

Site Assessment Methodology

September 2024

Epsom and Ewell
Local Plan 2022-2040



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1. Introduction

- 1.1. This paper should be read in conjunction with the [Land Availability Assessment \(LAA\) methodology 2022](#) and [LAA 2024](#). The purpose of this paper is to demonstrate in greater detail than these documents how, through stages 1 and 2 of the LAA methodology (as prescribed in PPG para 005 ID 3-005-20190722), sites have been selected for allocation in the local plan.
- 1.2. It comprises a straightforward matrix of considerations, developed by planning officers, to assess the allocation potential of each site positively, fairly and transparently. Cumulatively, the answers to the questions in the matrix have been considered a reliable and holistic indication of each sites' 'availability', 'achievability' and 'suitability', and, with the exception of Green Belt sites (for which their exceptional circumstances are discussed in the Green Belt Review and Sustainability Appraisal), sites which have met all three tests, have been allocated in the plan.
- 1.3. It should be noted that in recognising the need for the plan to be positively prepared, the Council have deliberately applied the tests to all sites identified at stage 1, rather than only stage 2, in order to quickly provide an at-a-glance indication of site's allocation potential should any of the initial assumptions about sites 'availability' or 'achievability' change throughout the plan making process.

2. Justification of approach

- 2.1. Whilst planning practice guidance provides direction in how to apply the tests of 'availability', 'suitability' and 'achievability', it does not prescribe exactly how the tests should be undertaken. For example, whilst, as guidance suggests, local and national policies should be taken into consideration in assessing a site's suitability for development, interpretation of policy and exercising of the "planning balance" can lend a site assessment process vulnerable to different interpretations, unconscious bias and inconsistency. The purpose of the consideration matrix, therefore, is to provide a holistic test of allocation potential across as many indicators of the three "pillars" of planning (social, economic and environmental), as consistently as possible.
- 2.2. One way that consistency has been built into the decision-making matrix is that the majority of considerations within the matrix are quantifiable. For example, the merits of a site depend on clear geographic / spatial criteria.

3. Methodology

- 3.1. As a starting point, all sites have been considered allocatable unless material considerations indicate otherwise.

Quantifiable assessment using the traffic light scoring method.

- 3.2. The quantifiable aspect of the site assessments primarily comprised the use Geographic Information System (GIS) (in other words, digital mapping) to give an accurate assessment of sites' geographic (or "spatial") credentials in relation to specific policy related variables. The majority of those questions have been measured with the aid of the Council's own "constraints" layers, which have been set locally (e.g. conservation areas), or mirror nationally designated constraints (such as SSSIs or Flood Zones). The secondary data was taken from Surrey County Council's Transport Assessment of the sites, particularly to assess accessibility and sustainability credentials.

Traffic light scoring system

- 3.3. Except where the answer to a consideration is simply “yes” or “no” most considerations have been scored using a traffic light scoring system, with “green” indicating a positive tendency for allocation, “yellow” a less positive tendency for allocation and “red” a negative tendency to allocation. It should be noted, however, that whilst achieving a “red” score means a particular variable warranted a higher level of scrutiny, it would not necessarily render a site un-allocatable. In taking a positive approach to preparing the plan, the methodology has been strictly developed to determine the principle of allocation only (and not speculated heavily on the potential details of proposals). The Council recognises the intrinsic potential of design solutions to overcome development challenges. The matrix does not, therefore, include consideration of more qualitative variables such as “design and character”. However, that the methodology does flag where potential impacts on sensitive areas might be, as such indications can be deduced from some of the considerations (e.g. proximity to Conservation Areas or Listed Buildings). In some cases, extra commentary is provided to justify conclusions where considerations have achieved a “red” score.

Green Belt Sites and Sites within flood zone 3a and 3b.

- 3.4. For all Green Belt sites considered ‘available’, ‘achievable’ and ‘suitable’ for development, a separate assessment will be prepared, to discuss whether “exceptional circumstances” exist to allocate these sites, in accordance with para 145 of the National Planning Policy Framework. Similarly, for sites which have been considered otherwise ‘suitable’, ‘available’ and ‘achievable’, but fall within flood zone 3a and 3b (and where an “exception test” would be required) further discussion is offered in the Level 1 and 2 Strategic Flood Risk Assessment (SFRA).

Method of site analysis

- 3.5. All sites have been assessed by desktop study using satellite images and other methods such as “google street view”. This has been considered sufficient to determine a site’s suitability with regards to other considerations not covered by GIS query (e.g. topography and proximity to neighbours). An in-person site assessment has been conducted for sites deemed ‘available’.

Considerations:

- 3.6. The matrix includes the following considerations:

1) Is the site capable of accommodating 5 or more dwellings or more than 0.25ha in size in the case of non-residential development?

- To answer this question, sites were measured using GIS and recorded. For sites being considered for residential development officers have made a general assessment based on visual assessment of GIS maps and satellite imagery.

2) Is the site available?

- To answer this question, officers have required definitive agreement from landowners, in writing (e.g. in response to the ‘call for sites’), that they are willing to develop or redevelop their site.

3) Is the site achievable?

- A presumption in favour of achievability has been applied based on information from the local plan viability assessment, and that market conditions and hope value for sites in the borough are generally favourable.

4) Relationship to Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC)

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters and Paragraphs
GIS Query against SSSI layer.	<p>Green: Not within an SSSI or SAC Impact Risk Zone</p> <p>Amber: Within 50-200m of Epsom Common SSSI; or within 500m of Kiln Lane SSSI; or within 5,000m of Mole Gap to Reigate Escarpment SAC</p> <p>Red: Within 50m of Epsom Common SSSI; within Kiln Lane SSSI; or within 1,000m of Mole Gap to Reigate Escarpment SAC</p>	CS3: Biodiversity and Designated Nature Conservation Areas	DM4: Biodiversity and New Development	<p>S2: Sustainable and viable development</p> <p>S14: Biodiversity</p> <p>S17: Green Infrastructure</p>	Para. 186

- A GIS query was run to determine whether a site was within a Site of Special Scientific Interest (SSSI) Impact Risk Zone or a Special Area of Conservation (SAC) Impact Risk Zone, as sourced from Natural England¹. Given that national policy states that development would not normally be permitted unless the benefits of it would outweigh features of the site that make it a SSSI or SAC, all sites within a SSSI or SAC have been deemed not suitable for allocation, as the only benefit of the proposals were a minor contribution to the borough's housing need.

5) Relationship to Flood Zone 2

6) Relationship to Flood Zone 3a and 3b

¹ For further information on the SSSI Impact Risk Zone see the Natural England guidance here:
https://magic.defra.gov.uk/metadata_for_magic/sssi%20irz%20user%20guidance%20magic.pdf

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters and Paragraphs</i>
GIS Query against 2018 Flood Zone layers.	Green: Not within Flood Zone Amber: N/A Red: Within Flood Zone	CS3: Biodiversity and Designated Nature Conservation Areas NB: 2018 Strategic Flood Risk Assessment 2008 Surface Water Management Plan	DM19: New Developments and Flood Risk	S5: Climate Change Mitigation and Adaptation S15: Flood Risk and Sustainable Drainage 2024 Strategic Flood Risk Assessment	Chapter 14

- National Planning Practice and Guidance and Standing Advice provides comprehensive direction for decision makers to determine development potential within flood zones, which have an incremental relationship to each other in terms of development restrictions. As such, it was considered only necessary to attribute a “red” or “green” score to each criteria. Those sites which scored “red” for being in flood zone 3a or 3b, and on which residential development had been proposed (being “highly vulnerable”) have been subject to further discussion in the Level 2 Strategic Flood Risk Assessment (SFRA).

7) Relationship to Epsom & Ewell (E&E) Critical Drainage Areas (CDAs)

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters and Paragraphs</i>
GIS Query against 2018 Flood Zone layers.	Green: Not covered by any EEBC CDA Amber: N/A Red: Within an EEBC CDA	CS3: Biodiversity and Designated Nature Conservation Areas NB: 2018 Strategic Flood Risk Assessment 2008 Surface Water Management Plan	DM19: New Developments and Flood Risk	S5: Climate Change Mitigation and Adaptation S15: Flood Risk and Sustainable Drainage 2024 Strategic Flood Risk Assessment	Chapter 14

- Epsom & Ewell Borough Council (EEBC) Critical Drainage Areas (CDAs) (distinct from Environment Agency Critical Drainage Areas) are areas which have the potential to flood from surface water and were identified in the Council’s own Surface Water Management Plan (SWMP) conducted in 2011. Because these areas are delineated clearly, it was considered only necessary to attribute a “red” or “green” score, and not an intermediary score, depending on whether a site fell within or outside of such an area. An allocation within an EEBC CDA may still be suitable, provided that appropriate mitigation measures are implemented as part of its development, which are determined (in line with EEBC local plan policy DM19 of the existing plan and S15 of the emerging plan) based on the recommendations of site specific flood risk

assessments submitted within bespoke planning applications. For this reason, a “red” score does not in itself render the principle of development unsuitable.

8) Relationship to Sites of Archaeological Interest

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters and Paragraphs</i>
GIS Query against Archaeology Layer	<p>Green: No part of site within or partially within CSAI or AHAP</p> <p>Amber: N/A</p> <p>Red: Site within or partially within CSAI or AHAP</p>	CS5: The Built Environment	DM8: Heritage Assets	<p>S13: Protecting the Historic Environment</p> <p>DM8: Heritage Assets</p>	Chapter 16

- Sites of Archaeological Interest are mapped in the borough and are subject to policy requirements in the local plan. These include County Sites of Archaeological Importance (CSAI) and Areas of High Archaeological Potential (AHAP). There are no sites within or partially within CSAIs, only AHAPs. A “red” score did not necessarily discount a site on suitability grounds, because the impact on archaeology from each development will depend on the extent of that development, or on the results of any subsequent survey which would be required as part of a planning application.

9) Areas of Great Landscape Value (AGLV)

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters and Paragraphs</i>
GIS Query against AGLV Layer	<p>Green: Not within nor adjacent to AGLV</p> <p>Amber: Adjacent to AGLV (within 5m)</p> <p>Red: Any part of site within AGLV</p>	Conserving and Enhancing Landscape Character	DM5: Trees and Landscape	DM10: Landscape Character	Chapter 15

- Areas of Great Landscape Value (AGLVs) are predominantly to the south of the borough, designated by the County. A site would score “red” if it was within an AGLV. However, this would not render an allocation unacceptable in principle, as the Council recognise the potential of design solutions to overcome visual sensitivity concerns in order to make schemes policy compliant.

10) Relationship to Site of Nature Conservation Interest

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters and Paragraphs
GIS Query against SNCI Layer	Green: Not within nor adjacent to constraint Amber: Adjacent to constraint (within 5m) Red: Any part of site within constraint	CS3: Biodiversity and Nature Conservation Areas	DM4: Biodiversity and New Development	S14: Biodiversity	Chapter 15

- Sites of Nature Conservation Interest (SNCI's) are locally designated areas for which Nature Conservation is afforded a higher weighting in decision making than otherwise would be the case. The vision of the local plan has a strong focus on the natural environment, and so sites which achieved a "red" score were given a higher degree of assessment. However, simply being within an SNCI would not render the principle of allocation unsuitable, as the impact of such a development would depend on scale, design, and the nature of the conservation interest for which the SNCI was designated.

11) Local Nature Reserve

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters and Paragraphs
GIS Query against LNR Layer.	Green: Not within nor adjacent to Local Nature Reserve Amber: Adjacent to Local Nature Reserve (within 5m) Red: Any part of site within Local Nature Reserve	CS3: Biodiversity and Nature Conservation Areas	DM4: Biodiversity and New Development	S14 Biodiversity	Chapter 15

- [Local Nature Reserves](#) are locally designated areas, valued for their environmental and social/cultural quality. Being of local significance as recognised in the draft plan's vision and strategic objectives, any proposal for development within a LNR would score "red". A site within 5m of a site (approximately the width of a road), would be considered "amber". Whilst those sites beyond 5 metres were considered "green," the role of a site to facilitate the transition of biodiversity to or from LNRs were considered (e.g. those areas displaying characteristics of "nature corridors").

12) Tree Preservation Order (TPO) coverage

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters / Paragraphs
GIS Query against TPOs, and visual estimation based on satellite images.	Green: No TPO on site. Amber: 1 or more TPO on site but no more than 50% of site covered by TPO Red: 50% or more of site covered by TPO.	CS3: Biodiversity and Nature Conservation Areas.	DM3: Trees and Landscape.	DM11: Trees and Landscape.	Chapter 15

- Trees are an important asset to the borough, providing amenity, ecological and environmental value. Some trees are so important that they warrant protection under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Individual trees can be protected under a TPO, as can groups of them. Where TPOs has been identified, consideration has primarily been given to the extent of its coverage as a proportion of the overall site area it is in. This approach has been considered justified as, recognising that quantum is not the sole indicator of a TPOs importance (Individually protected trees are important in their own right), more opportunities exist for mitigation measures (such as establishment of root protection areas), where TPO coverage, as a proportion of the overall site area, is lower.

13) Ancient Woodland

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters / Paragraphs
GIS Query against Ancient Woodland	Green: Not within nor adjacent to Ancient Woodland Amber: Adjacent Ancient Woodland (within 5m) Red: Within Ancient Woodland	CS3: Biodiversity and Nature Conservation Areas.	DM3: Trees and Landscape.	DM11: Trees and Landscape.	Chapter 15

- Ancient woodland is woodland that has existed continuously since 1600, defined by maps administered by Natural England. It is an “irreplaceable habitat” defined by the National Planning Policy Framework (NPPF). As such, any sites scoring red would need to show convincing evidence that ancient woodland would not be harmed. It was also considered appropriate to highlight sites that were within 5m of ancient woodland, but this would not have resulted in the site being considered unsuitable.

14) Veteran trees

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters / Paragraphs
GIS Query against Veteran Trees.	<p>Green: No veteran trees on site</p> <p>Amber: 1 or more veteran tree on site but no more than 50% of site covered</p> <p>Red: 50% or more of site covered by veteran trees</p>	CS3: Biodiversity and Nature Conservation Areas.	DM3: Trees and Landscape.	DM11: Trees and Landscape.	Chapter 15

- A veteran tree is one in its second or mature stage of life, but not old enough to be considered “ancient” according to the [Woodland Trust](#). Where veteran trees have been identified, consideration has primarily been given to the extent of its coverage as a proportion of the overall site area it is in. Similarly with the approach to TPOs, this approach has been considered justified as, recognising that quantum is not the sole indicator of importance, more opportunities exist for mitigation measures (such as establishment of root protection areas), veteran tree, as a proportion of the overall site area, is lower. Some veteran trees may be in ancient woodland, in which case the ancient woodland criteria would apply.

15) Registered Park or Garden

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters / Paragraphs
GIS Query against Registered Park or Garden	<p>Green: Not within nor adjacent to Registered Park or Garden.</p> <p>Amber: Adjacent to Registered Park or Garden (within 5m)</p> <p>Red: Within Registered Park or Garden.</p>	CS5: The Built Environment	DM8: Heritage Assets.	<p>S13: Protecting the Historic Environment</p> <p>DM8: Heritage Assets.</p>	Chapter 16

- Parks or gardens of historic significance are registered by Historic England. They are a material consideration in the planning process, insofar as any harm to them should provide clear and convincing justification. The principle of development, in this sense, is not considered harmful in itself. However, any site within a registered park or garden would score “red,” within 5m (road’s width), “amber” and beyond, “green”.

16) Proximity to Conservation Areas

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters / Paragraphs
GIS Query against Conservation Areas	<p>Green: Site beyond 100m from a boundary of a Conservation Area.</p> <p>Amber: Within 100m of a boundary of a Conservation Area.</p> <p>Red: Within a Conservation Area</p>	CS5: The Built Environment	DM8: Heritage Assets.	<p>S13: Protecting the Historic Environment</p> <p>DM8: Heritage Assets.</p>	Chapter 16

- Conservation Areas, designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, are considered intrinsically sensitive because of their enhanced role in preserving the character of the borough. The matrix scored any development within a Conservation Area “red”. It is also acknowledged that whilst development may not be within a Conservation Area, there may be impacts as a result, such as views into or out of it. Therefore, a buffer of 100m was set around each Conservation Areas , to capture sites nearby. These sites achieved an “amber” score. For sites beyond 100m, a “green” score was attributed.

17) Proximity to Listed Buildings

Method	Score Criteria	Relevant Core Strategy Policies	Relevant DM Policies	Relevant Emerging Local Plan Policy	Relevant NPPF Chapters / Paragraphs
GIS Query against Listed Buildings	<p>Green: Site beyond 100m of a Listed Building</p> <p>Amber: Site within 100m of a Listed Building</p> <p>Red: Listed Building on site.</p>	CS5: The Built Environment	DM8: Heritage Assets.	<p>S13: Protecting the Historic Environment</p> <p>DM8: Heritage Assets.</p>	Chapter 16

- These individual buildings are recognised and protected for their historic or architectural character and protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. A site which includes a Listed Building has therefore been given a “red” score. In order to take into consideration the setting of Listed Buildings, sites which are within 100m of a Listed Building has been given an “amber” score and those

which don't include a Listed Building or are beyond 100m of one, will have achieved a "green" score. It is acknowledged that there may be scenarios, on major sites, where a Listed Building exists in a proportionately small part of the site. Whilst such a scenario would still qualify as "red," the context of each site would be taken into account.

18) Loss of amenity space / facilities

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters / Paragraphs</i>
GIS Query against parks and open space layer, review of proposal and visual assessment of satellite images of existing site attributes.	Green: No loss of amenity space / facility Amber: Partial/potential loss of amenity space / facility Red: Total loss of amenity space/facility.	CS4, Open spaces and Green Infrastructure CS13, Community, Cultural and Built Infrastructure	DM6: Open Space Provision	DM13: Community and Cultural Facilities DM15: Open Space, Sport and Recreation	Chapter 8

- In some circumstances, the development of a site may result in the loss of an existing public benefit. Whilst in principle not a reason to render a site unsuitable, it is considered important that such losses are taken into account. In order to assess the extent of potential loss consideration was given to the impact of allocation on informal/formal open space or facilities (such as school / care home / youth centre). Whilst in some circumstances loss could be quantified (e.g. % loss of public open space), this assessment was complemented by a visual assessment by officers to apply an appropriate traffic light score.

19) Loss of parking

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters / Paragraphs</i>
Visual assessment of satellite images of existing site attributes.	Green: No loss of parking Amber: Partial/potential loss of parking Red: Total loss of parking.	CS16: Managing Transport and Travel	DM35: Transport and New Development. DM36: Sustainable transport for New Development DM37: Parking Standards	S18: Transport	Chapter 9

- Whilst the plan is designed to promote sustainable development and promote a variety of modes of transport, consideration has been given to the potential loss of existing parking provision on each site, which may lead to a proliferation of on street parking if not managed correctly. The

consideration was made by visual assessment of satellite images with scores allocated appropriately. However, consistent with other considerations, the potential of design solutions to overcome parking concerns has been a “golden thread” in these considerations.

20) Loss of commercial/industrial space

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters / Paragraphs</i>
Visual assessment of satellite images of existing site attributes.	<p>Green: No loss of commercial/industrial space</p> <p>Amber: Partial/potential loss of commercial/industrial space</p> <p>Red: Total loss of commercial/industrial</p>	CS11: Employment provision	<p>DM25: Development of employment premises.</p> <p>DM31: Safeguarding small-scale retail provision.</p>	<p>S10: Retail Hierarchy and Network</p> <p>DM3: Primary Shopping Areas and Retail Frontages</p> <p>DM5: Neighbourhood Parades and isolated shops</p> <p>S11: Economic development</p>	Chapter 6 Chapter 7

- Commerce (including retail) and industry are important to the economy of the borough. Therefore, one consideration of a site’s suitability is whether the development would result in the net loss of such uses. For this consideration, a visual assessment of the site and any information submitted with a site proposal have been taken into account and a “RAG” score allocated accordingly.

Accessibility Criteria

Proximity to railway station		
21) Walking time to nearest railway station	22) Cycling time to nearest railway station	23) Public transport time to nearest railway station
Proximity to town and secondary centre		
24) Walking time to town and secondary centres	25) Cycling time to town and secondary centres	26) Public Transport time to town and secondary centres
Proximity to local GP		
27) Walking time to local GP	28) Cycling time to local GP	29) Public Transport time to local GP
Proximity to pharmacy		
30) Walking time to nearest pharmacy	31) Cycling time to nearest pharmacy	32) Public Transport time to nearest pharmacy
Proximity to primary school		
33) Walking time to nearest primary school	34) Cycling time to nearest primary school	35) Public Transport time to nearest primary school
Proximity to secondary school		
36) Walking time to secondary school	37) Cycling time to secondary school	38) Public Transport time to secondary school
Proximity to green space		
39) Walking time to nearest Green Space	40) Cycling time to nearest Green Space	41) Public Transport time to nearest Green Space

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters / Paragraphs</i>
SCC Transport Assessment	Green: 0-10 mins Amber: 10-20 mins Red: 20min or above.	CS1 Creating Sustainable Communities CS6 Sustainability in New Developments CS8 Broad Location of Housing Development CS13 Community, Cultural and Built Sports Facilities	DM7: Footpath, Cycle and Bridleway Network. DM34: New Social Infrastructure DM36: Sustainable Transport for New Developments	S1: Spatial Strategy S2: Sustainable and viable development. S3: Making efficient use of land. S5: Climate Change Mitigation and Adaptation S12: Design S16: Infrastructure Delivery S17: Green Infrastructure DM13: Community and Cultural Facilities	Chapter 2 Chapter 3 Chapter 6 Chapter 7 Chapter 8 Chapter 9 Chapter 11 Chapter 14 Chapter 15

				DM15: Open Space, Sport and Recreation S18: Transport	
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Cycle way

42) Walking time to nearest cycle track or greenway

43) Cycling time to nearest cycle track or greenway

<i>Method</i>	<i>Score Criteria</i>	<i>Relevant Core Strategy Policies</i>	<i>Relevant DM Policies</i>	<i>Relevant Emerging Local Plan Policy</i>	<i>Relevant NPPF Chapters / Paragraphs</i>
Applying method employed in SCC Transport Assessment	Green: 0-10 mins Amber: 10-20 mins Red: 20min or above.	CS1 Creating Sustainable Communities	DM7: Footpath, Cycle and Bridleway Network.	S2: Sustainable and viable development. S5: Climate Change Mitigation and Adaptation S16: Infrastructure Delivery S18: Transport	Chapter 9

- The Council consider that accessibility to services is an important determinant of a site's suitability and a good benchmark of sustainability. As well as for the environment, the mode of access to services has implications for the health and wellbeing of the population depending on the level of sedentary travel it encourages. For this reason, the accessibility scores attributed to each site by the Counties' transport assessment have been used to inform the suitability of each site.

Table 1: Site Assessment Matrix

Site ref	Site address	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Policy constraints																	Railway station			Town / secondary centre			GP			Pharmacy			Primary school			Secondary school			Green space			Cycle track / greenway			Concluding comments on suitability (or not) of development on site
						SSSI or SAC	FZ2	FZ3a	FZ3b	CDAs	AHAP	AGLV	SNCI	LNR	TPO	Ancient Woodland	Veteran Trees	Registered Park / Garden	Cas	LBs	Amenity / Facilities	Parking	Commercial / Industrial	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle				
AUR002	Car park to rear of 272 Kingston Road	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	A	G	G	G	G	R	G	A	G	A	A	G	G	A	G	A	A	G	G	A	G	A	R	A	A	A	G	G	G	G	G	Note TPO coverage.	
AUR003	Car park and garages off Kingston Road	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	R	G	G	G	G	A	G	G	A	G	A	A	G	G	A	G	A	R	G	A	G	G	G	G	G	Constraints mitigable.		
AUR004	1-7 Station Road, Stoneleigh		Y	Y	Y	G	G	G	G	G	G	G	G	G	G	G	A	G	G	A	G	G	G	G	G	A	G	G	G	A	G	G	R	G	A	G	A	R	G	A	G	G	A	G	Constraints mitigable. Minor loss/impact on retail.		
AUR005	King Georges Field, Auriol Park	Not available	Y	N	Y	G	G	G	G	R	R	G	G	G	A	G	A	G	G	R	G	G	A	G	A	R	G	A	G	G	A	A	G	A	G	G	R	G	A	G	G	G	A	G	Constraints mitigable but note loss of amenity space.		
AUR008	Land at Timbercroft	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	R	G	G	R	G	A	G	G	A	G	G	A	G	G	A	G	G	G	G	G	A	G	Not suitable, loss of open amenity space.			
COL001	Builders Yard Mill Road	Not available	Y	N	Y	A	G	G	G	R	G	G	G	G	A	G	G	G	A	G	G	R	A	G	G	G	G	G	A	G	G	G	G	A	A	G	G	A	G	G	G	G	G	G	Constraints mitigable, loss of industrial potentially outweighed by housing need.		
COL002	Former Dairy Crest Site, 4 Alexandra Road		Y	Y	Y	G	G	G	G	R	G	G	G	G	G	G	G	A	G	G	G	G	A	G	G	G	G	A	G	G	A	G	A	A	G	A	A	G	A	G	G	G	G	G	Constraints mitigable. Allocate for Retail (see recent PP)		
COL004	Land r/o Sunninghill Downs Ave	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	A	G	G	G	R	G	G	G	A	G	A	A	G	G	A	G	G	A	G	G	A	A	G	A	R	G	A	G	G	G	G	Too small, note relatively large group TPO.	
COL005	Linden House 9 College Road Epsom Surrey KT17 4HD	Not available	Y	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	A	A	R	G	G	A	G	A	A	G	A	A	G	A	A	G	A	R	G	A	G	G	A	G	G	Unsuitable for redevelopment (highly developed, established care home).				
COL006	25 Alexandra Road Epsom Surrey KT17 4BP	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	G	G	G	A	G	G	G	G	A	G	G	A	G	G	A	G	G	A	G	A	G	G	G	G	G	Constraints mitigable.			
COL007	7 College Road & rear garages	Too small	N	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	A	G	G	A	G	A	G	G	G	G	A	G	G	A	G	G	A	G	A	R	G	A	G	G	A	G	G	Too small.		
COL009	Garages at Cleves & Dorset Court	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	A	G	G	R	G	A	G	G	G	G	G	A	G	G	A	G	A	G	G	A	A	G	A	A	G	A	G	G	G	G	Constraints mitigable.		
COL010	Garages, East of Alexandra Road (4)	Too small	N	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	G	G	R	G	A	G	G	G	G	A	G	A	A	G	A	A	G	A	G	G	A	G	A	G	G	G	G	Too small.		
COL011	Garages, East of Alexandra Road (3)	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	R	G	A	G	G	G	G	A	G	G	A	G	G	G	G	G	A	G	A	G	G	A	G	G	G	G	Constraints mitigable.		
COL012	Garages, East of Alexandra Road (2)	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	G	G	G	A	G	G	A	G	G	G	G	G	A	G	A	G	G	G	G	G	G	Constraints mitigable.			
COL013	Garages, East of Alexandra Road (1)	Not available	Y	N	Y	G	G	G	G	R	G	G	G	A	G	G	G	G	G	R	G	A	G	G	G	G	A	G	G	A	G	G	G	G	A	G	A	G	G	A	G	G	G	G	Constraints mitigable.		
COL014	Sunninghill, Downs Avenue	Too small	N	Y	Y	G	G	G	G	G	G	G	G	A	G	G	G	R	G	G	G	G	A	G	G	A	G	G	A	G	G	A	G	G	A	G	R	G	R	G	G	G	G	G	Too small, trees on site in CA limit developable area.		
COL016	35 Alexandra Road		Y	Y	Y	G	G	G	G	G	G	G	A	G	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	A	G	G	A	G	G	A	G	A	G	G	G	G	G	Constraints mitigable.			
COL017	Land to west of Burgh Heath Road		Y	Y	Y	G	G	G	G	R	G	G	G	A	G	G	G	G	G	G	R	G	A	A	G	G	R	G	A	R	G	G	A	G	A	R	G	R	A	G	G	G	G	Constraints mitigable but see Green Belt Assessment.			
COL019	Land East Burgh Heath Road		Y	Y	Y	G	G	G	G	R	G	A	G	A	G	G	G	G	G	G	G	A	G	A	R	G	A	R	G	A	A	G	A	R	A	R	A	R	A	G	A	G	G	Constraints mitigable (e.g. TPOs) but see Green Belt Assessment.			
COL020	Land near Downs Road (small south-west parcel)		Y	Y	Y	A	G	G	G	G	G	A	G	G	G	G	G	G	G	R	G	A	A	R	G	A	R	G	A	R	G	A	A	G	A	R	A	R	G	G	G	G	G	Constraints mitigable but see Green Belt Assessment.			
COL021	Land near Downs Road (south parcel)		Y	Y	Y	A	G	G	G	G	G	A	G	G	G	G	G	G	G	G	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	R	A	R	G	G	G	G	G	Constraints mitigable but see Green Belt Assessment.			
COL022	Clear Heights, Downs Road		Y	Y	Y	A	G	G	G	G	G	A	G	G	G	G	G	G	G	G	A	G	A	A	G	G	A	G	A	A	G	A	A	G	A	R	A	R	G	G	G	G	G	PDL in Green Belt but see Green Belt Assessment.			
COL023	Land near Downs Road (east parcel)		Y	Y	Y	A	G	G	G	G	G	A	G	A	G	G	G	G	G	G	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	R	G	R	G	G	G	G	G	Constraints mitigable but see Green Belt Assessment.			
COL025	Garages between Wimbourne Cl. & Albert Road	Too small	N	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	A	A	G	R	G	A	G	G	G	G	A	G	G	A	G	G	A	G	A	A	G	A	G	G	A	G	G	Too small.		
COL026	Epsom Lodge, 1 Burgh Heath Road	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	R	A	R	G	G	A	G	G	G	G	A	G	G	A	G	G	G	G	R	G	A	G	G	G	G	G	Too small, existing care home on site.			
COL027	Garages at Grove Avenue	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	A	G	G	A	G	A	A	G	A	A	G	A	G	G	A	G	G	Too small.		
COL028	Garages behind Denewood	Not available	Y	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	A	A	G	R	G	A	G	G	G	G	A	G	G	A	G	A	A	G	A	A	G	A	G	G	A	G	G	Concern about TPOs on site.		
COU001	Gibraltar Crescent	Not suitable residential FZ3	Y	Y	Y	A	R	R	R	R	G	G	G	G	G	A	G	R	G	G	G	G	G	A	G	A	A	G	A	G	G	G	A	G	R	G	G	G	G	G	G	G	G	Not suitable for housing, FZs 2&3 to west. Suitable for employment/industrial.			
COU002	Land at Bishopsmead Close Epsom Surrey	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	A	G	G	A	G	G	A	G	G	G	A	G	G	G	G	G	G	G	G	G	G	G	G	Too small. Concern re. loss of amenity space (open land and playground).			
COU003	Land at Blenheim School	Not suitable	Y	Y	Y	A	R	R	R	R	G	G	G	G	G	G	G	R	G	G	A	G	G	A	G	A	A	G	A	A	G	G	G	G	G	G	G	G	G	G	G	G	G	Not suitable for residential due to FZ 3a/b coverage.			
COU017	Epsom Trade Park	Not suitable, not available	Y	N	Y	A	G	G	G	G	G	G	G	G	G	G	G	G	R	A	G	G	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	G	G	A	G	G	A	G	Recently developed.		
COU019	Bahram Road estate	Not suitable, not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	R	G	G	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	G	G	A	G	G	A	G	G	Unsuitable for development (loss of open amenity land)			
COU020	Gainsborough Road estate, Epsom	Not available	Y	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	G	R	A	G	A	G	A	A	G	A	R	G	A	A	G	A	R	G	G	A	G	A	G	G	A	G	G	Constraints mitigable, though loss of open space of concern &		

Table 1: Site Assessment Matrix

Site ref	Site address	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Policy constraints																		Railway station			Town / secondary centre			GP			Pharmacy			Primary school			Secondary school			Green space			Cycle track / greenway			Concluding comments on suitability (or not) of development on site
						SSSI or SAC	FZ2	FZ3a	FZ3b	CDAs	AHAP	AGLV	SNCI	LNR	TPO	Ancient Woodland	Veteran Trees	Registered Park / Garden	Cas	LBs	Amenity / Facilities	Parking	Commercial / Industrial	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle					
COU030	Blenheim House, 1 Blenheim Road	Not suitable residential FZ3	Y	Y	Y	A	R	R	R	R	G	G	G	G	G	G	G	G	G	R	A	G	G	A	G	G	A	G	A	A	G	G	G	G	G	G	G	G	G	G	Not suitable for residential (due to FZ3).							
COU039	Open land a near Ormonde Ave.	Too small, not suitable	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	A	G	G	A	G	A	A	G	A	G	G	G	A	G	A	G	G	G	G	G	Too small.						
COU043	Somerset Close, land and parking	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	G	G	A	G	A	G	G	A	G	G	A	G	G	G	G	G	G	G	G	Too small.							
COU045	Garages at Somerset Close & Westmorland Close		Y	Y	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	R	G	G	G	G	A	G	A	A	G	A	G	G	G	G	A	G	G	G	G	G	G	Constraints mitigable, note impact on parking.							
COU046	Land r/o 22 Temple Road, Epsom	Too small	N	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	G	G	G	A	G	G	G	G	G	G	G	G	G	G	G	A	G	A	G	G	G	G	G	Too small (dwellings & employment).							
COU047	85b Hook Road, Epsom	Not suitable, not available	Y	N	Y	A	G	G	G	R	G	G	G	G	G	G	G	G	A	A	G	G	G	G	G	G	G	G	G	G	G	G	A	G	A	G	G	G	G	G	Constraints mitigable, though note poor access.							
CUD001	Land north of Grafton Stables	Not suitable: TPO	Y	Y	Y	G	G	G	G	R	G	G	G	G	R	G	G	G	G	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	A	R	G	R	G	A	A	Not suitable, TPO coverage. Note extent of SFW						
CUD002	Garages Morland Court, Ardrossan Gardens	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	A	A	G	A	A	G	A	A	G	A	G	G	A	G	A	G	G	R	G	Constraints mitigable.						
CUD003	Garages at Purdey Court, Worcester Park	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	G	G	G	G	G	G	G	A	G	A	A	G	A	A	G	A	G	G	R	G	Suitable, subject to sequential test due to FZ2						
CUD004	Garages on corner of Worcester Park & Kingston Rd	Not suitable (FZ2), not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	G	A	G	G	G	G	A	G	G	A	G	A	A	G	A	G	G	G	G	Suitable, subject to sequential test due to FZ2							
CUD005	Land off Royal Close, Worcester Park	Not suitable: TPO	Y	Y	Y	G	G	G	G	G	G	G	G	R	G	G	G	G	G	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	A	R	G	R	A	G	A	A	Not suitable, woodland & TPO coverage too dense.					
CUD007	119 Salisbury Road	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	Too small.						
CUD008	Royal Avenue Open Space	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	R	G	A	G	A	R	G	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	A	R	G	G	A	G	Not suitable, loss of existing open space & full TPO coverage.						
CUD011	El. Sub Station and land at Barrow Hill Close	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	R	G	G	G	G	A	G	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	R	A	G	A	A	G	Not suitable, group TPO full coverage & elec. sub station.						
CUD012	Carrick Lodge, Barrow Hill	Not suitable: TPO	Y	Y	Y	G	G	G	G	G	G	G	G	R	G	G	G	G	G	G	G	A	R	G	A	A	G	A	A	G	A	A	G	A	A	G	A	A	A	A	G	Unsuitable for 5 dwellings (TPO coverage). See planning history.						
CUD013A	Garages to rear of Millfield	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	G	G	A	G	G	G	G	A	G	G	A	G	G	R	G	G	G	G	R	G	Too small.							
CUD013B	Garages to rear of Berwick Crt	Too small	N	N	Y	G	G	G	G	G	G	G	A	G	G	G	G	R	G	G	G	G	A	G	G	A	G	G	A	G	G	A	G	G	R	G	G	G	R	G	Too small.							
CUD014	Dancer Dick Wood	Not suitable (woodland)	Y	N	Y	G	G	G	G	G	G	G	R	G	G	G	G	R	G	G	A	G	A	R	G	A	G	G	A	A	G	A	A	G	A	R	G	A	G	G	A	Not suitable, TPO full coverage & woodland.						
CUD015	Wandgas Athletic Ground, Grafton Road	Not suitable (playing field)	Y	N	Y	G	G	G	G	R	G	G	G	A	G	G	G	R	G	G	A	G	A	R	G	A	G	G	A	A	G	A	A	G	A	R	G	G	G	A	G	Not suitable, loss of amenity space (playing fields)						
CUD017	Land rear of Rowe Hall, Salisbury Road, KT4		Y	Y	Y	G	G	G	G	G	R	G	G	G	G	G	G	A	G	G	A	G	A	R	G	A	G	G	A	A	G	A	A	G	A	R	G	A	G	G	A	Suitable subject to awareness of AHAP and location of TPOs. Extra Care (See PP)						
CUD018	Allotments end of Barn Elms Close	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	R	G	G	A	G	A	R	G	A	G	G	A	A	G	A	A	G	A	R	G	A	G	A	Loss of public facility (allotments) would need to be justified.							
EWC001	5 Ruxley Lane, Ewell	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	R	A	G	G	R	G	A	G	G	A	G	G	G	G	G	A	G	G	G	G	G	G	Loss of commercial (car dealership) outweighed by housing need.							
EWC002	Garages east of Huntsmoor Road	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	R	G	R	G	A	R	G	A	A	G	A	G	G	G	G	G	A	G	G	G	G	G	G	Too small. Would be subject to sequential test due to FZ2							
EWC003	547 Kingston Road	Not suitable (FZ3)	Y	N	Y	G	G	R	R	G	G	G	A	A	A	G	G	G	G	G	A	G	G	A	G	A	A	G	R	G	G	G	G	A	A	G	A	G	G	G	G	Unsuitable for residential, FZ 3						
EWC005	Riverview C of E Prim & Nurs' School - play' flds	Not suitable (playing fields)	Y	N	Y	G	G	G	G	R	G	G	A	A	A	G	G	G	R	G	G	A	G	A	R	G	A	G	G	A	G	G	G	A	G	G	G	G	G	G	Not suitable, loss of playing fields.							
EWC006	Generation Resource Centre, Ruxley Lane	Not available	Y	N	Y	G	G	G	G	G	G	G	A	G	G	G	G	R	G	G	R	G	A	R	G	A	A	G	R	G	G	G	G	G	G	A	G	G	G	G	Constraints mitigable.							
EWE001	TA Centre Welbeck Close	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	A	A	R	G	G	A	G	A	G	G	G	A	G	A	R	G	A	G	G	A	G	G	G	Constraints mitigable. Loss of community facility (TA Centre) may need justification.							
EWE002	Garages at Chichester Court, Ewell	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	R	A	G	R	G	G	G	G	G	G	G	G	G	G	G	A	G	A	G	G	A	G	G	G	Constraint mitigable, but loss of parking requires justification.							
EWE004	Ewell Autoway & Tesco Express, 26 Reigate Road		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	A	A	G	G	R	A	G	G	G	G	A	G	G	G	G	A	G	G	G	G	A	G	G	A	Suitable, SFW and impact on AHAP can be mitigated. Loss of employment likely acceptable on balance.							
EWE005	Homebase 23 Reigate Road Ewell Surrey KT17 1PE	Not available	Y	N	Y	G	G	G	G	R	R	G	G	G	G	G	A	A	G	G	R	G	G	G	G	A	G	G	G	G	A	G	G	G	G	A	G	G	A	G	Constraints mitigable. Loss of commercial space (retail) outweighed by housing need.							
EWE006	104-130 Ewell By-Pass (Land south Castle Parade)	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	A	A	G	G	A	G	G	G	G	G	G	G	A	A	G	A	A	G	A	G	G	G	G	G	Constraints mitigable.							
EWE007A	Garages off Vicarage Lane, Ewell	Too small	N	N	Y	G	G	G	G	R	R	G	G	G	R	G	G	R	A	G	R	G	A	G	G	G	G	G	G	A	A	G	A	A	G	A	G	A	A	G	Too small, significant group TPO coverage.							
EWE007B	Garages off Vicarage Lane, Ewell	Too small	N	N	Y	G	G	G	G	G	R	G	G	A	G	G	R	A	G	R	G	A	G	G	G	G	G	G	A	A	G	A	A	G	A	G	A	A	G	G	Too small.							
EWE008	Spring Court garages	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	R	A	G	R	G	G	G	G	G	G	G	G	G	A	G	A	A	G	A	G	G	G	G	G	G	Too small.							

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						SSSI or SAC	FZ2	FZ3a	FZ3b	CDAs	AHAP	AGLV	SNCI	LNR	TPO	Ancient Woodland	Veteran Trees	Registered Park / Garden	Cas	LBs	Amenity / Facilities	Parking	Commercial / Industrial	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle					
EWE009	Bourne Hall Garages	Too small	N	N	Y	G	G	G	G	G	R	G	G	G	G	G	G	G	R	A	G	R	G	G	G	G	G	G	G	G	G	G	G	G	A	G	G	G	G	G	G	G	Too small.					
EWE010	Land rear fairview road	Too small	N	N	Y	A	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	G	G	A	G	G	A	G	G	A	G	G	G	A	G	A	G	G	A	G	A	G	G	Too small.				
EWE011	Corner of Ewell By-Pass & London Road	Not suitable (LB), not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	R	G	G	R	A	G	G	G	G	G	A	G	A	A	G	G	A	G	G	G	G	G	G	G	Unsuitable due LB on site, limiting developable area. Loss of commercial (car dealership & filling station) likely outweighed by housing need.					
EWE012	Land west of Ewell By-Pass	Not available	Y	N	Y	G	G	G	G	R	R	G	G	G	G	G	G	R	A	A	G	G	G	G	G	G	G	G	A	G	G	G	G	A	A	G	A	G	G	A	G	A	G	G	Constraints mitigable.			
EWE013	5-9 Cheam Road	Too small	N	Y	Y	G	G	G	G	G	R	G	G	G	G	G	G	A	A	G	A	G	G	G	G	G	G	G	G	G	G	G	A	A	G	A	G	G	G	G	G	G	G	Too small.				
HOR001	Land south of Oak Glade		Y	Y	Y	R	G	G	G	G	G	G	G	A	G	G	G	A	G	G	G	G	A	G	G	A	G	A	R	G	A	A	G	G	R	G	A	A	G	G	G	G	G	Constraints mitigable, but see Green Belt Assessment				
HOR002	Hollywood Lodge		Y	Y	Y	R	G	G	G	G	G	G	G	A	G	G	G	R	G	G	G	G	R	G	A	R	G	A	R	G	A	R	G	A	R	G	R	G	G	G	G	G	G	Potentially suitable, part PDL. See Green Belt Assessment.				
HOR003	Manor Park (old cricket ground)		Y	Y	Y	R	G	G	G	R	R	G	G	G	A	G	G	G	R	G	R	G	G	R	G	A	A	G	A	R	G	A	A	G	A	G	R	G	R	G	G	G	G	Concern about loss of open amenity space, see Green Belt Assessment.				
HOR004	Land off Cuddington Glade		Y	Y	Y	A	G	G	G	G	G	G	G	A	G	A	G	A	G	G	G	G	R	G	A	A	G	A	R	G	A	A	G	A	R	G	R	G	G	G	G	G	G	Potentially suitable, although TPO coverage, and see Green Belt Assessment				
HOR005	Land at West Park Hospital (south parcel)		Y	Y	Y	R	G	G	G	G	R	G	G	G	A	G	G	R	G	A	A	G	R	G	A	R	G	A	R	G	A	R	G	A	R	A	R	G	G	G	G	G	PDL in the Green Belt but see Green Belt Assessment					
HOR006	Land at West Park Hospital (north parcel)		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	A	A	G	R	A	G	R	G	A	R	A	A	R	G	A	A	R	A	R	G	G	G	G	G	PDL in the Green Belt but see Green Belt Assessment				
HOR007	Noble Park Extension		Y	Y	Y	R	G	G	G	G	G	G	G	A	G	G	G	R	G	A	G	G	R	G	G	R	G	G	R	G	G	R	G	A	A	G	A	R	G	R	G	G	G	Potentially suitable and see Green Belt Assessment				
HOR008	Epsom Community Hospital, Horton Lane		Y	Y	Y	G	G	G	G	G	R	G	A	A	A	G	G	G	G	G	A	A	G	R	A	G	R	G	A	R	A	A	R	G	A	A	R	A	R	G	G	G	G	G	PDL in the Green Belt, but see Green Belt Assessment			
HOR009	Land at Horton Lane		Y	Y	Y	G	G	G	G	R	G	G	G	G	G	G	A	G	A	R	G	G	G	R	G	A	R	G	A	A	G	A	G	G	A	G	G	A	R	G	A	G	G	A	G	Potentially suitable, constraints mitigable, but see Green Belt Assessment		
HOR010	Land At Chantilly Way, Epsom		Y	Y	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	A	A	G	G	G	A	G	A	A	G	A	A	G	A	G	A	G	G	A	G	A	G	G	G	G	Potentially suitable, constraints mitigable, but see Green Belt Assessment				
HOR011	Land south of West Cottage (hospl), Horton Lane		Y	Y	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	R	G	G	G	G	R	A	A	R	G	A	R	G	A	G	A	R	G	A	G	G	G	G	G	G	Potentially suitable, constraints mitigable. Note Pending app for 1 dwelling only See Green Belt Assessment.				
HOR012	Clarendon Park	Loss of amenity space	Y	Y	Y	G	G	G	G	R	G	G	R	G	A	A	G	G	A	G	R	G	G	R	A	A	R	G	A	R	G	R	G	G	A	G	A	R	G	R	G	G	A	G	G	Not suitable (open amenity space). See Green Belt Assessment.		
HOR013	Horton Haven	Not available, Not suitable	Y	N	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	R	A	R	G	G	R	G	A	R	G	A	R	G	A	G	G	A	R	G	R	G	G	G	G	G	G	Not suitable (loss of open amenity space). See Green Belt Assessment.			
HOR014	Horton Hospital (Livingstone Park)	Loss of amenity space	Y	Y	Y	G	G	G	G	R	G	G	R	G	A	G	G	G	R	A	R	G	G	R	G	A	R	G	A	R	G	A	G	G	A	G	G	R	G	R	G	G	G	G	G	Not suitable (open amenity space & part SNCI). See Green Belt Assessment.		
NON001	Etwell House, Station Road		Y	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	G	A	G	G	A	G	G	A	G	G	A	G	A	A	G	G	A	G	A	G	G	Constraints mitigable. Loss of employment/industrial land outweighed by housing need.		
NON002	Public House (Toby Carvery) 45 Cheam Road	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	G	G	G	R	G	G	G	G	G	A	G	G	A	G	G	A	G	A	A	G	G	G	G	G	G	G	Constraints mitigable. Loss of commercial (public house / restaurant) likely outweighed by housing need.			
NON003	47 Cheam Road Ewell Surrey KT17 3EB	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	A	G	G	A	G	A	A	G	G	A	G	A	A	G	A	G	G	A	G	G	Constraints mitigable.		
NON004	Hatch Furlong Nursery, east of Ewell By-Pass		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	G	G	R	G	G	G	G	G	G	A	G	A	G	G	G	G	A	A	G	G	A	G	A	G	G	Constraints mitigable. Loss of commercial (plant nursery) outweighed by housing need.			
NON006	Holmwood Close, Ewell	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	G	G	A	A	G	A	G	A	A	G	A	A	G	R	A	G	A	G	G	A	G	G	A	G	G	G	G	Constraints mitigable, but note large group TPO limiting developable area.		
NON007	Open land adjacent to Seymour Ave	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	A	G	A	A	G	A	R	G	A	A	G	A	R	G	R	R	G	A	G	G	A	G	G	Not suitable, loss of open amenity land.		
NON008	Land by Gomshall Road	Not suitable, not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	A	G	G	R	G	A	R	G	R	R	G	G	A	G	A	A	G	A	G	G	G	G	G	Not suitable, loss of open amenity land.		
NON011	Land west of Cheam Road	Not suitable (TPO), not available	Y	N	Y	G	G	G	G	R	G	G	G	G	R	G	G	G	G	G	G	G	A	G	G	A	G	A	A	G	R	A	G	G	G	G	G	G	G	G	G	G	G	G	G	Not suitable, covered by group TPO.		
NON013	NESCOT s. ground (2) - Land at Priest Hill, Ewell		Y	Y	Y	G	G	G	G	G	G	A	G	G	G	G	G	G	G	R	G	G	G	G	G	A	G	A	R	G	A	A	G	G	A	R	G	A	A	G	A	A	G	G	Constraints mitigable, but see Green Belt Assessment. Part of site under long lease, other part under control of landowner. Loss of playing fields (reprovision required).			
NON016	Downs Farm (north parcel), Reigate Road		Y	Y	Y	G	G	G	G	R	G	G	G	G	G	G	G	A	A	G	G	A	A	G	A	R	G	A	R	G	R	R	G	A	R	R	G	R	A	G	R	A	G	G	Potentially suitable, constraints mitigable, but see Green Belt Assessment			
NON019	105-107 College Road and adjoining land	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	A	G	A	R	G	G	R	G	A	R	G	A	A	G	A	R	G	A	A	G	A	A	G	G	Constraints mitigable, but see Green Belt Assessment.		
NON021	Drift Bridge Farm (whole site)		Y	Y	Y	G	G	G	G	R	G	G	G	A	G	G	G	G	A	A	G	A	R	G	R	A	G	R	A	G	R	A	G	A	A	G	A	R	A	R	R	G	A	A	G	Potentially suitable, constraints mitigable, but see Green Belt Assessment.		
NON038	Banstead Road	Not available	Y	N	Y	G	G	G	G	R	G	G	A	G	G	G	G	G	G	G	G	A	G	A	R	G	A	R	G	R	R	G	A	R	R	R	R	R	R	G	R	G	G	G	Ownership impediments to development (fragmented). Individual plots too small. Constraints mitigable, but see Green Belt Assessment.			

Table 1: Site Assessment Matrix

Site ref	Site address	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Policy constraints																		Railway station			Town / secondary centre			GP			Pharmacy			Primary school			Secondary school			Green space			Cycle track / greenway			Concluding comments on suitability (or not) of development on site
						SSSI or SAC	FZ2	FZ3a	FZ3b	CDAs	AHAP	AGLV	SNCI	LNR	TPO	Ancient Woodland	Veteran Trees	Registered Park / Garden	Cas	LBs	Amenity / Facilities	Parking	Commercial / Industrial	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle		
NON040	Land at The Looe, Epsom, KT17 3BZ		Y	Y	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	R	A	G	A	R	G	R	R	G	R	R	G	A	A	G	A	R	G	R	R	G	G	G	G	PDL in the Green Belt. Loss of commercial outweighed by housing need. See Green Belt Assessment.				
NON041	NESCOT		Y	Y	Y	G	G	G	G	R	R	G	A	G	G	G	G	G	G	G	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	A	G	A	A	G	G	G	G	Part PDL in Green Belt. Proposed leisure/education potentially suitable but see Green Belt Assessment. Local green space suitable. Consider loss of education/playing fields.				
NON042	Downs Farm (south parcel), Reigate Road		Y	Y	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	G	A	R	G	G	G	R	G	R	R	G	A	A	G	A	R	A	R	A	G	A	A	G	Potentially suitable, constraints mitigable, but see Green Belt Assessment. Note proximity of Epsom Downs station.						
RUX001	Cox Lane Community Centre	Not available	Y	N	Y	G	G	G	G	R	G	G	A	R	G	G	G	G	G	R	G	A	R	G	R	R	G	A	A	G	A	A	G	G	G	G	G	G	G	G	G	G	G	Constraints mitigable, but loss of community facility (community centre and GP surgery) would require justification.				
RUX004	Scotts Farm Road	Too small	N	Y	Y	G	R	R	R	G	G	G	G	G	G	G	G	G	G	R	G	G	R	G	G	R	G	A	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	Too small, and FZ 3				
RUX005	Crane Court/Rowden Rd (Garage)	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	A	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	A	A	G	G	G	G	G	G	Too small, see planning history.				
RUX007	Behind Texaco Petrol Station, Ruxley Lane	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	A	G	G	G	G	R	A	G	G	A	G	G	R	G	A	A	G	A	A	G	G	A	G	G	G	G	G	G	G	Constraints mitigable. Loss of commercial (garage) likely outweighed by housing need.				
RUX008	Land south of Cox Lane	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	A	G	R	G	A	R	G	A	A	G	A	A	G	A	A	G	G	G	G	G	G	G	G	G	Too small.				
RUX009	Cox Lane / 2 Hardwick Close	Too small	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	R	G	A	A	G	A	A	G	A	A	G	A	A	G	G	A	G	G	G	G	G	Too small.				
RUX010	Garages at end of Kelvin Close, Epsom	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	A	A	G	G	G	G	Too small.			
RUX011	Garages off Larkspur Way & Cyclamen Way	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	R	G	A	R	G	R	R	G	A	A	G	G	A	G	A	G	G	G	G	G	G	G	Too small.				
RUX012	Lavender Road garages, Epsom	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	R	G	A	R	G	A	R	G	A	A	G	G	A	G	G	G	G	G	G	G	G	G	Constraints mitigable.				
RUX015	Petrol Station at cnr of Chessington & Ruxley Ln	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	R	A	G	G	A	G	G	R	G	G	A	G	G	A	G	G	G	A	G	G	G	G	G	G	Constraints mitigable. Loss of commercial (petrol station & shop) likely outweighed by housing need.				
RUX016	Garages at end of Carnforth Cl	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	G	A	G	A	R	G	A	A	G	G	A	G	G	A	G	G	A	G	G	G	G	Constraints mitigable.				
RUX017	Play area and open space at Permberley Case	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	R	A	G	R	G	A	R	G	R	R	G	R	A	G	A	A	G	A	G	G	G	G	G	G	G	Constraints mitigable. Loss of amenity area (open space & playground) would require justification.				
RUX018	Garages at Mole Court	Too small, not suitable (SNCI)	N	N	Y	G	G	G	G	G	G	R	A	G	G	G	G	G	G	R	G	A	G	G	R	G	R	A	G	A	G	G	G	G	A	G	G	G	G	G	G	G	G	Too small. Within SNCI & on edge FZ 3a & 3b.				
RUX023	140-142 Ruxley Lane West Ewell Surrey		Y	Y	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	G	R	G	G	R	G	A	A	G	A	A	G	A	A	G	G	G	G	G	G	G	G	G	G	Constraints mitigable.				
STA004	The Wells Centre, Spa Drive	Not available	Y	N	Y	A	G	G	G	G	G	G	G	G	G	G	G	G	A	R	G	G	R	G	A	R	G	A	R	G	G	R	G	A	R	G	A	R	G	A	G	G	G	Constraints mitigable. Loss of community centre would require justification.				
STA005	Garages - Christchurch Place	Not available	Y	N	Y	G	G	G	G	G	G	A	G	A	G	G	G	G	G	R	G	R	G	A	A	G	A	R	G	A	A	G	A	A	G	G	G	R	G	A	G	G	A	A	Constraints mitigable. Group TPO limiting developable area.			
STA006	Kingswood School	Not available	Y	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	R	A	A	G	A	G	G	G	G	A	G	G	A	G	G	A	G	G	G	A	G	A	G	G	G	G	Constraints mitigable. Impact on community facility (school & playing fields) would require justification.				
STA007	40-44 Christchurch Mount	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	A	G	A	R	G	A	A	G	A	A	G	G	R	G	A	A	G	A	A	G	A	Too small.				
STA033	Clayhill Lodge	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	G	R	A	G	G	G	G	G	G	G	G	A	G	G	G	G	G	G	G	G	A	G	A	G	G	G	G	Too small, see planning history.					
STA035	Karibu, Wells House, Spa Drive, Epsom, KT18 7LR		Y	Y	Y	A	G	G	G	G	G	G	G	G	G	G	G	A	G	G	G	R	G	A	R	G	A	R	G	G	R	G	A	R	G	A	R	G	A	G	G	G	G	Suitable for redevelopment (loss of children's care home but gain in education)				
STO006	1-21 Stoneleigh Broadway, Stoneleigh	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	G	A	A	G	G	G	G	G	G	G	G	A	G	A	R	G	A	G	G	G	A	G	G	A	Constraints mitigable. Potential loss of commercial space would require justification.					
STO008	1 Beaufort Way	Not available	Y	N	Y	G	G	G	G	R	G	A	G	G	G	G	G	A	A	G	R	A	G	A	G	G	G	G	G	A	G	A	R	G	A	G	G	G	G	G	G	G	Constraints mitigable. Loss of commercial (filling station, shop & self-storage) likely outweighed by housing need.					
TOW001	Gas Works Site, East Street		Y	Y	Y	A	G	G	G	R	R	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	G	G	G	G	Constraints mitigable.					
TOW002	Conservative Club, Epsom Club and Church	Not available	Y	N	Y	G	G	G	G	R	G	G	G	A	G	G	G	A	A	R	G	G	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	G	G	G	Constraints mitigable. Loss of community facility (social club & church) would require justification.					
TOW003	Fire Station	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	A	A	R	G	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	G	G	G	G	Constraints mitigable. Loss of community facility (fire station) would require justification.					
TOW004	Depot Road & Upper High Street Car Parks		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	G	R	A	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	A	G	G	A	Constraints mitigable.					
TOW007	TKMaxx	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	R	A	G	G	R	G	G	G	G	G	G	G	G	G	G	G	G	A	G	A	G	G	G	G	G	Constraints mitigable. Loss/impact on commercial (retail) would require justification.					
TOW008	Land R/O The Albion Public House (Mccaffertys Bar)	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	R	R	G	G	R	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	Constraints mitigable. Loss of light industrial (MOT) likely outweighed by housing need.					
TOW009	Epsom Baptist Church		Y	Y	Y	G	G	G	R	R	G	G	G	G	G	G	A	A	R	G	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	A	G	G	G	G	Constraints mitigable.					
TOW010	Swaile House		Y	Y	Y	G	G	G	R	R	G	G	A	G	G	G	A	R	A	G	G	G	G	G	G	G	G	A	G	A	G	A	G	G	A	G	A	G	G	G	G	G	Constraints mitigable.					
TOW011	Hope Lodge car park		Y	Y	Y	G	G	G	R	R	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	A	G	G	A	G	G	Constraints mitigable.				

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Site ref	Site address	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Policy constraints																		Railway station			Town / secondary centre			GP			Pharmacy			Primary school			Secondary school			Green space			Cycle track / greenway			Concluding comments on suitability (or not) of development on site
						SSSI or SAC	FZ2	FZ3a	FZ3b	CDAs	AHAP	AGLV	SNCI	LNR	TPO	Ancient Woodland	Veteran Trees	Registered Park / Garden	Cas	LBs	Amenity / Facilities	Parking	Commercial / Industrial	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle					
TOW013	32 Waterloo road and BRM Coachworks	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	G	R	G	G	G	G	G	G	G	G	G	G	G	A	G	G	G	G	G	Constraints mitigable. Loss of light industrial likely outweighed by housing need.								
TOW014	East Street Waterworks	Not available	Y	N	Y	A	G	G	G	R	R	G	G	G	G	G	G	A	A	G	G	G	A	G	G	G	G	G	G	A	G	A	A	G	G	A	G	A	G	G	Not available for residential due to access issue. Consolidation of waterworks only.							
TOW016	Spread Eagle Shopping Centre	Not available	Y	N	Y	G	G	G	G	G	R	G	G	G	G	G	G	R	R	G	G	R	G	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	G	G	Constraints mitigable. Loss/impact on commercial/retail would require justification.							
TOW017	79-85 East Street, Epsom		Y	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	A	A	A	G	G	G	G	G	G	A	G	A	G	G	G	A	G	G	G	G	Constraints mitigable. Loss/impact on commercial likely outweighed by housing need.							
TOW018	Epsom Clinic		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	R	A	G	G	G	G	G	G	G	G	A	G	A	A	G	A	G	G	G	G	G	Constraints mitigable.							
TOW019	1-9 South Street and 157-163 High Street	Too small	N	Y	Y	G	G	G	G	G	R	G	G	G	G	G	G	R	A	G	G	A	G	G	G	G	G	G	G	G	G	G	A	G	G	G	G	G	G	G	Too small.							
TOW020	Finachem House, 2-4 Ashley Road		Y	Y	Y	G	G	G	G	G	R	G	G	G	G	G	G	A	A	G	G	A	G	G	G	G	G	G	G	A	G	G	A	G	G	G	G	G	G	G	Constraints mitigable.							
TOW021	Town Hall		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	R	R	G	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	G	Constraints mitigable.							
TOW022	Hook Road Car Park		Y	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	A	G	G	A	G	G	G	G	G	G	G	Constraints mitigable. Reprovision of some parking TBC subject to LTP4.							
TOW023	Rainbow Leisure Centre Car Park	Unsuitable (parking)	Y	Y	Y	A	G	G	G	R	R	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	A	G	G	Unsuitable, loss of parking will undermine community use.							
TOW024	Global House		Y	Y	Y	G	G	G	G	G	R	G	G	G	G	G	G	R	R	G	R	R	G	G	G	G	G	G	A	G	A	G	G	A	G	G	G	G	G	G	Constraints mitigable.							
TOW026	Garages - Caretakers House, south of Rosebank	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	G	G	R	G	A	G	A	G	G	A	G	G	G	G	G	A	G	G	A	G	G	G	G	Too small.						
TOW027	Garages, 4 Chessinghams, Epsom	Not available	Y	N	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	G	G	G	Too small.							
TOW028	Garages, 57a Upper High Street	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	G	G	Too small.							
TOW029	Garages & parking, Church Road (south of railway)	Not available	Y	N	Y	A	G	G	G	R	G	G	G	G	G	G	G	A	G	G	R	G	A	G	G	G	G	G	A	G	G	A	G	A	A	G	A	G	G	G	Too small.							
TOW030	Garages, Delporte Close, north of railway	Not available	Y	N	Y	A	G	G	G	R	G	G	G	G	G	G	G	A	A	G	R	G	A	G	G	G	G	G	A	A	G	A	G	A	A	G	A	G	A	G	G	Too small.						
TOW031	Garages north of Meadows Court	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	G	G	A	A	G	A	G	A	G	G	G	Too small.							
TOW033	Garages & Parking at Prospect Place	Not available	Y	N	Y	A	G	G	G	G	G	G	G	G	A	G	G	A	A	G	R	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	A	G	G	G	Too small.							
TOW034	Garages east of 19 Rosebank	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	G	G	G	G	G	G	G	G	G	G	G	A	G	G	A	G	G	G	Too small.							
TOW035A	Garages behind Stuart Lodge	Too small	N	N	Y	G	G	G	G	R	R	G	G	G	A	G	G	A	A	G	R	G	G	G	G	G	G	G	G	G	G	A	G	A	G	G	A	G	G	G	Too small.							
TOW035B	Garages behind Mistey Court	Too small	N	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	G	A	G	A	G	G	A	G	G	G	G	Too small.							
TOW036	Garages at Middle Close & car park on East Street	Not available	Y	N	Y	A	G	G	G	G	G	G	G	G	G	G	G	A	G	G	R	G	A	G	G	G	A	G	A	G	G	A	G	A	G	G	A	G	A	G	Constraints mitigable.							
TOW038	Manor House Court garages	Too small	N	N	Y	G	G	G	G	G	R	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	G	G	G	A	G	G	A	G	G	G	G	Too small.							
TOW041	Auction House, Depot Road	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	G	R	G	G	G	G	G	G	G	A	G	G	A	G	A	G	G	G	G	G	Constraints mitigable. Loss of industrial/commercial (motor services & escape room) likely outweighed by housing need.							
TOW042	Victoria House, 69-77 East Street	Not available	Y	N	Y	A	G	G	G	R	R	G	G	G	G	G	G	A	A	G	A	A	A	G	G	G	G	G	A	G	A	G	G	A	G	G	G	G	G	G	Constraints mitigable.							
TOW043	Corner of Kiln Lane & East Street		Y	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	A	G	G	G	R	A	G	G	A	G	G	A	G	A	G	G	A	G	G	A	G	A	G	Constraints mitigable. Loss/impact on commercial likely outweighed by housing need.							
TOW051	University of Creative Arts Campus	Too small	N	Y	Y	G	G	G	G	R	G	G	G	G	A	G	G	A	A	G	G	G	G	G	A	G	G	G	A	G	G	G	A	G	A	G	G	G	G	G	Constraints mitigable but not enough info to convince 5 or more dwellings can be provided.							
TOW052	Laine Theatre Arts	Not available	Y	N	Y	G	G	G	G	R	R	G	G	G	G	G	G	A	A	R	G	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	G	G	G	G	Constraints mitigable. Loss of community facility (performing arts college) would require justification.							
TOW053	6 & 7 Chase End, Epsom	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	G	G	G	G	G	G	G	G	G	G	A	G	G	A	G	G	G	G	G	G	G	G	Constraints mitigable but site cannot accommodate 5 or more dwellings given local character.							
TOW055	20 Hook Road		Y	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	A	A	G	G	R	G	G	G	G	G	G	G	A	G	G	A	G	G	G	G	G	G	G	Constraints mitigable. Loss of office outweighed by housing need.							
TOW056	31-37 East Street, Majestic Wines		Y	Y	Y	A	G	G	G	G	R	G	G	G	A	G	G	A	A	G	G	R	G	G	G	G	G	G	A	G	G	A	G	G	A	G	G	G	G	G	Constraints mitigable; permission given for employment use only							
TOW057	Kiln Lane (Site 2)	Too small	N	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	G	G	G	G	R	A	A	A	A	G	A	A	G	A	G	G	A	G	A	G	A	A	A	G	Too small.						
TOW058	Kiln Lane (site 3)		Y	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	G	G	G	G	R	A	G	A	A	G	A	G	A	G	G	A	G	G	A	G	A	G	A	Constraints mitigable. Mixed-use would be more in keeping with safeguarding policy.							
TOW059	Kiln Lane (Site 1)	Too small	N	Y	Y	A	G	G	G	R	G	G	G	G	G	G	G	G	G	G	G	R	A	A	A	A	G	A	A	G	A	G	A	G	G	A	G	A	A	A	G	Too small.						
TOW060	Former Police Station & Ambulance Station		Y	Y	Y	G	G	G	G	R	R	G	G	G	A	G	G	A	A	R	G	G	G	G	G	G	G	G	G	G	A	A	G	A	A	G	A	G	G	G	Constraints mitigable.							

Table 1: Site Assessment Matrix

Site ref	Site address	Reason for not selecting, if applicable	> 5 dwellings / 0.25 ha ?	Available?	Achievable?	Policy constraints																		Railway station			Town / secondary centre			GP			Pharmacy			Primary school			Secondary school			Green space			Cycle track / greenway			Concluding comments on suitability (or not) of development on site
						SSSI or SAC	FZ2	FZ3a	FZ3b	CDAs	AHAP	AGLV	SNCI	LNR	TPO	Ancient Woodland	Veteran Trees	Registered Park / Garden	Cas	LBs	Amenity / Facilities	Parking	Commercial / Industrial	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	Walk	Cycle	Public Transport	
TOW064	106-112 East Street	Not available	Y	N	Y	A	G	G	G	G	G	G	G	G	G	G	G	A	A	G	G	R	A	G	G	G	G	G	G	G	G	G	A	G	A	G	G	G	G	G	G	G	G	G	Constraints mitigable. Loss of light industrial (tyre and car shop) likely outweighed by housing need.			
TOW065	Marshalls Close garages	Not available	Y	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	R	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	A	G	G	G	G	G	G	Constraints mitigable.				
TOW067	Eclipse Business Park, West Hill	Not available	Y	N	Y	G	G	G	G	G	R	G	G	G	G	G	G	R	A	G	G	R	G	G	G	G	G	G	G	G	G	G	G	A	A	G	A	G	G	G	G	G	G	Constraints mitigable. Loss of commercial/industrial likely outweighed by housing need.				
TOW068	Garages Ede Court, East Street	Too small	N	N	Y	A	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	G	A	G	G	G	G	A	G	A	G	G	G	A	G	G	G	A	G	G	Too small.				
WEW003	Entrance to Pool Road Recreation Ground	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	A	G	A	R	G	A	A	G	A	A	G	A	A	G	G	A	G	G	G	G	G	G	Too small.			
WEW004	Richards Field car park, Chessington Road		Y	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	A	G	R	G	G	G	A	G	G	A	G	G	G	A	G	G	A	G	G	A	G	G	G	G	G	Constraints mitigable. Attn: loss of parking.				
WEW006	Garages at Larch Crescent, Ewell	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	A	R	G	R	G	G	R	G	A	R	G	A	A	G	A	A	G	G	A	G	G	A	G	G	G	Constraints mitigable.			
WEW007	Garages off Poplar Crescent / Nightingdale Drive	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	R	G	A	R	G	A	R	A	A	A	G	G	A	G	G	A	G	A	G	G	A	G	Too small.			
WEW008	442 Chessington Road and Coach Park	Not available	Y	N	Y	G	G	G	G	R	G	G	G	G	G	G	G	G	G	G	G	R	R	G	G	R	G	G	R	G	A	A	G	G	G	G	G	G	G	G	G	G	G	Constraints mitigable. Loss of commercial (coach park) likely outweighed by housing need.				
WOO002	Garages along Axwood (2)	Too small	N	N	Y	G	G	G	G	G	G	G	G	A	G	G	G	G	A	G	R	G	R	G	A	A	G	A	A	G	A	R	G	G	A	G	A	A	G	A	A	G	G	Too small.				
WOO003	Garages along Axwood (1)	Too small	N	N	Y	G	G	G	G	R	G	G	G	A	G	G	G	A	R	G	R	G	R	G	G	A	G	G	A	G	G	A	G	A	A	G	G	A	G	G	G	G	G	Too small, group TPO limiting developable area.				
WOO004	64 South Street, Epsom		Y	Y	Y	G	G	G	G	R	R	G	G	G	G	G	G	R	A	G	G	R	A	G	G	G	G	A	G	G	G	A	G	A	A	G	G	A	G	A	A	G	G	Constraints mitigable. Loss of commercial outweighed by housing need.				
WOO005	Ebbisham Road garages	Too small	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	A	G	R	G	A	G	A	A	G	A	A	G	G	A	G	A	A	G	A	G	G	A	G	G	Too small.					
WOO006	Ebba's Way Garages	Too small	N	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	R	G	A	G	A	A	G	A	A	G	G	A	G	A	A	G	A	G	A	G	G	G	G	Too small.				
WOO019	Land near Downs Road (west parcel)		Y	Y	Y	A	G	G	G	R	R	G	A	G	R	G	G	G	R	R	G	G	R	G	A	A	G	G	A	G	A	R	G	A	G	G	G	R	G	G	A	G	G	Constraints mitigable but put forward for paddocks. See Green Belt Assessment.				
WOO020	Land North of Langley Bottom Farm		Y	Y	Y	A	G	G	G	R	G	R	A	G	G	R	G	G	G	A	G	G	R	R	A	R	R	A	A	R	A	A	R	A	A	R	A	R	G	G	G	G	Constraints mitigable. Loss of commercial (agriculture) likely outweighed by housing. See Green Belt Assessment.					
WOO021	Barns Close, Woodcote Side	Too small, not suitable	N	N	Y	G	G	G	G	G	G	G	G	G	G	G	G	G	A	R	A	G	R	G	A	A	G	G	R	G	G	R	G	A	A	G	A	A	G	G	G	G	Too small. Not suitable due to loss of open amenity space.					
WOO022	22-24 Dorking Road		Y	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	A	G	G	G	A	G	G	A	G	G	A	G	G	A	G	G	A	G	G	G	G	G	G	G	Constraints mitigable.					
WOO023	63 Dorking Road		Y	Y	Y	G	G	G	G	G	G	G	G	G	G	G	G	A	R	R	G	R	A	G	G	A	G	G	A	G	G	A	G	G	A	G	G	G	G	G	G	G	Impact on LB considered mitigable. Impact on commercial likely outweighed by housing need.					
WOO024	68 Worple Road	Too small	N	Y	Y	G	G	G	G	G	G	G	G	A	G	G	G	R	A	G	G	G	A	G	A	G	G	G	G	A	G	G	A	G	G	A	G	A	G	G	G	G	Too small.					

Table 2: Sites suitable for allocation

Site Ref	Address	Use
AUR004	1-7 Station Road, Stoneleigh	Residential / mixed-use
COL002	Former Dairy Crest Site, 4 Alexandra Road	Retail
COL016	35 Alexandra Road	Residential
COU001	Gibraltar Crescent	Light industrial
COU045	Garages at Somerset Close & Westmorland Close	Residential
CUD017	Land rear of Rowe Hall, Salisbury Road, KT4	Residential (care home)
EWE004	Ewell Autoway & Tesco Express, 26 Reigate Road	Residential
NON001	Etwelle House, Station Road	Residential
NON004	Hatch Furlong Nursery, east of Ewell By-Pass	Residential
RUX023	140-142 Ruxley Lane West Ewell Surrey	Residential
TOW001	Gas Works Site, East Street	Residential / mixed use
TOW004	Depot Road & Upper High Street Car Parks	Residential & parking
TOW009	Epsom Baptist Church	Residential
TOW010	Swail House	Residential
TOW011	Hope Lodge car park	Residential
TOW017	79-85 East Street, Epsom	Residential
TOW018	Epsom Clinic	Residential
TOW020	Finachem House, 2-4 Ashley Road	Residential / mixed use
TOW021	Town Hall	Residential
TOW022	Hook Road Car Park	Residential
TOW024	Global House	Residential
TOW043	Corner of Kiln Lane & East Street	Residential
TOW055	20 Hook Road	Residential
TOW058	Kiln Lane (site 3)	Mixed use
TOW060	Former Police Station & Ambulance Station	Residential (care home)
WEW004	Richards Field car park, Chessington Road	Residential
WOO004	64 South Street, Epsom	Residential
WOO022	22-24 Dorking Road	Residential
WOO023	63 Dorking Road	Residential

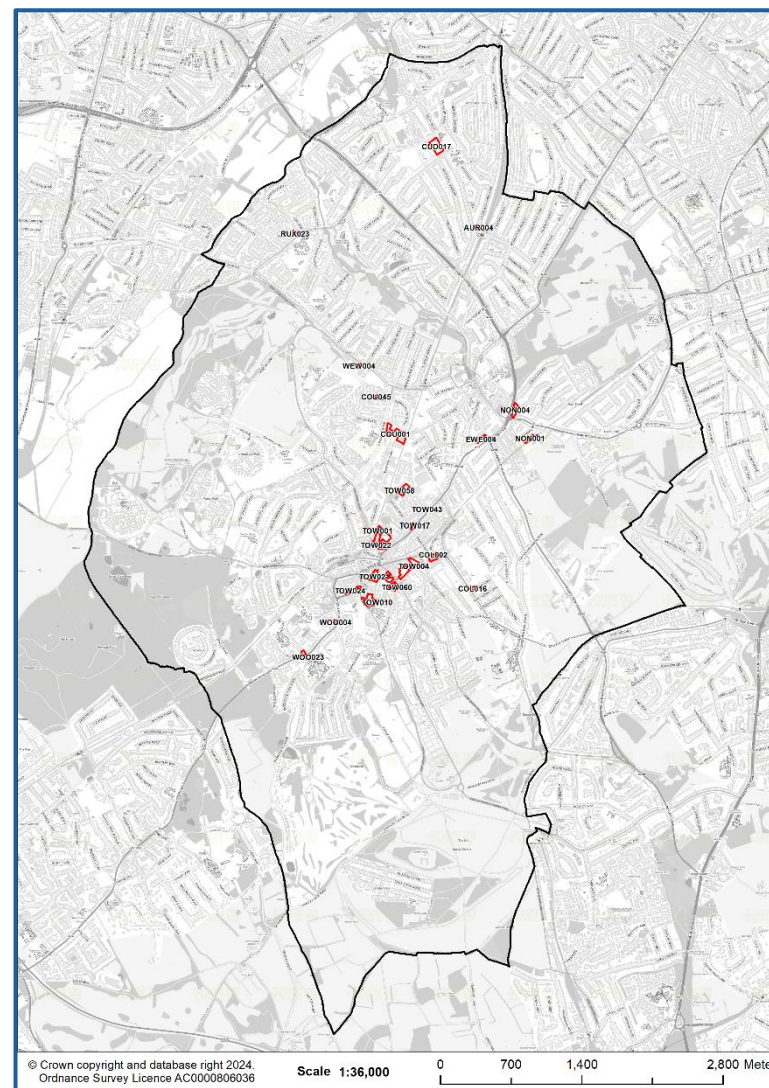
Figure 1: Map of sites suitable for allocation

Table 3: Sites not suitable for allocation since LAA 2024

Site Ref	Address	Use
HOR012	Clarendon Park	Residential
HOR014	Horton Hospital / Livingstone Park	Residential
NON038	Banstead Road	Residential
RUX005	Crane Court/Rowden Rd (Garage)	Residential
TOW014	East Street Waterworks	Residential
TOW023	Rainbow Leisure Centre Car Park	Leisure

Note: See the Site Assessment Matrix for why they are not suitable for allocation.

Figure 2: Map of sites not suitable for allocation since LAA 2024

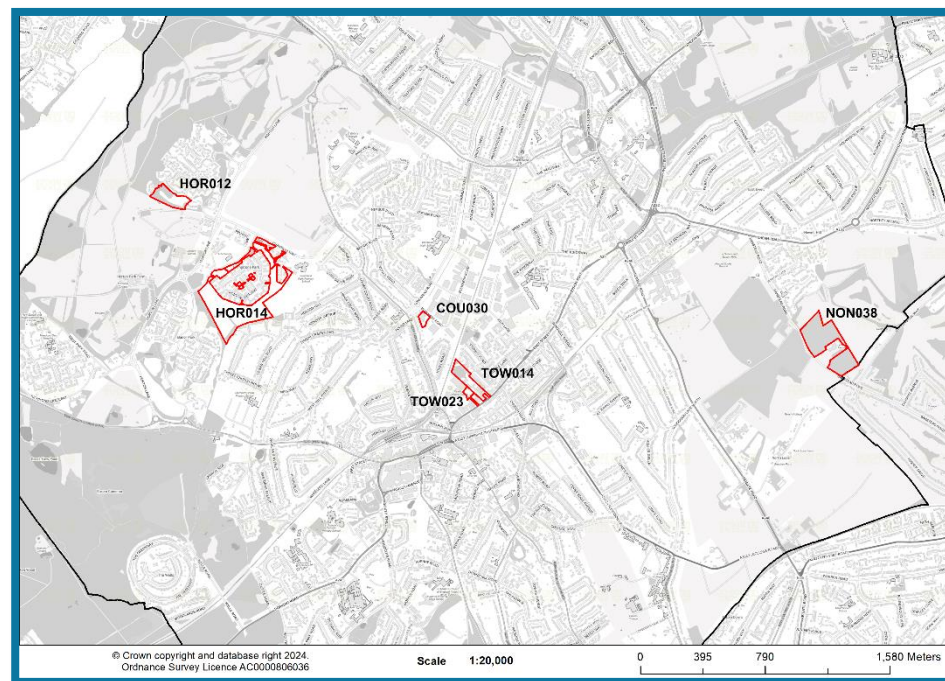
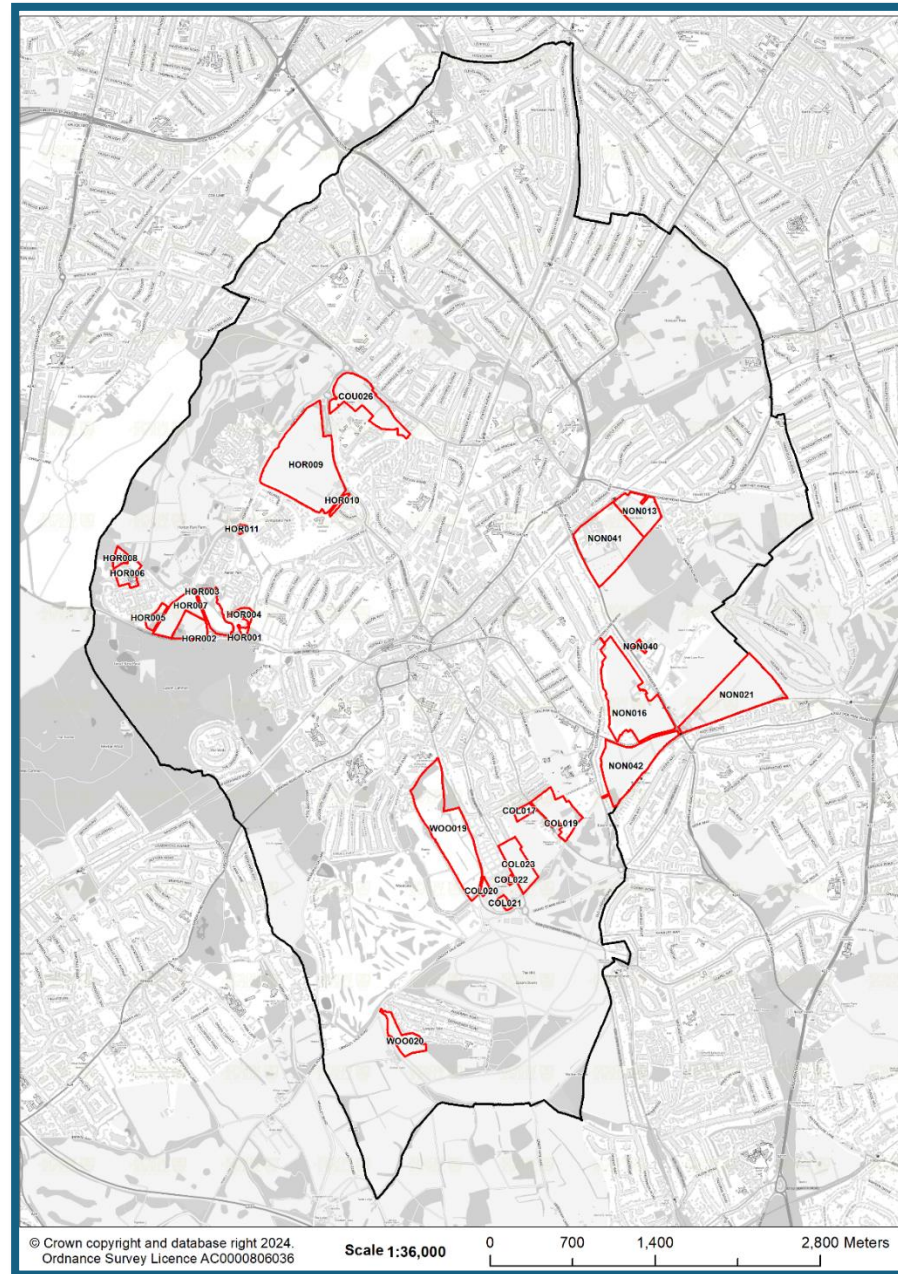


Table 4: Sites potentially suitable for allocation but require further assessment

Site Ref	Address	Use
COL017	Land to west of Burgh Heath Road	Residential
COL019	Land East Burgh Heath Road	Residential
COL020	Land near Downs Road (small south-west parcel)	Woodland (linked to COL023)
COL021	Land near Downs Road (south parcel)	Woodland (linked to COL023)
COL022	Clear Heights, Downs Road	Residential
COL023	Land near Downs Road (east parcel)	Residential (+ leisure, cultural)
COU026	Hook Road Arena (2)	Residential + leisure
HOR001	Land south of Oak Glade	Residential
HOR002	Hollywood Lodge	Residential (or health)
HOR003	Manor Park (old cricket ground)	Residential (+ leisure)
HOR004	Land off Cuddington Glade	Residential
HOR005	Land at West Park Hospital (south parcel)	Residential
HOR006	Land at West Park Hospital (north parcel)	Residential (+ health hub) adjacent to HOR008
HOR007	Noble Park Extension	Residential
HOR008	Epsom Community Hospital, Horton Lane	Residential (+ health hub) adjacent to HOR006
HOR009	Land at Horton Lane	Residential + G&T + community building + health hub + public open space
HOR010	Land At Chantilly Way, Epsom	Residential
HOR011	land south of West Cottage (hospl), Horton Lane	Residential
NON013	Land at Priest Hill, Ewell	Residential
NON016	Downs Farm (north parcel), Reigate Road	Residential, park, local centre, school, emp etc
NON021	Drift Bridge Farm	Mixed incl. resi, leisure, rec, self build
NON040	The Looe, Reigate Road	Residential
NON041	Nescot, Reigate Road	Leisure, Education, Local Greenspace
NON042	Downs Farm (south parcel), Reigate Road	Retained Paddocks with new footpaths (see NON016)
WOO019	Land near Downs Road (west parcel)	Retained paddocks with new footpaths (linked to COL023)
WOO020	Land North of Langley Bottom Farm	Residential

Figure 3: Map of sites potentially suitable for allocation but require further assessment



- The above list consists of sites that are potentially suitable for allocation but require further assessment, which is detailed in the Sustainability Appraisal (SA) Report. The stages of site collection, to assessment and to allocation is summarised in **Figure 4** below.

Figure 4: Stages of site collection to allocation

