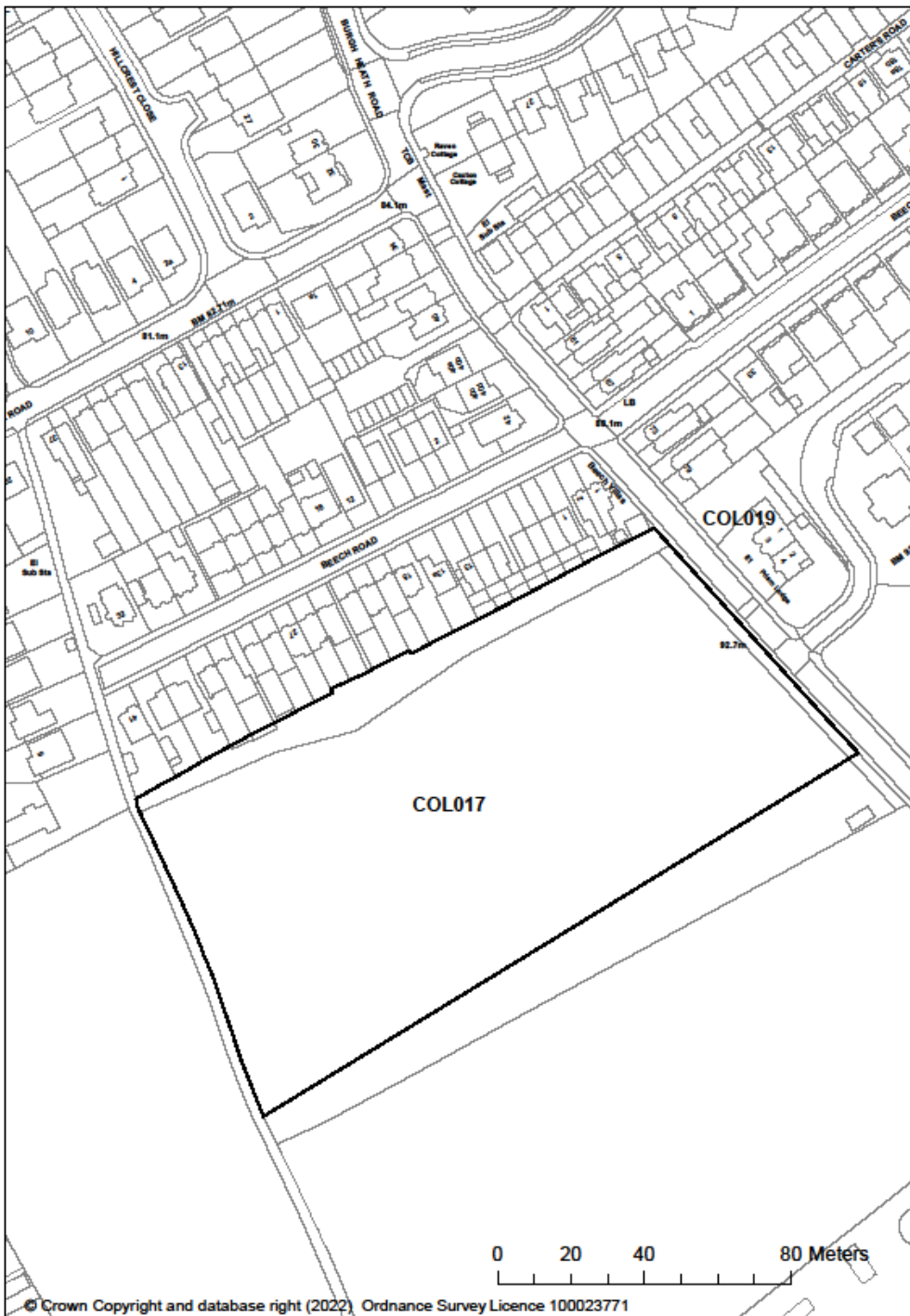


Ward	West Ewell
Site Reference	WEW004
Address	Richards Field car park, Chessington Road
Source	Desktop Review
Existing use	Car park
Proposed use	Housing
Potential Yield	10
Other Uses	
Area(ha)	0.07
Constraints	
Available	Unknown
Suitable	The site is considered suitable
Achievable	The site is considered to be achievable, loss of parking needs to be investigated
Developable	Site could come forward in the longer term 11-15 yrs

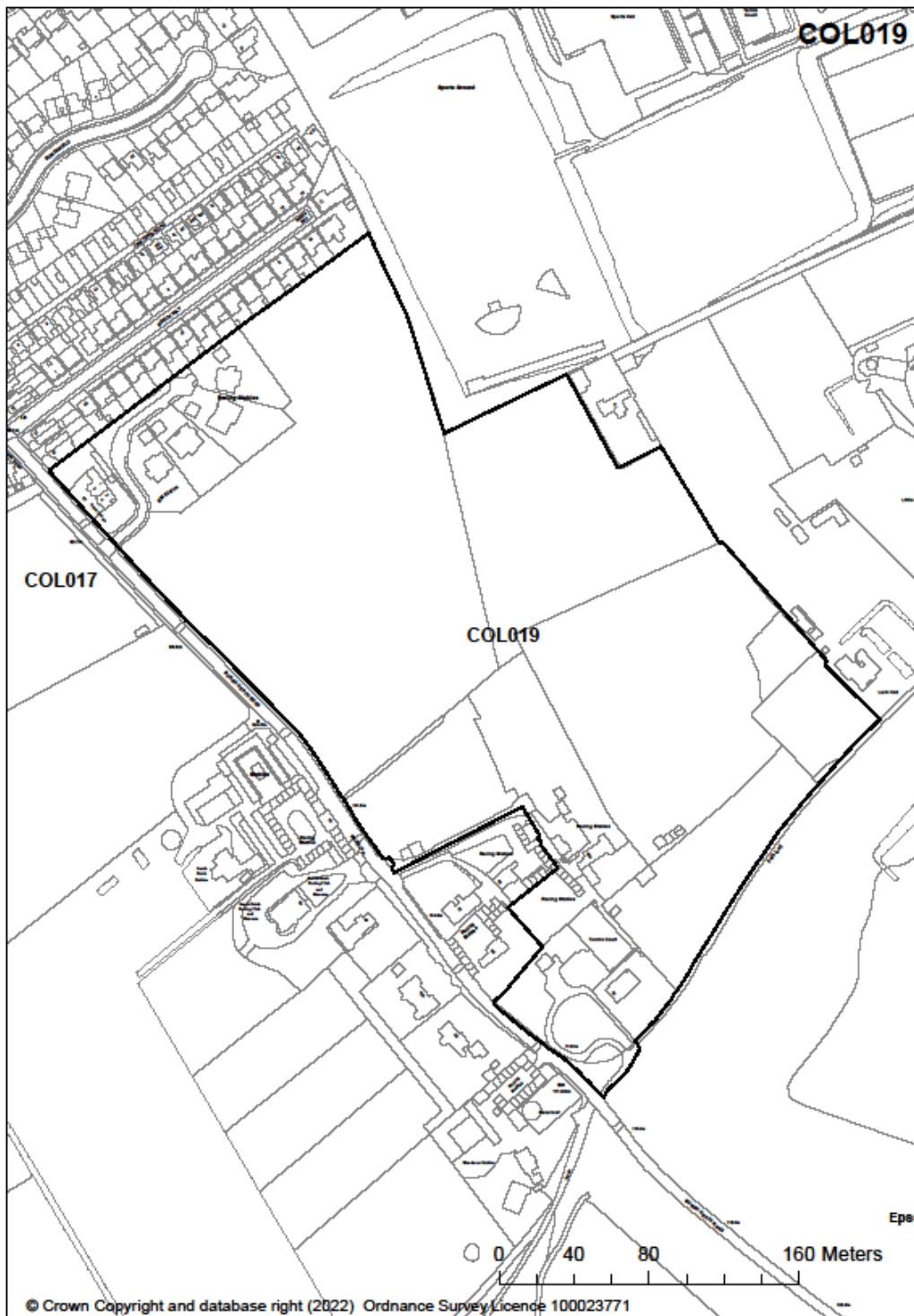


Green Belt Sites

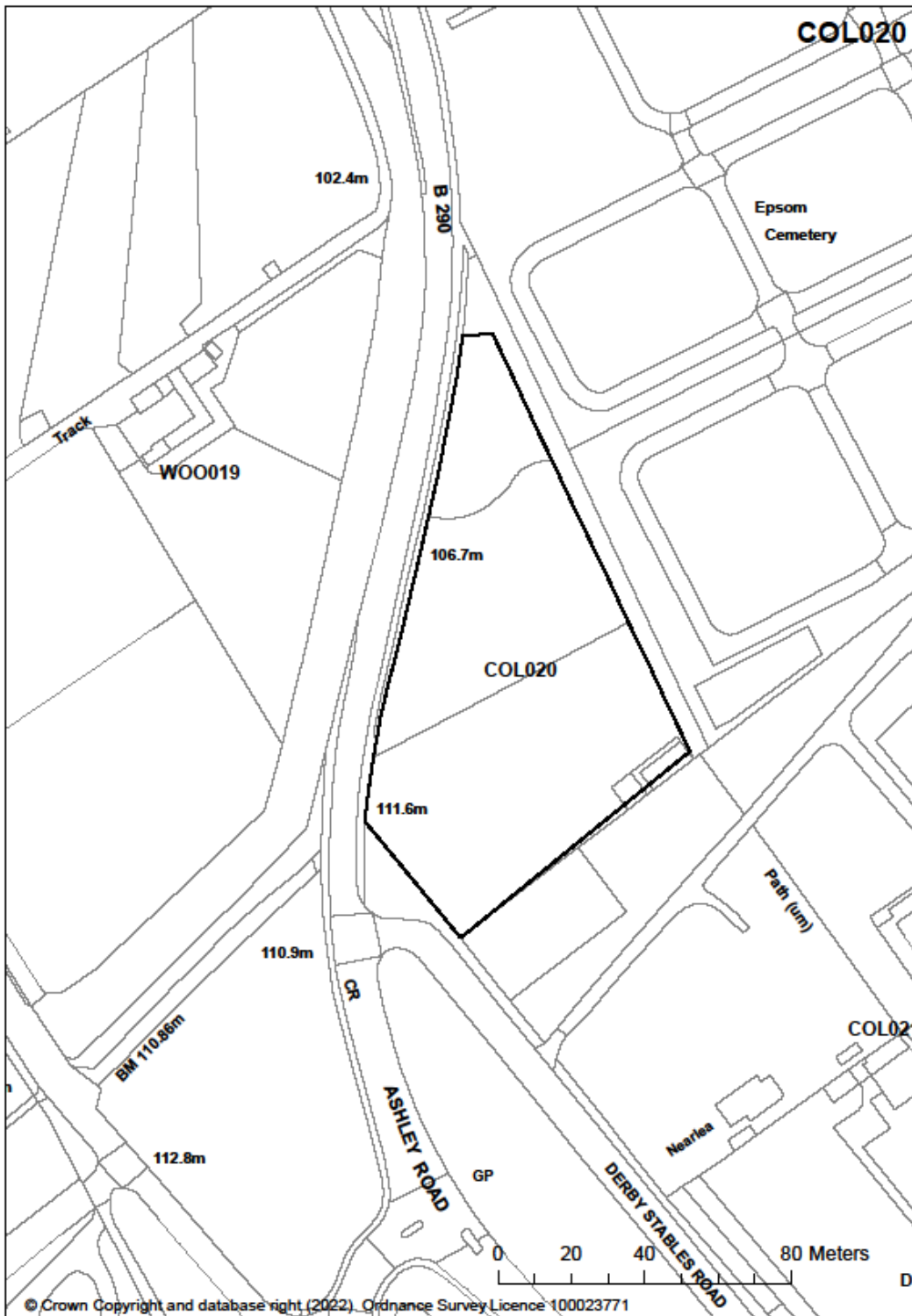
Ward	College
Site Reference	COL017
Address	Land to west of Burgh Heath Road
Source	Call for Sites
Existing Use	Agri grass land
Proposed use	Housing, Custom Build, Older persons acc.
Potential Yield	50
Other Uses	
Area (ha)	1.52
Location	GB
Constraints	Greenbelt, TPOs
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



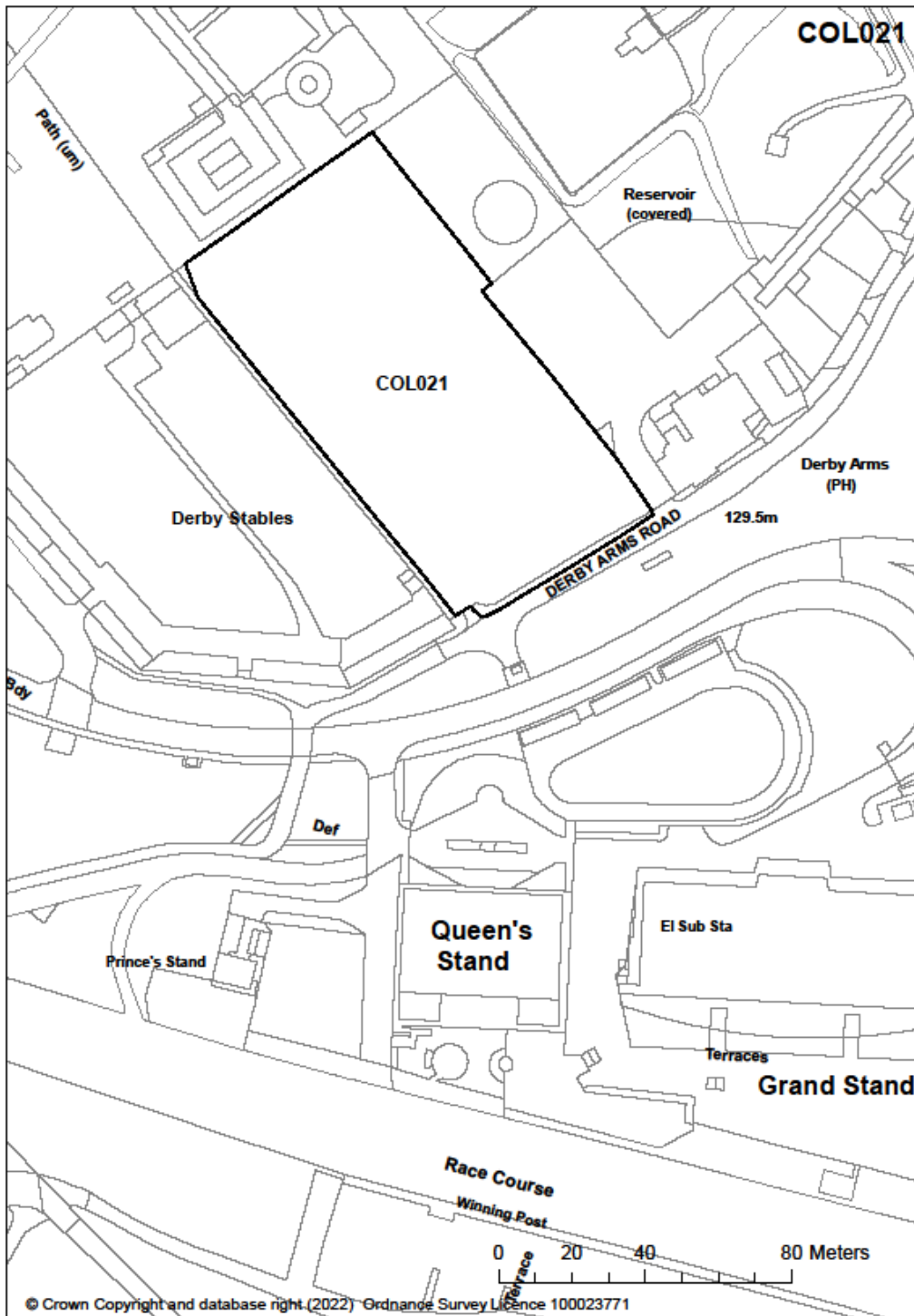
Ward	College
Site Reference	COL019
Address	Land East Burgh Heath Road
Source	Call for Sites
Existing Use	open pasture / grassland and housing
Proposed use	housing
Potential Yield	300
Other Uses	
Area (ha)	8.81
Location	GB
Constraints	Greenbelt, TPOs
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



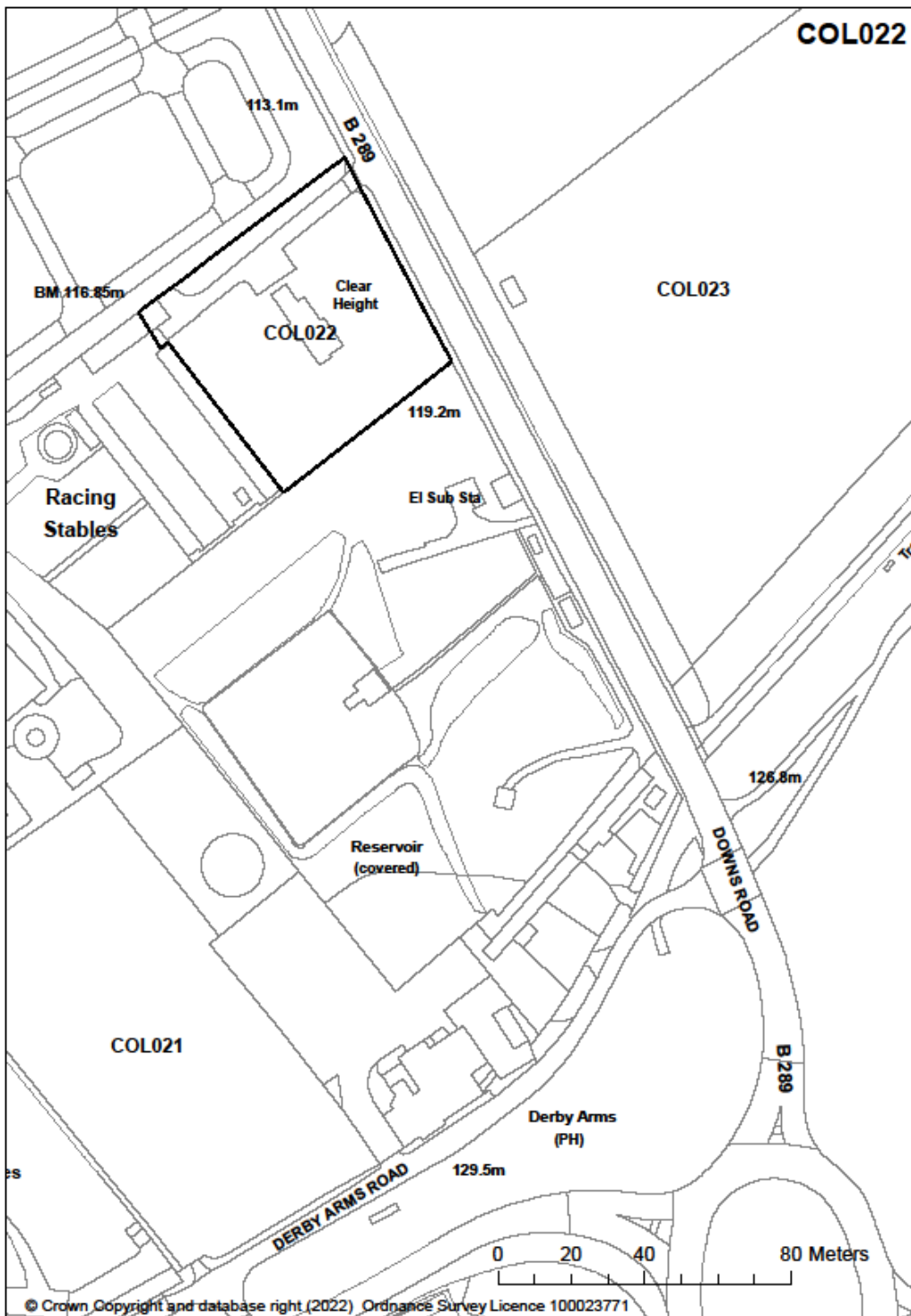
Ward	College
Site Reference	COL020
Address	Land near Downs Road (small south-west parcel)
Source	Call for Sites
Existing Use	Grazing land
Proposed use	Memorial Woodland linked with proposal COL023
Potential Yield	0
Other Uses	Woodland
Area (ha)	0.77
Location	GB
Constraints	Greenbelt
Available	Y
Suitable	The site is in the GB. Biodiversity improvement/woodland in the GB likely to be acceptable
Achievable	Site forms part of site COL023. Biodiversity improvement in the form of a new woodland as part of COL023 coming forward



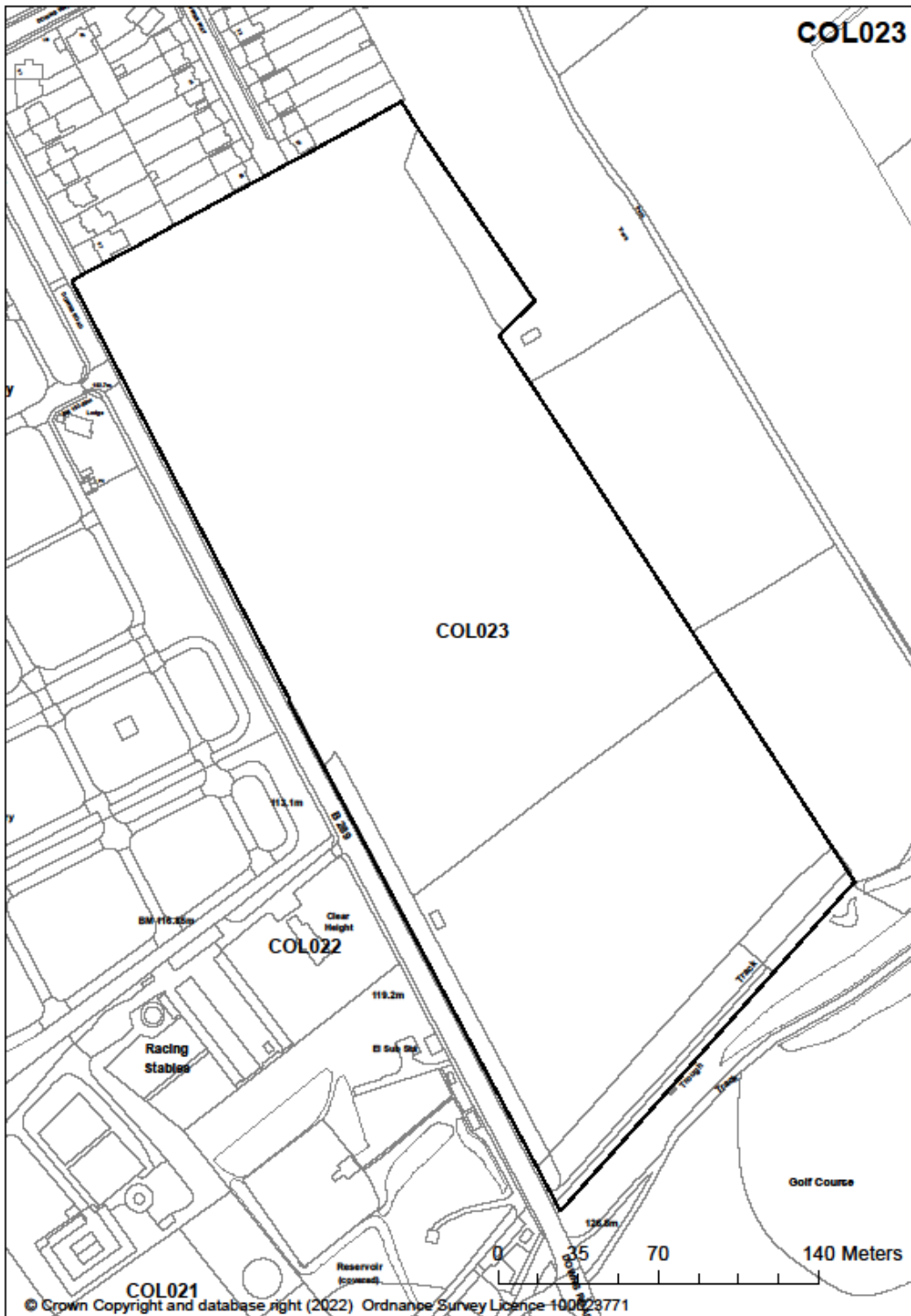
Ward	College
Site Reference	COL021
Address	Land near Downs Road (south parcel)
Source	Call for Sites
Existing Use	Grazing land
Proposed use	Housing, leisure, cultural (COL020,21,23 WOO019)
Potential Yield	0
Other Uses	Woodland
Area (ha)	0.80
Location	GB
Constraints	Greenbelt
Available	Y
Suitable	The site is in the GB. Biodiversity improvement/woodland in the GB likely to be acceptable
Achievable	Site forms part of site COL023. Biodiversity improvement in the form of a new woodland as part of COL023 coming forward



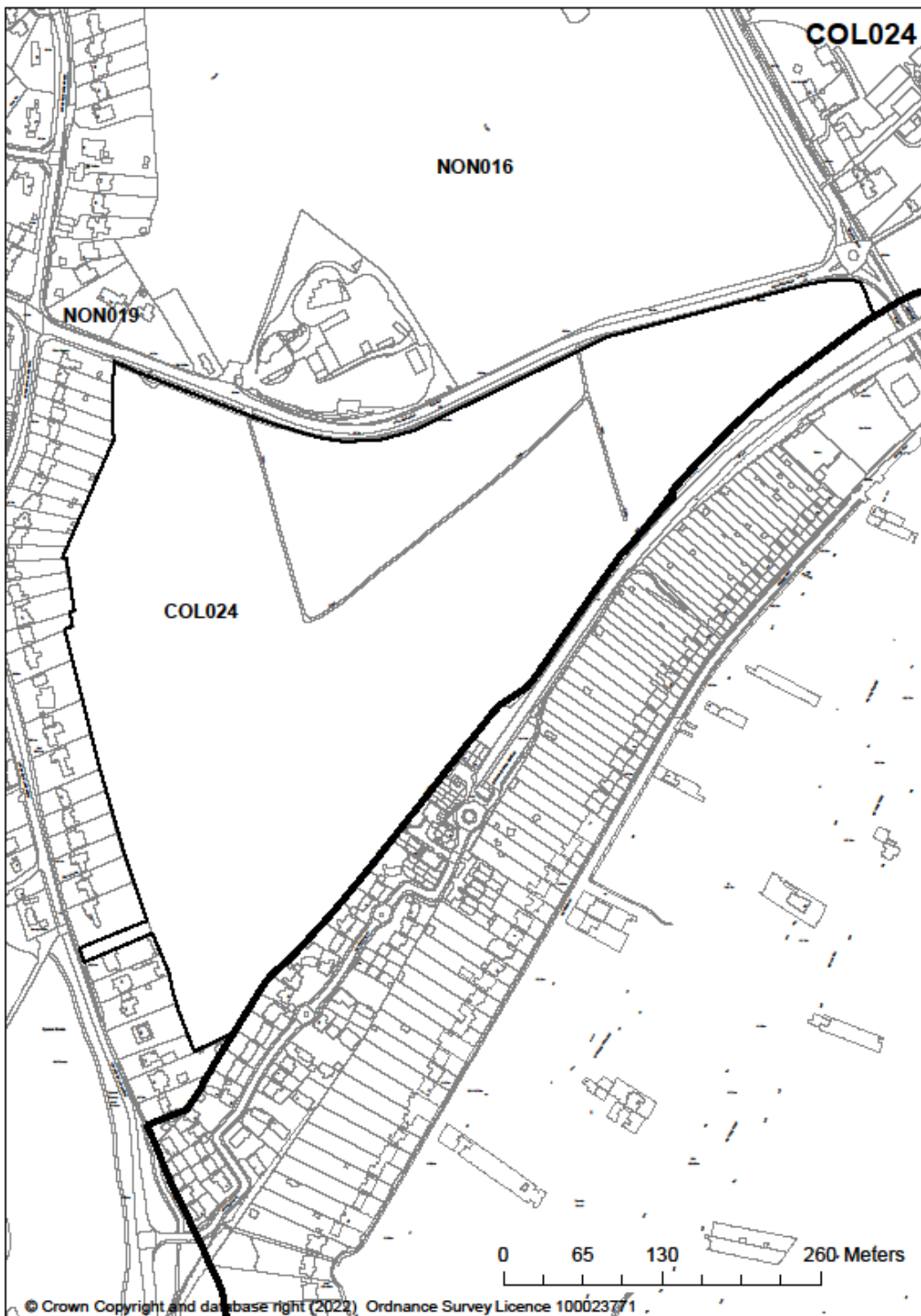
Ward	College
Site Reference	COL022
Address	Clear Heights, Downs Road
Source	Call for Sites
Existing Use	Detached house
Proposed use	Houses
Potential Yield	12
Other Uses	
Area (ha)	0.399
Location	GB
Constraints	Greenbelt
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable.



Ward	College
Site Reference	COL023
Address	Land near Downs Road (east parcel)
Source	Call for Sites
Existing Use	Grazing land
Proposed use	Housing, leisure, cultural (COL020,21, WOO019)
Potential Yield	160
Other Uses	Housing, Leisure, local greenspace
Area (ha)	7.20
Location	GB
Constraints	Greenbelt
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



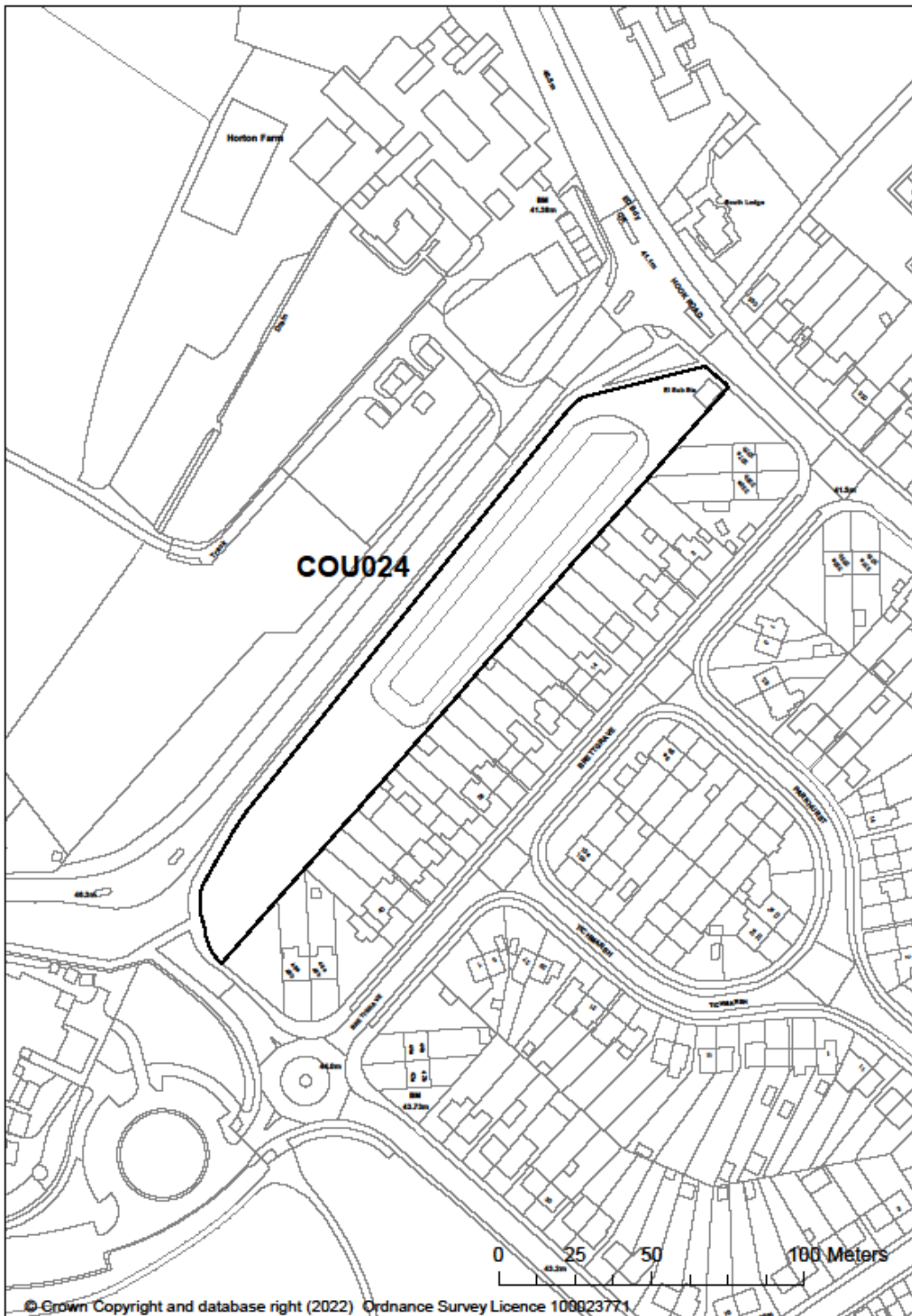
Ward	College
Site Reference	COL024
Address	Downs Farm (south parcel), Reigate Road
Source	Call for Sites
Existing Use	open field (no public access)
Proposed use	Open space with new footpaths (see NON016)
Potential Yield	0
Other Uses	Open space (linked to NON016)
Area (ha)	17.92
Location	GB
Constraints	Greenbelt. TPOs
Available	Y
Suitable	The site is in the GB, Part of NON016, open space and footpaths likely to be acceptable
Achievable	Yes - the site is considered to be achievable. open space with footpaths as part of NON016 coming forward



Ward	Court
Site Reference	COU023
Address	Land at Horton Lane
Source	Call for Sites
Existing Use	agriculture, farm house, riding school and stables
Proposed use	Housing, education
Potential Yield	1500
Other Uses	Housing and Education
Area (ha)	37.899
Location	GB
Constraints	Greenbelt, Adj CA and LB on site
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



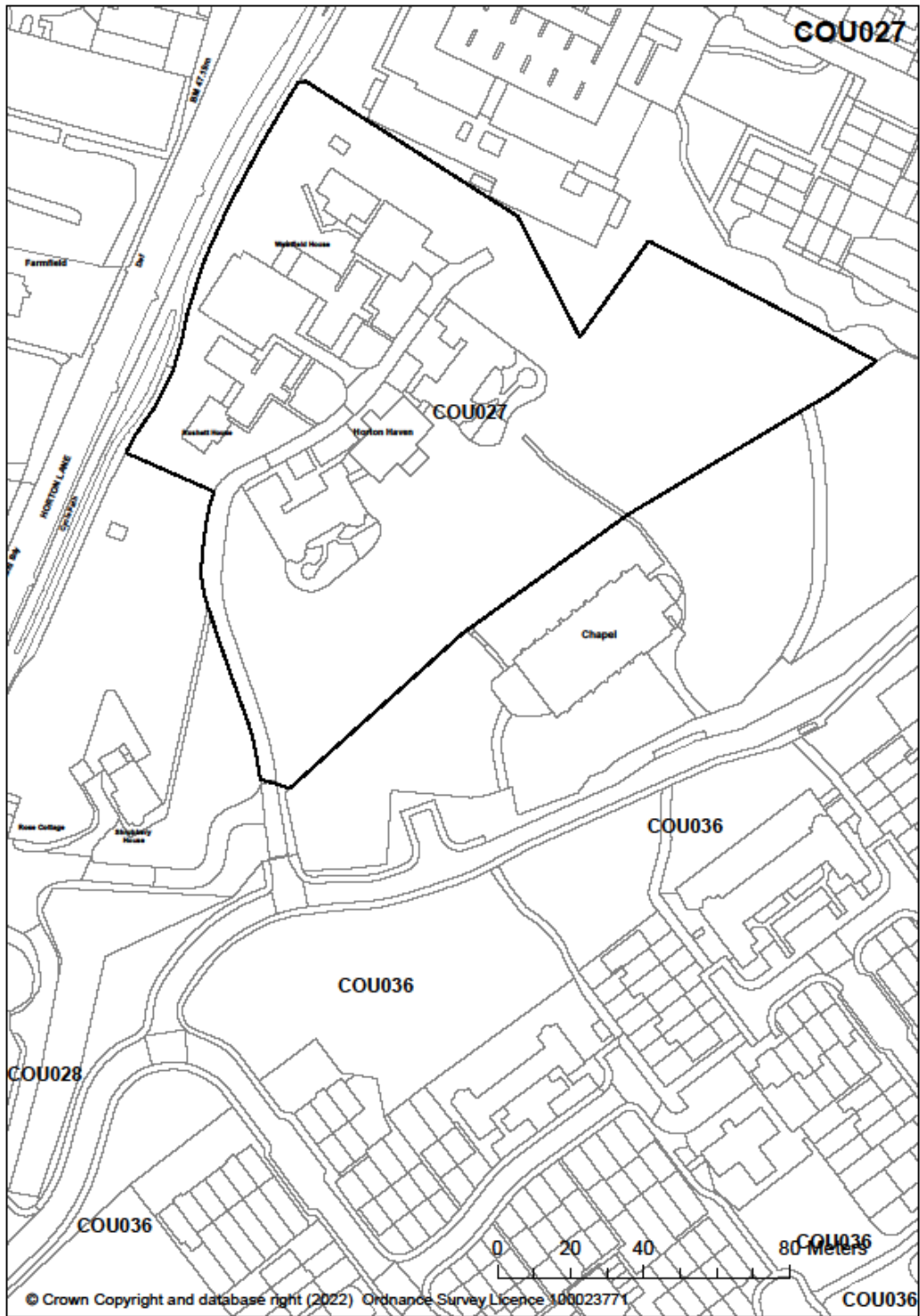
Ward	Court
Site Reference	COU024
Address	Land At Chantilly Way, Epsom
Source	Call for Sites
Existing Use	Open field
Proposed use	Housing/Flats
Potential Yield	100
Other Uses	
Area (ha)	0.69
Location	GB
Constraints	Greenbelt
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



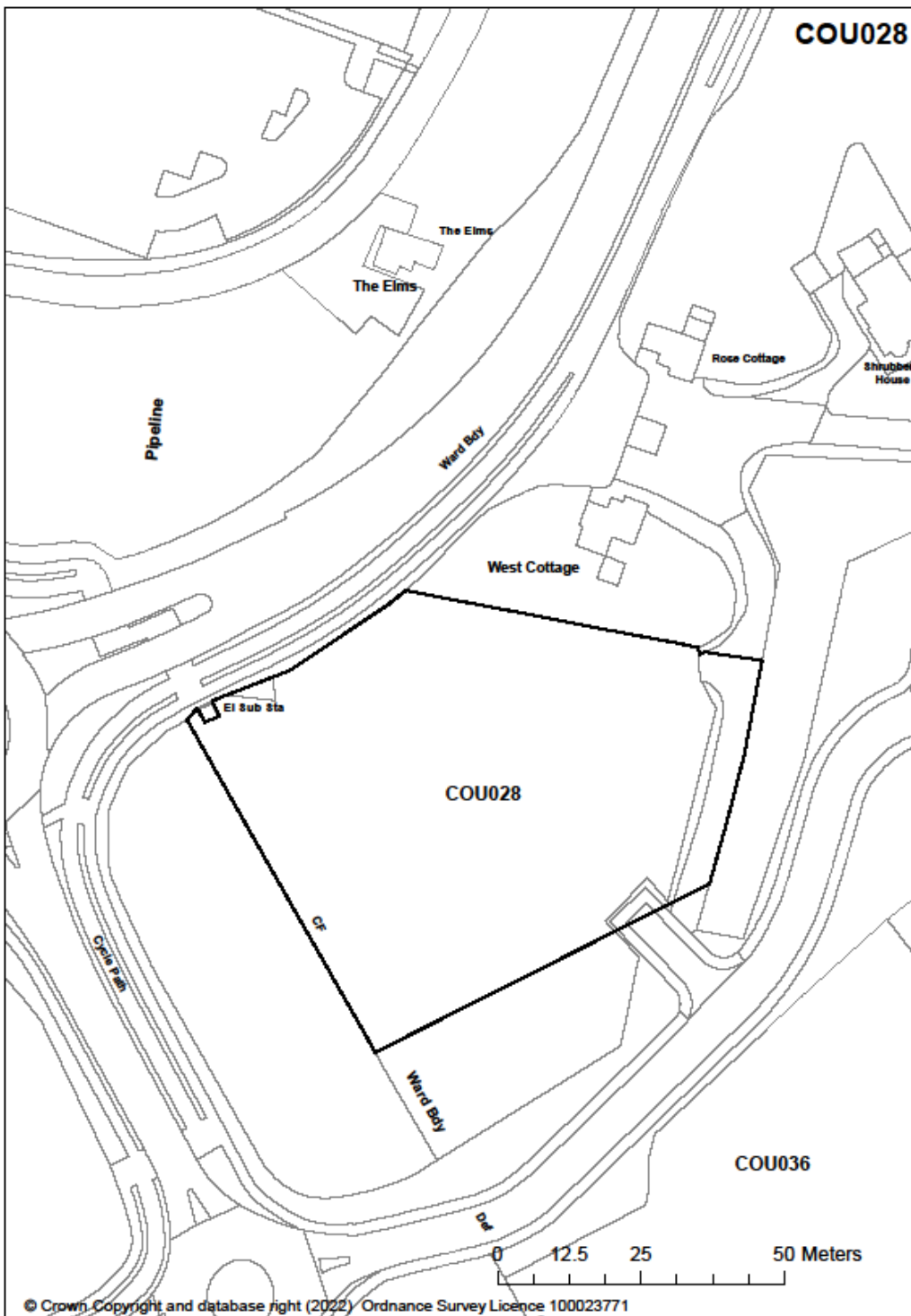
Ward	Court
Site Reference	COU026
Address	Hook Road Arena (2) (DUPLICATE COU025)
Source	Call for Sites
Existing Use	Openspace/Events venue eg. firewrks, carboot
Proposed use	Housing, Leisure
Potential Yield	400
Other Uses	Housing and Leisure
Area (ha)	13.74
Location	GB
Constraints	Greenbelt, TPO
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



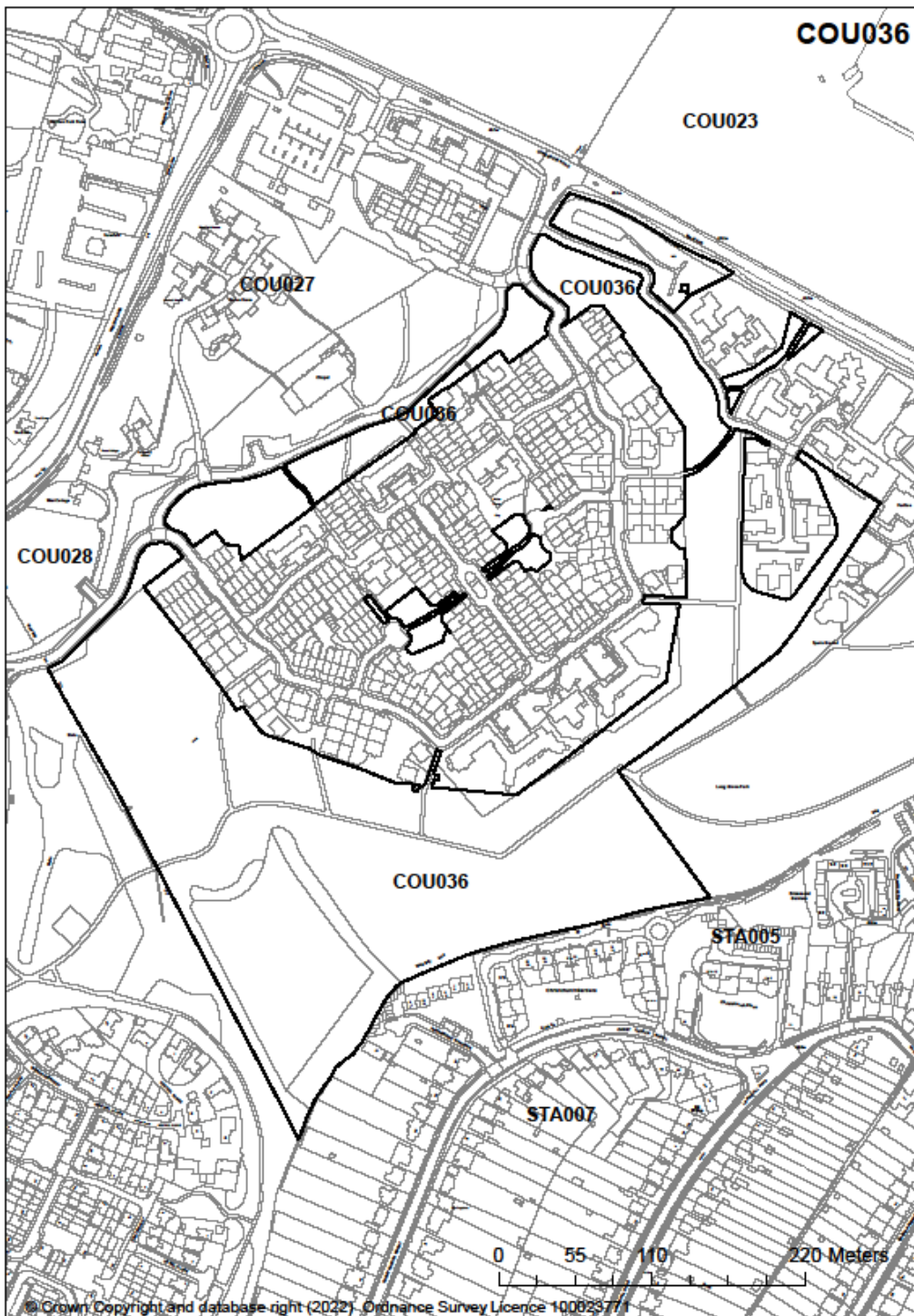
Ward	Court
Site Reference	COU027
Address	Horton Haven
Source	Call for Sites
Existing Use	NHS facilities
Proposed use	Housing
Potential Yield	50
Other Uses	
Area (ha)	1.82
Location	GB
Constraints	Greenbelt, part within CA, potential contamination, adj LB
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



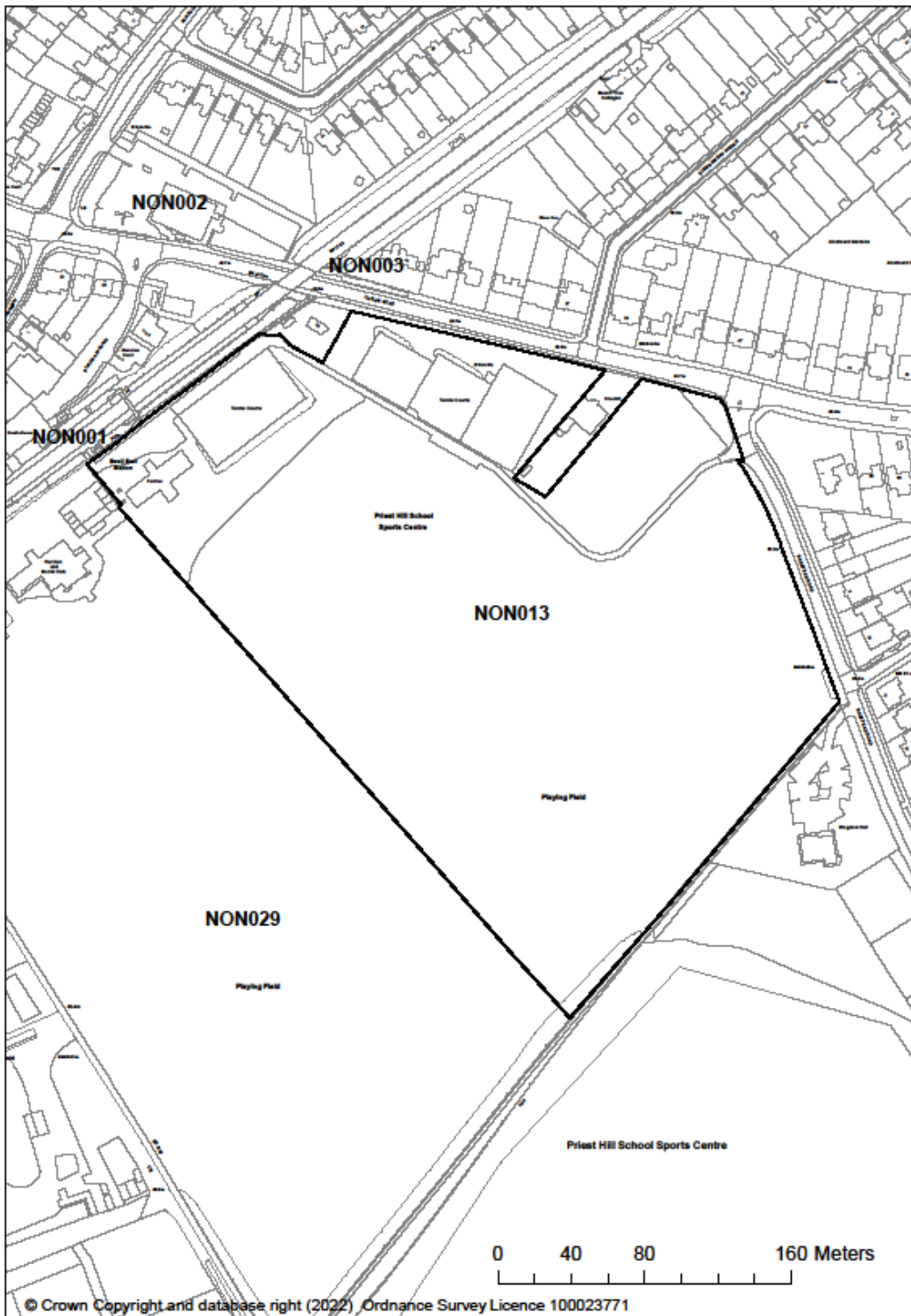
Ward	Court
Site Reference	COU028
Address	land south of West Cottage (hospital), Horton Lane
Source	Call for Sites
Existing Use	Open land. Former site of a detached house
Proposed use	Housing
Potential Yield	10
Other Uses	
Area (ha)	0.49
Location	GB
Constraints	Greenbelt, within CA, TPO
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



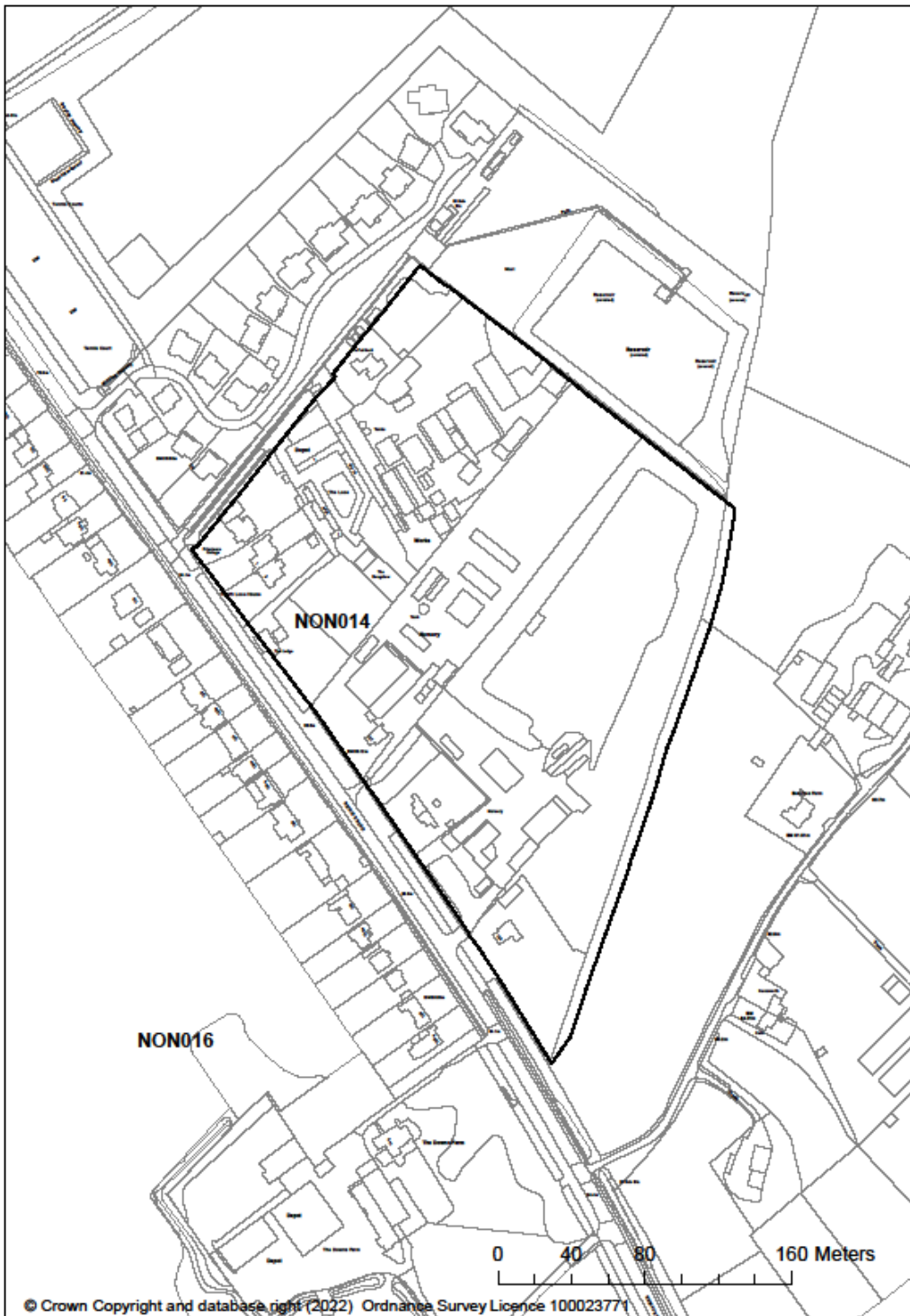
Ward	Court
Site Reference	COU036
Address	Horton Hospital
Source	Call for Sites
Existing Use	Open space amenity land
Proposed use	Housing, Older persons accommodation
Potential Yield	50
Other Uses	
Area (ha)	10.58
Location	GB
Constraints	Greenbelt, Part of CA, part SNCI, TPOs
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable, Approx half the site is SNCI
Achievable	Yes- the site is considered to be achievable



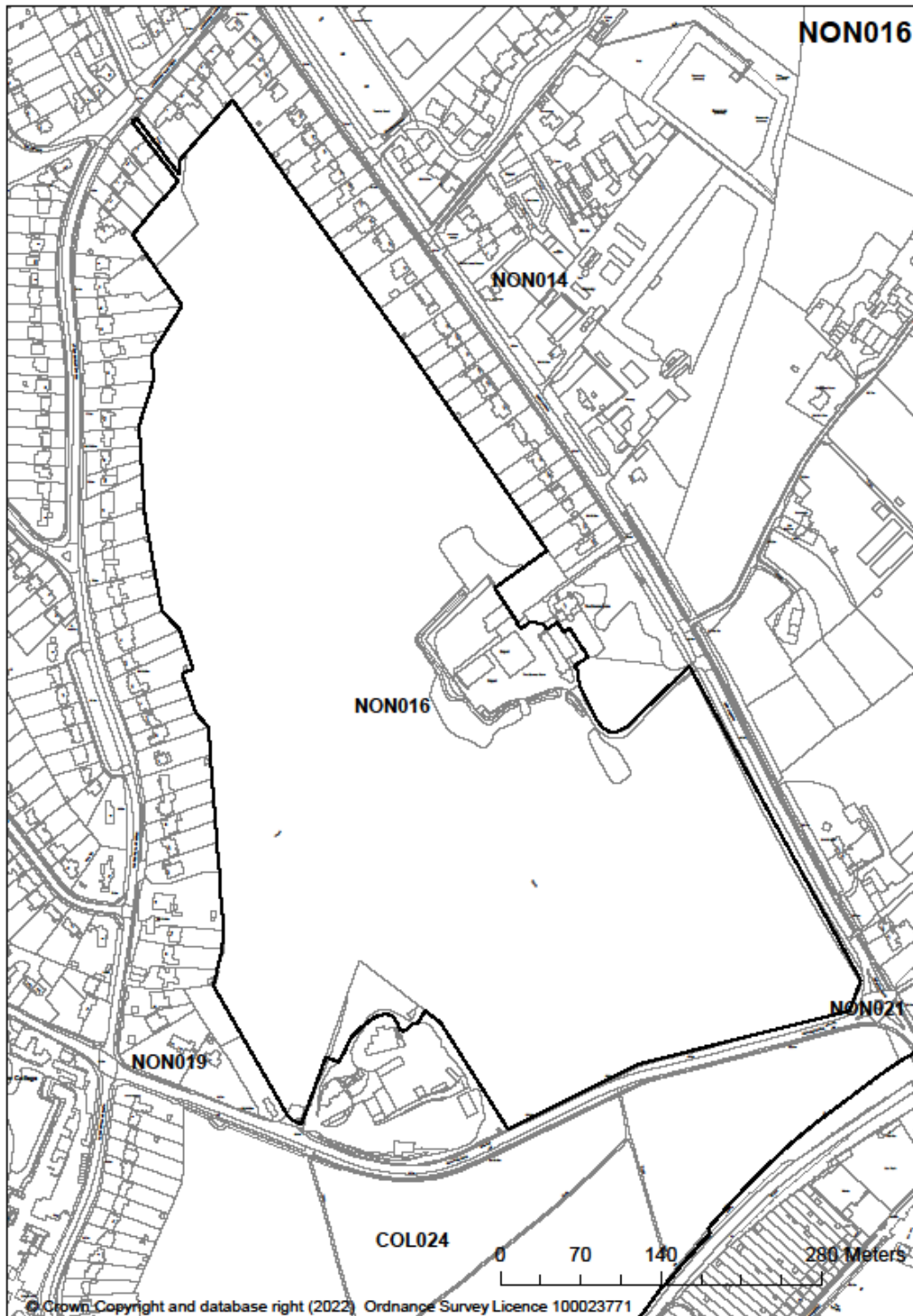
Ward	Nonsuch
Site Reference	NON013
Address	NESCOT s. ground (2) - Land at Priest Hill, Ewell
Source	Call for Sites
Existing Use	Open space Occasional leisure use
Proposed use	Housing, retail, leisure, health, older persons
Potential Yield	250
Other Uses	Housing and leisure
Area (ha)	8.63
Location	GB
Constraints	Greenbelt. FZ3 and FZ2 eastern tip
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable.



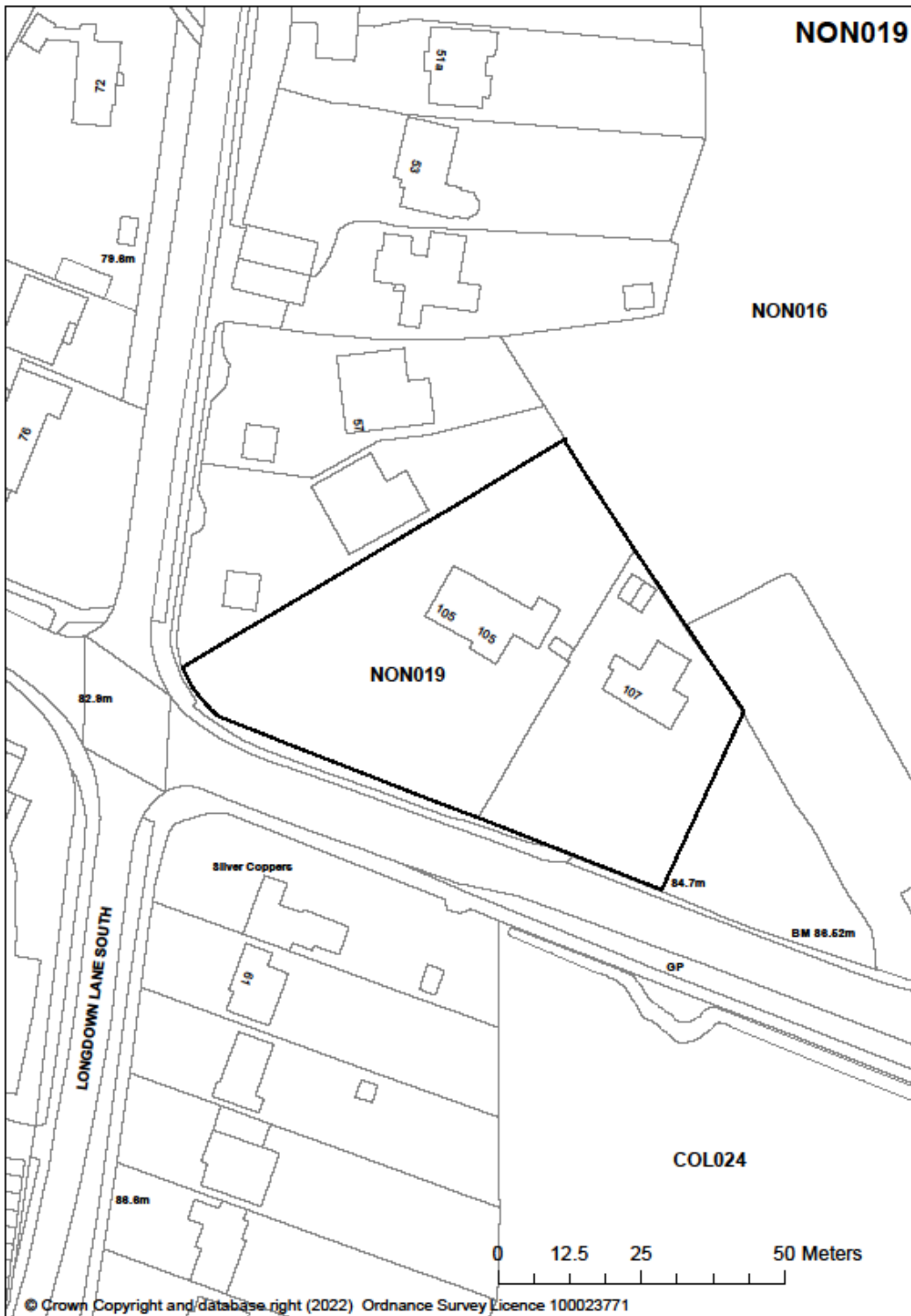
Ward	Nonsuch
Site Reference	NON014
Address	Land north of Regiate Road including Mid Surrey Farm
Source	Call for Sites
Existing Use	Mixed use including Waste management facility, B2 and C3
Proposed use	Housing
Potential Yield	170
Other Uses	
Area (ha)	6.58
Location	GB
Constraints	Greenbelt, AHAP, Waste facility, emp land, potential contamination
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated. Loss of existing need to be justified
Achievable	Yes - the site is considered to be achievable. Loss of waste facility will need to be justified. Possible contamination/remediation costs



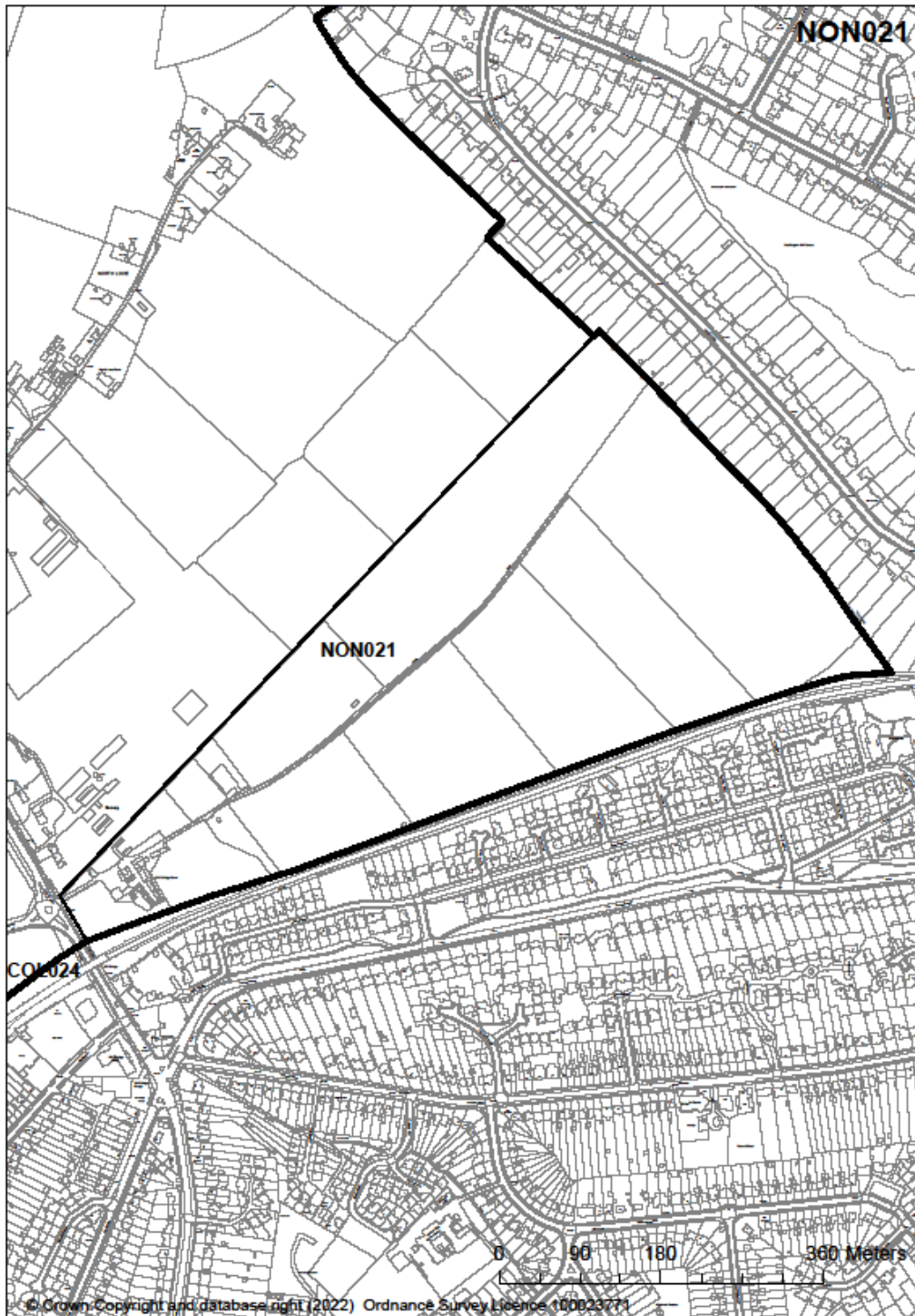
Ward	Nonsuch
Site Reference	NON016
Address	Downs Farm (north parcel), Reigate Road
Source	Call for Sites
Existing Use	Agriculture/Farmland
Proposed use	Residential park, local centre, school, emp etc
Potential Yield	675
Other Uses	
Area (ha)	27.94
Location	GB
Constraints	Greenbelt, potential contamination
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



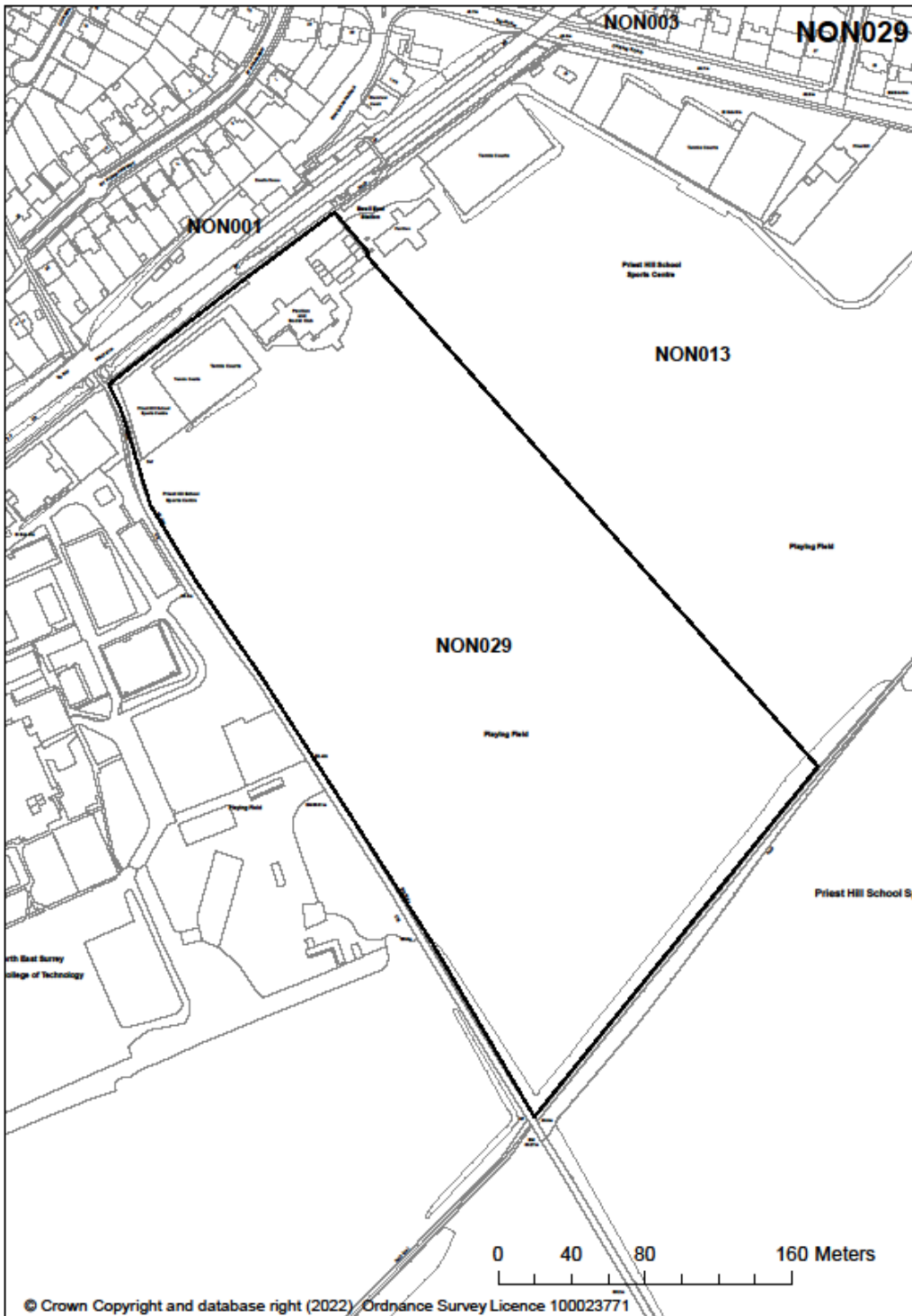
Ward	Nonsuch
Site Reference	NON019
Address	105-107 College Road and adjoining land
Source	Call for Sites
Existing Use	Housing (2)
Proposed use	Housing
Potential Yield	27
Other Uses	
Area (ha)	0.40
Location	GB
Constraints	Greenbelt, in vicinity of LB
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



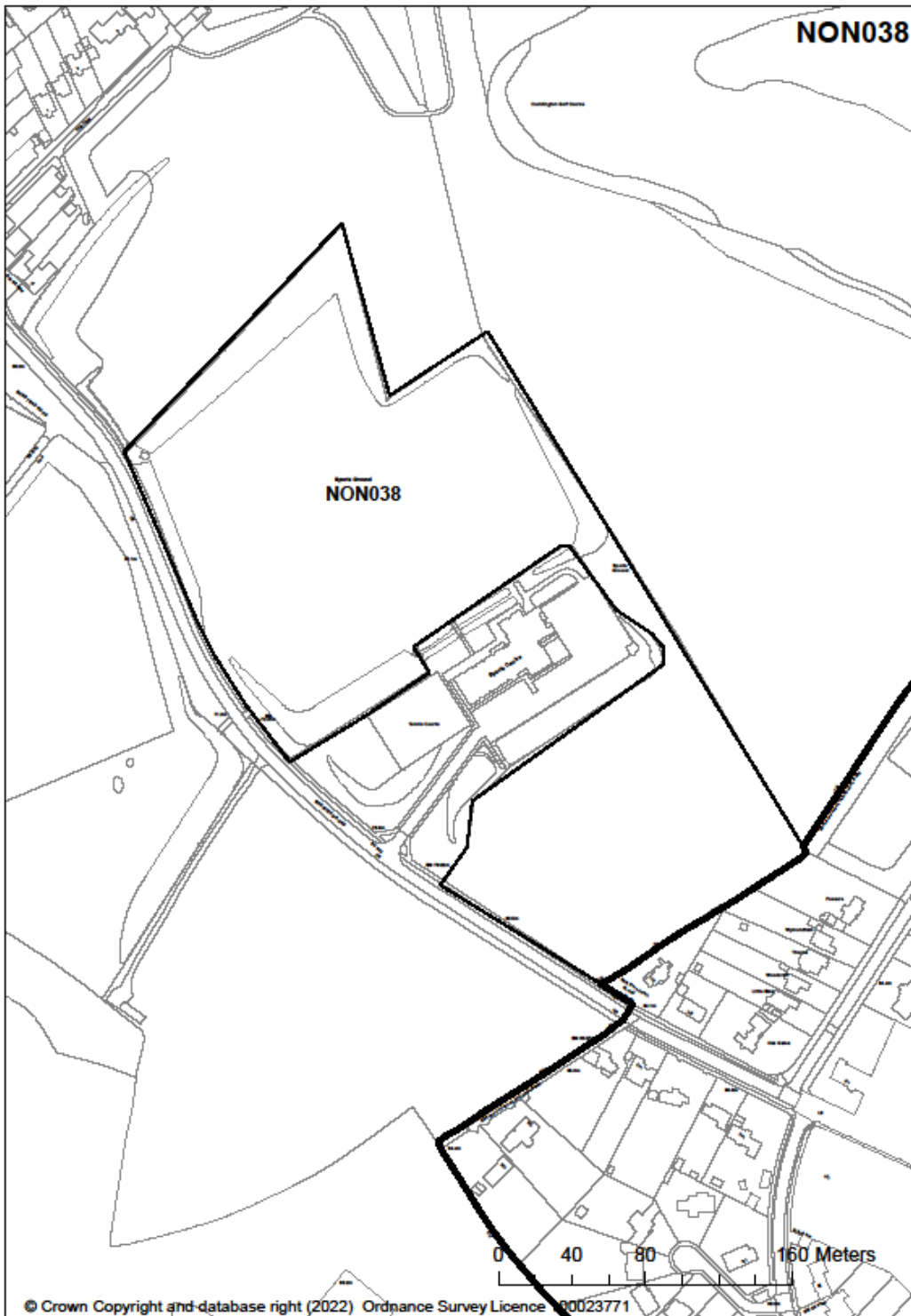
Ward	Nonsuch
Site Reference	NON021
Address	Drift Bridge Farm (whole site)
Source	Call for Sites
Existing Use	Agri land and farm buildings; 1 residential unit
Proposed use	Mixed including residential, leisure, recreation, self build
Potential Yield	500
Other Uses	Leisure
Area (ha)	24.02
Location	GB
Constraints	Greenbelt. TPOs, potential access issue
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable.



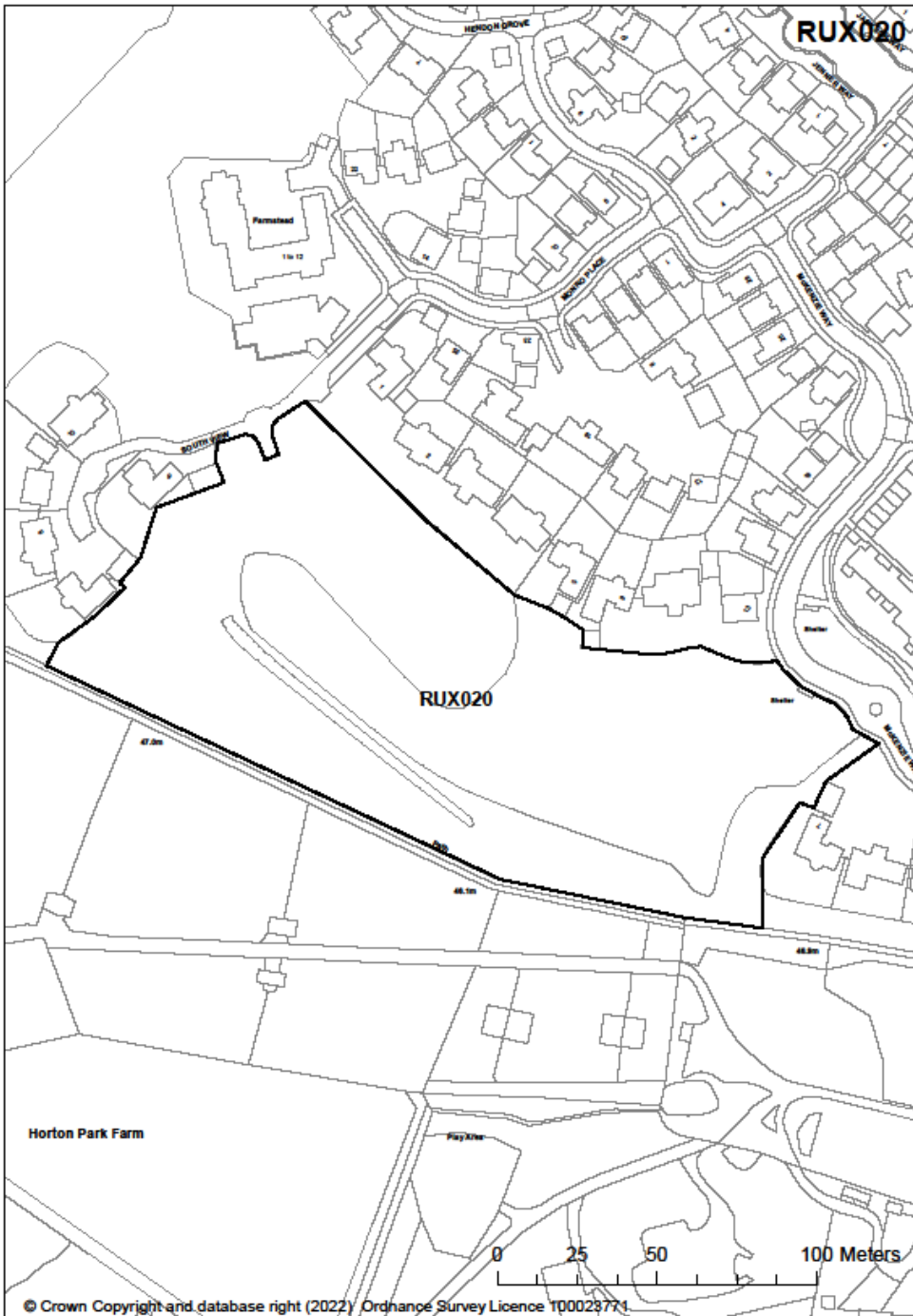
Ward	Nonsuch
Site Reference	NON029
Address	NESCOT sports ground (1)
Source	Desktop review
Existing Use	Sports pitches
Proposed use	Housing
Potential Yield	257
Other Uses	
Area (ha)	8.58
Location	GB
Constraints	Greenbelt. playing pitches
Available	Unknown
Suitable	The site is in the GB, Would require exceptional circumstances to be demonstrated. loss of playing fields needs to be justified
Achievable	Yes - the site is considered to be achievable, reprovision or loss of pitches will need to be factored into costs



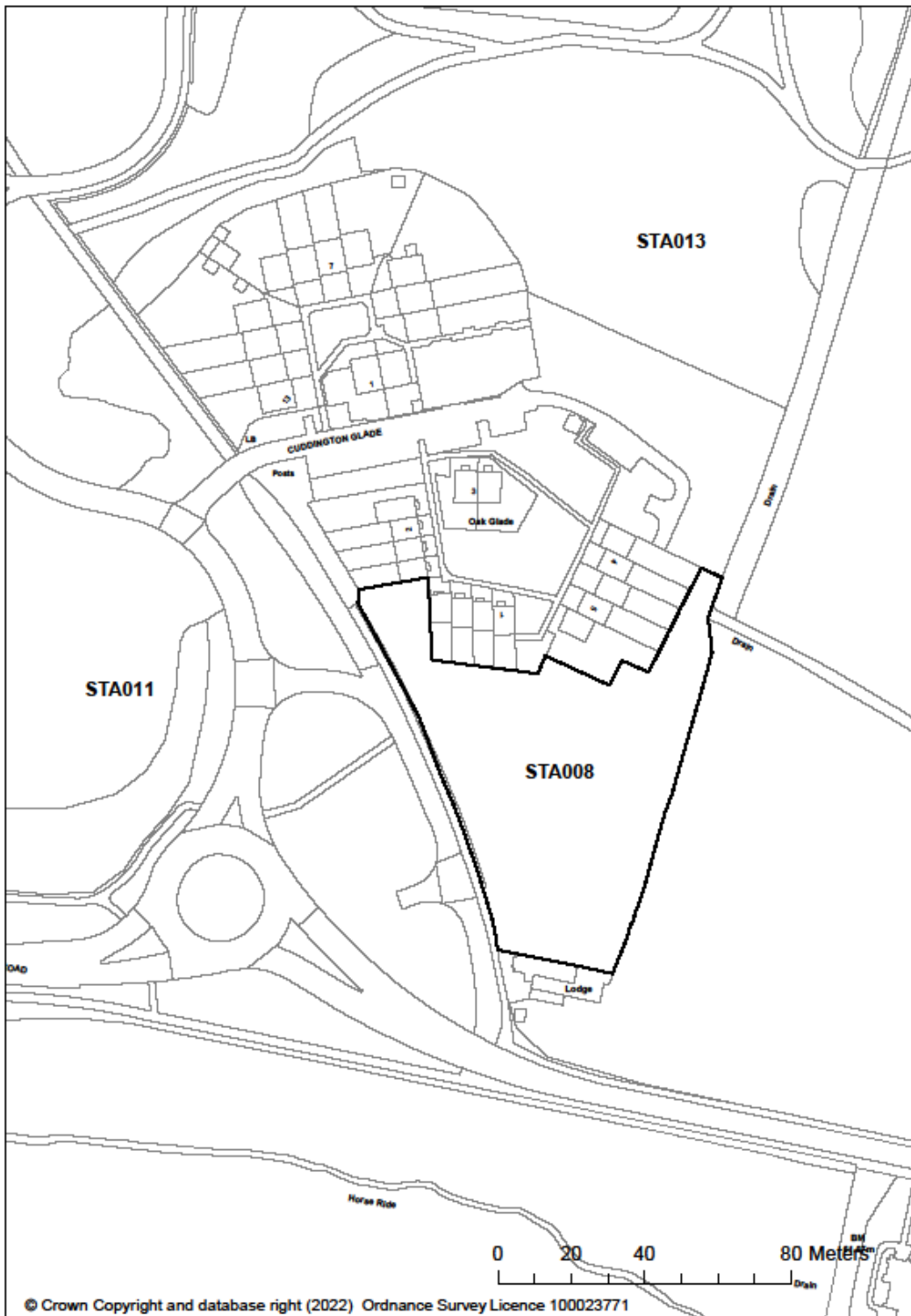
Ward	Nonsuch
Site Reference	NON038
Address	Banstead Road
Source	Call for Sites
Existing Use	Open land
Proposed use	Housing, self/custom build
Potential Yield	80
Other Uses	Self build
Area (ha)	5.98
Location	GB
Constraints	Greenbelt
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Land assembly concerns



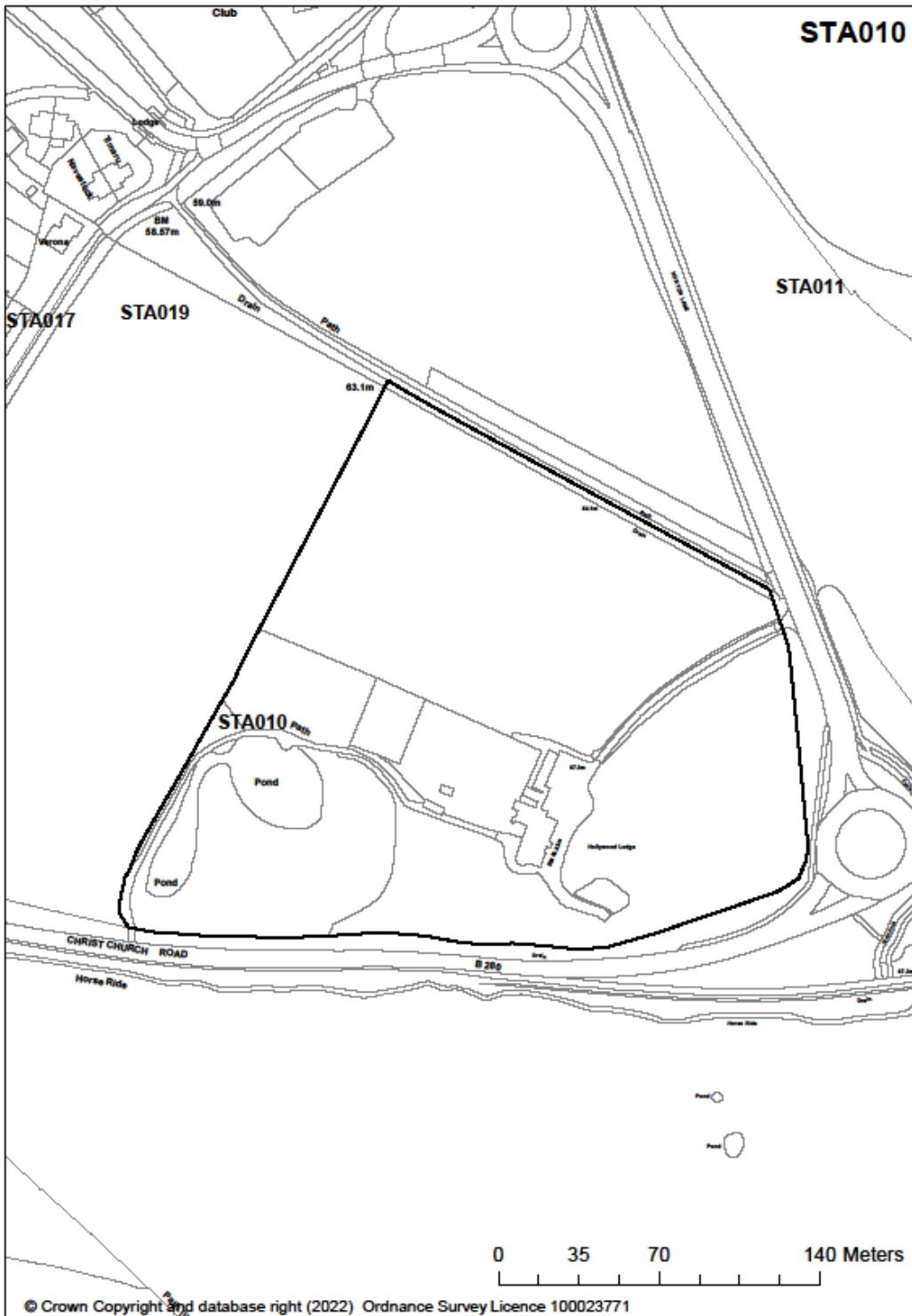
Ward	Ruxley
Site Reference	RUX020
Address	Clarendon Park
Source	Call for Sites
Existing Use	Open space
Proposed use	Housing
Potential Yield	40
Other Uses	
Area (ha)	1.96
Location	GB
Constraints	Greenbelt, TPOs, Amenity greenspace, SNCI and TPOs on southern wedge
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	



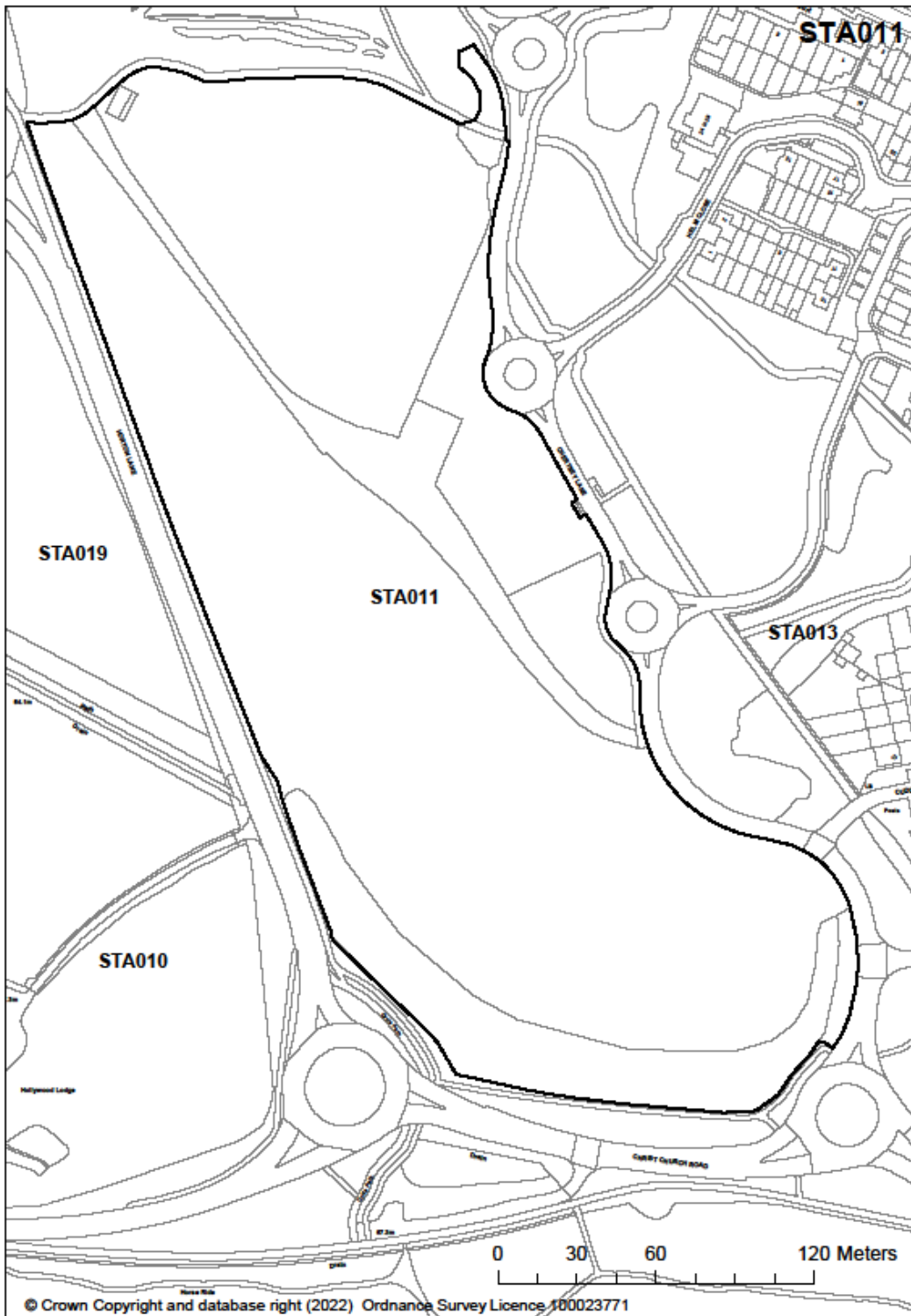
Ward	Stamford
Site Reference	STA008
Address	Land south of Oak Glade
Source	Call for Sites
Existing Use	Open space
Proposed use	Housing
Potential Yield	15
Other Uses	
Area (ha)	0.52
Location	GB
Constraints	Greenbelt, Open space, TPOs
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



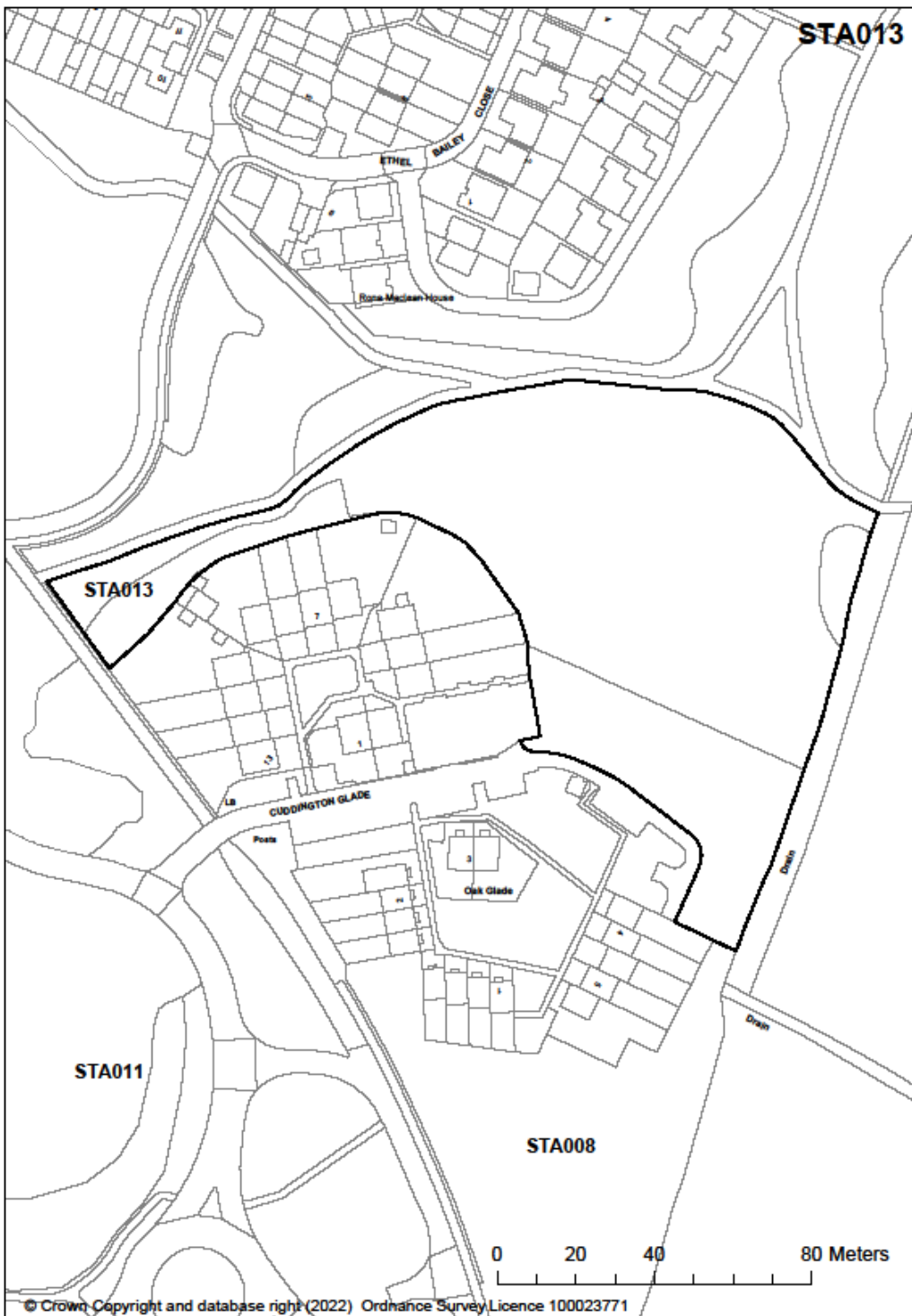
Ward	Stamford
Site Reference	STA010
Address	Hollywood Lodge
Source	Call for Sites
Existing Use	Large building (derelict, fire damage) and grounds
Proposed use	Housing (quantum not stated) or Health
Potential Yield	50
Other Uses	Health
Area (ha)	4.90
Location	GB
Constraints	Greenbelt, within CA, TPOs
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



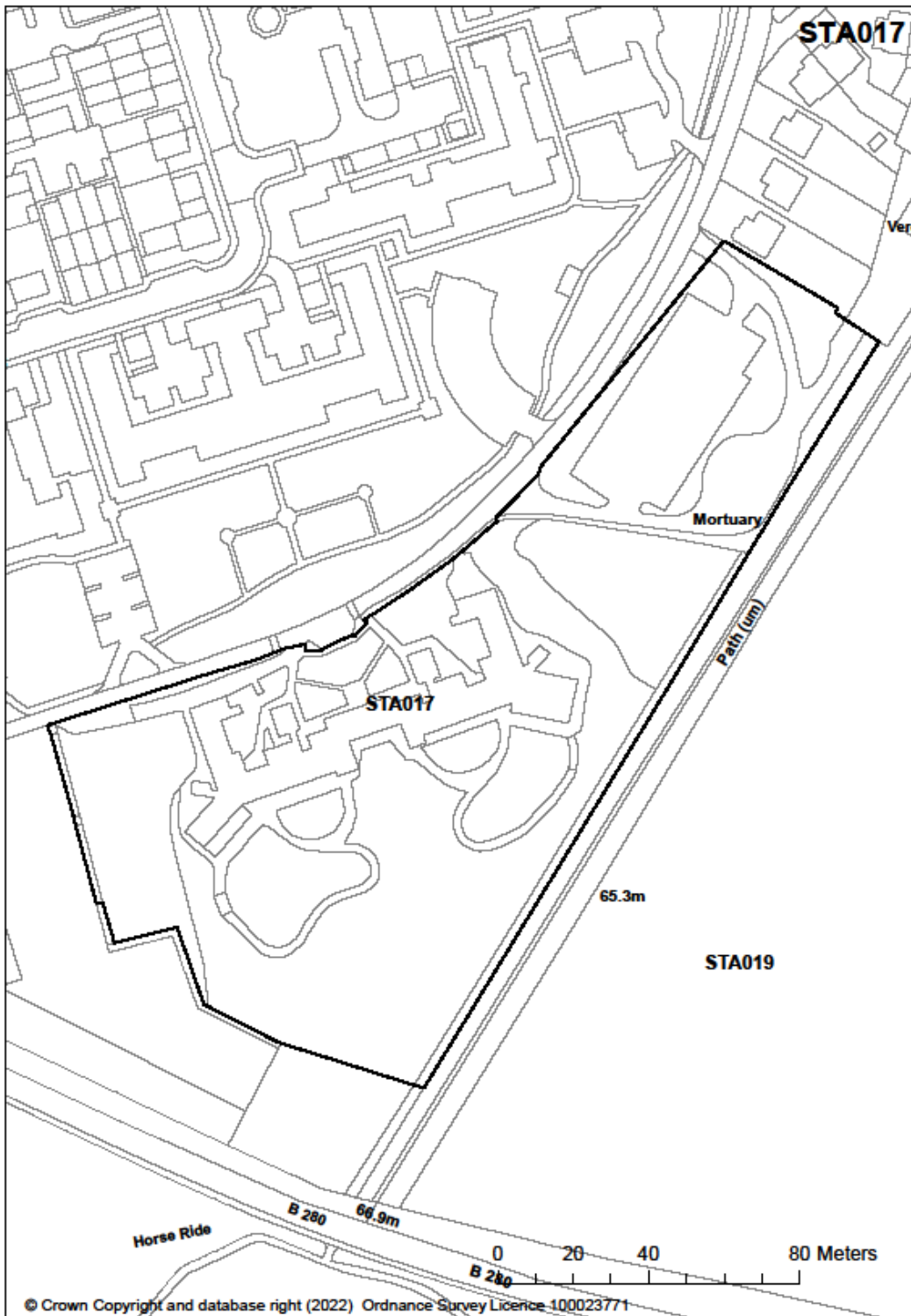
Ward	Stamford
Site Reference	STA011
Address	Manor Park (old cricket ground)
Source	Call for Sites
Existing Use	Open space
Proposed use	Housing, leisure (quantum not stated)
Potential Yield	90
Other Uses	Housing and leisure
Area (ha)	6.19
Location	GB
Constraints	Greenbelt, part within CA, TPOs, Cricket ground
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



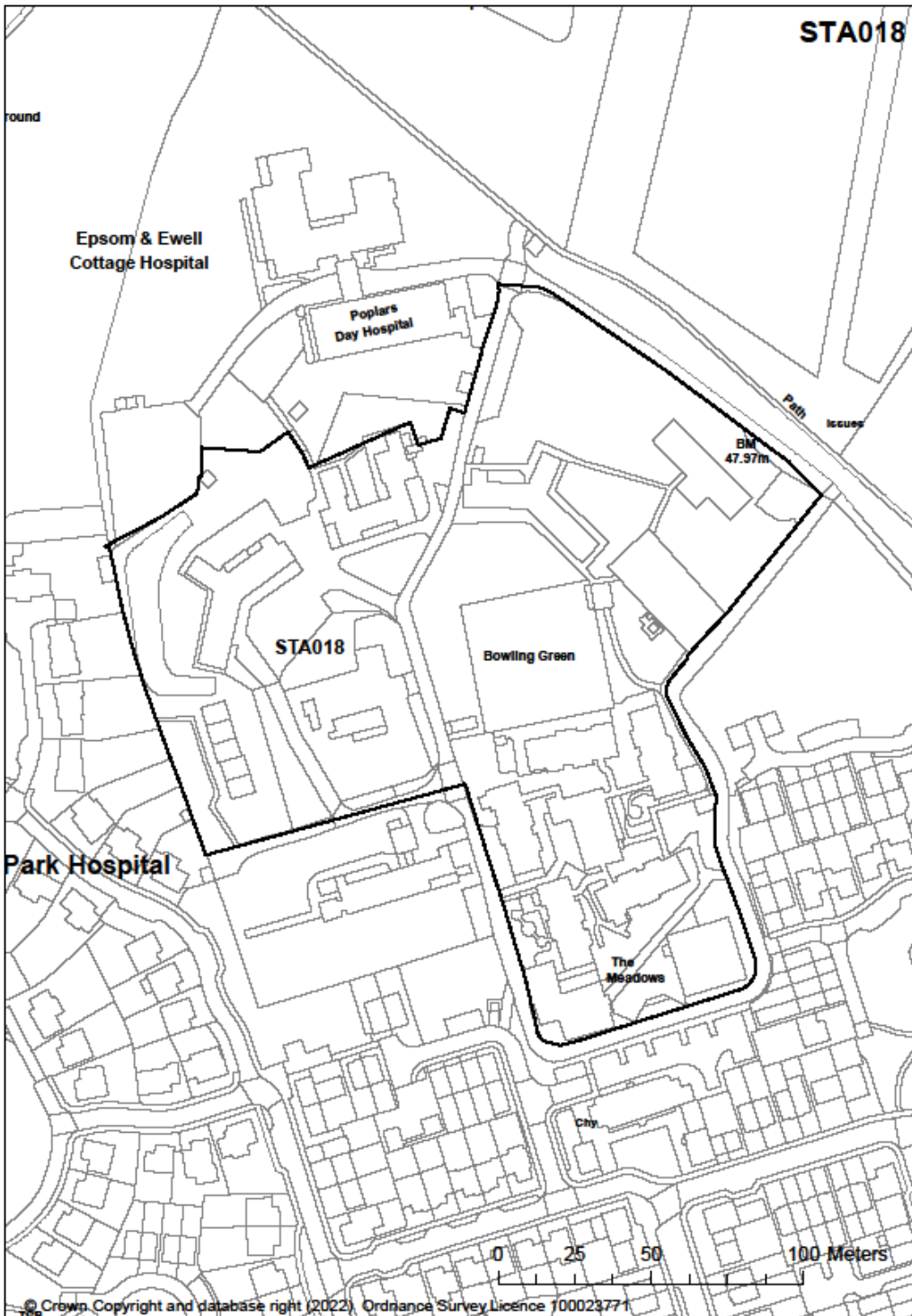
Ward	Stamford
Site Reference	STA013
Address	Land off Cuddington Glade
Source	Call for Sites
Existing Use	Vacant open space
Proposed use	Housing
Potential Yield	50
Other Uses	
Area (ha)	1.11
Location	GB
Constraints	Greenbelt, TPOs
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable



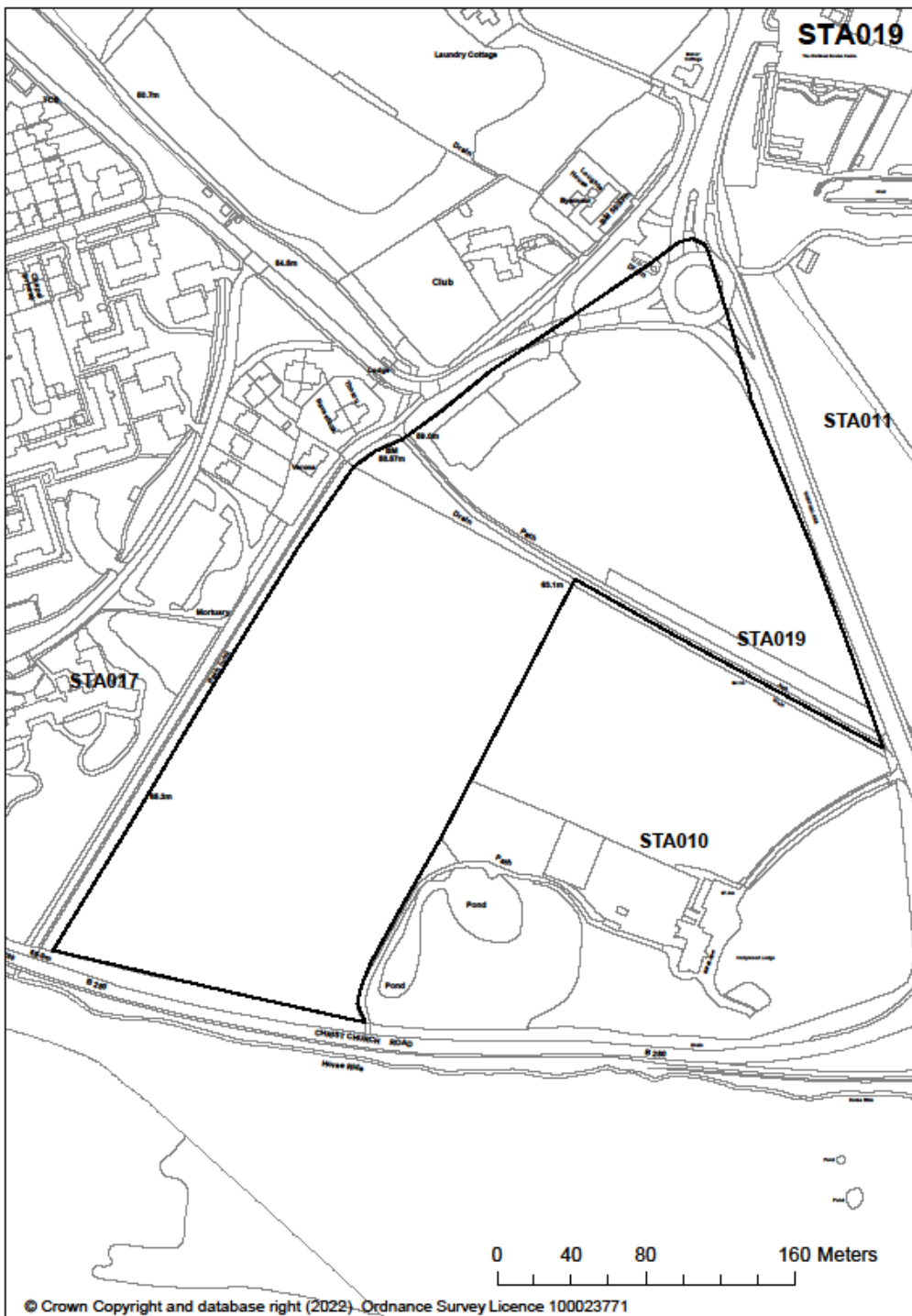
Ward	Stamford
Site Reference	STA017
Address	Land at West Park Hospital (south parcel)
Source	Call for Sites
Existing Use	Existing patient facilities
Proposed use	Housing, health care
Potential Yield	50
Other Uses	Housing or healthcare
Area (ha)	1.93
Location	GB
Constraints	Greenbelt, within CA. potential contaminatd land, AHAP
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable. Need to justify the loss of hospital buildings



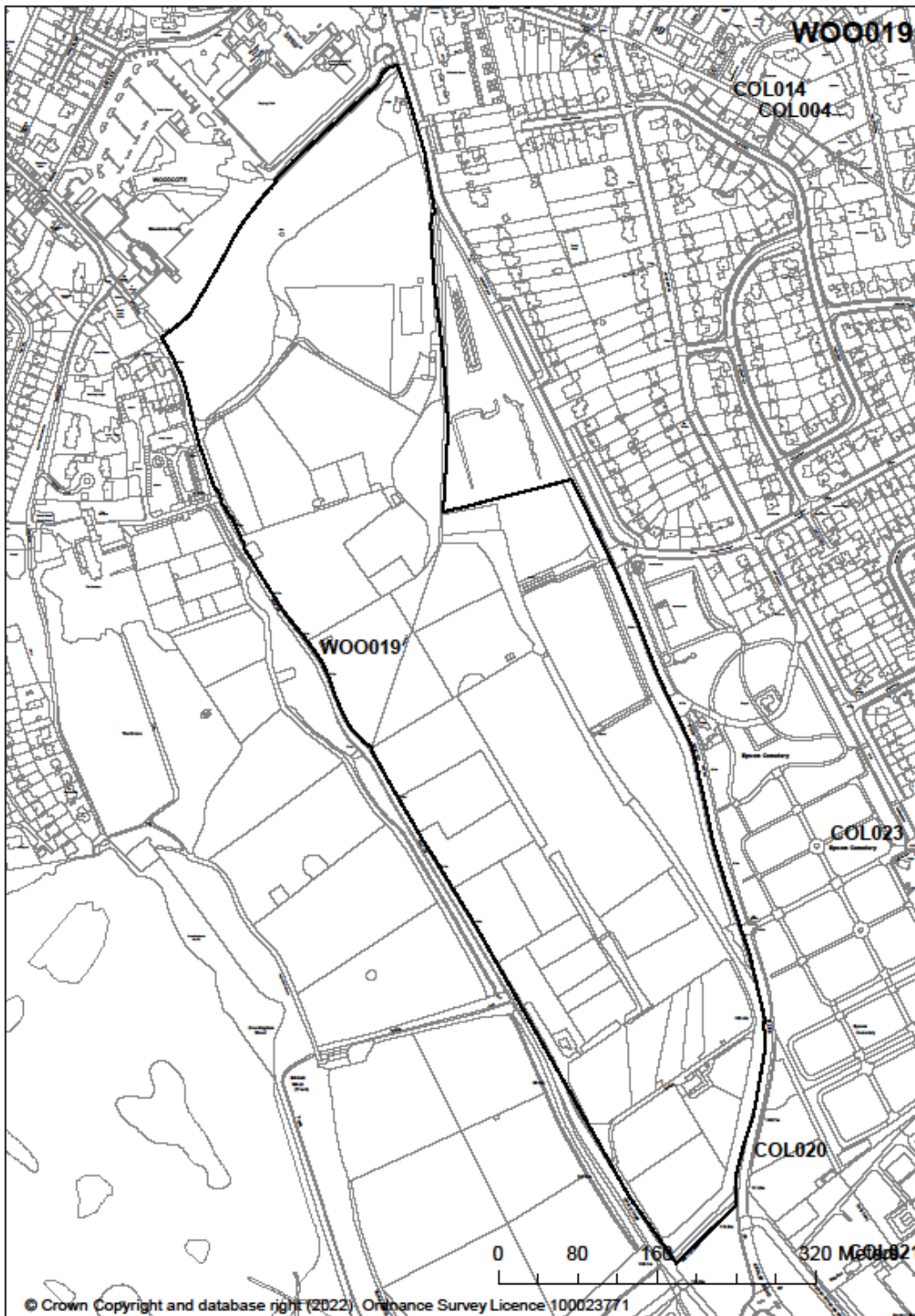
Ward	Stamford
Site Reference	STA018
Address	Land at West Park Hospital (north parcel)
Source	Call for Sites
Existing Use	Existing patient facilities
Proposed use	Housing, health care
Potential Yield	100
Other Uses	Housing or healthcare
Area (ha)	3.11
Location	GB
Constraints	Greenbelt, within CA. potential contaminatd land, AHAP
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable. Need to justify the loss of hospital buildings



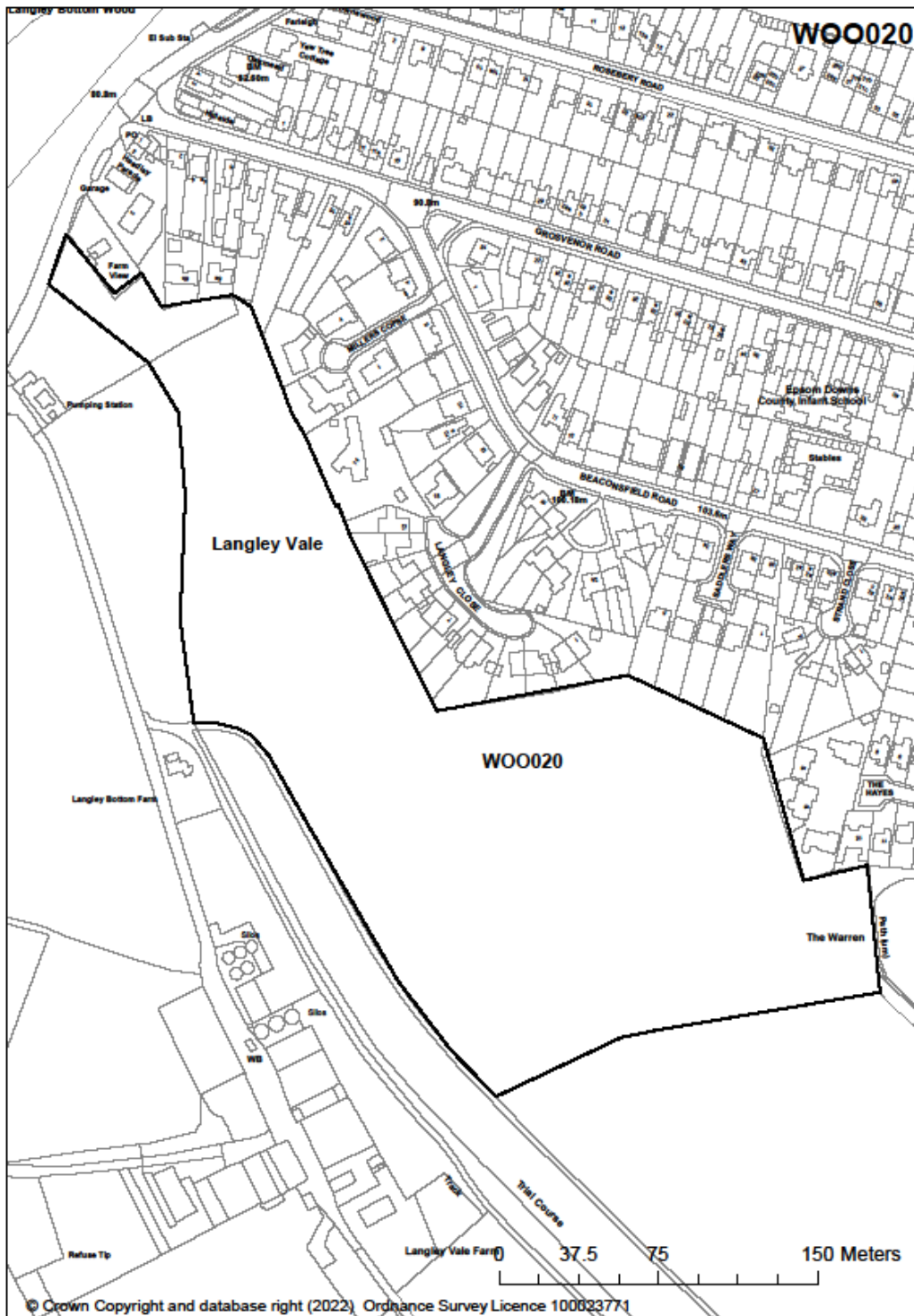
Ward	Stamford
Site Reference	STA019
Address	Noble Park Extension
Source	Call for Sites
Existing Use	Agriculture and allotments
Proposed use	Housing
Potential Yield	150
Other Uses	
Area (ha)	7.32
Location	GB
Constraints	Greenbelt, within CA, TPOs, existing allotments
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable. The retention, loss or re-provision of allotments need to be considered



Ward	Woodcote
Site Reference	WOO019
Address	Land near Downs Road (west parcel)
Source	Call for Sites
Existing Use	Grazing land
Proposed use	Retained Paddocks with new footpaths Linked COL023
Potential Yield	0
Other Uses	Retained Paddocks with new footpaths Linked COL023
Area (ha)	28.52
Location	GB
Constraints	Greenbelt, part CA. Allotments on the site
Available	Y
Suitable	The site is in the GB. New footpaths likely to be acceptable
Achievable	Site forms part of site COL023. Proposed to be retained but with new footpaths as part of COL023 coming forward



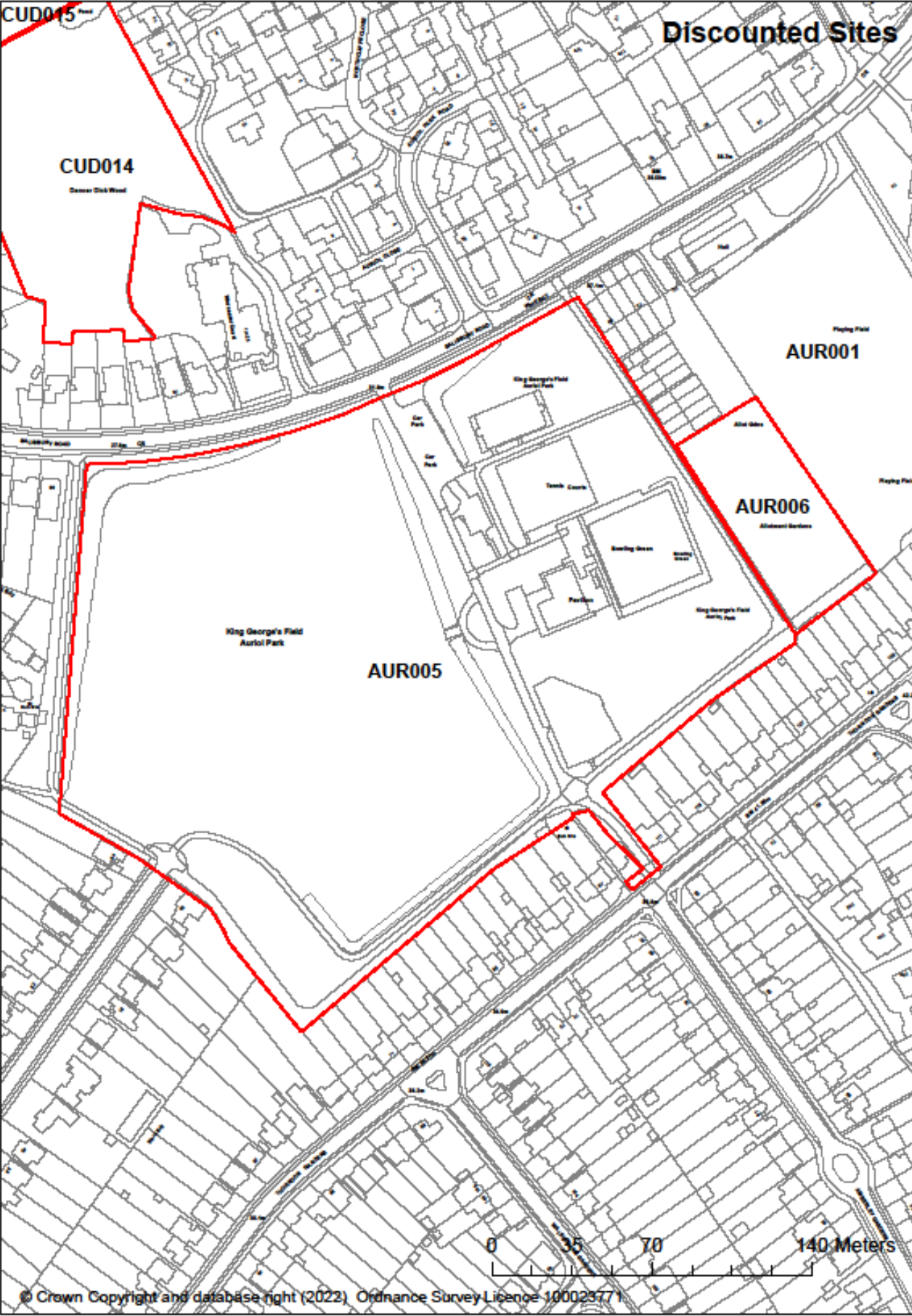
Ward	Woodcote
Site Reference	WOO020
Address	Land North of Langley Bottom Farm
Source	Call for Sites
Existing Use	Agricultural use
Proposed use	Housing
Potential Yield	100
Other Uses	
Area (ha)	5.24
Location	GB
Constraints	Greenbelt, Area of Landscape Value, small area of ancient woodland
Available	Y
Suitable	The site is in the GB, exceptional circumstances would need to be demonstrated for the site to be considered suitable
Achievable	Yes - the site is considered to be achievable.



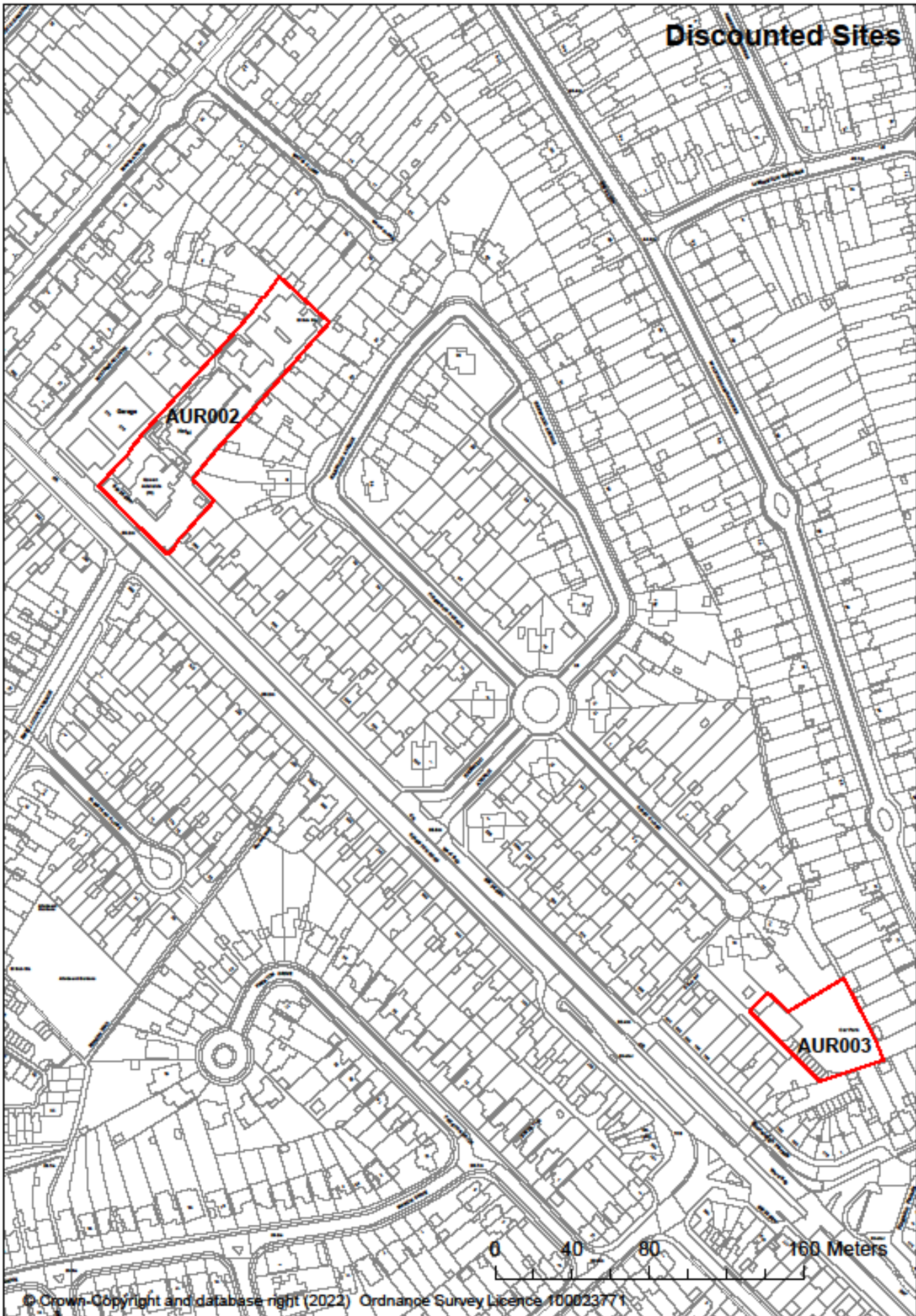
Discounted

Ward	Site Reference	Available	Source	Reason discounted	Area
Auriol	AUR002	Unknown	Desktop Review	Discount; Availability concerns	0.55
Auriol	AUR003	Unknown	Desktop Review	Discount: Site Access is located in FZ3	0.19
Auriol	AUR005	Not available	Desktop Review	Discount: Not Available	5.99
Auriol	AUR006	Not available	Desktop Review	Discount: Not Available	0.41

Discounted Sites



Discounted Sites



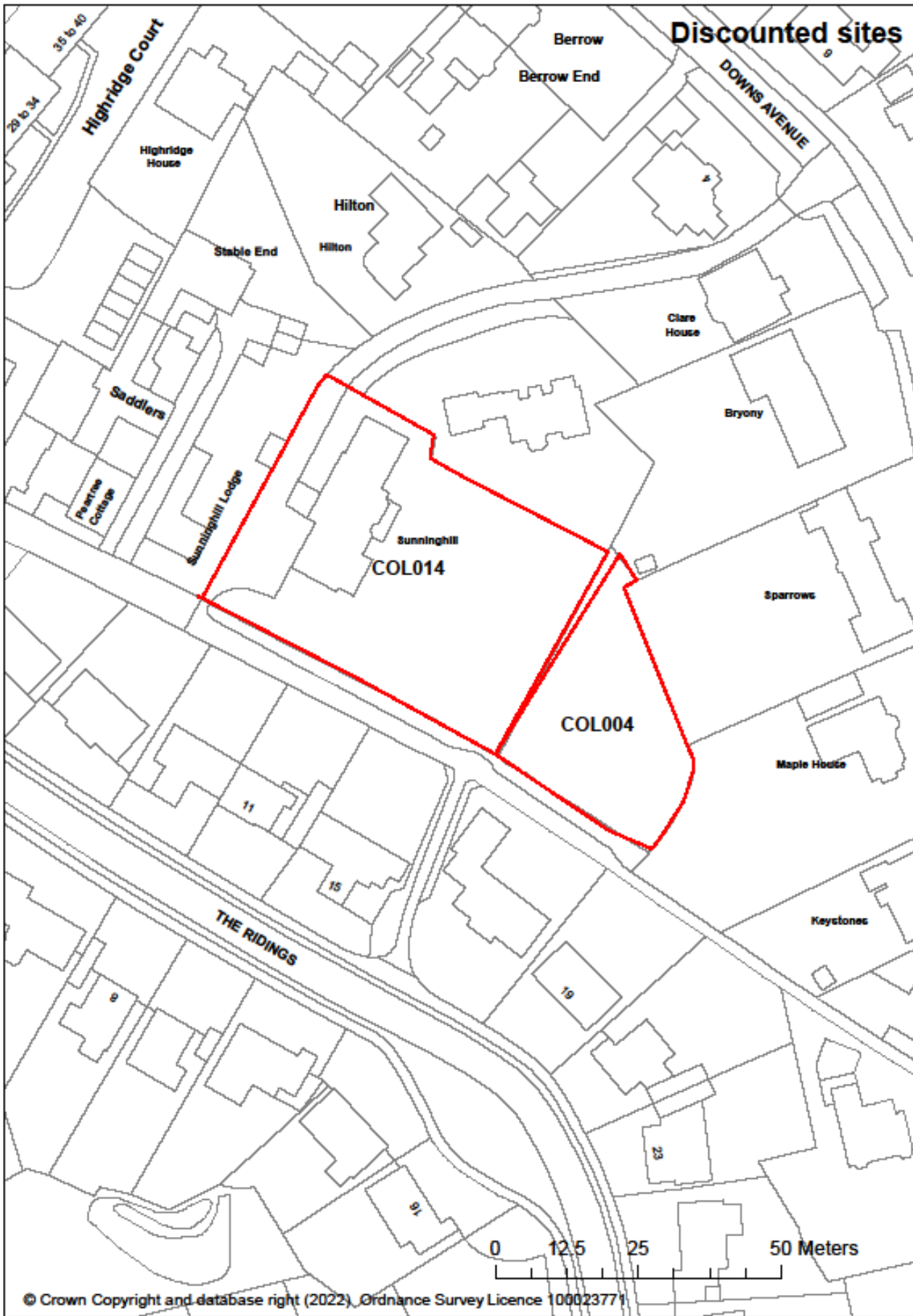
AUR002

AUR003

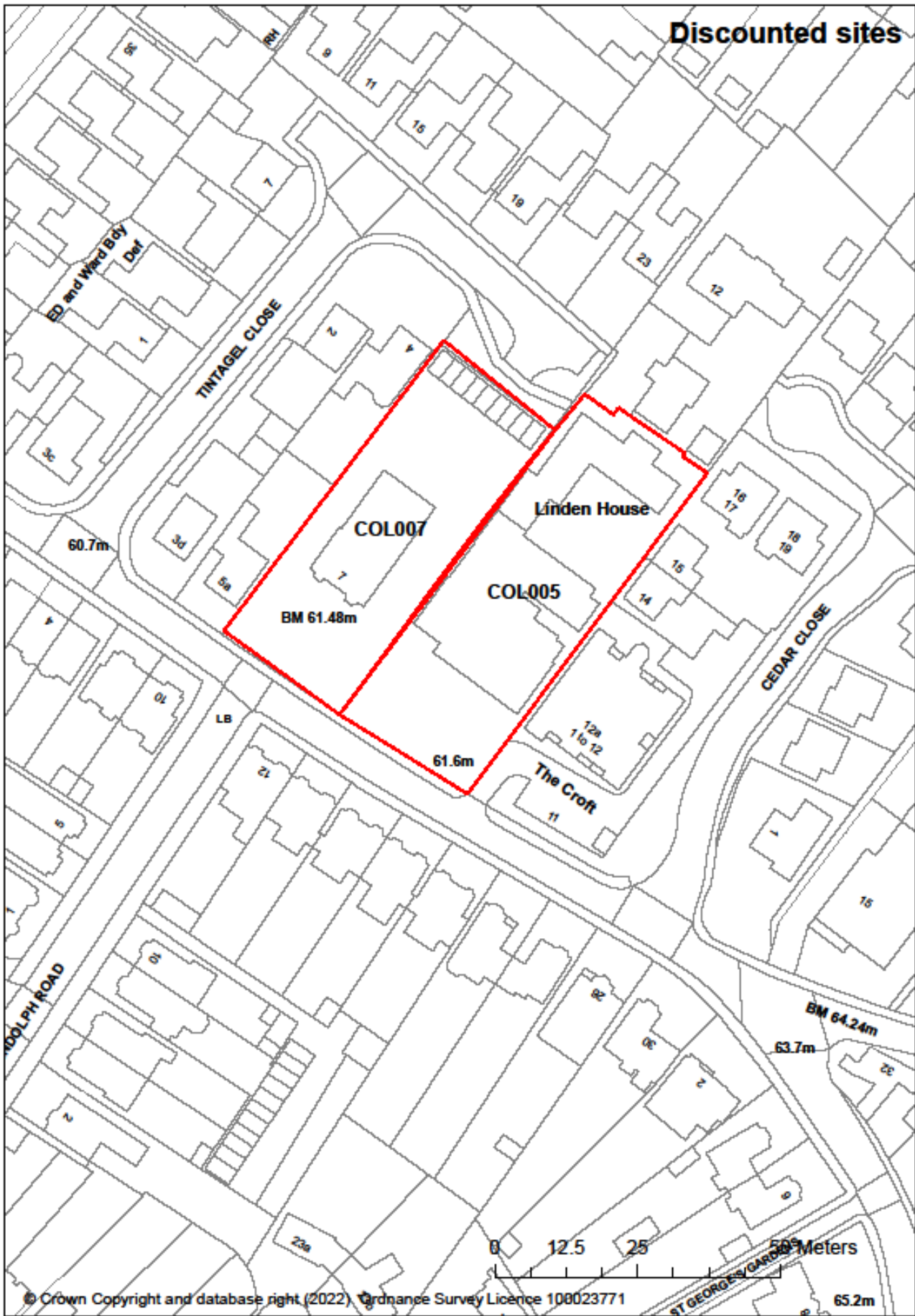
0 40 80 160 Meters

Ward	Site Reference	Available	Source	Reason discounted	Area
College	COL004	Unknown	Desktop Review	Discount: Suitability concerns and	0.09
College	COL005	Unknown	Desktop Review	Discount: Highly developed,	0.19
College	COL007	Y	Call for Sites	Discount. Too small	0.16
College	COL009	Unknown	Desktop Review	Discount: Availability concerns	0.19
College	COL010	Unknown	Desktop Review	Discount. Too small	0.04
College	COL011	Unknown	Desktop Review	Discount. Availability concerns	0.12
College	COL012	Unknown	Desktop Review	Discount. Availability concerns	0.11
College	COL013	Unknown	Desktop Review	Discount. Availability concerns	0.11
College	COL014	Y	Call for Sites	Discount, Too small	0.24
College	COL015	Y	Call for Sites	Discount, Too small	0.36
College	COL025	Unknown	Desktop review	Discount: Too small and availability	0.08

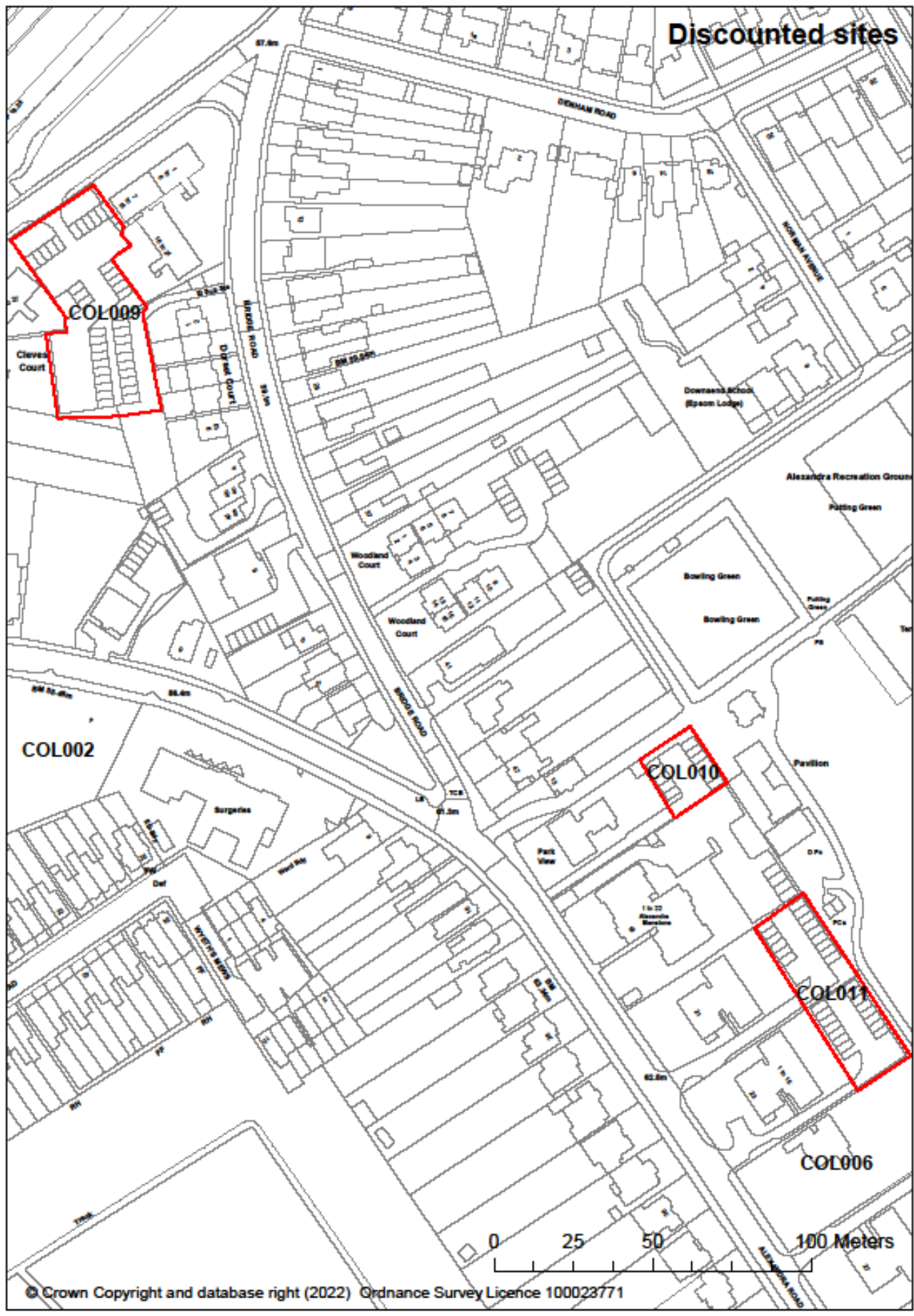
Discounted sites



Discounted sites



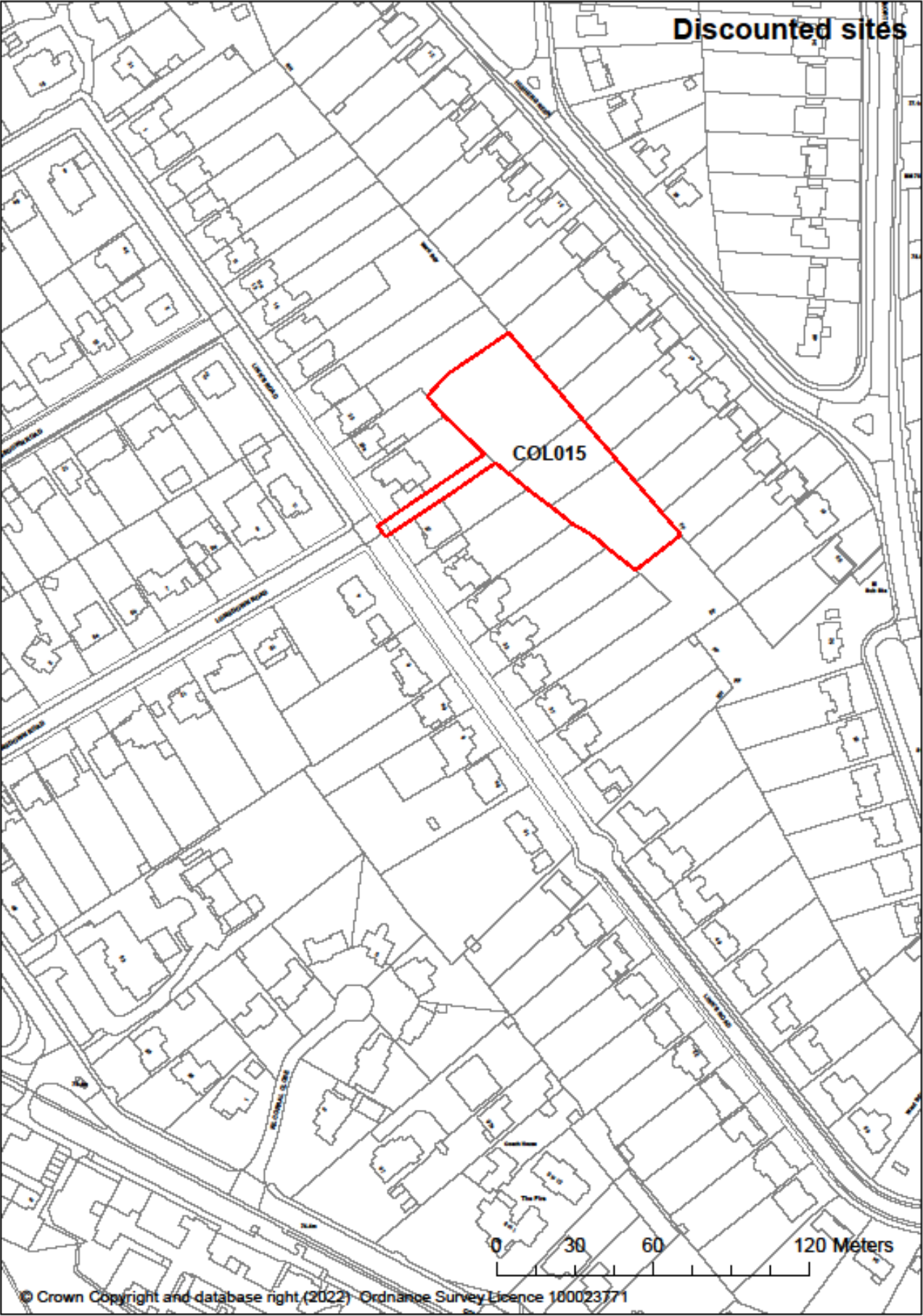
Discounted sites



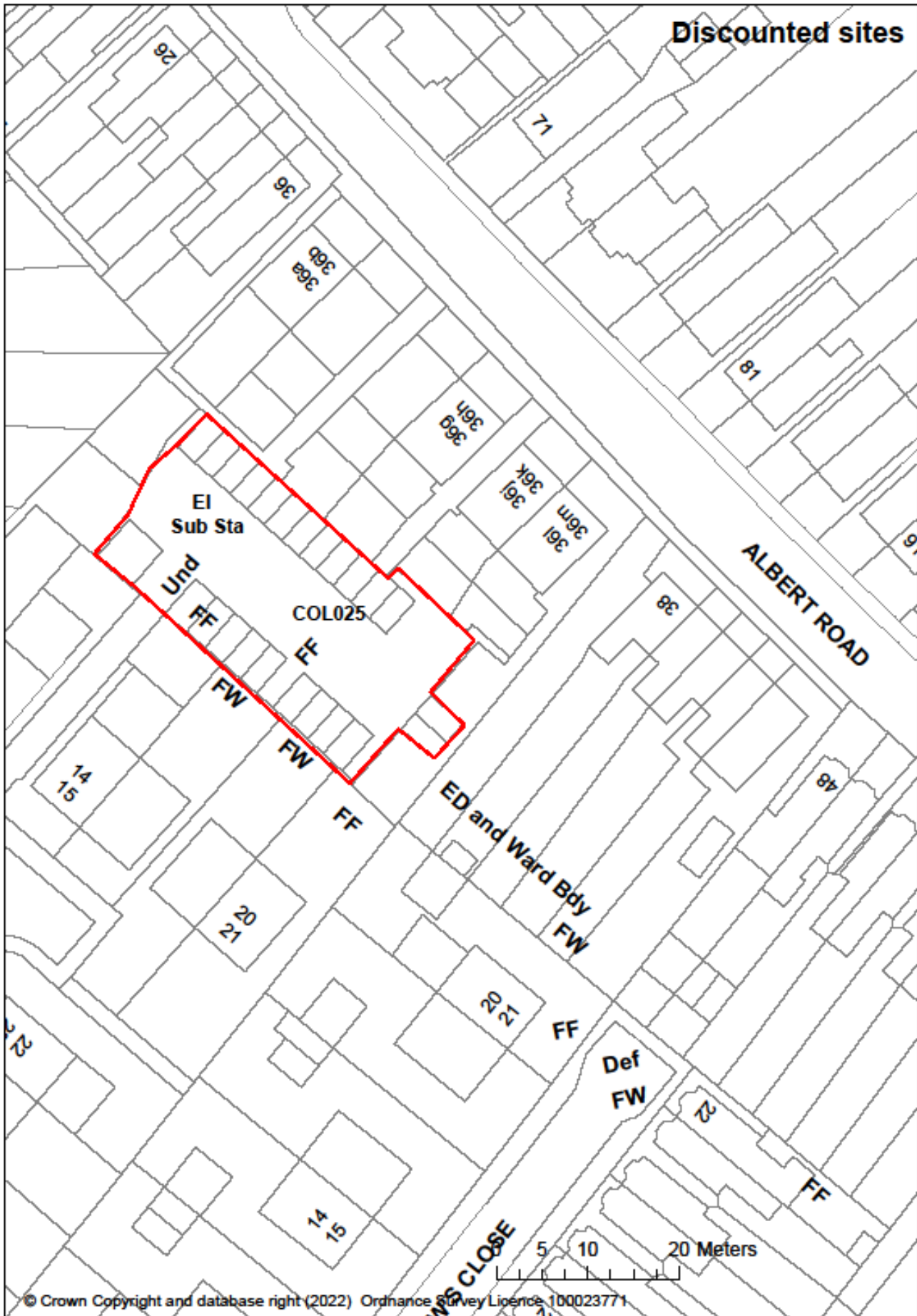
Discounted sites



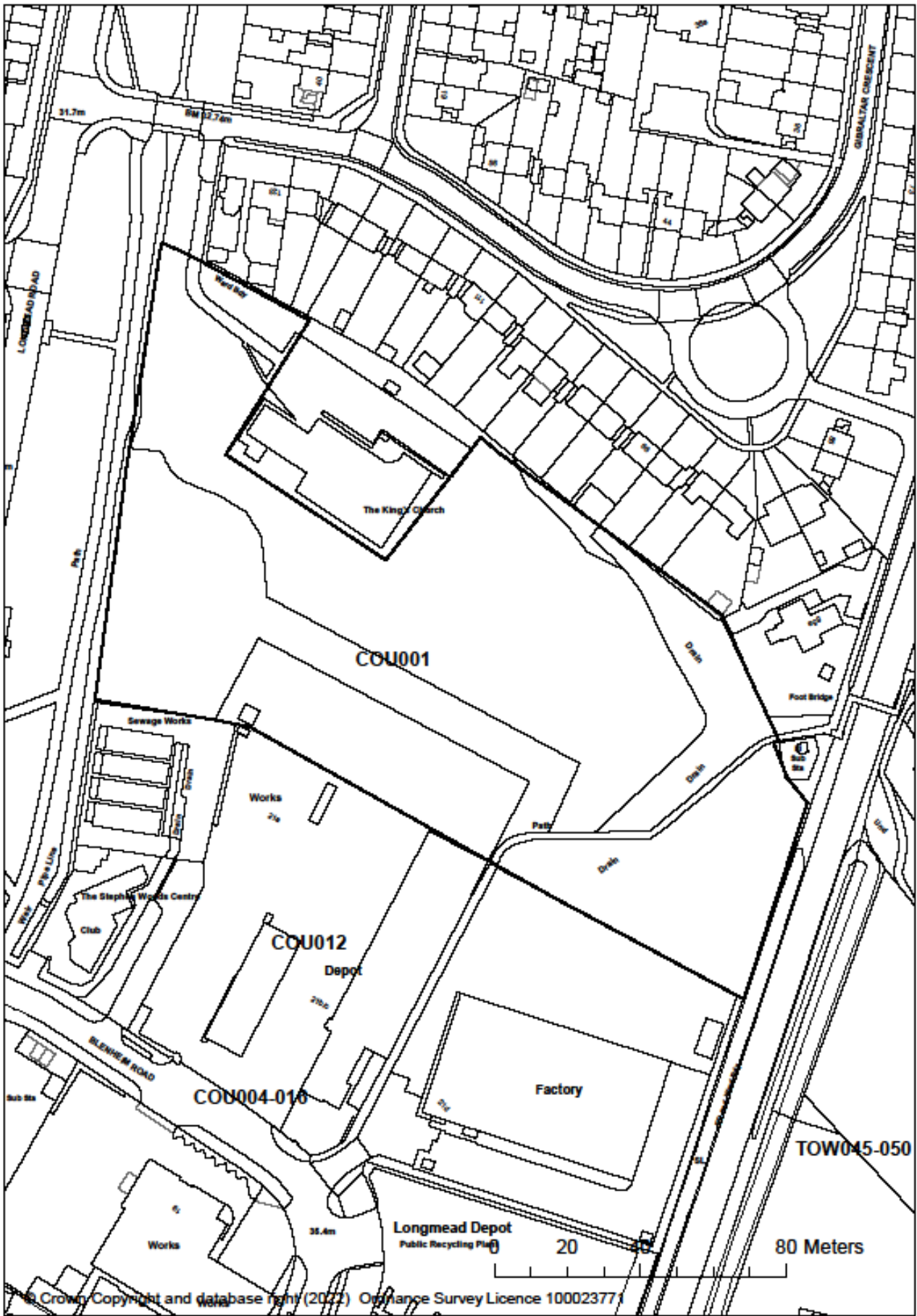
Discounted sites

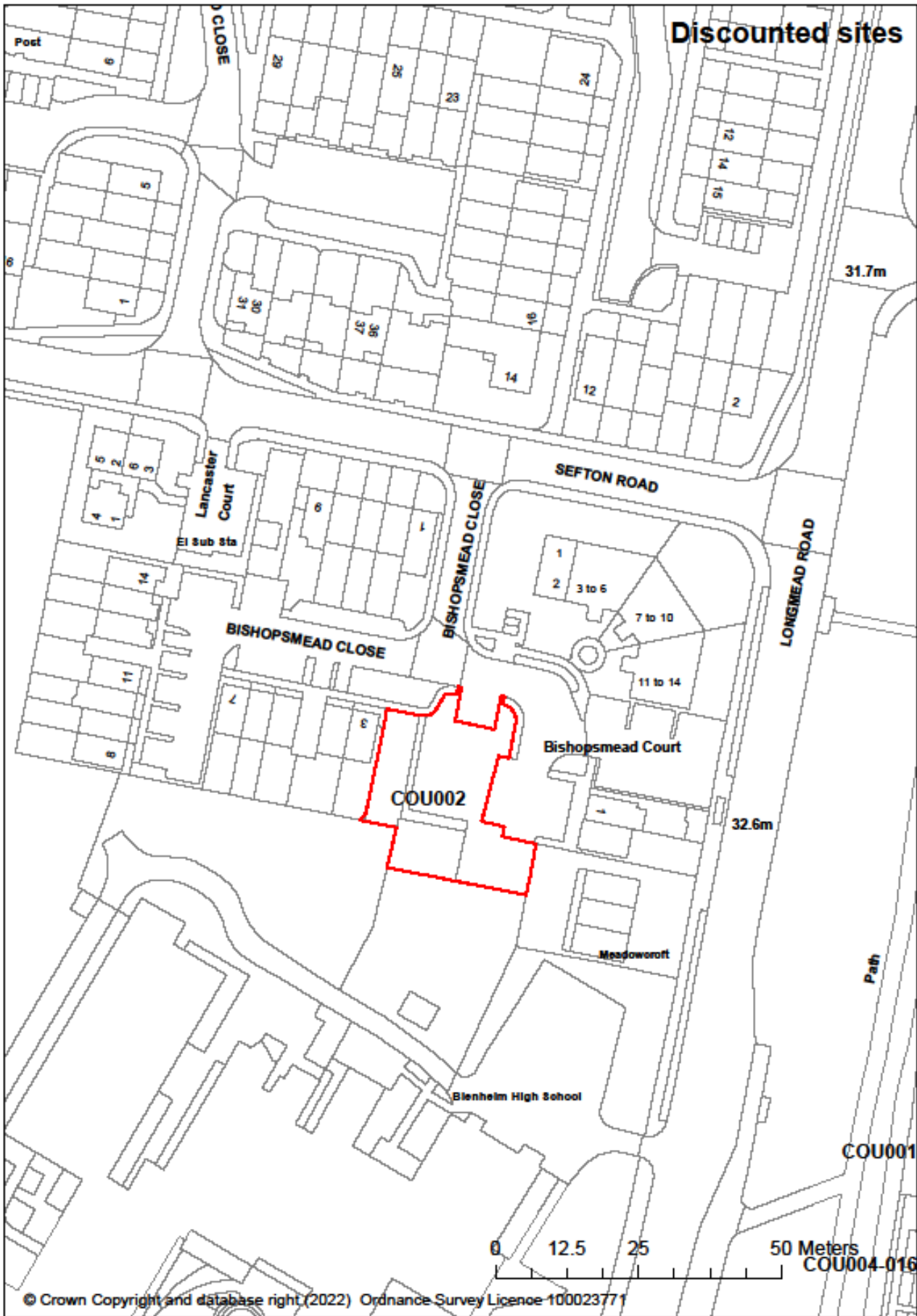


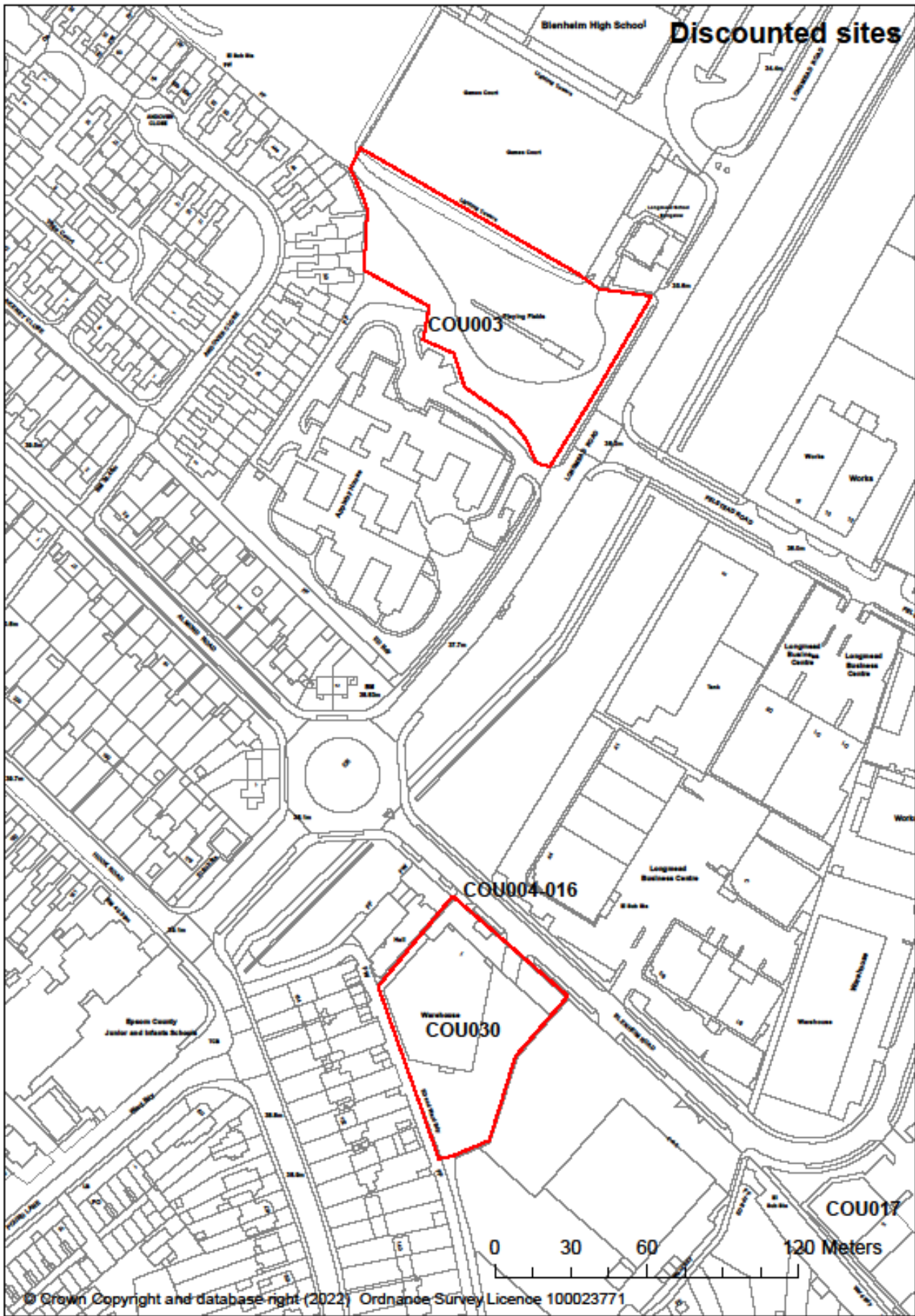
Discounted sites

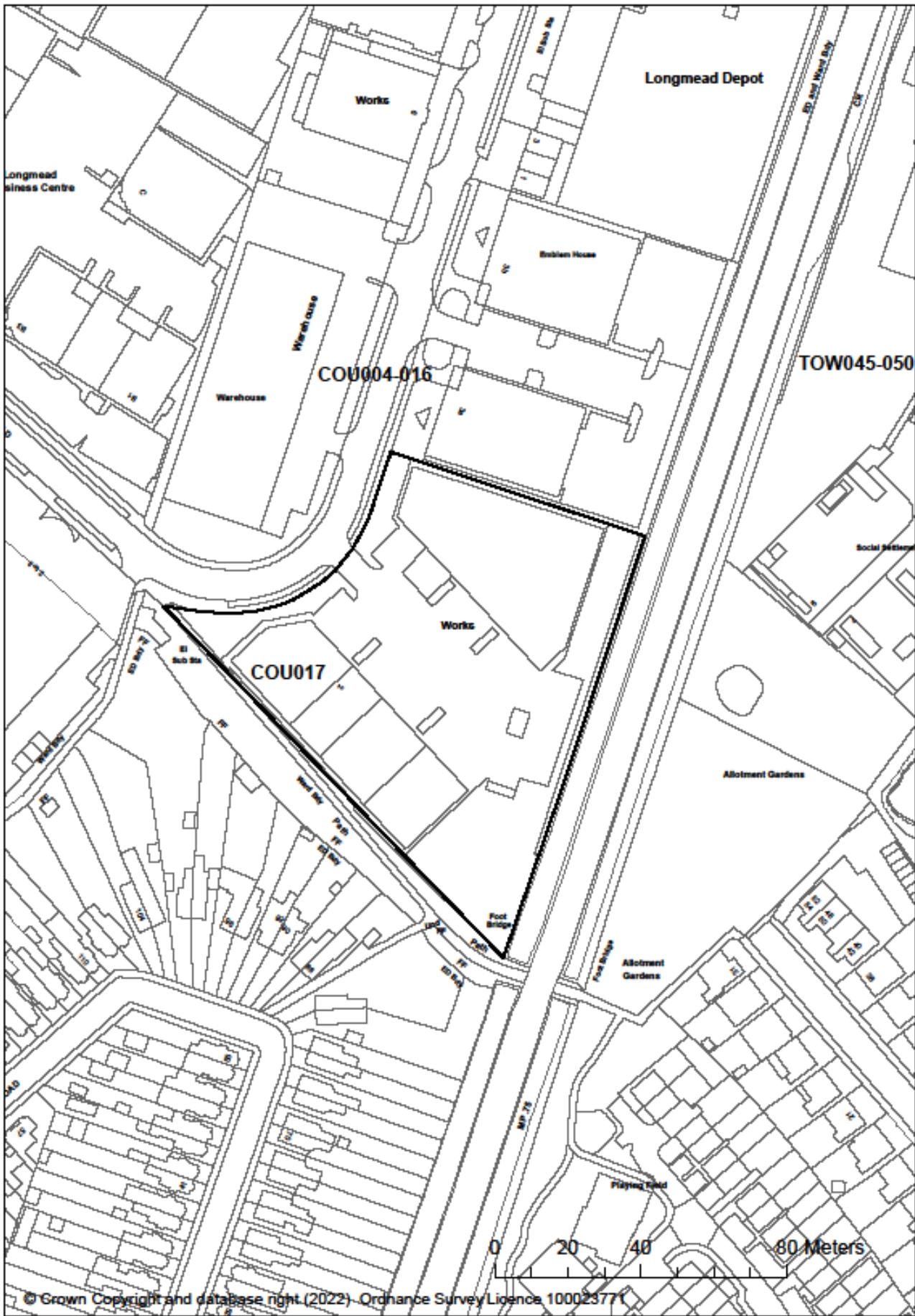


Ward	Site Reference	Available	Source	Reason discounted	Area
Court	COU001	Y	Desktop Review	Discount: suitability concerns	1.78
Court	COU002	Unknown	Desktop Review	Discount: Too small and suitability	0.065
Court	COU003	Y	Planning Application	Discount: Suitability concerns	0.62
Court	COU017	Y	Desktop Review	Discount: Suitability concerns	0.85
Court	COU019	Unknown	Desktop Review	Discount: Suitability concerns	0.22
Court	COU022	Unknown	Desktop Review	Discount: Too small	0.07
Court	COU030	Y	Call for Sites	Discount: FloodZone3	0.41
Court	COU039	Unknown	Desktop Review	Discount: Too small and suitability	0.06
Court	COU043	Unknown	Desktop Review	Discount: Too Small	0.15

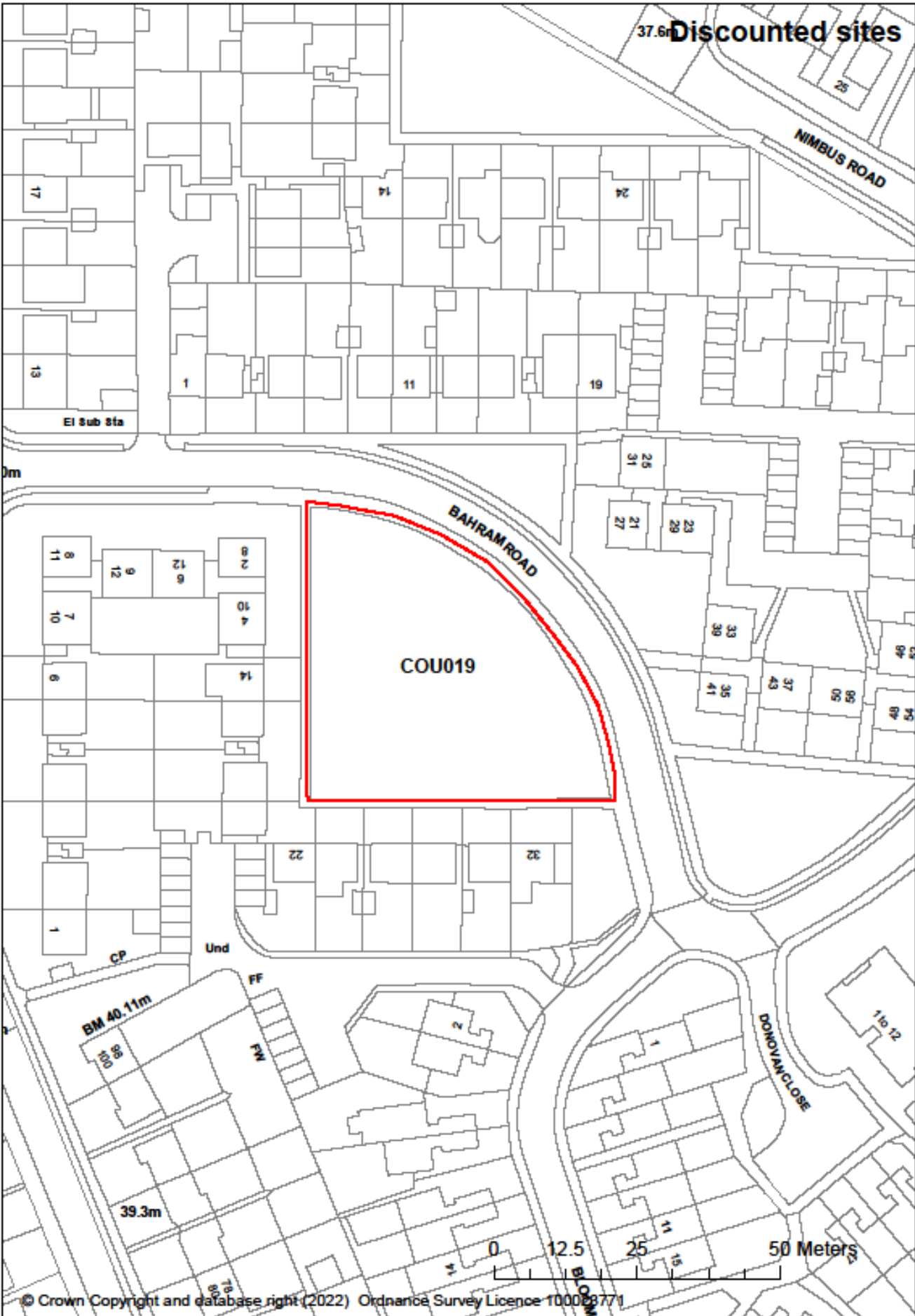








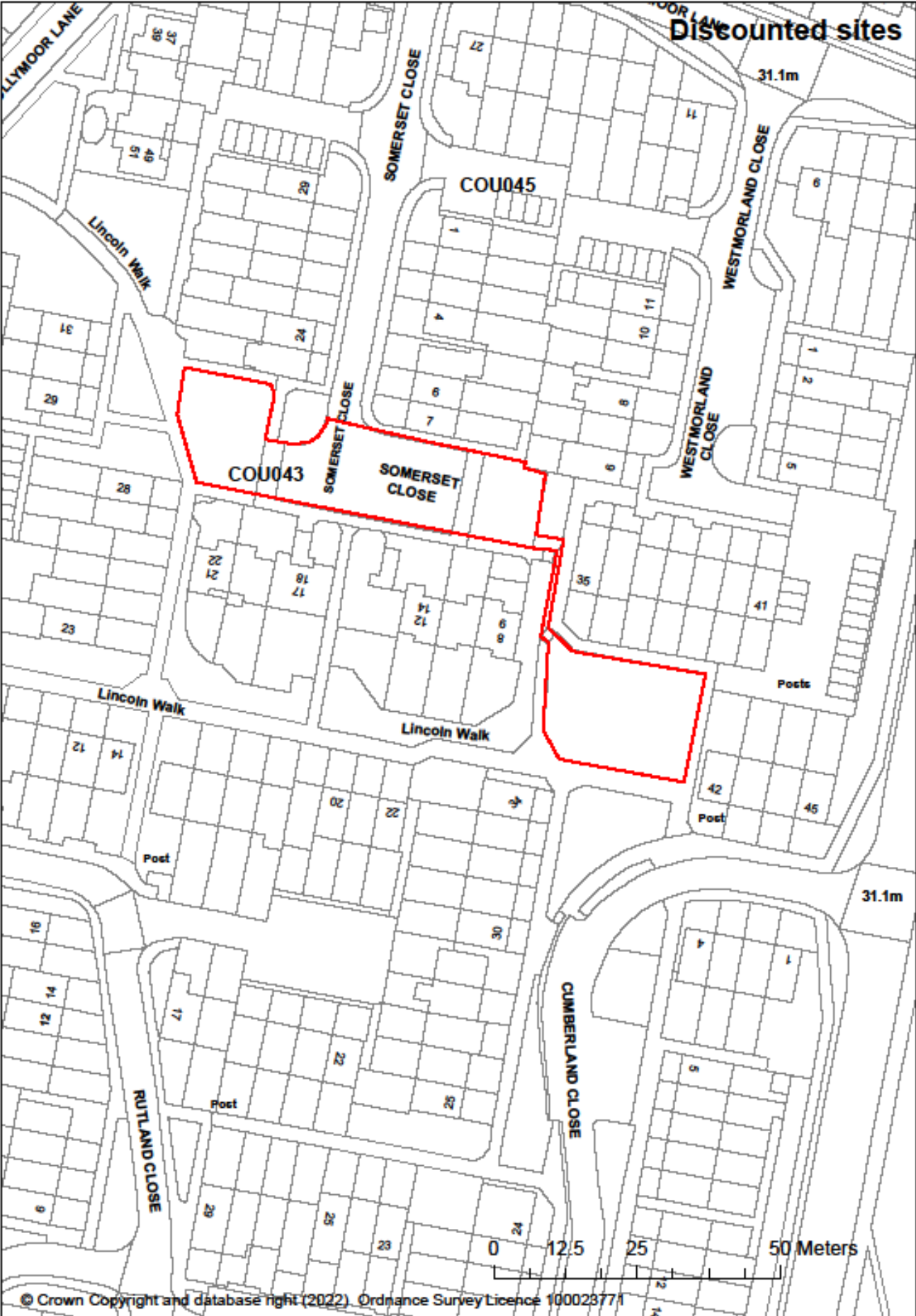
37.6m Discounted sites



Discounted sites

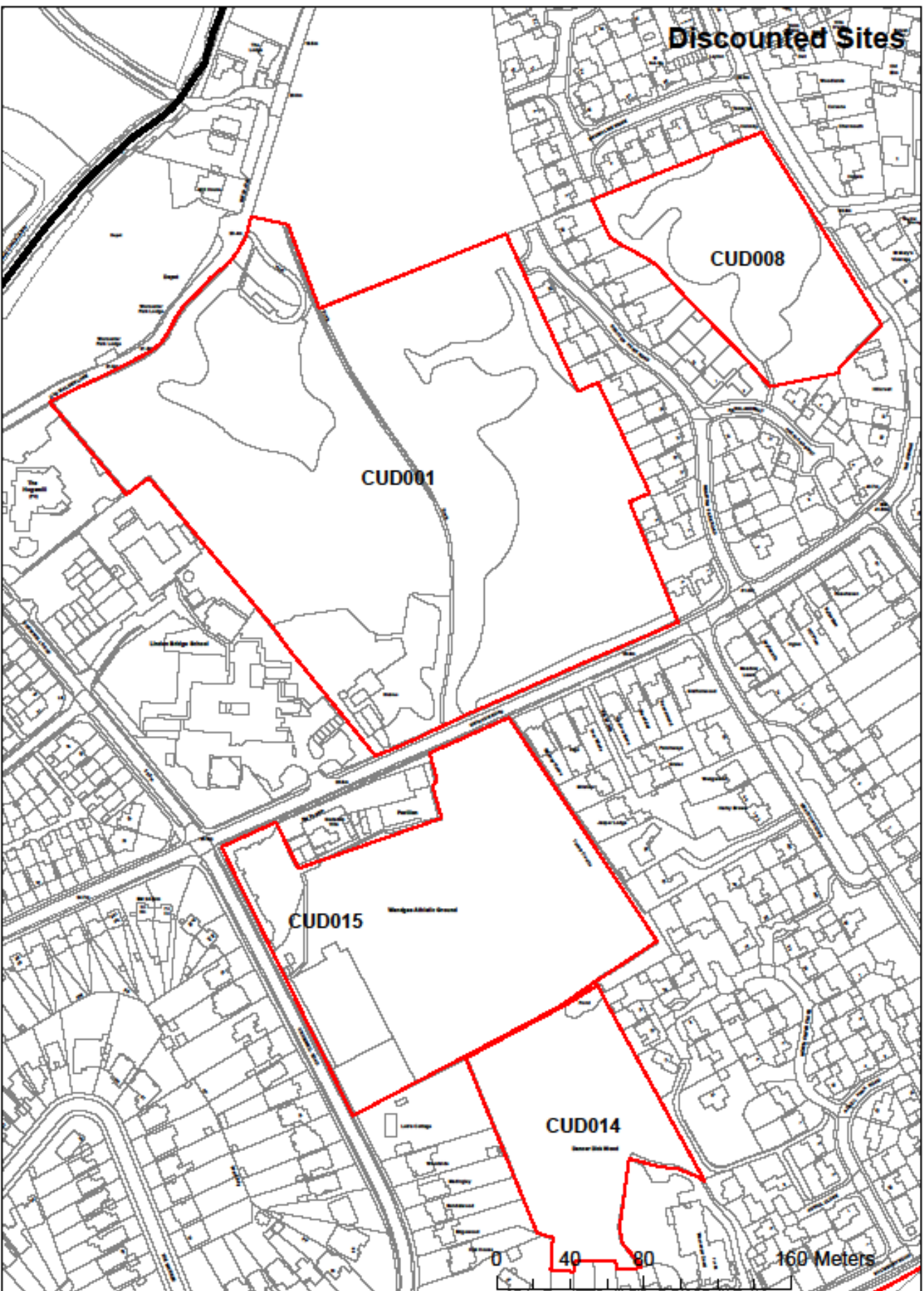


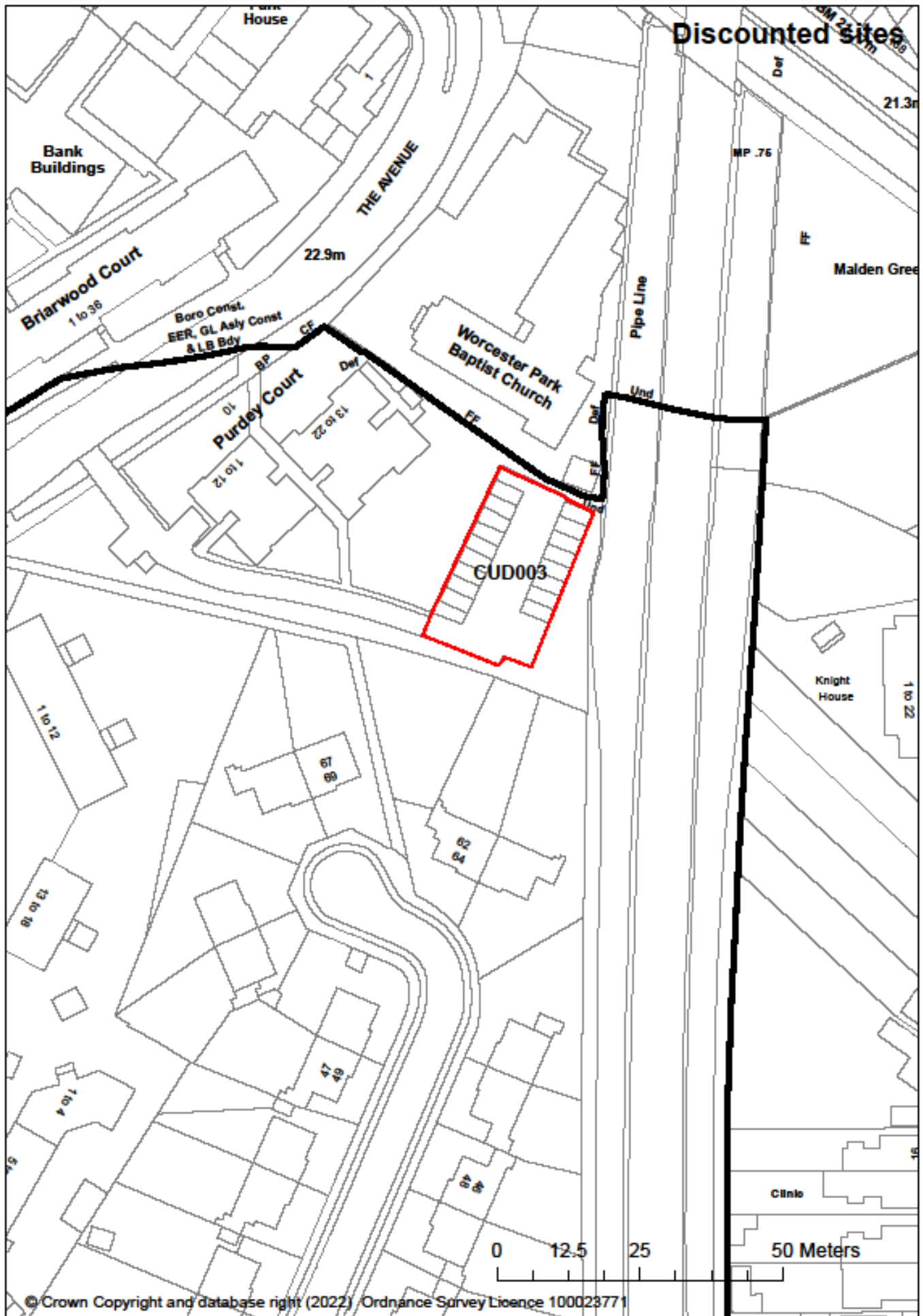
Discounted sites



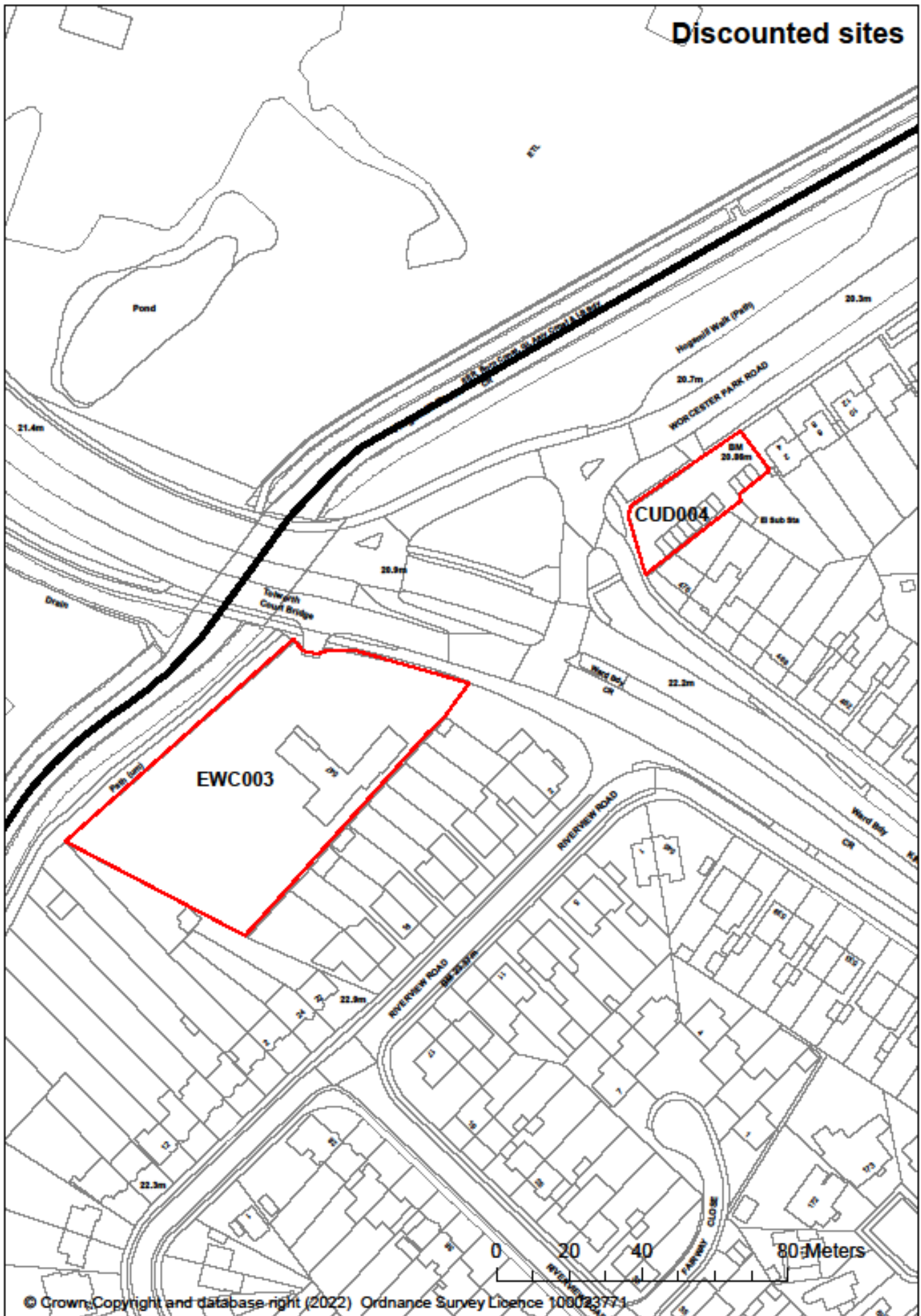
Ward	Site Reference	Available	Source	Reason discounted	Area
Cuddington	CUD001	Y	Call for Sites	Discount: Suitability concerns	5.56
Cuddington	CUD003	Unknown	Desktop review	Discount: Suitability and achievability	0.06
Cuddington	CUD004	Unknown	Desktop Review	Discount: Suitability and achievability	0.07
Cuddington	CUD005	Y	Call for Sites	Discount, suitability concerns	0.28
Cuddington	CUD007	Unknown	Desktop Review	Discount. Too small	0.12
Cuddington	CUD008	Unknown	Desktop Review	Discount: Suitability concerns	1.12
Cuddington	CUD011	Unknown	Desktop Review	Discount: Suitability concerns	0.14
Cuddington	CUD012	Y	Planning Application	Discount: Suitability concerns	0.20
Cuddington	CUD013A	Unknown	Desktop Review	Discount: Too small	0.04
Cuddington	CUD013B	Unknown	Desktop Review	Discount: Too small	0.05
Cuddington	CUD014	Unknown	Desktop Review	Discount: Suitability concerns	1.02
Cuddington	CUD015	Unknown	Desktop Review	Discount: Suitability concerns	2.54

Discounted Sites

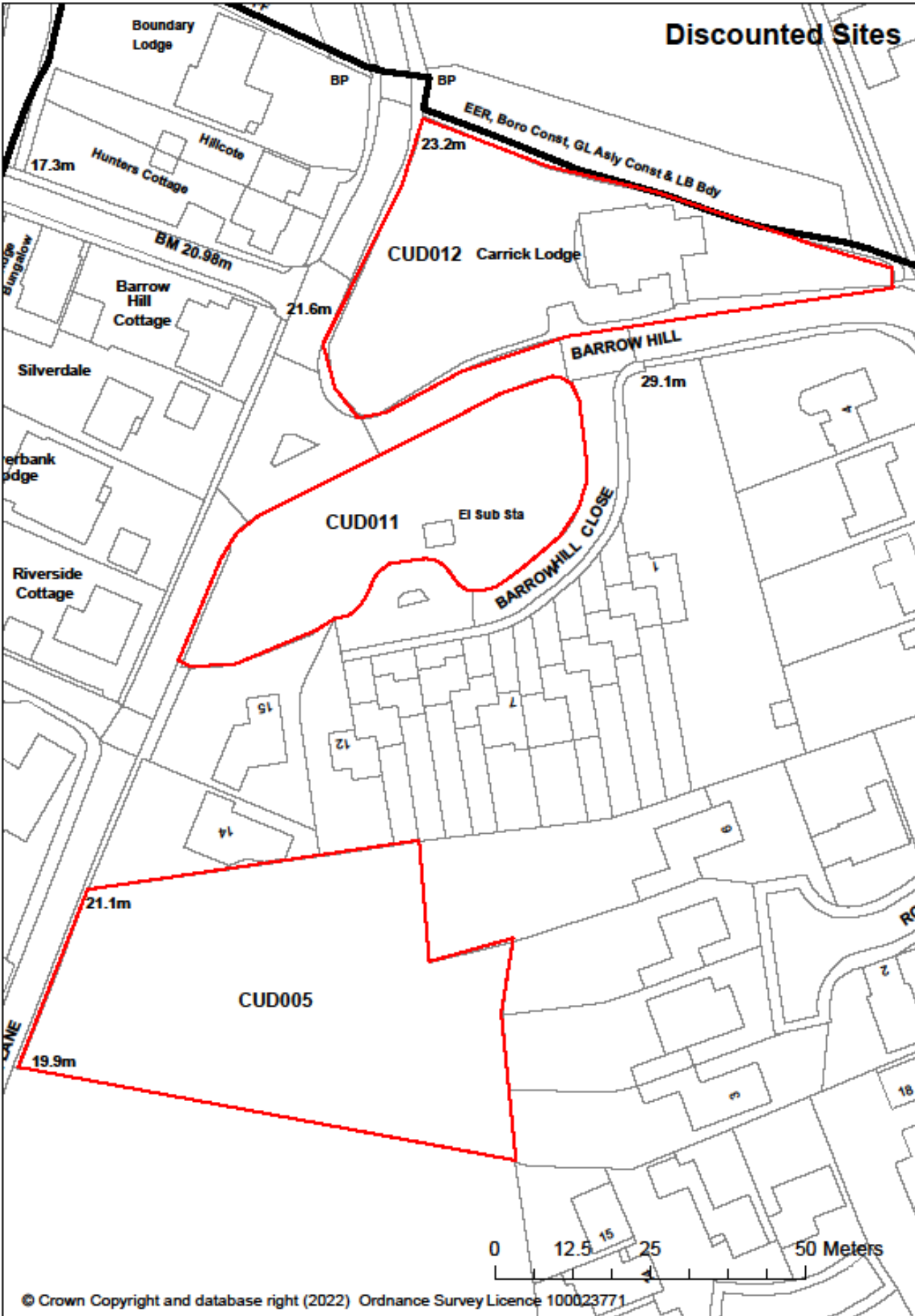


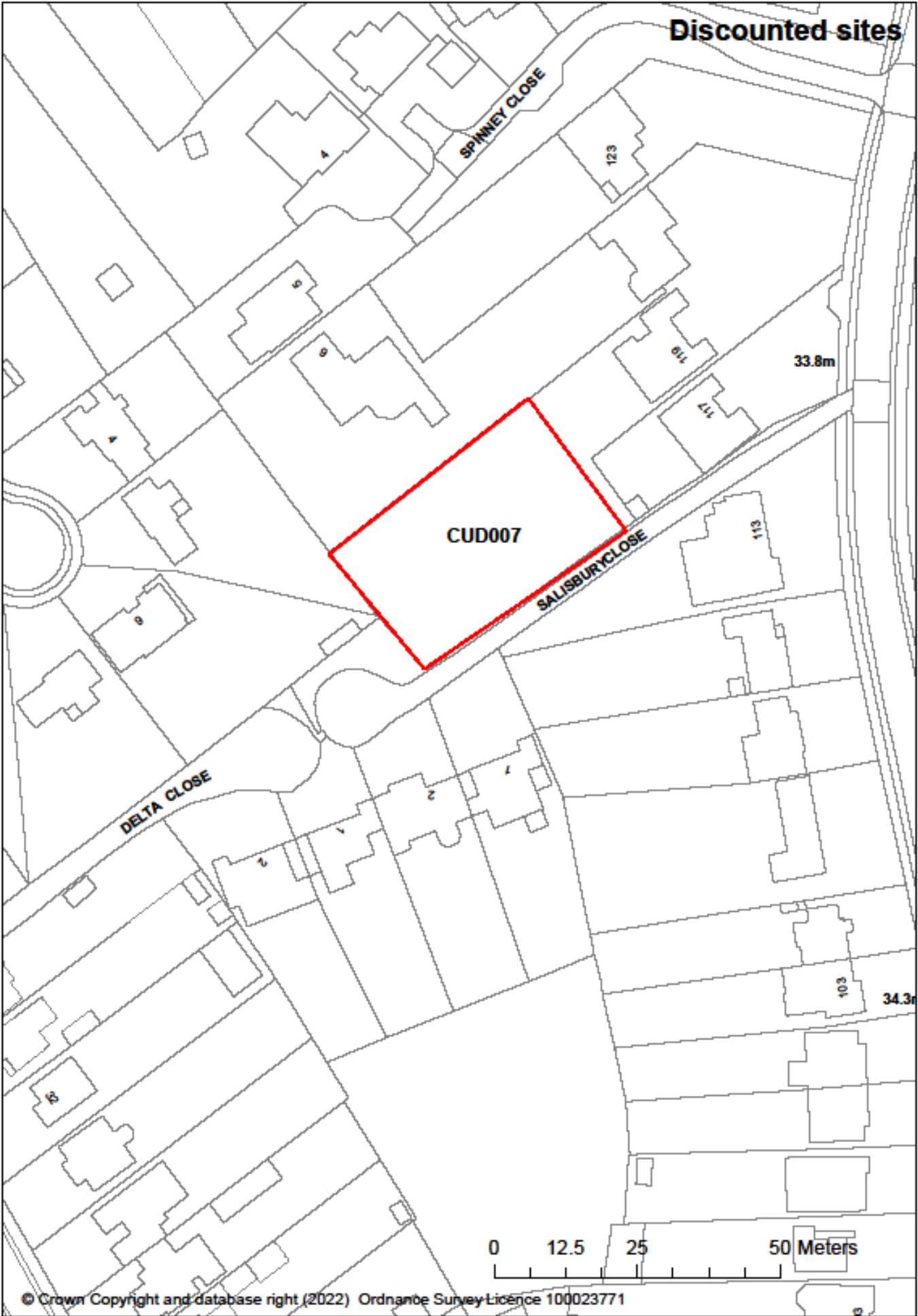


Discounted sites



Discounted Sites





Discounted sites

CUD007

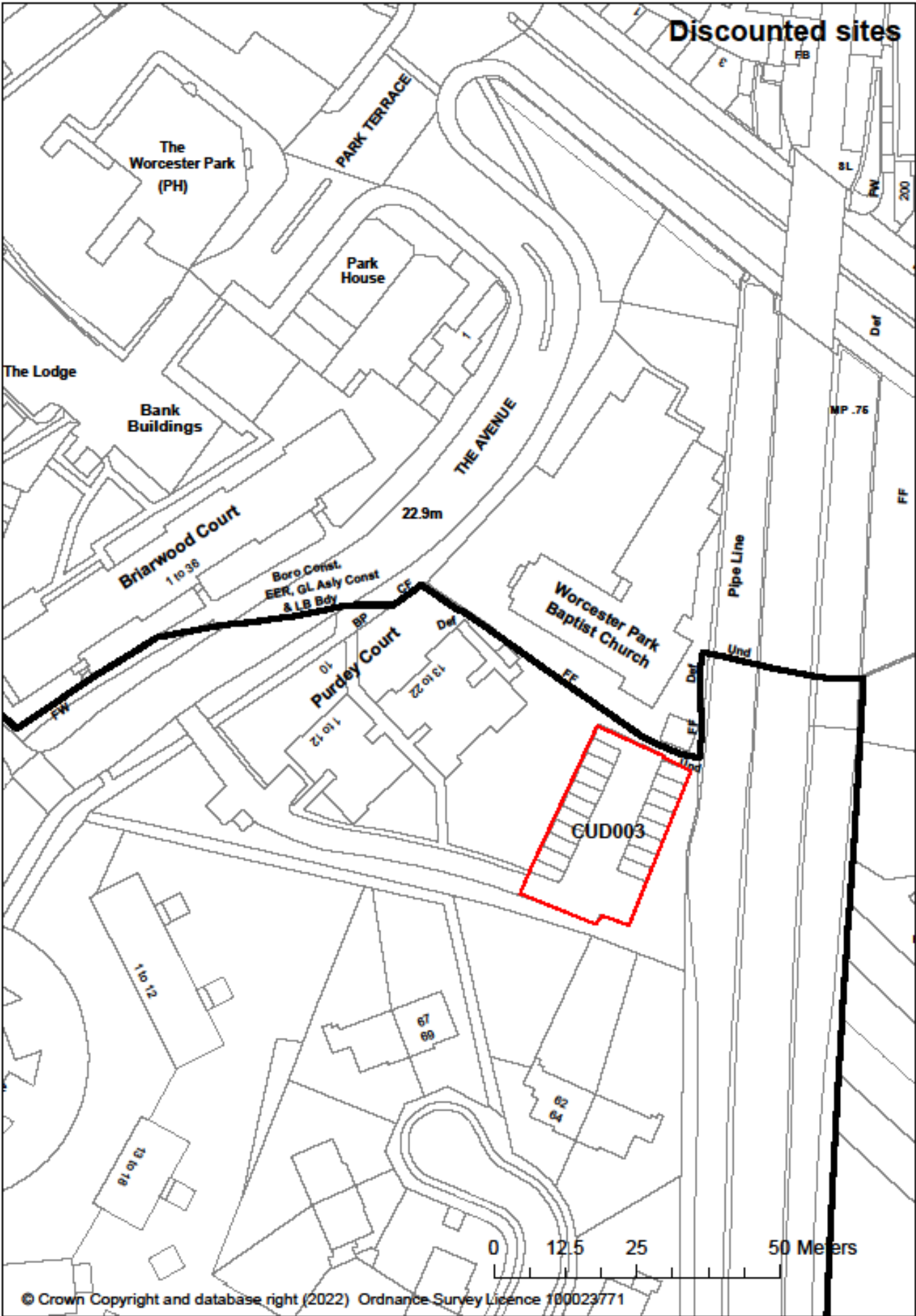
DELTA CLOSE

SPINNEY CLOSE

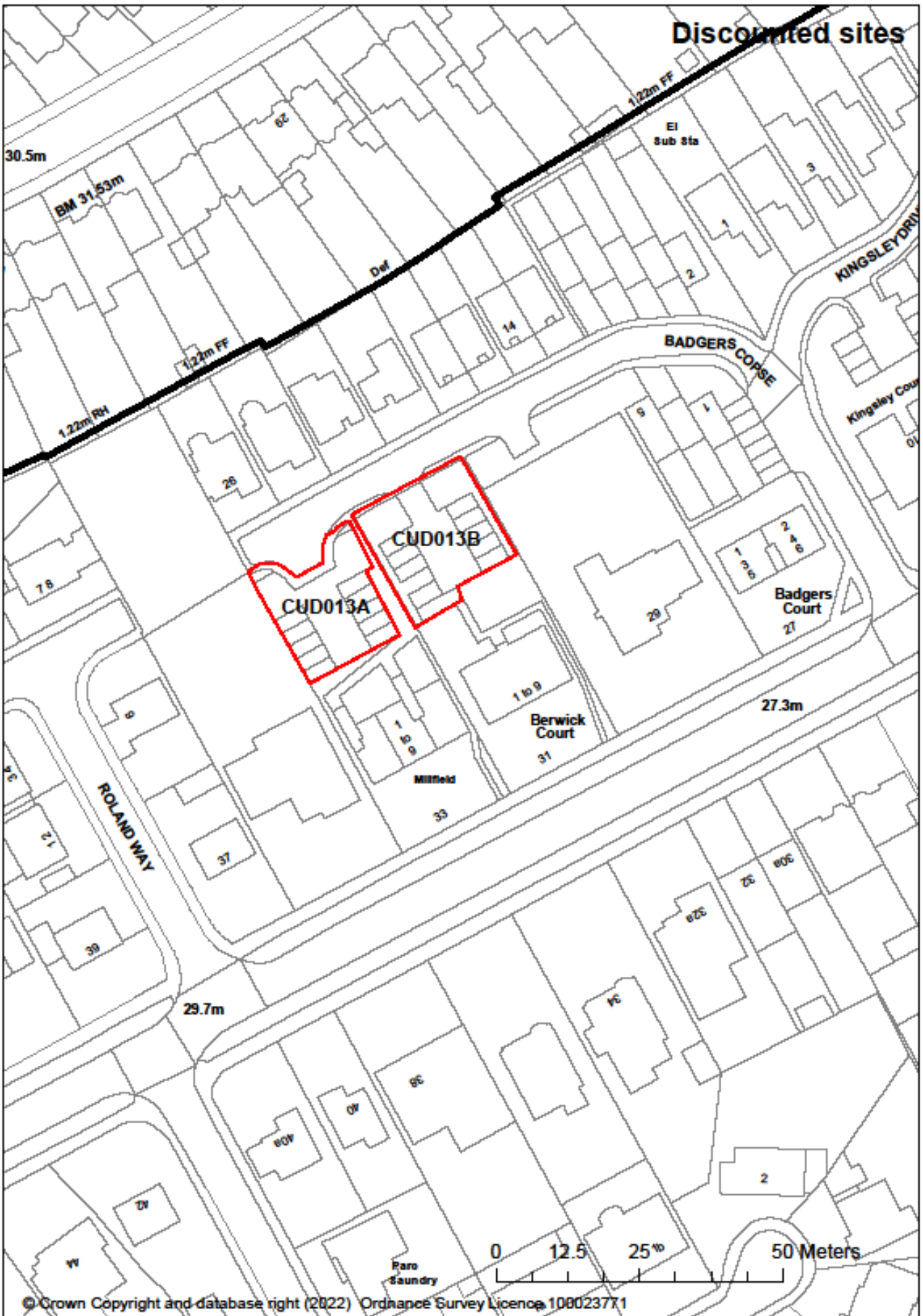
SALISBURY CLOSE

0 12.5 25 50 Meters

Discounted sites



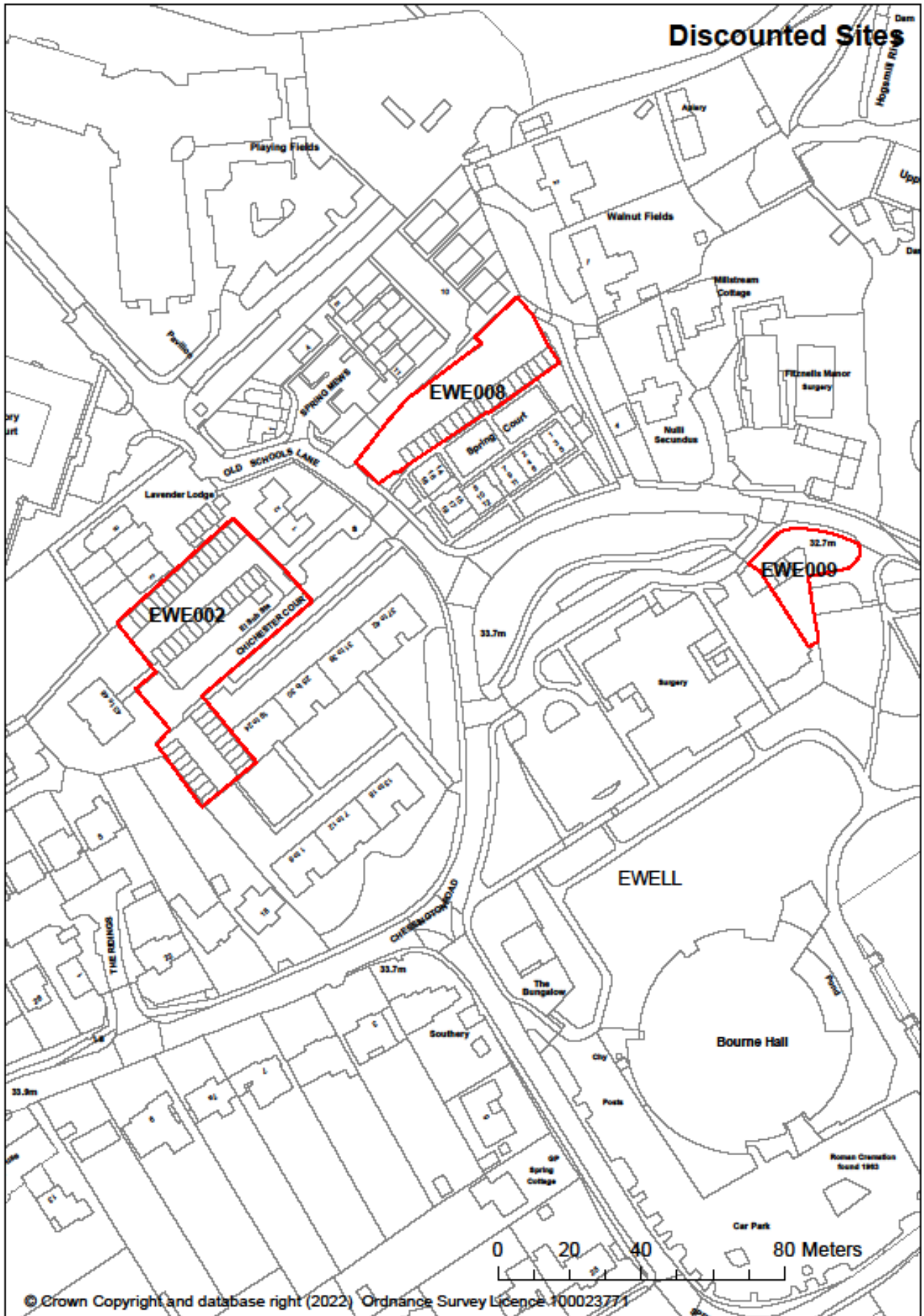
Discontinued sites



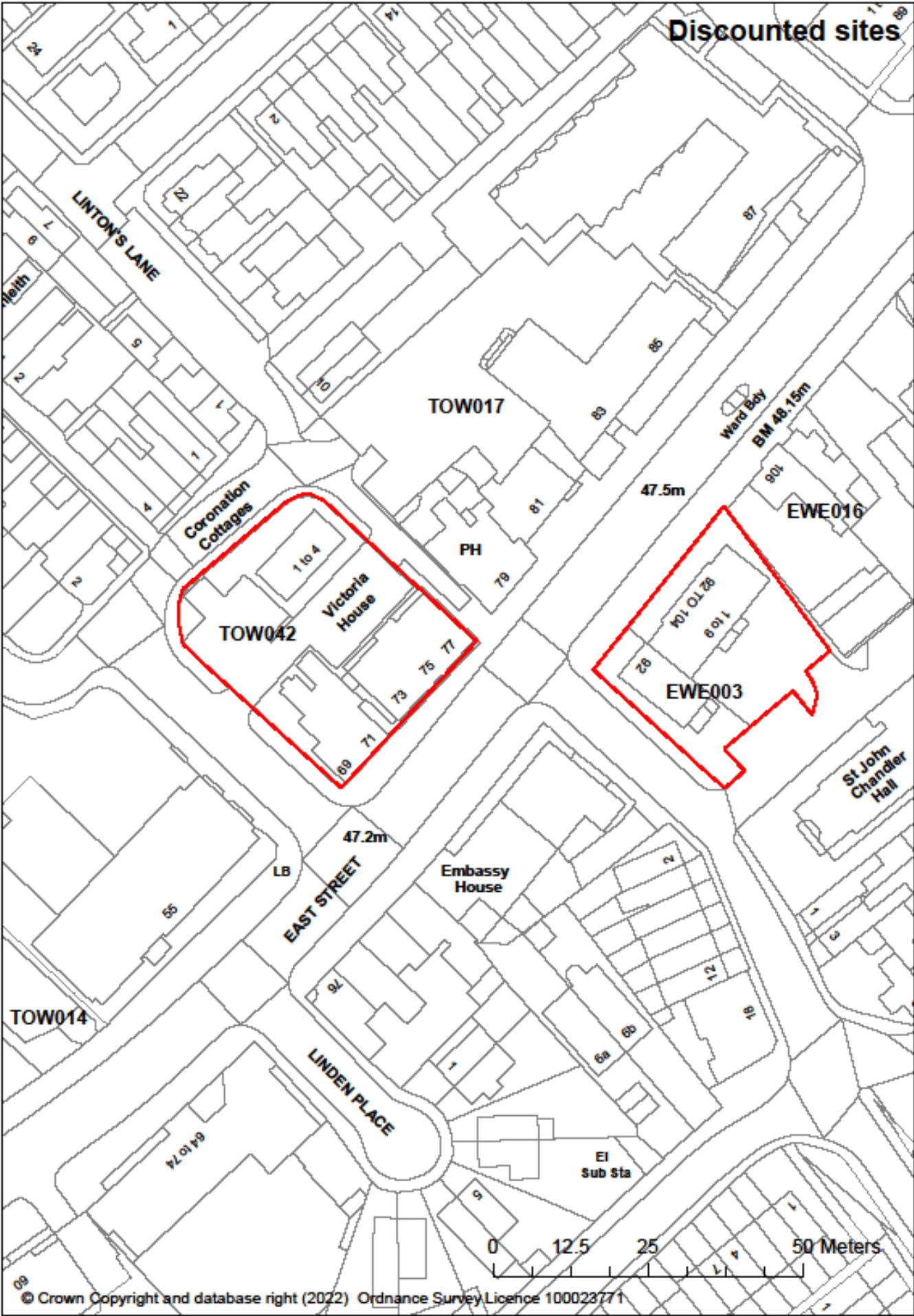
Discounted

Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Ewell	EWE002	Unknown	Desktop Review	Discount: Suitability Concerns	0.19
Ewell	EWE003	Y	Planning Application	Discount: Already completed and intensification too small	0.08
Ewell	EWE006	Unknown	Desktop Review	Discount: Availability and achievability concerns	0.45
Ewell	EWE007A	Unknown	Desktop Review	Discount: Too small	0.04
Ewell	EWE007B	Unknown	Desktop Review	Discount: Too small	0.07
Ewell	EWE008	Unknown	Desktop Review	Discount: Too small	0.10
Ewell	EWE009	Unknown	Desktop Review	Discount: FloodZone3	0.04
Ewell	EWE010	Unknown	Desktop Review	Discount: Too small	0.05
Ewell	EWE011	Unknown	Desktop review	Discount: Achievability concerns	0.31
Ewell	EWE013	Y	Call for Sites	Discount: Suitability concerns	0.22
Ewell	EWE015	Unknown	Desktop Review	Discount: Too small	0.05

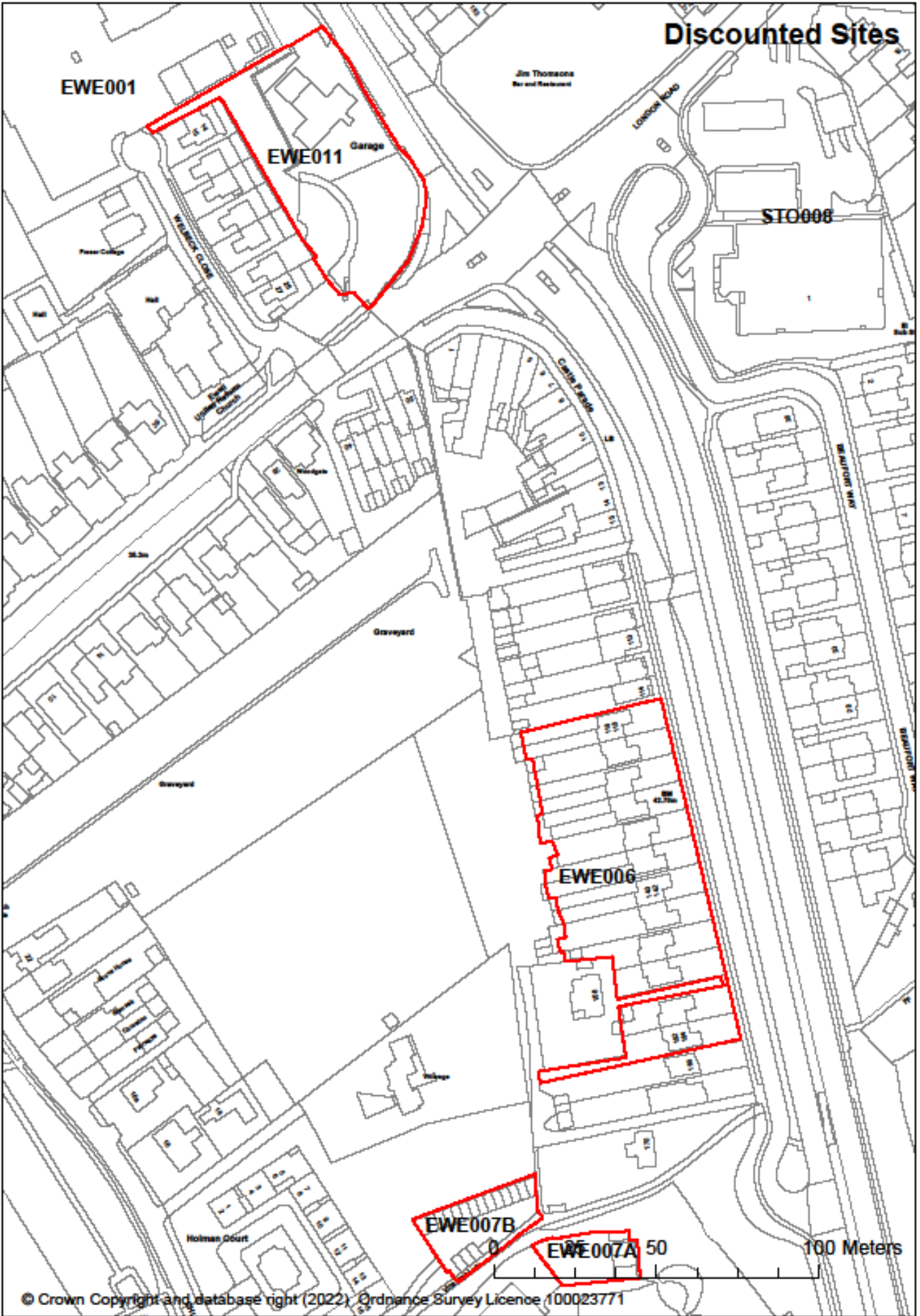
Discounted Sites



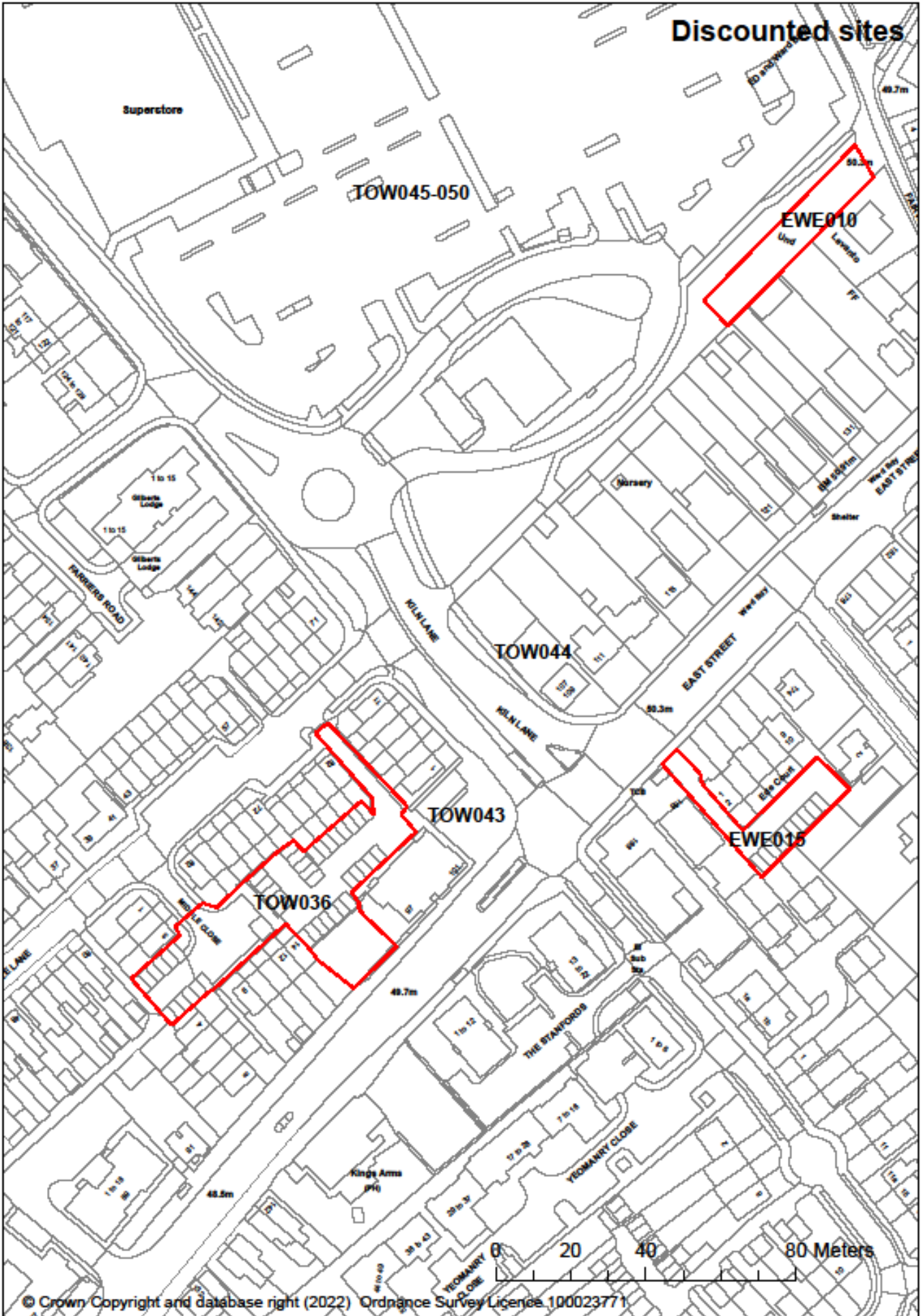
Discounted sites

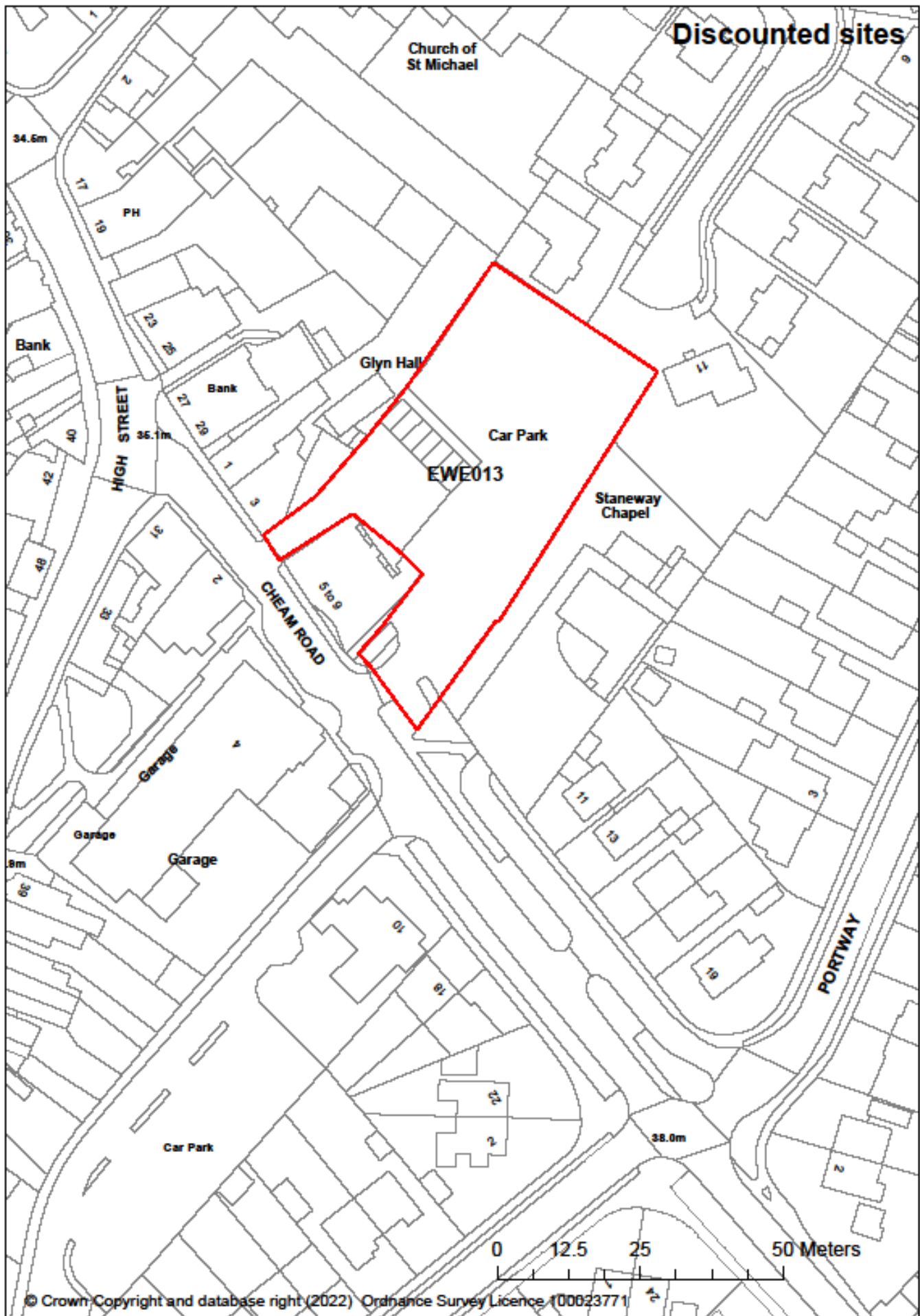


Discounted Sites



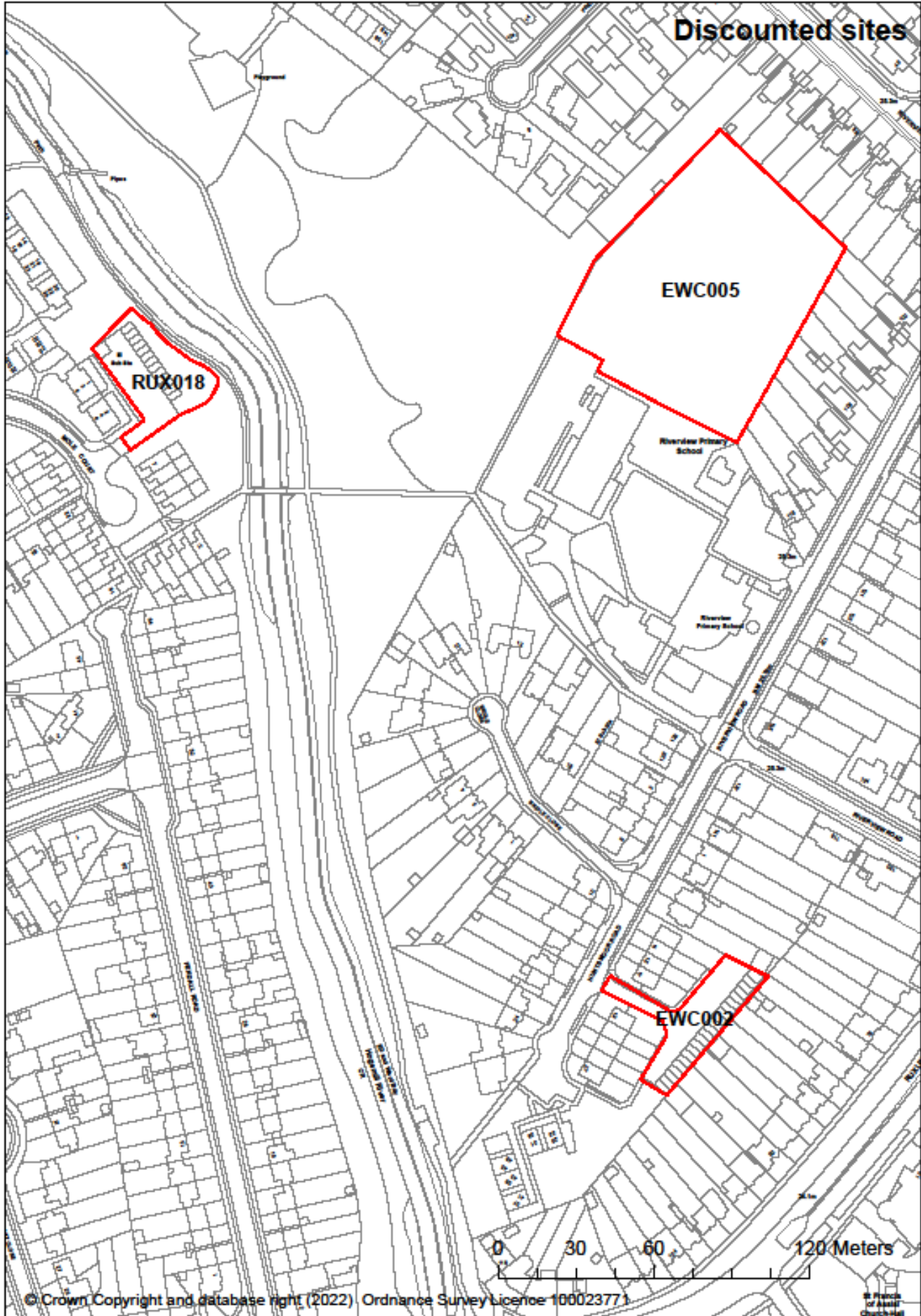
Discounted sites



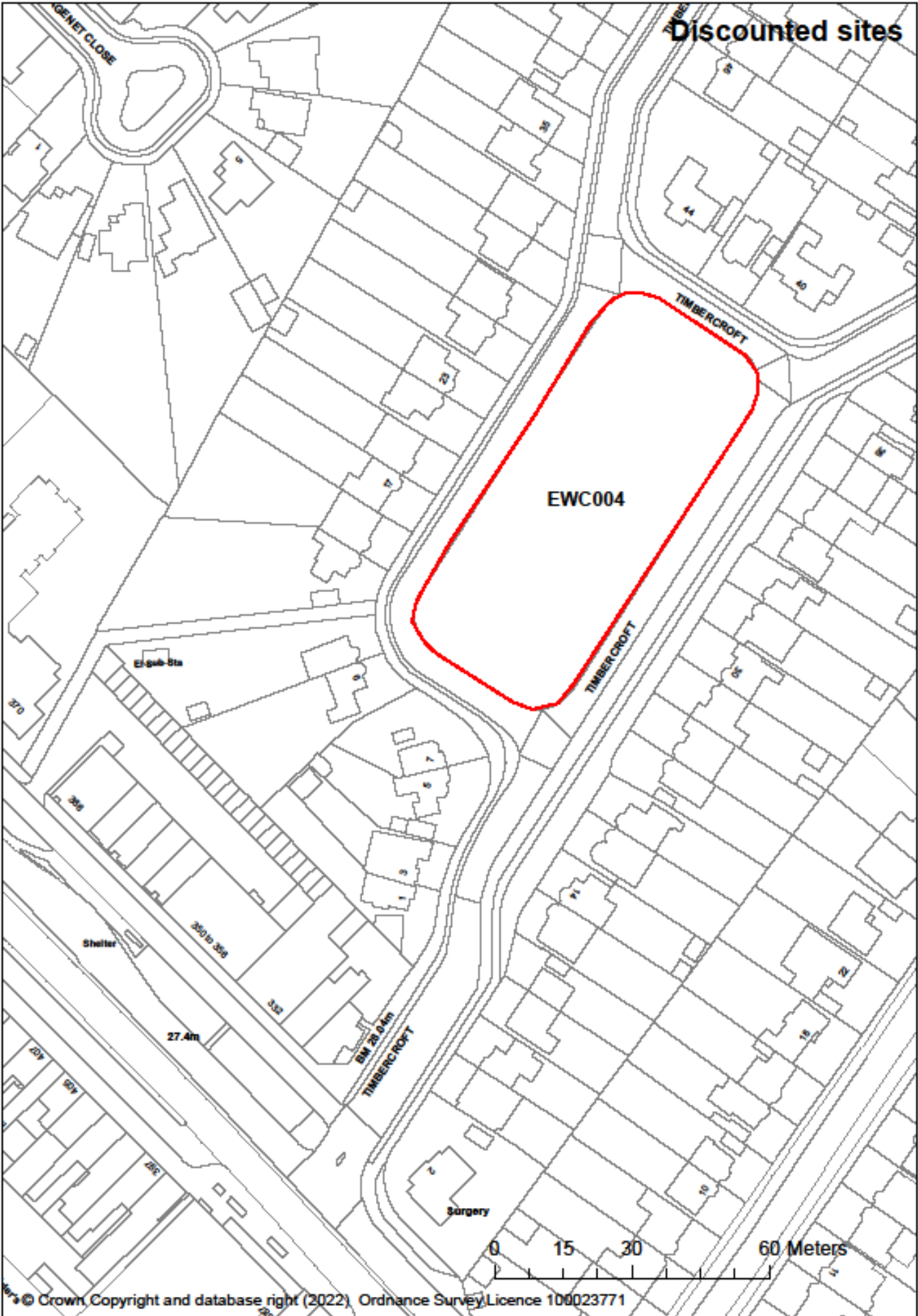


Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Ewell Court	EWC002	Unknown	Desktop Review	Discount: Too small	0.11
Ewell Court	EWC003	Unknown	Desktop Review	Discount: Suitability concerns	0.43
Ewell Court	EWC004	Unknown	Desktop Review	Discount: Suitability concerns	0.35
Ewell Court	EWC005	Unknown	Desktop Review	Discount: Suitability concerns	0.73
Ewell Court	EWC006	Not Available	Desktop Review	Discount: Not Available	0.28

Discounted sites

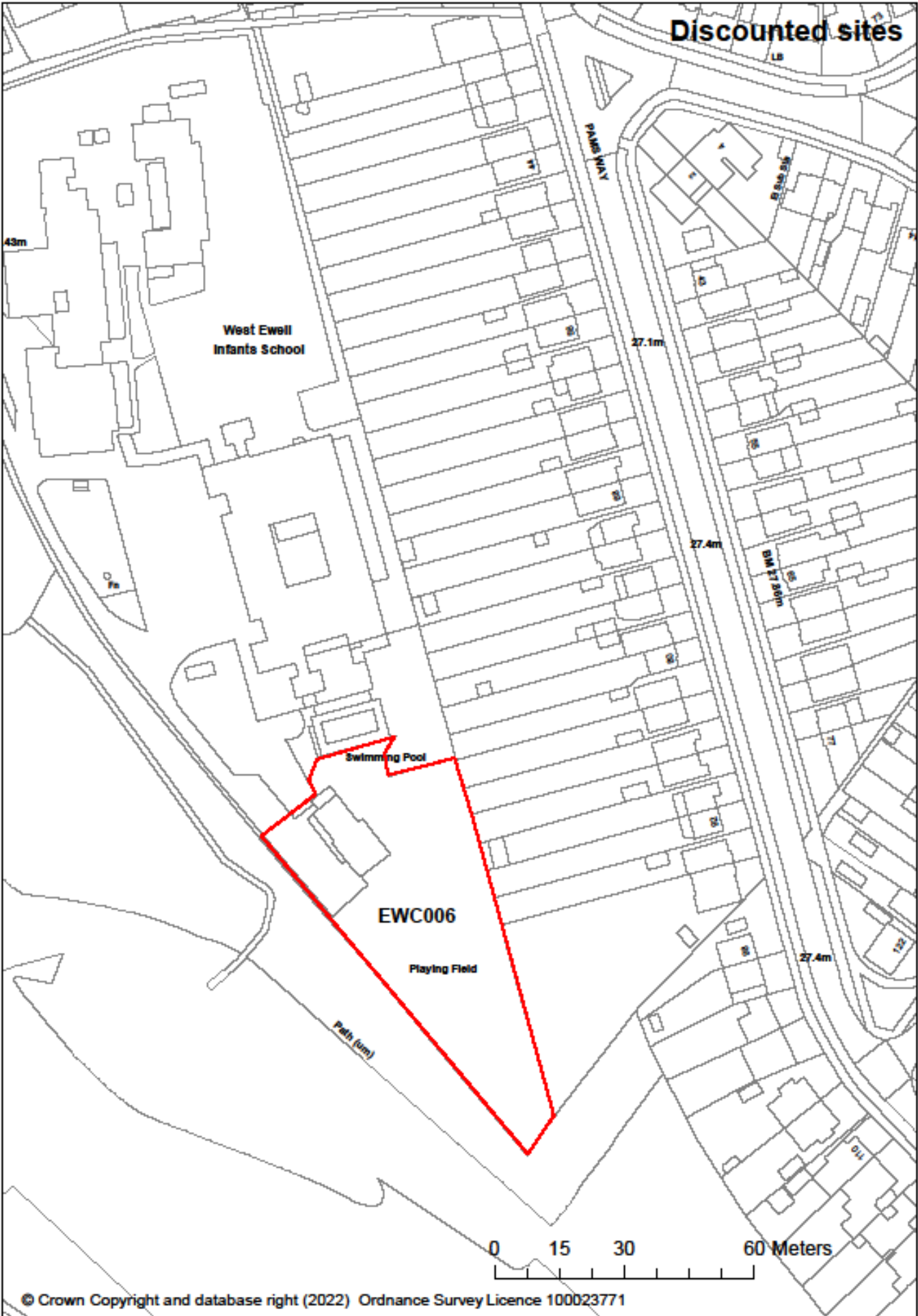


Discounted sites

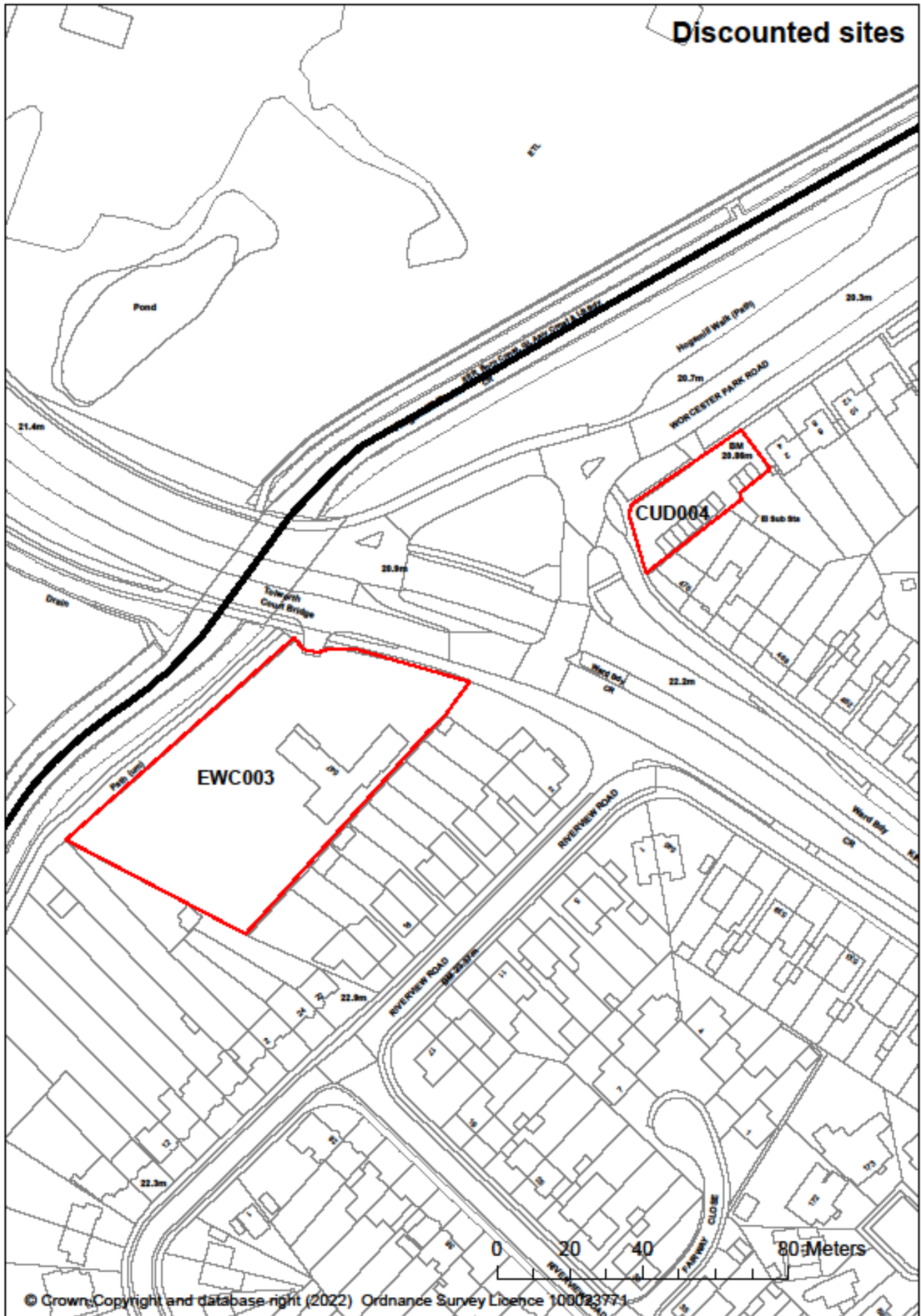


EWC004

0 15 30 60 Meters

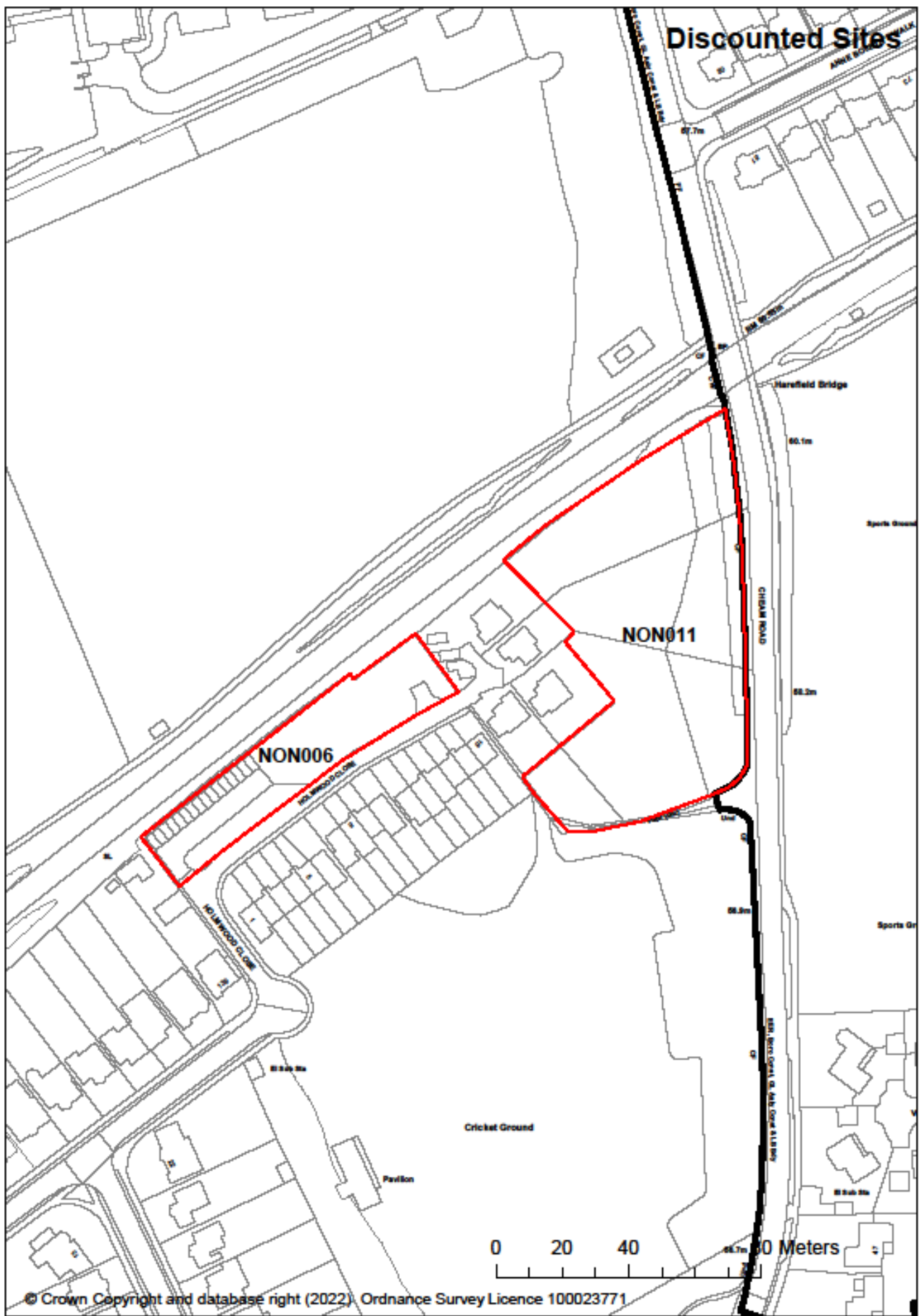


Discounted sites



Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Nonsuch	NON005	Y	Planning Application	Discount: Too small	0.12
Nonsuch	NON006	Unknown	Desktop review	Discount: Availability Unknown	0.20
Nonsuch	NON007	Unknown	Desktop review	Discount: Availability Unknown	0.11
Nonsuch	NON008	Unknown	Desktop review	Discount: Suitability concerns	0.15
Nonsuch	NON011	Unknown	Desktop review	Discount; Suitability concerns	0.60

Discounted Sites



Discounted Sites



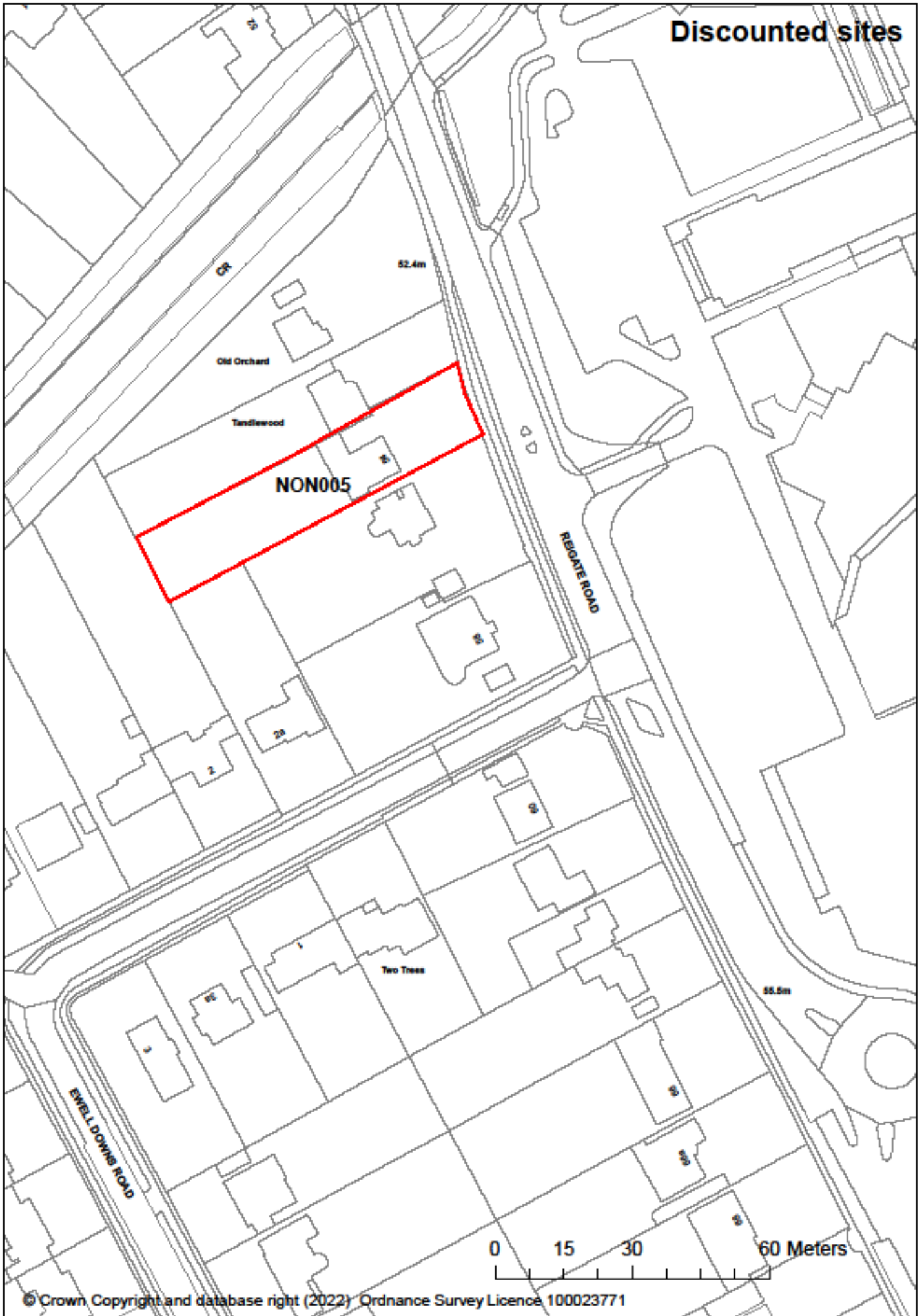
NON007



NON008

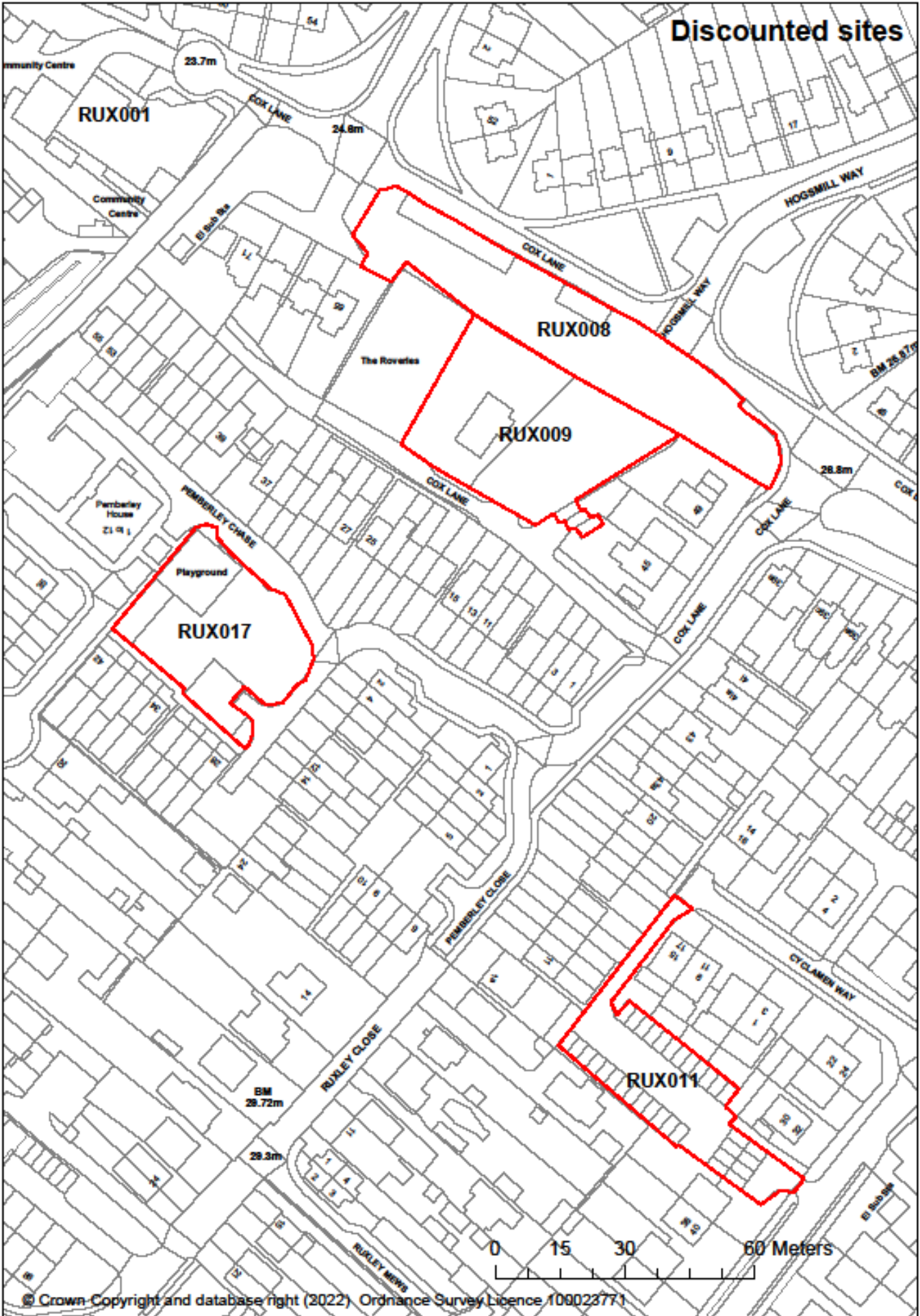


Discounted sites

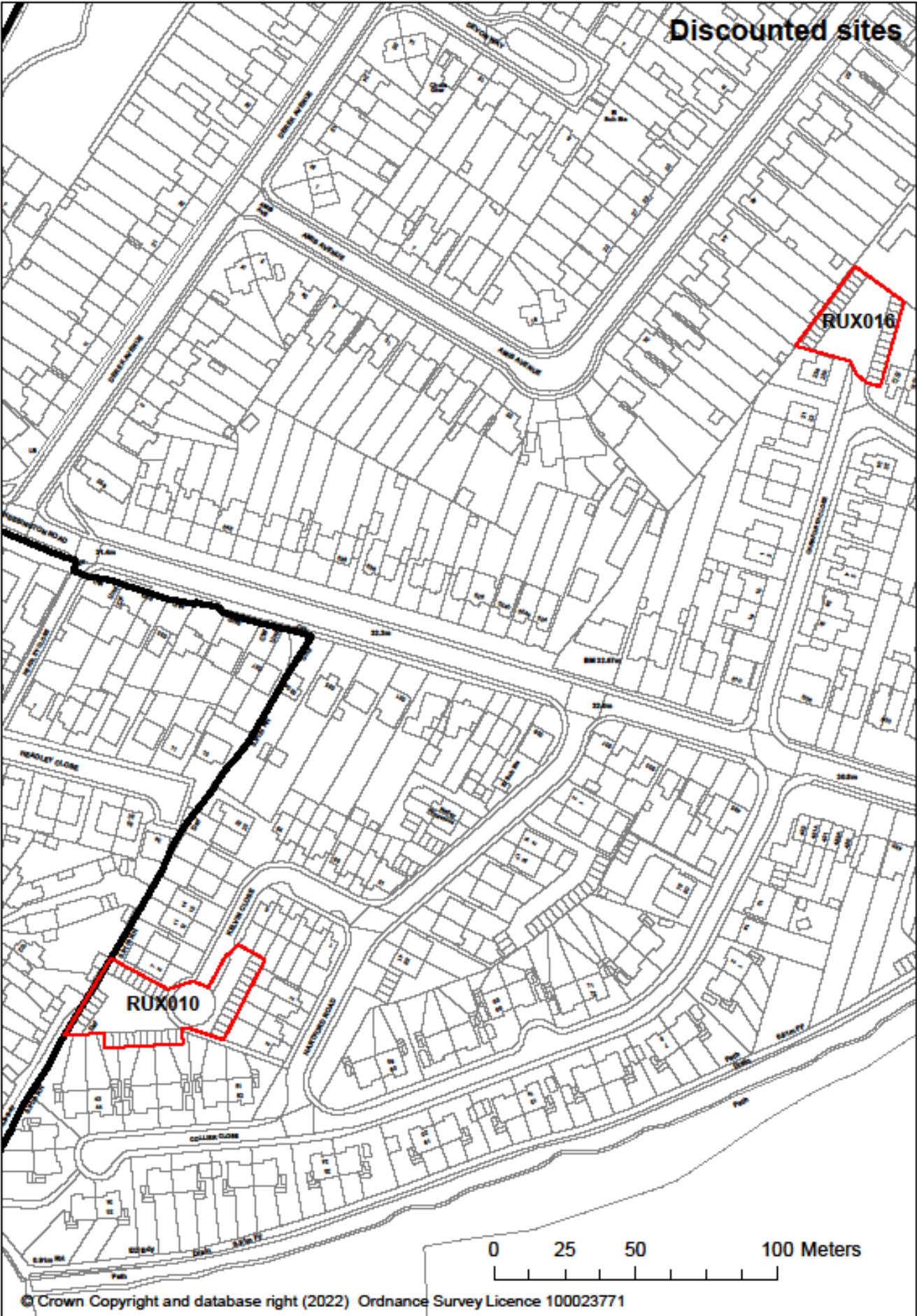


Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Ruxley	RUX008	Unknown	Desktop Review	Discount: Too small	0.18
Ruxley	RUX009	Unknown	Desktop review	Discount: Too small and Availability concerns	0.16
Ruxley	RUX010	Unknown	Desktop Review	Discount: Too small and availability concerns	0.14
Ruxley	RUX011	Unknown	Desktop Review	Discount: Too small	0.11
Ruxley	RUX012	Unknown	Desktop Review	Discount: Availability concerns	0.13
Ruxley	RUX013	Unknown	Desktop Review	Discount: Too small	0.11
Ruxley	RUX014	Unknown	Desktop Review	Discount, availability concerns	0.19
Ruxley	RUX016	Unknown	Desktop Review	Discount: Availabiity concerns	0.08
Ruxley	RUX017	Not available	Desktop Review	Discount: Not Available	0.12
Ruxley	RUX018	Unknown	Desktop review	Discount: Too small	0.12

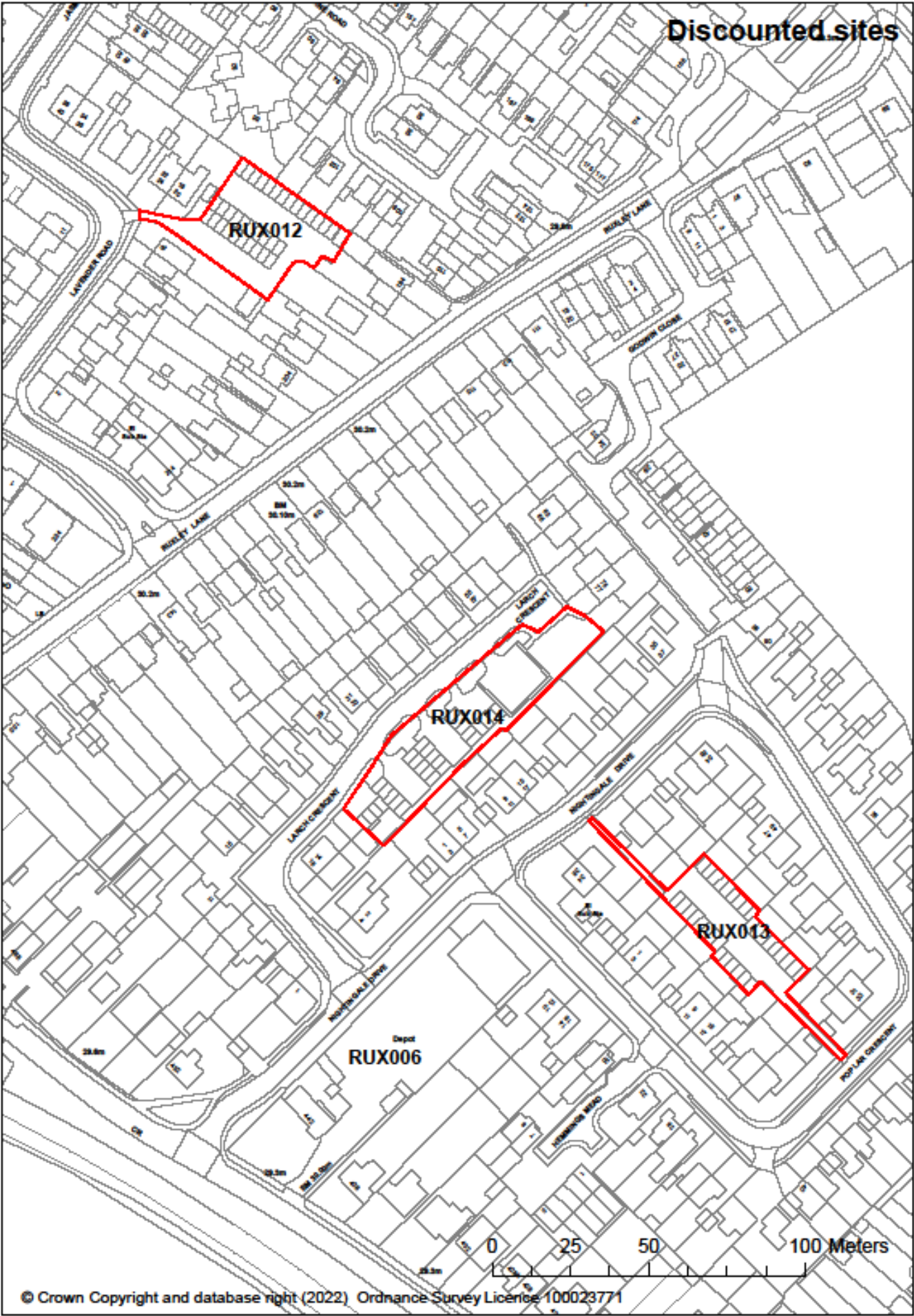
Discounted sites



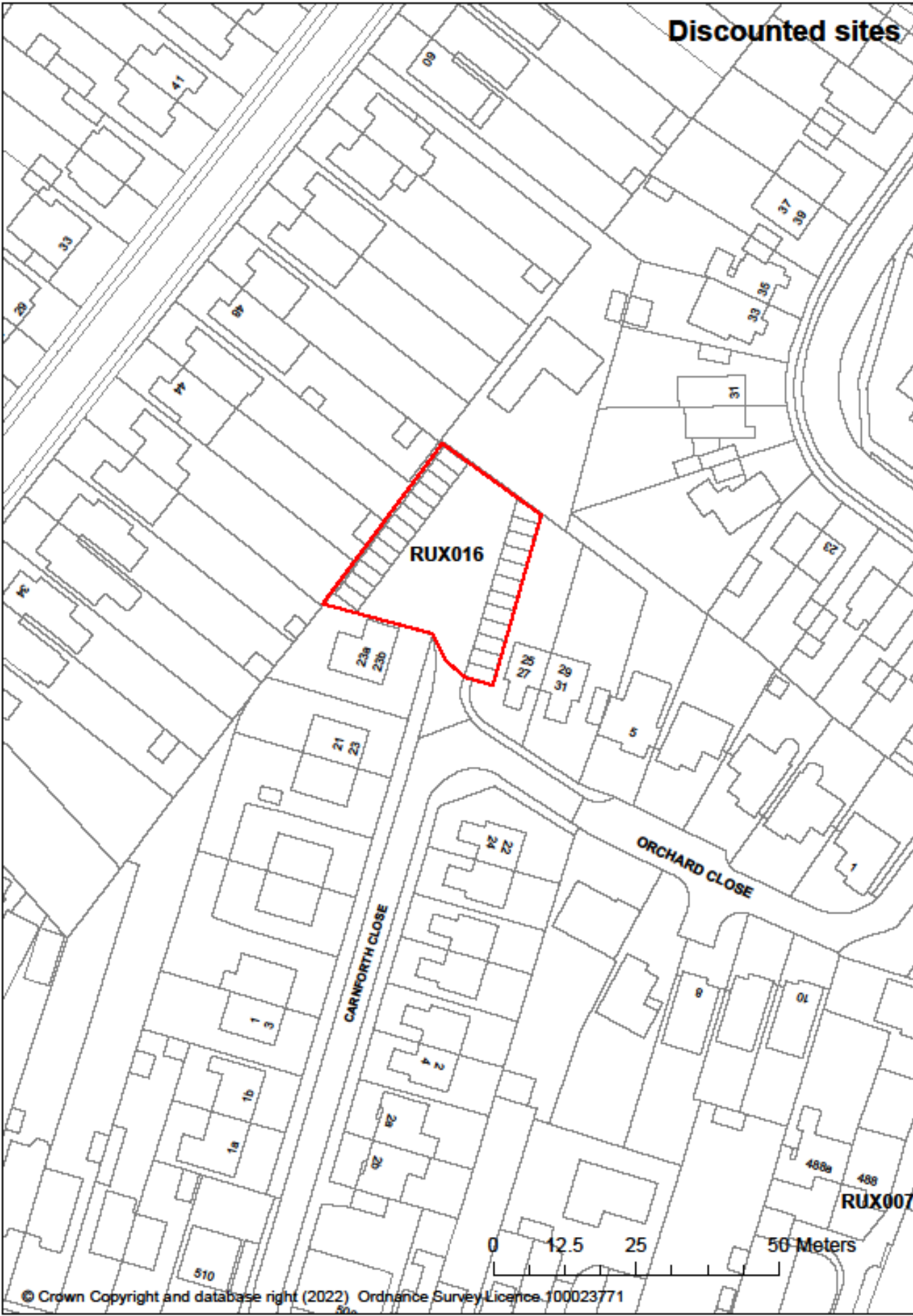
Discounted sites



Discounted sites



Discounted sites



RUX016

CARNFORTH CLOSE

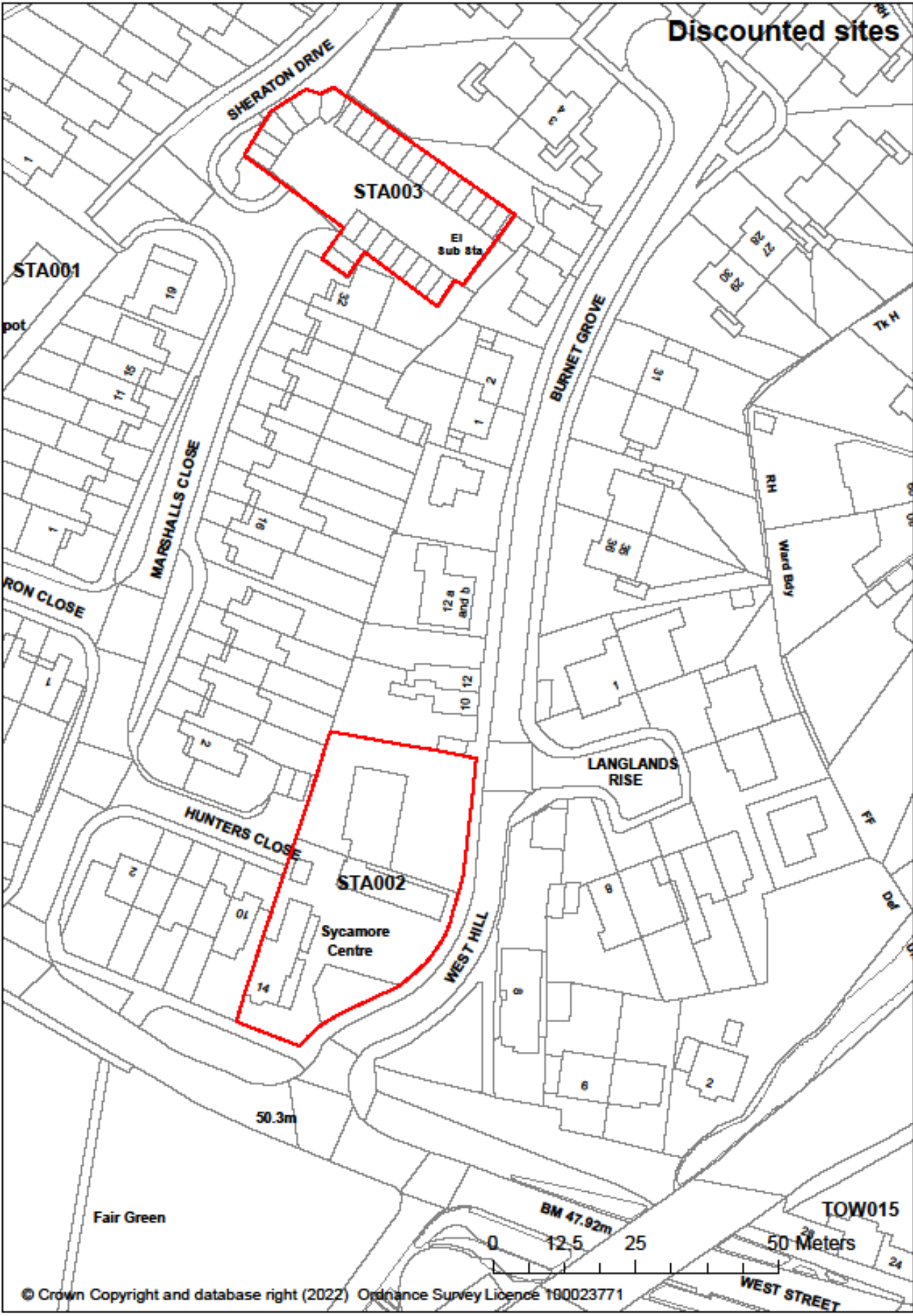
ORCHARD CLOSE

RUX007

0 12.5 25 50 Meters

Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Stamford	STA002	Y	Desktop Review	Discount: Too small	0.14
Stamford	STA003	Unknown	Desktop Review	Discount: Availability concerns	0.09
Stamford	STA005	Unknown	Desktop Review	Discount: Availability concerns	0.18
Stamford	STA007	Y	Call for Sites	Discount: Too small	0.15
Stamford	STA033	Y	Planning Application	Discount: Too small	0.25

Discounted sites



Discounted sites

COU036

Drummond Gardens

STA005

Christchurch Gardens

Christchurch Place

CHRIST CHURCH MOUNT

STA007

LOWES HILL ROAD

0 20 40 80 Meters



Discounted sites



Ward
Stoneleigh

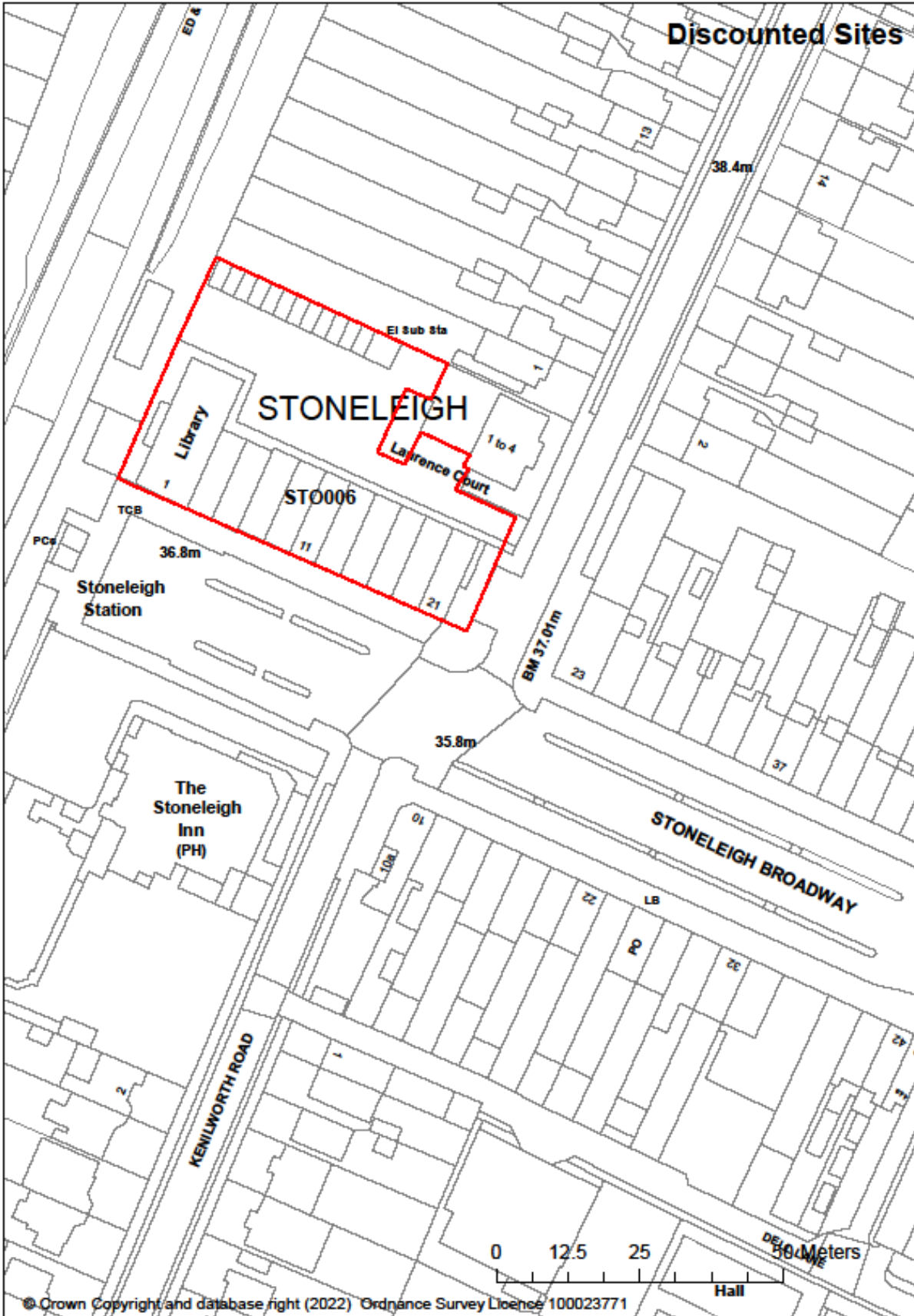
Site Reference
STO006

Available
Unknown

Source
Desktop Review

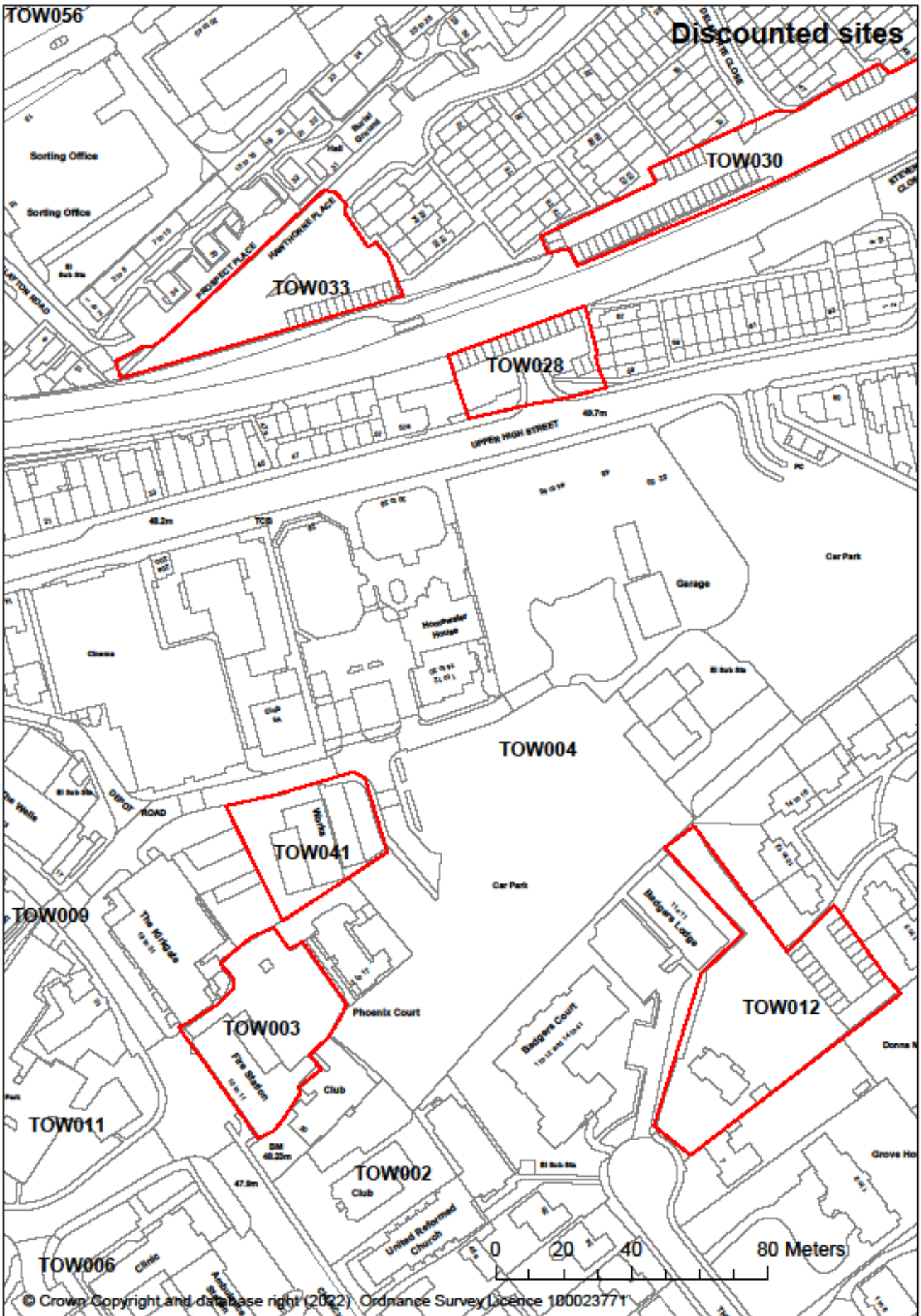
Reason discounted
Availability concerns

Area (ha)
0.23

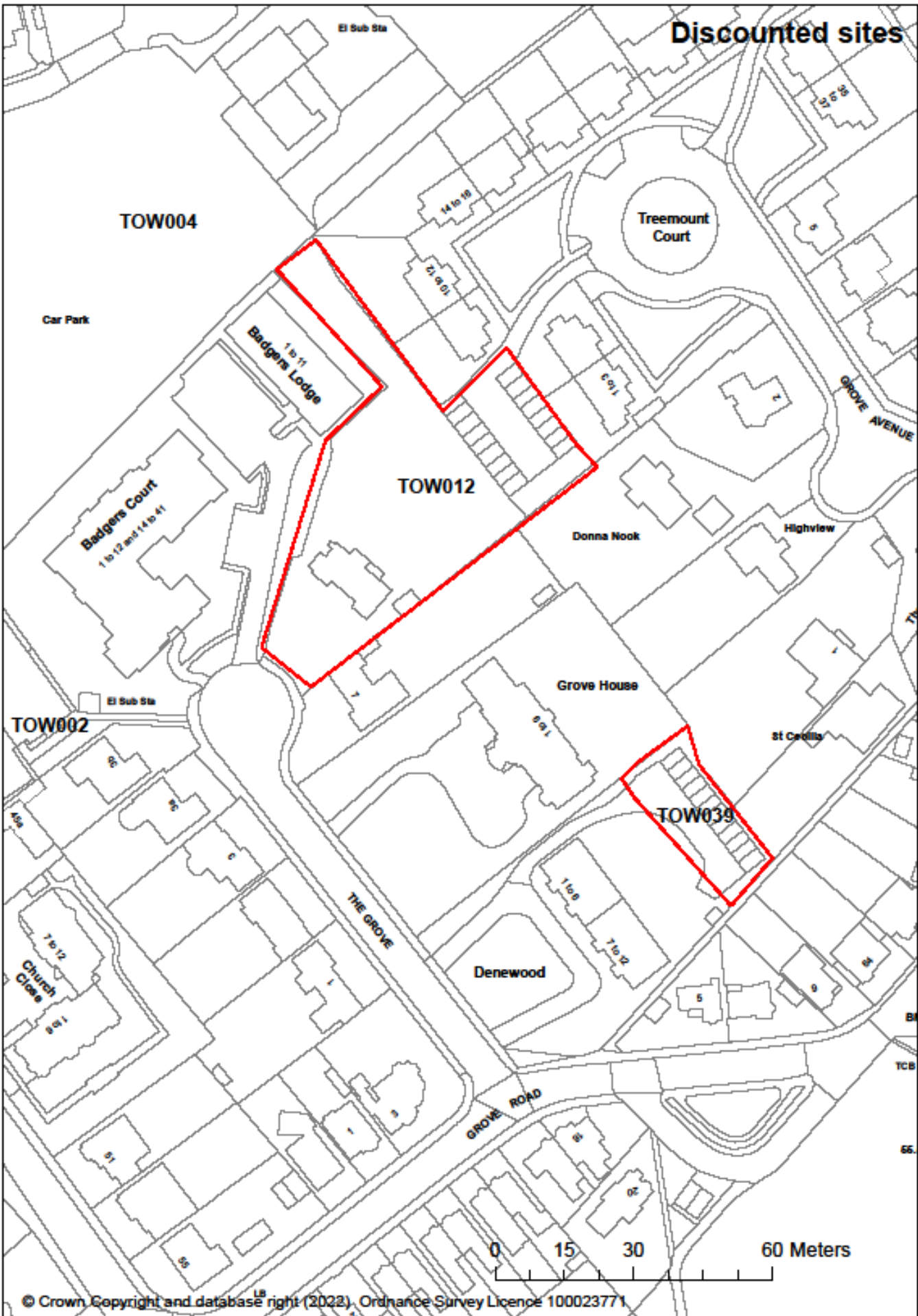


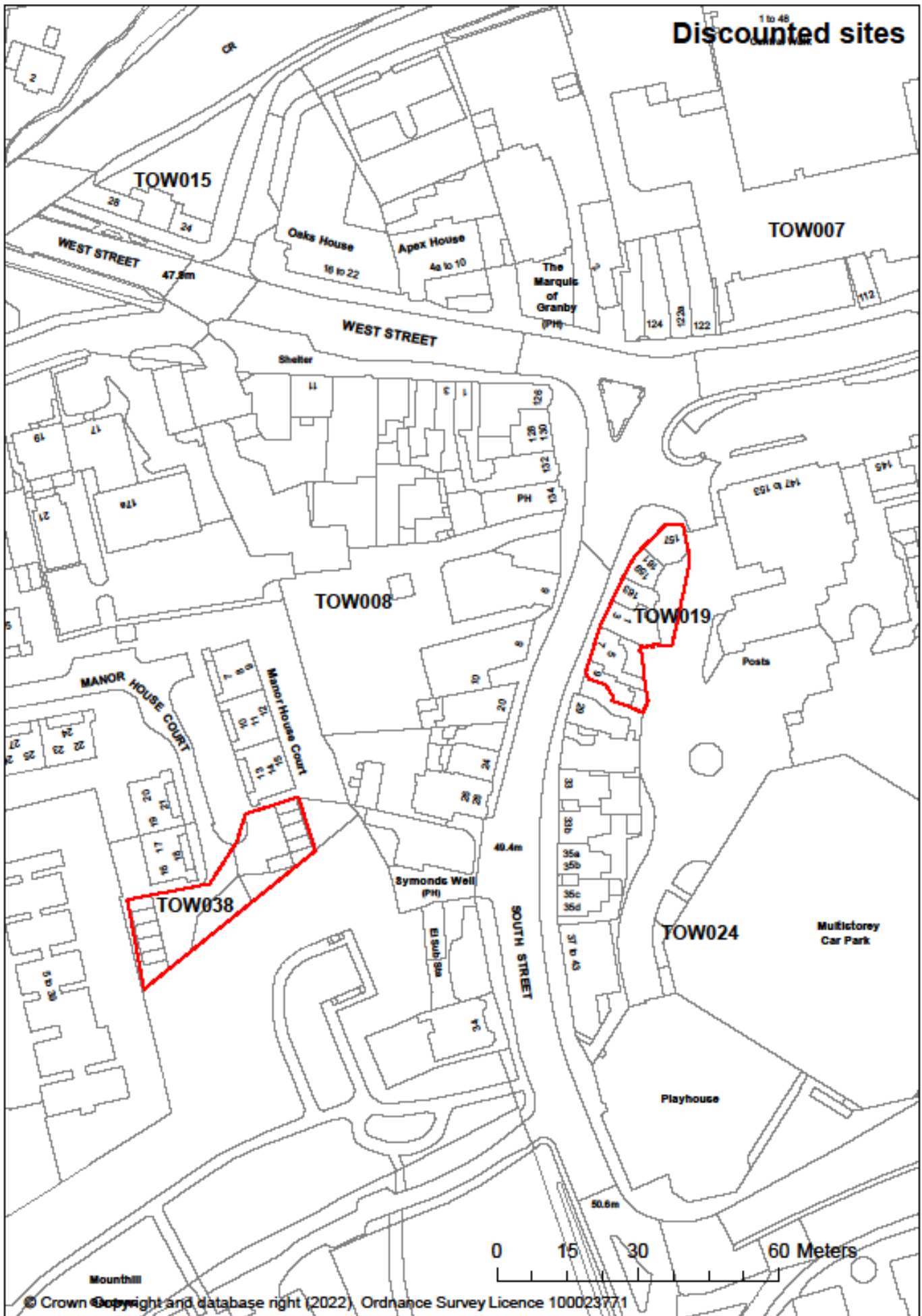
Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Town	TOW003	Not Available	Desktop Review	Discount: Not Available	0.16
Town	TOW012	Y	Planning Application	Discount: Too small	0.29
Town	TOW019	Y	Planning Application	Discount: Achievability concerns	0.05
Town	TOW026	Unknown	Desktop review	Discount: Too small and suitability concerns	0.25
Town	TOW027	Unknown	Desktop Review	Discount: Availability concerns	0.08
Town	TOW028	Unknown	Desktop Review	Discount: Availability concerns	0.09
Town	TOW029	Unknown	Desktop Review	Discount: Availability concerns	0.26
Town	TOW030	Unknown	Desktop Review	Discount: Availability concerns	0.29
Town	TOW031	Unknown	Desktop Review	Discount: Availability concerns	0.10
Town	TOW032	Unknown	Desktop Review	Discount: Availability and suitability concerns	0.22
Town	TOW033	Unknown	Desktop review	Discount: Availability concerns	0.17
Town	TOW034	Unknown	Desktop Review	Discount: Too small	0.04

Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Town	TOW035A	Unknown	Desktop Review	Discount: Too small, Availability concerns	0.04
Town	TOW035B	Unknown	Desktop Review	Discount: Too small, Availability concerns	0.02
Town	TOW036	Unknown	Desktop review	Discount: Availability concerns	0.19
Town	TOW038	Unknown	Desktop Review	Discount: Too small and availability concerns	0.06
Town	TOW039	Unknown	Desktop review	Discount: Availability concerns	0.05
Town	TOW041	Unknown	Desktop review	Discount: Availability concerns	0.12
Town	TOW042	Unknown	Planning Application	Discount: Availability and achievability concerns	0.12
Town	TOW052	Unknown	Desktop Review	Discount: Availability concerns	0.05
Town	TOW053	Y	Call for Sites	Discount: Too small	0.15

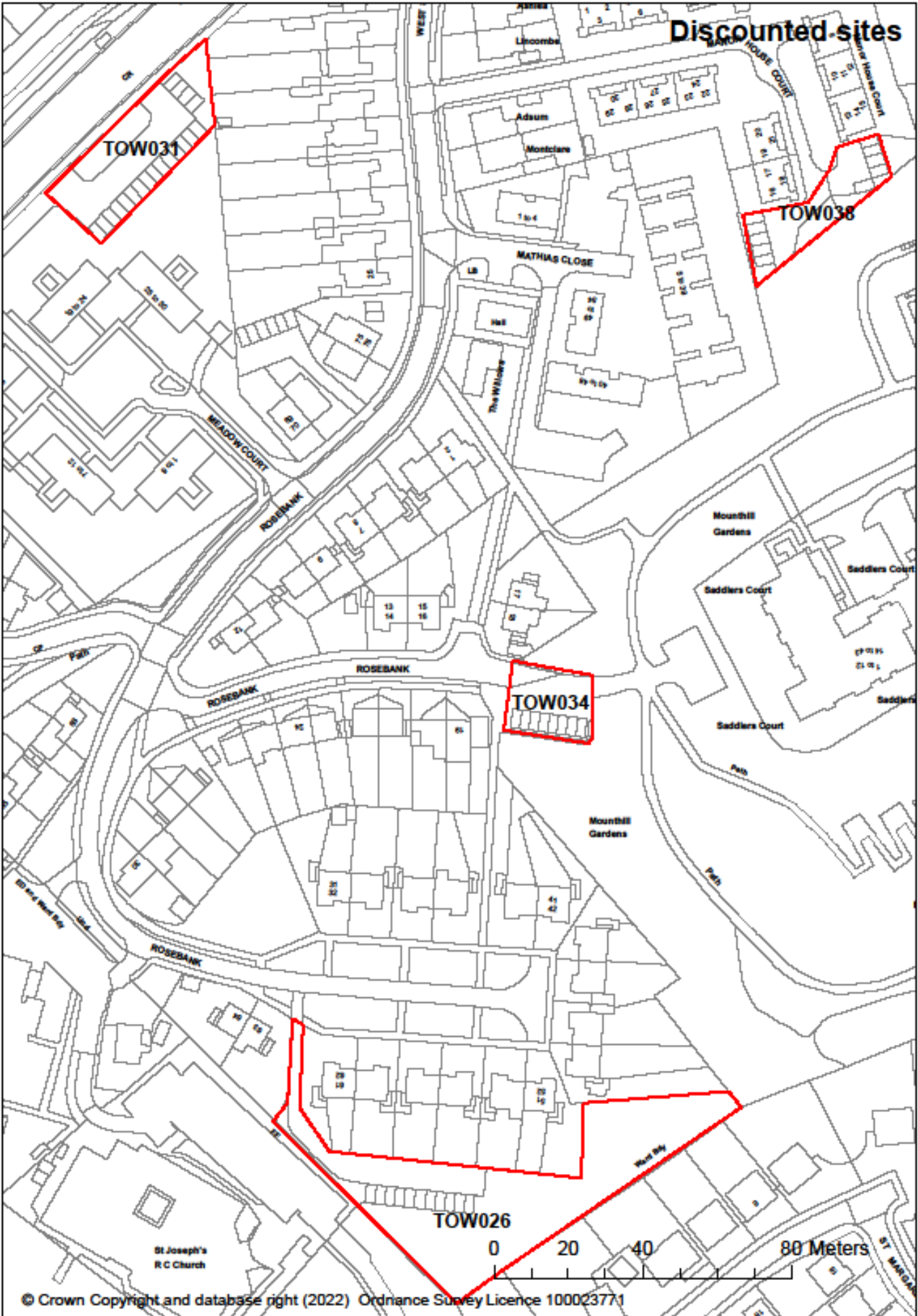


Discounted sites

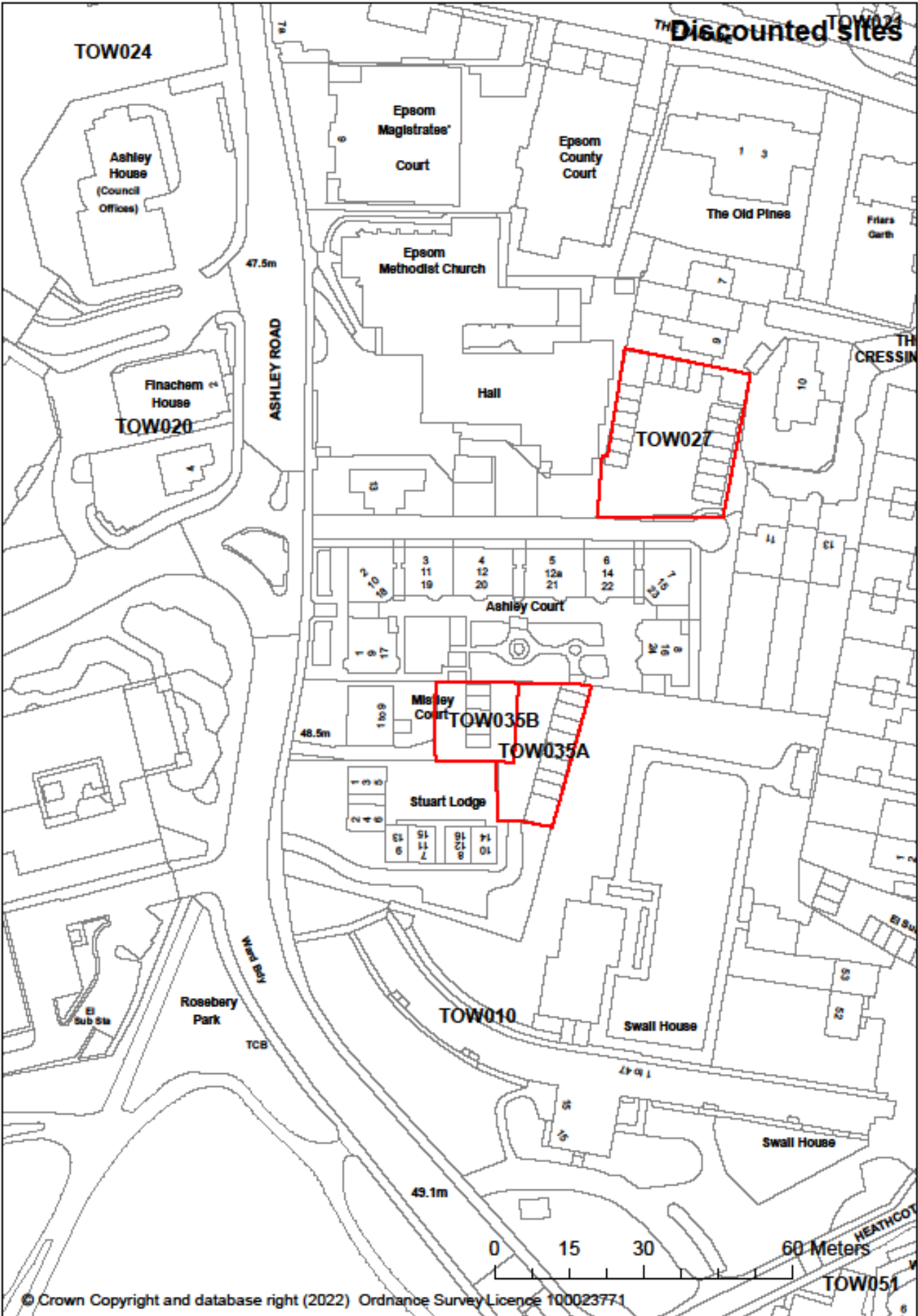


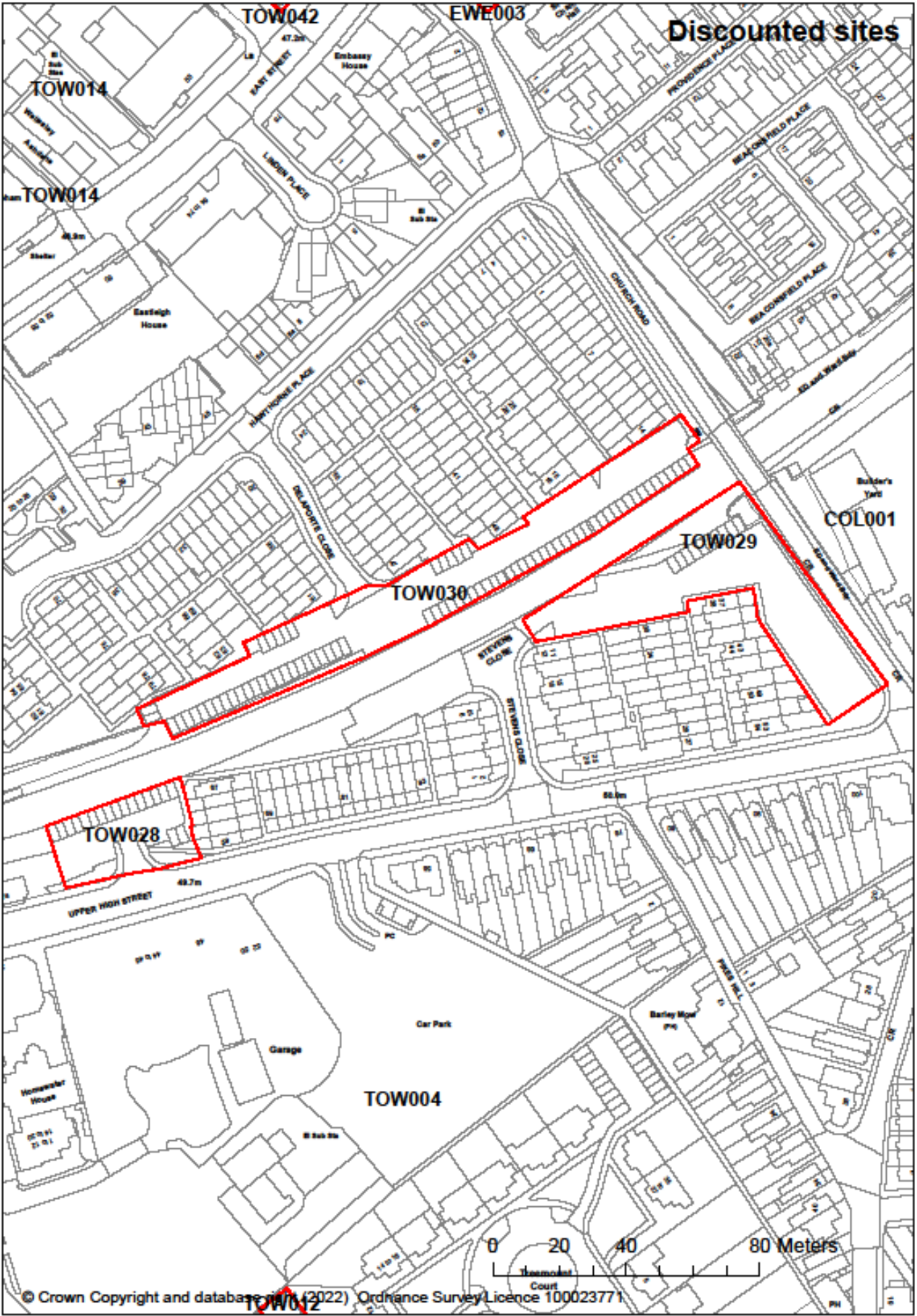


Discounted sites



Discounted sites





Ward
West Ewell

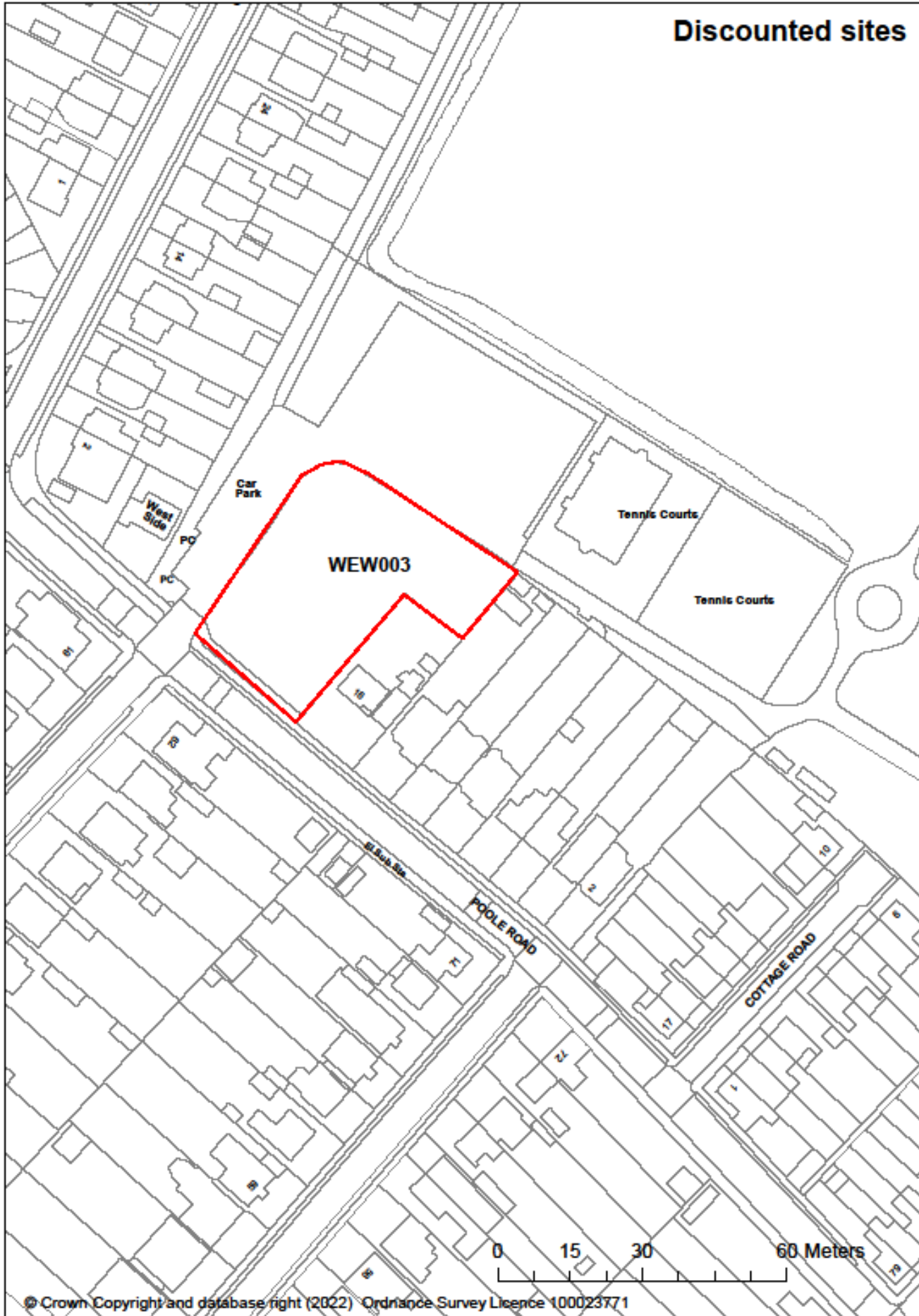
Site Reference
WEW003

Available
Unknown

Source
Desktop Review

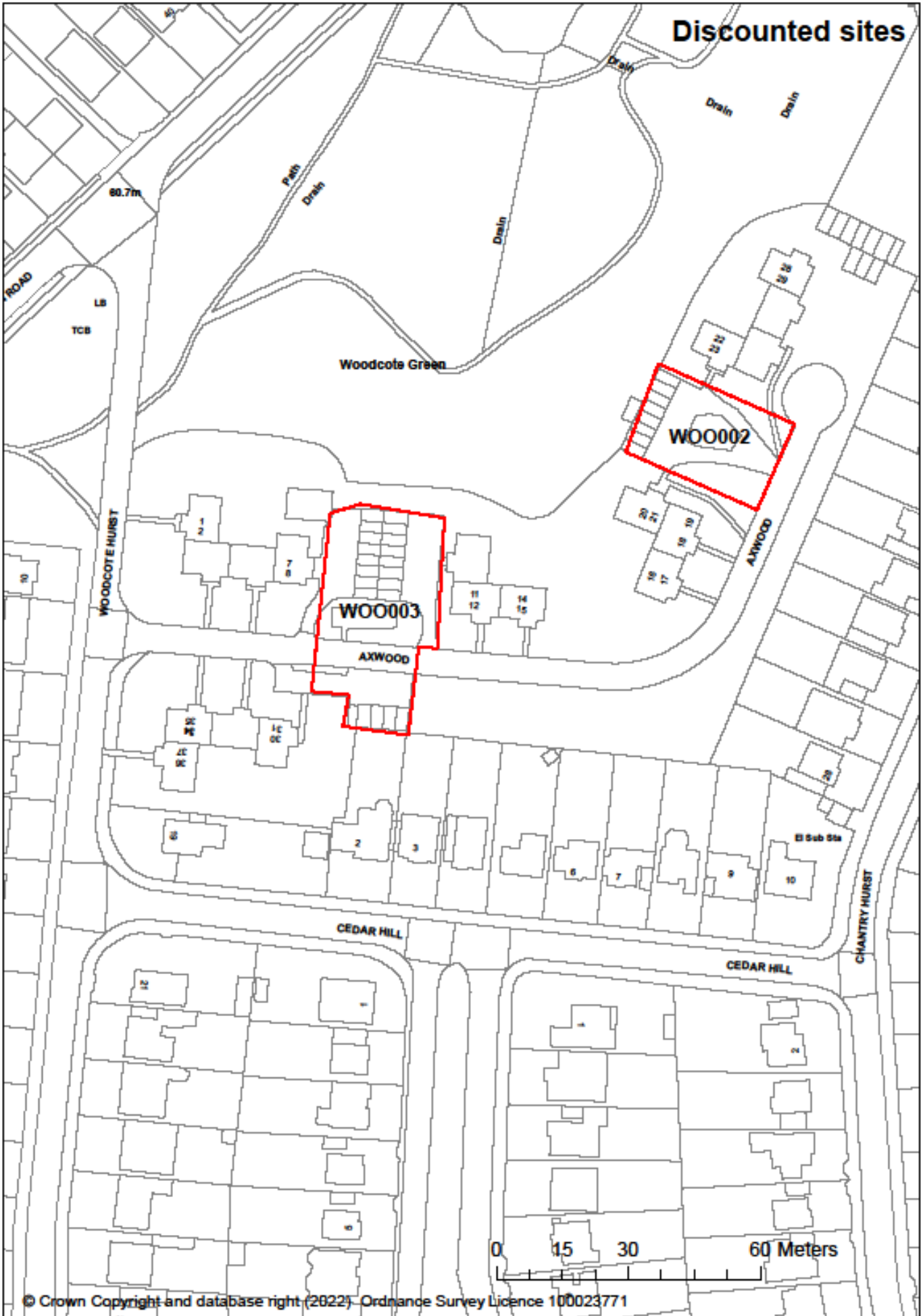
Reason discounted
Discount: Too small and
suitability concerns

Area (ha)
0.17



Ward	Site Reference	Available	Source	Reason discounted	Area (ha)
Woodcote	WOO002	Unknown	Desktop Review	Discount: Too small and availability concerns	0.07
Woodcote	WOO003	Unknown	Desktop Review	Discount: Too small and suitability concerns	0.12
Woodcote	WOO005	Y	Planning Application	Discount: Too small	0.07
Woodcote	WOO006	Rosebery	Desktop review	Discount: Too small	0.06
Woodcote	WOO021	Unknown	Desktop review	Discount: Too small and suitability concerns	0.15

Discounted sites



Discounted sites

