



Local Green Space Study

October 2024



Contents Page

1	Introduction	3
2	Policy Context	4
3	Methodology	6
4	Outputs and Recommendations	18

1 Introduction

- 1.1 Epsom & Ewell Borough Council recognises the benefits that green and open spaces have on the lives of people in the Borough and the value communities place upon them.
- 1.2 The Local Green Space (LGS) designation, introduced by the Government's National Planning Policy Framework (NPPF) in March 2012, offers a high degree of protection to areas of importance to the local community against new development, providing that they meet certain criteria. Consideration will be given to the designation of Local Green Space as part of the new Local Plan for the Borough.
- 1.3 This document sets out the Council's process for identifying and assessing LGS, it makes recommendations on sites that could be designated as LGSs within Epsom & Ewell.

2 Policy Context

National Planning Policy Framework (NPPF)

- 2.1 When the National Planning Policy Framework was first published in March 2012 the NPPF, introduced a new Local Green Space designation. This designation allows local communities, through the Local Plan process (and later through the Neighbourhood Plan process), to identify sites which are important to them and which they believe should be given special protection.
- 2.2 The NPPF provides the Local Green Space policy context. The role and purpose of Local Green Spaces are set out as follows:

Paragraph 105:

“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

Paragraph 106 states sets out the criteria for a Local Green Space designation.

“The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.”

Planning Practice Guidance (PPG)

- 2.3 Local Green space can be designated in Local Plans or Neighbourhood Plans. The PPG states that: “Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making”
(Paragraph: 007 Reference ID: 37-007-20140306)
- 2.4 The PPG also states that ‘Local Green Space designation will rarely be appropriate where the land has planning permission for development’.
- 2.5 Additionally, if land is already protected by other designations such as Green Belt, SSSIs or even conservation area then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

- 2.6 Green areas that include land where sports pavilions, boating lakes or structures such as war memorials, allotments, or urban spaces can be designated, this is a matter of local discretion. For this study, all public open spaces in Epsom & Ewell have been assessed in the context of national policy and guidance. Whilst the Planning Practice Guidance states that sites that are not publicly accessible can be included, unless these have been put forward by landowners, we have not considered these.
- 2.7 In order to ensure a robust assessment, other Local Authorities assessment of Local Green Space designations have been reviewed. Examples considered as part of this methodology include:
- Runnymede Borough Council [Local Green Space Assessment \(December 2017\) \(runnymede.gov.uk\)](https://www.runnymede.gov.uk)
 - Elmbridge Borough Council [Local Green Space Study \(elmbridge.gov.uk\)](https://www.elmbridge.gov.uk)
 - Spelthorne District Council [Local Green Space Assessment methodology 2019](#); [Local Green Space, Review of submitted sites, 2022](#)
 - Mole Valley Borough Council [Green infrastructure and Play Space Strategy Jan 2020](#)

3 Methodology

- 3.1 This section outlines the process taken to identify and recommend for designation of Local Green Space in the Borough.
- 3.2 The Government has not set out a detailed methodology for the assessment of sites for consideration as Local Green Space. The methodology has been prepared in accordance with the NPPF, Planning Practice Guidance and on other similar assessments undertaken in other authorities.

How were potential LGS sites identified?

- 3.3 There are currently no Local Green Space (LGS) designations within Epsom and Ewell. The Borough has a mix of green spaces ranging from natural / semi natural areas, parks, gardens, formal recreational grounds etc. These are listed on pages 9-10 under the different categories.
- 3.4 These open spaces have a multi-functional role providing a wealth of benefits including contributing to residents health and well being as well as providing a range of leisure and recreational opportunities and environmental and biodiversity as well. They add to the diversity of the landscape and are a characteristic of the Borough.

3.5 The larger open spaces are areas designated as strategic open space that have a widespread rather than simply local significance and serving a larger catchment. These contain ecological and recreational designations and protections. These Strategic Open Spaces are Nonsuch Park and Hogsmill Local Nature Reserve.

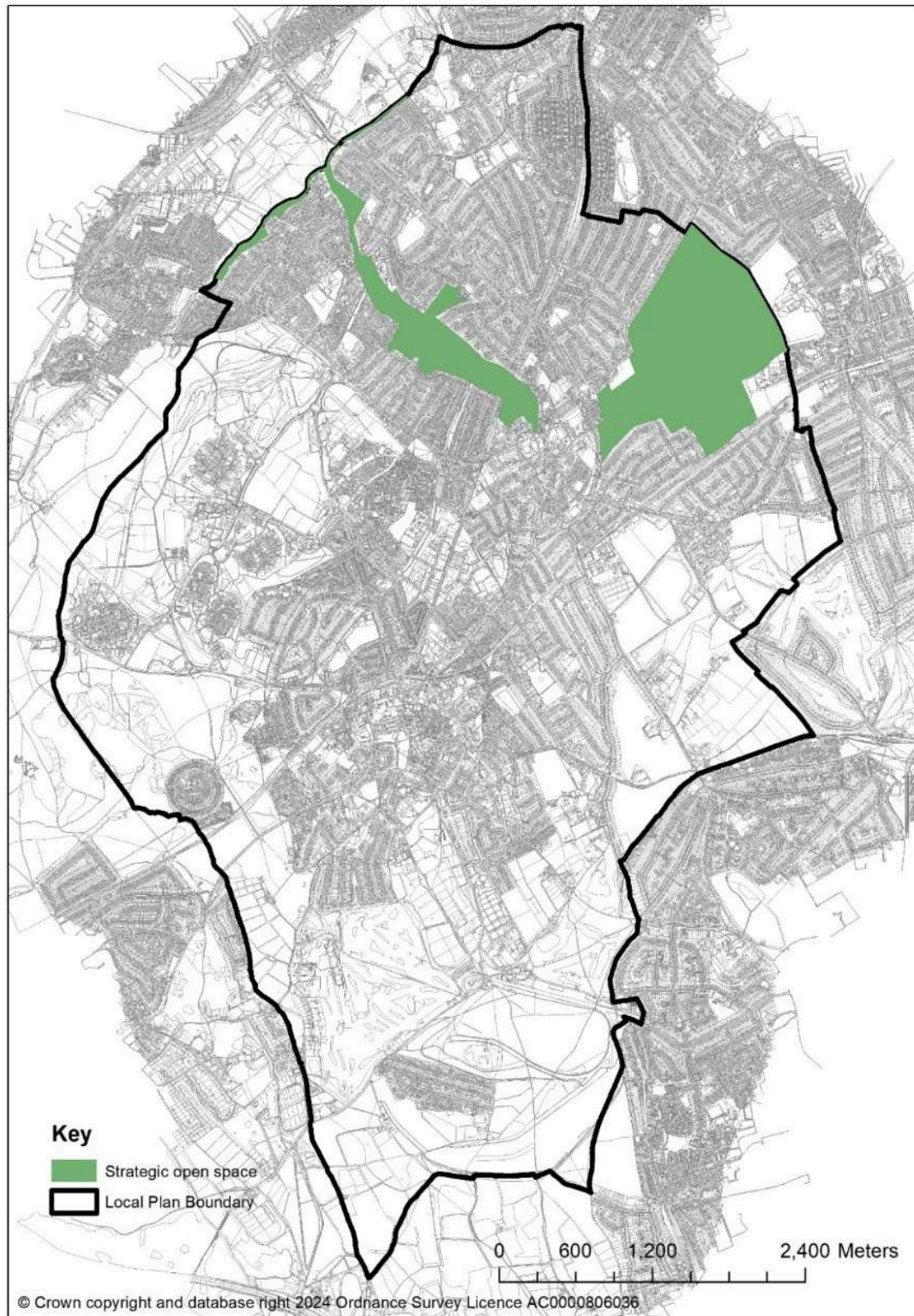


Figure 1: Map of strategic open space

3.6 The Council has recently undertaken an [Open Space Audit 2024](#), this is an update of the audit undertaken in 2006. The assessment is a comprehensive audit and review of open space provision and quality throughout the Borough. The assessment categorises the types (i.e. parks, recreation grounds, semi natural, allotments etc) of open space and their distribution and size in relation to locally identified needs, and suggested the standards of provision that should be set locally. The study identified where deficiencies were, where only one area was identified as being deficient in access to all categories of publicly accessible open space which was the area in Epsom Town Centre adjacent to Hook Road and gas holder area. Accessibility of other areas varied depending on the type of open spaces. The audit forms an important part of the evidence-base underpinning the policy approach in this Core Strategy. This is complemented by assessment of needs in the Borough undertaken in 2021, [the Playing Pitch Strategy 2021](#) and the [Sports facilities Assessment 2021](#).

3.7 The open spaces are listed and mapped below:

Table 1: List of open spaces in the borough		
Parks and Garden	Recreation Grounds	Allotments
Bourne Hall Park	Alexandra Recreation Ground	Barn Elm Allotments
Elizabeth Welchman Gardens	Gibraltar Recreation Ground	Park Avenue west Allotments
Ewell Court Park	Auriol Recreation Ground	Kingston Road Allotments
Rosebery Park	Court Recreation Ground	Hessle Grove Allotments
Long Grove Park	Poole Road Recreation Ground	West Ewell Allotments
Shadbolt Park	Chessington Road Recreation Ground / Bakers Field	Alexandra Allotments
Mounthill Gardens	London Road Recreation Ground	Epsom Common Allotments
Nonsuch Palace & Gardens	Warren Recreation Ground	Lane End Allotments
		Elmstead Allotments
		Eleanor Avenue
Cemeteries and Churchyards	Green Corridors	Noble Park
Epsom Cemetery	The Grove	
St Mary's Cemetery	Longmead	
St Mary's Churchyard	Green Lanes	
St Martins churchyard		
Horton Cemetery		
Natural and Semi Natural	Children and Young People	Amenity Greenspace Sites
Epsom Common Local Nature Reserve	Curtis Road Playground	Dulshott Green
Horton Country Park Local Nature Reserve	Gately Avenue Playground	Fair green
Nonsuch Park	Hardwick's Yard playground	Clay Hill Green
Upper and Lower Mill	Shadbolt Park playground	Kings Church
Hogsmill Local Nature Reserve	Court Recreation Ground Playground	Hook Road Arena
NSN adjacent to Warren	Rosebery Park Playground	London Road Recreation Ground
Woodcote Millenium Green	The Wells Playground	Gadesden Road AGS
Epsom Downs	Manor Park Playground	Park Avenue west
Nobel Park Open Space	Auriol Recreation Ground	Timbercroft
Manor Open Space	King George V playground (playground within Poole Road Rec)	Royal Avenue
Livingstone Park SNCI	Alexandra Recreation	The Green, off Ewell Downs Road
Warren Woodland	Longrove Park and skatepark	St Ebbas Village Green
Walton Downs	Chessington Road playground	Elizabeth Drive / Abelea Green

Table 1: List of open spaces in the borough (continued)		
Natural and Semi Natural	Children and Young People	Amenity Greenspace Sites
Hambledon Hill Natural/Semi Natural	Chessington Road playground	Bahram Road
Horton Lane Triangle	Warren Rec Playground	Racecourse AGS
Epsom Downs (The Hill)	Clarendon Park Playground	Manor area
Warren Farm	Gibraltar Recreation Ground Playground	Christchurch vicarage frontage
Priest Hill Nature reserve	Colne Court Playground	Livingstone Park amenity greenspace
New Cottage Hospital open space	Auriol MUGA	Clarendon Park amenity greenspace (also known as Nelson Walk)
Howell Hill Nature Reserve	London Road rec playground	AGS adjacent to Epsom Downs Golf Club
Langley Vale Woods Woodland Trust	Cox Lane skate park	Higher Green
Northey Fields	Peacock Close playspace	Parkviews Open Space
	West Park playground	West Park Open Space
	Bourne Hall playground	

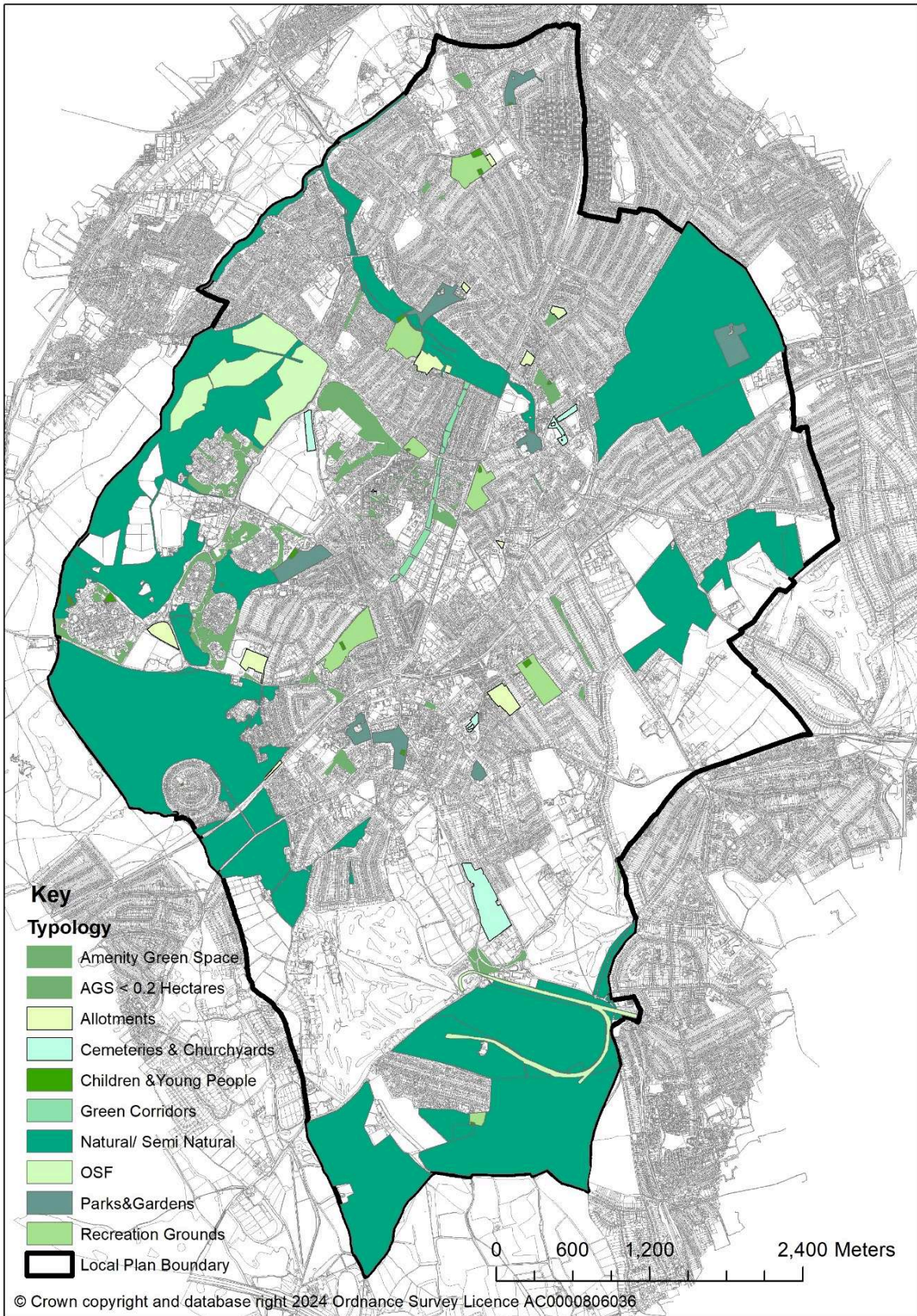


Figure 2: Map of open spaces within the borough

- 3.8 Policy CS4 in the existing Core Strategy sets out the existing policy for open spaces within the Borough. It is intended to help improve the quality, quantity and variety of open spaces available to the local community and provide guidance to developers on the contribution that is expected from them. To protect and maintain the quality of open spaces within the Borough. An equivalent policy was published as part of the emerging Local Plan ([Draft Local Plan, Regulation 18](#), 2023. DM15 Open Space, Sport and Recreation).

Submission of sites for consideration of Local Green Space designation

- 3.9 There have been various opportunities to nominate a site for designation Local Green Space. Opportunities to submit sites for consideration of LGS have been through consultation on the Draft Local Plan and LAA.
- 3.10 In the Draft Local Plan 2022-2040 consultation (Regulation 18) held between February and March 2023 there was only one site put forward for consideration as a Local Green Space designation, the site was Clarendon Park. There were numerous representations that supported the designation of Clarendon Park as a Local Green Space. This site is already designated as Green Belt and it is considered that there is no additional local benefit being gained through LGS designation.
- 3.11 Also, as part of the Land Availability Assessment, the Council has invited site submissions in 2022 and 2023 as part of 'Call for sites' exercises for a range of uses including Local Green space- no sites have been put forward for LGS through this process.
- 3.12 There is also one designated Neighbourhood Forum in the Borough, The Stoneleigh and Auriol Neighbourhood Forum who are in the process of preparing a Neighbourhood Plan. In their draft Neighbourhood Plan (Regulation 14 public consultation) they are proposing 9 sites within the Neighbourhood area as Local Green Spaces, these are listed as:
- Auriol Park
 - Part of Nonsuch Park
 - Recreation Ground (Park Avenue West)
 - Allotments (Park Avenue West)
 - Allotments (Barn Elms, by Auriol Park)
 - Old School Field (Salisbury Road)
 - Cuddington Community School field
 - Auriol and the Mead School field
 - Meadow and Nonsuch Primary School fields

The Council has formally responded to the (Regulation 14) Stoneleigh and Auriol Neighbourhood Plan but will leave it to the Neighbourhood Forum to make the case for LGS designation.

- 3.13 These are the only sites nominated for consideration. Any new sites put forward as part of the Regulation 19 consultation which have not already been assessed can be considered before finalising and adopting the Local Plan. Alternatively, LGS can be designated through the Neighbourhood Plan process. However, we recognise this is a restricted option as this would require designation of a Neighbourhood Forum and Neighbourhood Area before drafting a Neighbourhood Plan; and as mentioned earlier, there is only one designated Neighbourhood Forum in the Borough.

3.14 Following the adoption of the Local Plan, the Council will only be able to consider new candidate sites for LGS designation when the Local Plan is reviewed. In line with Government advice, these reviews will occur at least every 5 years.

The assessment of potential Local Green Space

3.15 The assessment of each site is based upon the criteria set out in National Policy (NPPF, para. 106) and National Guidance.

“Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.”

3.16 As there is no standard methodology, each criterion has been considered in detail below.

Reasonable proximity to the community it serves

3.17 There is no definition for what constitutes ‘reasonable proximity’, Planning Practice Guidance suggests that this will depend on local circumstances but in general it should be reasonably close and accessible. Whilst the Council accepts that local circumstances may differ, in general most areas in the Borough will be reasonable proximity to the local community. The Open Space Audit concludes that only one area is identified as being deficient in the access to many categories of publicly accessible open space.

3.18 The Natural England archived guidance 'Accessible Natural Green Space, standards in Towns and Cities' and other evidence has shown that on average people are willing to walk a distance of 5 minutes (ranging from 100-400m) before taking alternative forms of transport or going elsewhere. The map below applies the 400m buffer to open spaces in the Borough and shows almost the entire Borough is within 400m or 5 minutes of any type of open space. In this regard all open spaces assessed in the audit are considered to be of reasonable proximity to the community.

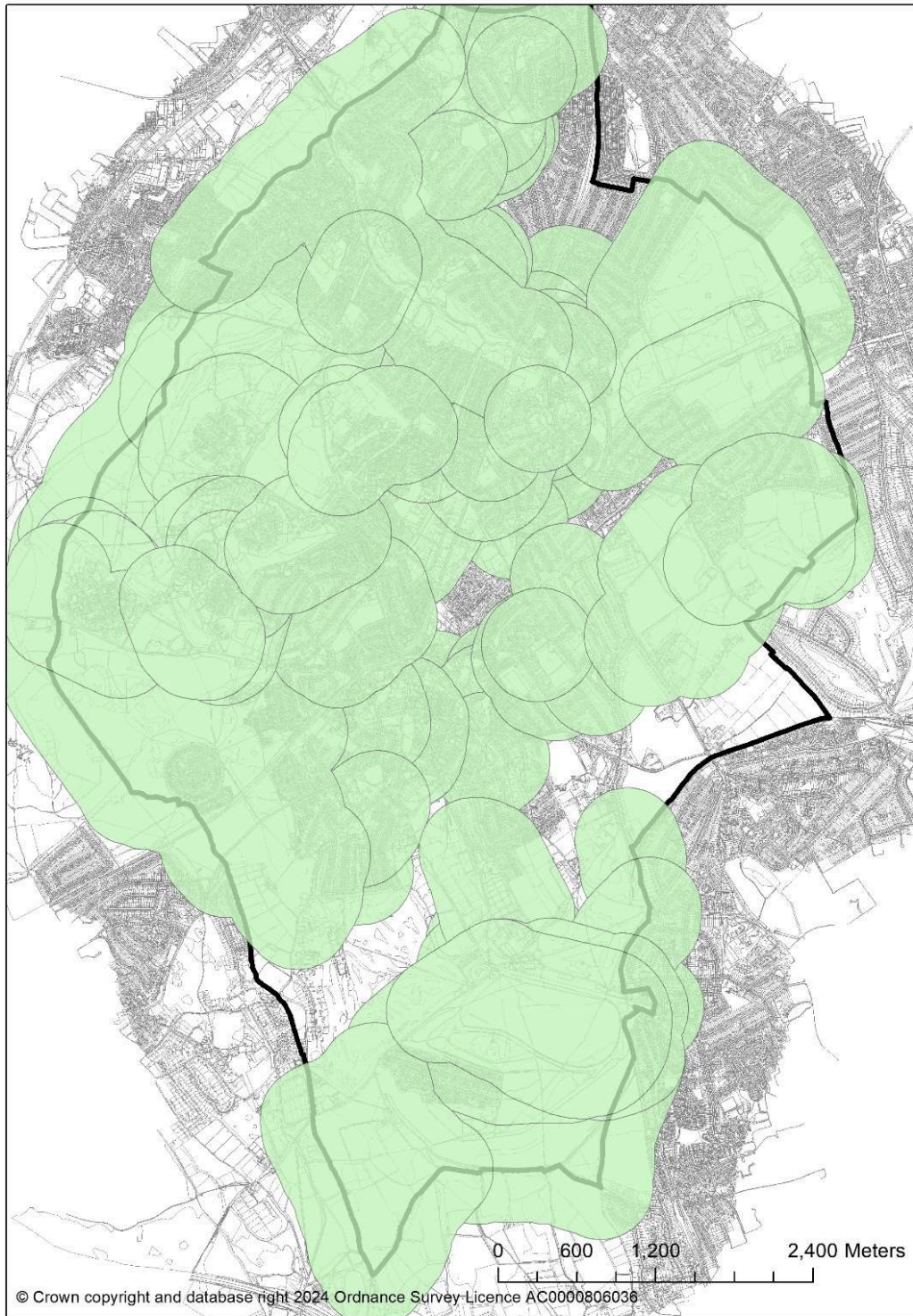


Figure 3: Map showing 400m open space buffer

Demonstrably special to the local community

3.19 The NPPF states that Local Green Space designation should only be used 'where the green area is demonstrably special to a local community and holds a particular significance'. The NPPF states five examples of this:

- Beauty
- Historic Significance
- Recreational Value
- Tranquillity
- Richness of wildlife.

3.20 The NPPF and PPG are not explicit on what is meant by each of these examples. Therefore, the Council has broken down each example in order to help assess whether sites may be of particular significance to the community for any of these reasons.

Beauty

3.21 The Council understands that the assessment of beauty is subjective to an individual but that beauty may comprise of various different characteristics that contribute to perception of beauty. The Council will therefore look at these individual elements and assess and make a judgement on the significance of the site in 'Beauty' terms, this may include visual attractiveness and contribution to the surrounding landscape/townscape, the condition of the space, the level of natural features and views in and around the site.

Historic Significance

3.22 The Council will consider whether areas are of historic significance by assessing whether they fall within or near areas of local or national historical significance such as archaeological sites, conservation areas or historic parks and gardens. Or whether the area contributes to the setting of a heritage asset including listed buildings or ancient monuments. Areas that are entirely covered by conservation area are considered to be sufficiently protected with little benefit of LGS designation.

Recreational Value

3.23 To assess this criterion the Council will consider the following, the variety of activities it supports and the level of use. Uses ranges from informal (walking/running and dog walking) and formal (cricket, football pitches and tennis courts). Accessibility will also be considered, if there is no access there would be no or very limited recreational value. Furthermore, recreational value alone cannot be considered sufficient especially where it is not available to the public or there are limitations to who can use the facilities. In this regard, school playing fields, private sports grounds and allotments have limited demonstrable special to the local community and therefore are not considered to be suitable for LGS in this assessment.

3.24 It is considered that recreational value alone would not be sufficient to designate a space as LGS, it would be necessary for at least another of the criteria to be applied. However, where at least one of the remaining four criteria is utilised, this will weigh the space in favour of its designation as LGS.

Tranquillity

3.25 Tranquillity is defined as a quality or state of being tranquil, peaceful or calm. Whilst there is no specific definition in Planning, other assessments have referred to Campaign to Protect Rural England (CPRE) definition of tranquillity as 'a quality of calm that people experience in places full of the sights and sounds of nature'. This mapping was based upon various factors utilised by CPRE including positive and negative factors including positive: openness of landscape and visibility of sea and negative factors: traffic noise, seeing urban development. Noise that is incidental (e.g. crowds / noise resulting from sporting activities at a sports pitch / facility) would not count against an areas tranquillity score.

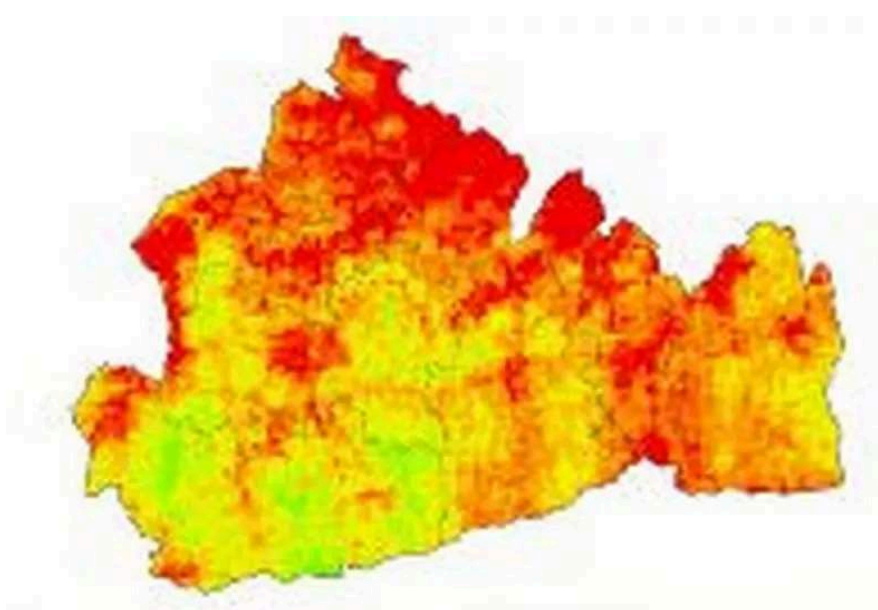


Figure 4: Surrey Tranquillity Map (Source CPRE)

- 3.26 The CPRE tranquillity map shows that the Borough, is not, by their definition a tranquil place. This is shown by the red and orange shading in Figure 4 above. There is a concentration of red shading covering a significant proportion of Epsom & Ewell (in the north-east of Surrey). While this turns paler orange/yellow to the south of county. This makes sense and likely represents the more built-up areas to the north and more remote areas towards Epsom Downs.
- 3.27 Therefore, the Council will assume there are no notably 'tranquil' areas in the Borough but will refer to some of the factors identified by Campaign for the Protection of Rural England's (CPREs) Tranquillity criteria on a granular level where relevant.

Richness of wildlife

3.28 The criteria will be assessed primarily through a desk-based assessment, through formal designations but site surveys will note non-designated features that can support wildlife like mature trees, hedgerows, ponds and riverbanks. Areas that are entirely covered by ecological designation like SNCI are considered to be sufficiently protected with little benefit of LGS designation.

Scoring

3.29 The Council recently completed an Open Space Audit 2024 which has assessed all the open spaces within the Borough. These assessed the quality of the spaces, including facilities, tidiness/cleanliness accessibility, level of maintenance and management, the level of vegetation, these assessments have been carried forward into this study.

Initial Sieve

Size, Local in character and not an extensive tract of land

- 3.30 Whilst there is no size threshold for Local Green Space designation, the NPPF states that the Local Green Space designation should only be used where the land is not an extensive tract of land. The PPG further clarifies that a “blanket designation of open countryside adjacent to settlements will not be appropriate”. It is therefore considered that a site will be largely self-contained with clearly defined edges.
- 3.31 The Council will also not seek to designate any land which is larger than 15ha. Any sites larger than this will be automatically excluded during the initial ‘sieving’ process at the start of the assessment. The approach that has been taken is that potential Local Green Space sites should have ‘clear definable boundaries’. Officers will not consider vast open areas of Green Belt or where areas are on the edge of the built-up limits/settlements where the boundaries are ambiguous. The planning practice guidance makes it clear that “designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another ways”.
- 3.32 The Council has also applied a minimum threshold of 0.25 ha so the site is of a sufficient size to be reasonably considered important to the Local Community.

Statutory Designations

- 3.33 The Planning Practice Guidance states that consideration should be given to whether any additional local benefit would be gained by designating land already protected by statutory designation and/ or Green Belt policy as Local Green Space. It is considered that Green Belt policy provides sufficient protection and there is little benefit in designating existing Green Belt land. It is however noted that the preparation of the assessment is alongside the preparation of the new Local Plan. Therefore, it should be noted that separate work is being carried out on the Green Belt boundary.
- 3.34 In addition, land covered by the following statutory designations will not be considered for potential designation as they are sufficiently protected through another, often higher level of protection:
- Historic Parks & Gardens,
 - Ramsar sites,
 - Site of Special Scientific Interests (SSSI),
 - Ancient woodlands,
 - Common land,
 - Allotments,
 - School Playing Fields, and
 - Cemeteries.
- 3.35 Sites that are entirely covered by conservation area or ecological designation are also considered to be sufficiently protected with limited benefit of designating as an LGS.

Sites with planning permission

- 3.36 In line with guidance, the Council will not consider land that has planning permission for development for designation of Local Green Spaces. The only exception to this would be where planning permission is no longer capable of being implemented or if the development would be compatible with the reasons for the designation.

4 Outputs and Recommendations

- 4.1 The outputs of the initial sieve left 31 sites to move forward to the next phase of assessment. The remaining sites were assessed against the designation criteria set out in paragraph 106 in the NPPF, these are:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.
- 4.2 As set out in the last chapter, with regard to criteria a) all open spaces are considered to be of reasonable proximity to the local community and in regards to c) very large sites (>15 ha) and very small sites (<0.25 ha), have been sieved out.
- 4.3 The output of the assessments are set out in the table 2 at the end (pages 22-24). It is recommended that 11 sites be designated as Local Green Space as they meet the criteria above. The remaining sites are considered to be sufficiently protected by other designations or not considered to satisfactorily meet criteria b. The 11 sites are:
1. Elizabeth Way (Site ID 199)
 2. Dulshott Green (Site ID 30)
 3. Rosebery Park (Site ID 24)
 4. Shadbolt Park (Site ID 37)
 5. Mounthill Gardens (Site ID 59)
 6. Alexandra Recreation Ground (Site ID 15)
 7. King George V Playing Fields-Pool Road (Site ID 39)
 8. Woodcote Millenium Green (Site ID 54)
 9. King V Playground (part of site 7) (Site ID 157, part of Site ID 39)
 10. Court Recreation Ground (Site ID 19)
 11. Alexandra Rec Playground (part of site 159)



Image (above): Elizabeth Way (Site ID 199)



Image (above): Woodcote Millenium Green (Site ID 54)



Image (above): Rosebery Park (Site ID 24)



Image (above): Shadbolt Park (Site ID 37)

Figure 5: A few images of some of the proposed Local Green Spaces

- 4.4 Four of the sites are being considered for LGS designation are being considered by the Stoneleigh and Auriol Neighbourhood Forum as part of their Neighbourhood Plan and have not been assessed further as part of this assessment.
- 4.5 With regard to the nomination of Clarendon Park in the Regulation 18 Draft Local Plan consultation. The site is already located within the Green Belt and Green Belt sites have been sieved out of the initial part of this assessment as there is no additional benefit of designating any open space in the Green Belt with a LGS designation. Therefore that site was not considered further.

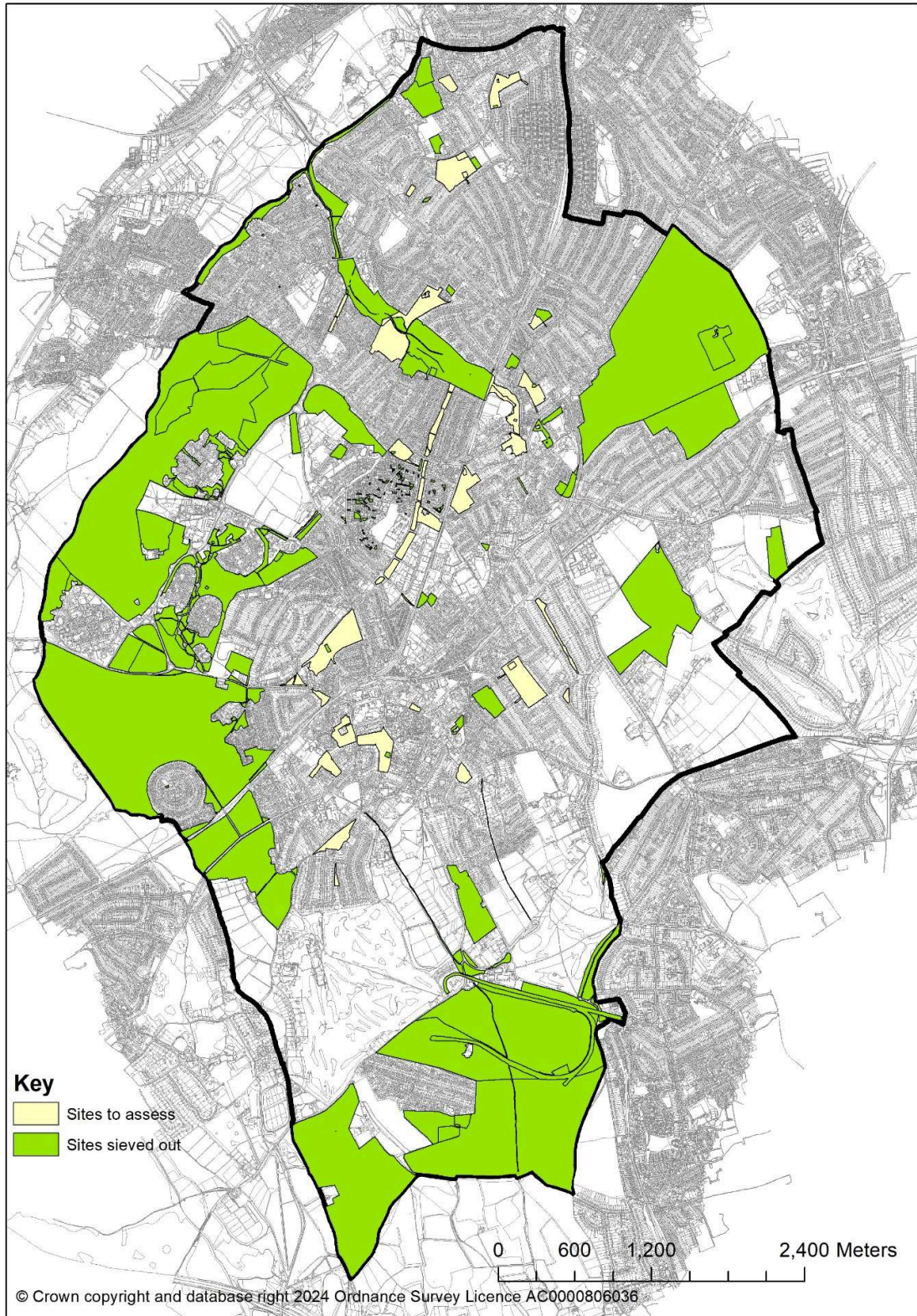


Figure 6: Map of sieved sites

Table 2: Outputs and Recommendations

TYPE	SITENAME	SITEID_	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score	Special-History	Special - Recreation	Special-Wildlife	Stat Designation	Planning History	Assessment
AGS	Elizabeth Way	199	12	8	3	23	12	8	12	4	36	59	Historic designation, CA, LB	Yes		CA, TPOs		Good quality open space. Partly within conservation area and contains historic assets within and surrounding. Ecological features include trees/woodland and pond/SUDs feature. Recommend for LGS designation
AGS	Fair Green	61	12	8	2	22	12	8	12	8	40	62	Historic designation, CA, LB	Yes		CA, TPOs		High quality open space, entirely within Conservation Area and within vicinity of listed buildings. Moderate tree coverage. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered sufficiently protected.
AGS	Clay Hill Green	62	12	8	2	22	12	8	12	8	40	62	Historic designation	Yes		CA, TPOs		High quality open space, entirely within Conservation Area and within vicinity of listed buildings. Moderate tree coverage. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered sufficiently protected.
RG	Chessington Road Rec Ground / Bakers Field	76	12	10	3	25	12	8	12	6	38	63		Yes				Open space with playground. Whilst the recreational value is there the site would benefit from some improvement. The site also does not meet any additional criteria for designation. This site is not
AGS	Park Avenue West	87	9	8	2	19	12	6	12	6	36	55		Yes				Site being considered by SANF for NP.
AGS	Timbercroft	94	12	6	2	20	9	8	9	4	30	50		Yes				Good quality open space, has the character of a small green. The value is mainly visual amenity. The site does not meet any of the other criteria for designation. This site is not recommended for LGS designation.
AGS	Royal Avenue	103	6	4	3	13	9	6	12	6	33	46		Yes		TPOs		Open space difficult to access at points, grassed area with significant tree coverage on the edges, trees are covered by a group TPO which allows for sufficient protection. The site is not recommended for LGS designation
AGS	Dulshott Green	30	12	8	3	23	12	8	12	8	40	63	Historic designation	Yes		CA, TPOs		High quality open space, adjacent to conservation area and listed buildings in the vicinity. Contains some significant trees. Recommend site for LGS designation

Table 2: Outputs and Recommendations

TYPE	SITENAME	SITEID_	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score	Special-History	Special - Recreation	Special-Wildlife	Stat Designation	Planning History	Assessment
AGS	Kings Church	70	9	8	2	19	9	6	9	4	28	47		Yes			LAA site	Open space, does not meet any particular criteria for LGS designation. The site is also being considered as part of the Local Plan. This site is not recommended for LGS designation
P&G	Bourne Hall Park	17	12	8	4	24	12	8	15	10	45	69	Historic designation, CA, LB	Yes			CA	High quality open space, entirely within Conservation Area and within vicinity of listed buildings. Significant tree coverage and large pond. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered sufficiently protected.
P&G	Elizabeth Welchman Gardens	20	9	6	4	19	12	6	12	8	38	57	Historic designation	Yes			CA	Good quality open space, entirely within Conservation Area and within vicinity of listed buildings. Significant tree coverage. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered sufficiently protected.
P&G	Rosebery Park	24	12	8	4	24	12	8	12	8	40	64	Historic designation	Yes			CA, TPOs	High quality open space, adjacent to conservation area and listed buildings in the vicinity. Moderate tree coverage. Recommend site for LGS designation
P&G	Shadbolt Park	37	12	8	5	25	12	8	15	8	43	68		Yes	Part SNCI			High quality open space with playground/outdoor gym. The site has two distinct areas, one area is semi natural with pond feature and the other consists of playground and gym. The site is recommended for LGS designation
P&G	Mounthill Gardens	59	9	6	4	19	12	8	12	8	40	59	Historic designation, CA, LB	Yes			CA, TPOs	Good quality open space although access is not entirely obvious. The site is part within but mostly adjacent conservation area and in the vicinity of listed buildings. Significant tree coverage, many TPOs. Recommend site for LGS designation
P&G	Ewell Court	21	15	10	5	30	15	10	15	0	40	70	LB	Yes	Environmental designation, SNCI		SNCI, LNR	High quality open space, almost entirely covered by environmental designation (SNCI and LNR) and the area that is not contains a listed building (Ewell Court House and a stone planter). Significant tree coverage and a large pond. This site is not recommended for LGS designation as the site is almost entirely covered by environmental and historic designations so is considered sufficiently protected. The site is not considered for LGS designation

Table 2: Outputs and Recommendations

TYPE	SITENAME	SITEID_	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score	Special-History	Special - Recreation	Special-Wildlife	Stat Designation	Planning History	Assessment
AGS	London Road recreation Ground	83	9	6	2	17	9	8	12	6	35	52	Historic designation	Yes		CA		Good quality open space, entirely within Conservation Area and within vicinity of listed buildings. Tree coverage on the boundary. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered
RG	Alexandra Recreation Ground	15	12	8	4	24	12	8	12	8	40	64	LB	Yes				High quality open space with a good range of facilities, playground, playing pitches, playing courts and cafe. The recreational value is high and appears well used. The site is also in the vicinity of a listed building. This site is recommended for LGS designation
RG	Gibraltar Recreation Ground	16	12	8	4	24	12	8	12	10	42	66	Historic designation	Yes		CA		High quality open space, entirely within Conservation Area and within vicinity of listed buildings. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered sufficiently protected.
RG	Auriol Recreation Ground	18	15	8	4	27	15	10	12	8	45	72		Yes		TPOs		Site being considered by SANF for NP.
RG	King George V Playing Fields - Poole Road	39	12	8	4	24	12	8	12	8	40	64		Yes	Environmental designation, SNCI	SNCI, LNR		High quality open space with playground/pavillion and sports track. The rear of the site (north) is heavily treed and adjacent the Hogsmill River (LNR and SNCI). The site is recommended for LGS designation
NSN	Hambleton Hill	223	9	6	2	17	9	6	12	0	27	44		Yes		TPOs		Strip of dense wooded area within private estate, difficult to reasonably access. Acts as a buffer/corridor between the residential located immediately adjacent. Entirely covered by TPOs which allows for sufficient protection and the site does not meet any particular LGS criteria. The site is not recommended for LGS designation
NSN	Woodcote Millenium Green	54	9	6	4	19	15	8	12	8	43	62		Yes		TPOs		High quality open space opposite Epsom hospital and surrounding private estate. Located along roadside but has tranquil quality. Large pond located along the road. Site heavily treed. The site is recommended for LGS designation
NSN	Upper & Lower Mill	22	12	8	4	24	12	8	15	8	43	67	Historic designation, CA, LB	Yes	Environmental designation, SNCI	SNCI, CA,		High quality open space, entirely within Conservation Area and within vicinity of listed buildings. This site is also largely SNCI being located along the Hogsmill. The site is not recommend for LGS designation as the site is entirely covered by CA and mostly SNCI so is

Table 2: Outputs and Recommendations

TYPE	SITENAME	SITEID_	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score	Special-History	Special - Recreation	Special-Wildlife	Stat Designation	Planning History	Assessment
C&YP	King George V Playground	157	12	8	4	24	12	8	N/A	8	28	52		Yes	Environmental designation	LNR		High quality open space with playground/pavilion and sports track. The rear of the site (north) is heavily treed and adjacent the Hogsmill River (LNR and SNCI). The site is recommended for LGS designation (Part of site 39)
C&YP	Auriol Recreation Ground Playground	156	12	8	4	24	12	8	N/A	8	28	52		Yes				Site being considered by SANF for NP.(Part of site 18)
C&YP	Auriol MUGA	240	12	8	4	24	12	8	N/A	8	28	52		Yes				Site being considered by SANF for NP.(Part of site 18)
RG	Court Recreation Ground	19	12	8	4	24	12	8	12	8	40	64	Historic designation	Yes		CA, TPOs		High quality open space with playground/basketball and tennis courts and multi-sport area. Moderate tree coverage on the edge, some TPOs. The site is adjacent conservation area. The site is recommended for LGS designation
AGS	Higher Green	262	9	6	2	17	15	8	12	4	39	56	Historic designation	Yes		CA		Good quality open space, has the character of a small green. The value is mainly visual amenity. The site is entirely within Higher Green/Longdown Lane conservation area. This site is not recommended for LGS designation as it is considered sufficiently protected.
C&YP	Alexandra Rec Playground	159	12	8	4	24	12	8	N/A	8	28	52		Yes				High quality open space with a good range of facilities, playground, playing pitches, playing courts and cafe. The recreational value is high and appears well used. The site is also in the vicinity of a listed building. This site is recommended for LGS part of site 15
C&YP	Gibraltar Rec Ground Playground	221	12	8	4	24	12	8	N/A	8	28	52	Historic designation	Yes		CA		High quality open space, entirely within Conservation Area and within vicinity of listed buildings. This site is not recommended for LGS designation as the site is entirely covered by CA so is considered sufficiently protected (Playground part of site 16)
NSN	Abbeyfield Trust Woodland Site	272	12	8	4	24	12	8	15	8	43	67	Historic designation, CA, LB	Yes	Environmental designation, SNCI	SNCI, CA,		High quality open space, entirely within Conservation Area and within vicinity of listed buildings. This site is also largely SNCI being located along the Hogsmill. The site is not recommended for LGS designation as the site is entirely covered by CA and mostly SNCI so is considered sufficiently protected.