

SITE SEARCH FOR PRIMARY AND SECONDARY SCHOOLS – November 2015

Aim: To identify a selection of sites which have the potential to provide three secondary schools and three primary schools.

Table 1 shows all the Council-owned (fully or partly) brownfield sites with the borough over 0.4ha. The sites have been screened for broad availability.

Table 2 shows all the Council-owned (fully or partly) open space sites with the borough over 0.4ha. The sites have been screened for broad availability.

Table 3 shows all the Council-owned (fully or partly) Green Belt and MOL sites with the borough over 0.4ha. The sites have been screened for additional designations.

Table 4 shows all the non Council-owned brownfield sites with the borough over 0.4ha. The sites have been screened for broad availability.

Table 5 shows all the non Council-owned open space sites with the borough over 0.4ha. The sites have been screened for broad availability.

Table 6 shows all the non Council-owned Green Belt and MOL sites with the borough over 0.4ha. The sites have been screened for additional designations.

Table 7 shows a shortlist of the deliverable and suitable sites from Tables 1 to 6 with PTAL levels.

Table 8 shows a second shortlist with those sites scoring less than Public Transport Accessibility Level (PTAL) 1 omitted. The table also considers some deliverability and suitability constraints.

A BRIEF GUIDE TO PLANNING TERMINOLOGY

Statutory Allotments: Statutory Allotments are protected under the 1925 Allotments Act. The act stipulates that land purchased or appropriated by local authorities for use as allotments must not be disposed of without Ministerial consent. The Secretary of State for Communities and Local Government must be satisfied that 'adequate provision will be made for allotment holders displaced by the action of the local authority, or that such provision is unnecessary or not reasonably practicable'.

The criteria by which the Secretary of State determines whether a statutory allotment can be disposed of is not published. However, in practice, the Secretary of State will first want to be satisfied of certain conditions:

- The allotment is either not necessary and is surplus to requirements;
- The Council will give displaced plot holders adequate alternative sites, unless this is not necessary or is not practicable;
- The Council has taken the number of people on the waiting list into account; and,
- The Council has actively promoted and publicised the availability of allotment sites and has consulted the National Society of Allotment and Leisure Gardeners.

Government guidance also requires allotment authorities to consult with plot holders before they apply for disposal. If the application is successful, and allotment holders are displaced, the allotment authority is expected to provide one or more suitable alternative sites which should not normally be more than three-quarters of a mile from the centre of demand. The alternative sites must also be suitable for spade cultivation. Given that there is waiting list for allotments for Sutton and that the Secretary of State rarely grants consent for the release of allotments, there is a high delivery risk with any allotment site.

Public Open Space: Public Open Space is green space which is fully accessible by any member of the public. The council's Core Strategy (2009) policy PMP9 states that "The council will seek to safeguard and enhance the borough's open space network." Therefore, Public Open Space is not normally available for development unless material circumstances indicate otherwise.

Deficient in open space/Above average for open space: In February 2007, the council published its Open Space Strategy, based on its Open Space Study of 2005. The strategy states that the Borough-wide level of unrestricted open space was 2.88ha per 1,000 population. However, the amount of open space varies widely between wards. Where a site is public open space, it is noted whether the relevant ward is deficient in open space (ie below 2.88ha per 1,000 population) or above the average (ie above 2.88ha per 1,000 population). The council's Core Strategy (2009) PMP9 states that: "The council will ensure that the overall borough-wide target of public open space with unrestricted access of 2.88ha per population is maintained."

Urban Green Space: Urban Green Space is green space which is not fully accessible or may be limited to certain members of the public, such as sports clubs and allotments. However, not all allotments are classified as Urban Green Space. The council's Site Development Policies DPD (2012) states: "The council will only grant permissions for small-scale structures on Urban Green Space where the development is directly related and ancillary to any recreational use of the land and predominant open character of the space is maintained." Therefore, Urban Green Space is not normally available for development unless material circumstances indicate otherwise.

Green Belt: Green Belt is open land which is protected at the national level to check urban sprawl, to prevent towns merging, to safeguard the countryside from encroachment, to preserve the setting of historic towns and to assist with urban regeneration. Paragraph 89 of the National Planning Policy Framework states: "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt", unless "very special circumstances" can be demonstrated.

Metropolitan Open Land: Metropolitan Open Land is a London-wide concept. The Mayor of London's London Plan (2011) Policy 7.17 states: "The strongest protection should be given to London's Metropolitan Open Land, and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt."

Allocation: An allocated site is a site which the council has identified for a specific type of development, which, along with other allocations, delivers the council's planning strategy for the borough. The allocations will shortly be published in the council's Local Plan Issues and Options document.

Table 1: BROWNFIELD SITES - COUNCIL OWNED

Site	Source	Size	Ownership	Occupancy	Conclusion
St Helier Hospital (s101)	Allocation	5.8	Council	Hospital	Unlikely to be available
Benhill Estate (s24)	Allocation	5.76	Mixed	Occupied with some right to buy penetration	Potentially available for a secondary school
Shanklin Estate, Brighton Road (s135)	Allocation	4.4	Mixed	Occupied with high right-to-buy penetration	Potentially available for a secondary school
Chaucer Estate, Sutton	Allocation	3.9	Mixed	Occupied with low right-to-buy penetration	Potentially available for a secondary school
Sutton United Football Club, Gander Green Lane (s106)	Allocation	2.4	Council	On long lease to football club	Unlikely to be available by 2025
Collingwood Estate, Sutton	Allocation	2.3	Mixed	Occupied with high right-to-buy penetration	Potentially available for a secondary school
Sutton Hospital (issue 2)	Allocation	1.6	Council	Available	Available as a secondary school
Hill House Site, Bishopsford Road (s119)	Allocation	1.05	Council	Community centre on the border with LB Merton	Potentially available for primary school
Sutton West Centre (s4)	Allocation	1	Council	Occupied by various uses	Potentially available for primary school
Civic Centre Site (s9)	Allocation	0.9	Council	Occupied	Potentially available for a primary school
Robin Hood School, St Nicholas Way and shed	Allocation	0.86	Council	Occupied, current school would need to be relocated	Potentially available for a primary school
Ludlow Lodge, Alcester Road, Wallington (s48)	Allocation	0.73	Council	Potential allocation for housing	Unlikely to be available by 2025
Richmond Green, Beddington (s113)	Allocation	0.67	Council	To be redeveloped for housing shortly	Unlikely to be available by 2025
Wallington Hall and Car Park (s51)	Allocation	0.54	Council	Vacant	Potentially available for primary school
Land adjacent to Tescos, Willow Walk (includes balancing ponds)	No designation	0.52	Council	Part of the flood alleviation measures at Kimpton	Required for flood alleviation
Hillcrest Hall, Clockhouse (s133)	Allocation	0.44	Council	Community centre with poor links to rest of borough	Potentially available for primary school
Council Offices, Denmark Road (s98)	Allocation	0.4	Council	Occupied	Potentially available for primary school
Council Car Park, Denmark Road (s99)	Allocation	0.4	Council	Occupied	Potentially available for primary school
Shotfield Car Park, Wallington (s145)	Allocation	0.4	Council	Well used	Potentially available for primary school
Sutton Life Centre, Alcorn Close	No designation	0.4	Council	In use	Potentially available for primary school
Cheam Leisure Centre (s74)	Allocation	1.3	Mixed	In use. Recently refurbished	Unlikely to be available by 2025
Railway Approach and Car Park, Wallington (s45)	Allocation	1.1	Mixed	In use	Unlikely to be available by 2025
Bus Garage and Allotments (s25)	Allocation	1.05	Mixed	In use	Unlikely to be available by 2025
Gibson Road Car Park	Allocation	0.7	Council	Well used	Unlikely to be available by 2025
Times Square Car Park	Allocation	0.7	Council;	Well used	Unlikely to be available by 2025
Thomas Wall Close	Allocation	0.6	Mixed	Occupied	Unlikely to be available by 2025
Elm Grove, Sutton (s37)	Allocation	0.5	Mixed	Occupied housing estate	Unlikely to be available by 2025
Secombe Theatre with adjacent church	No designation	0.49	Mixed	In use. Church land for sale	Potentially available for primary school
Houses adjacent to Manor Park	No designation	0.48	Mixed	Occupied with minor right to buy penetration	Available possibly in conjunction with Beech Tree Place as a Infants/Junior split site

Table 2: OPEN SPACE SITES - COUNCIL OWNED (contrary to Local Plan policy)

Site	Source	Size	Ownership	Occupancy	Conclusions
Cuddington Recreation Ground, Sandringham Road, Worcester Park	POS	10.1	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Carshalton Park, Ruskin Road, Carshalton	POS	9.2	Council	Historic Park and Garden	Potentially available for a secondary school
Seear's Park and Perrett's Field, St Dunstan's Hill, Cheam	POS	9	Mixed	Park. Ward deficient in open space	Council is a trustee. Would need Charity Commission permission to develop,
Collingwood Recreation Ground	POS	8.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Mellows Park, Stafford Road, Wallington	POS	7.7	Council	Park.	Potentially available for a secondary school
Overton Park (Northern Part), Overton Road, Belmont	POS	6.75	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Corrigan Avenue Recreation Ground, Corrigan Avenue, Coulsdon	POS	6.2	Council	Park.	Potentially available for a secondary school
Greenshaw Farm Allotments	Allotments	4.3	Council	Allotment - difficult to reprovide	Not available by 2019
Green Wrythe Lane Allotments	Allotments	4	Council	Allotment - difficult to reprovide	Not available by 2019
Stanley Park Recreation Ground	POS	4	Council	Park.	Potentially available for a secondary school
Stanley Road Allotments	Allotments	3.9	Council	Allotment - difficult to reprovide	Not available by 2019
Gander Green Lane Allotments	Allotments	3.5	Council	Allotment - difficult to reprovide	Not available by 2019
Royston Park	POS	3.5	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Westmead Road Allotments	Allotments	3.4	Council	Allotment - difficult to reprovide	Not available by 2019
Royston Park Allotments	Allotments	3.3	Council	Allotment - difficult to reprovide	Not available by 2019
Overton Park (Southern Part), Overton Road, Belmont	POS	3.02	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Cheam Court (includes Forge Lane)	Allotments	3	Council	Allotment - difficult to reprovide	Not available by 2019
Former Watercress Beds, Guy Road, Beddington	POS	2.9	Council	Park.	Potentially available for a secondary school
Worcester Park A.C., Green Lane, Worcester Park	UGS	2.8	Mixed	Park. Ward deficient in open space	Potentially available for a secondary school
Wrythe Recreation Ground, Wrythe Lane, Carshalton	POS	2.7	Council	Park. Ward deficient in open space	Council is a trustee. Would need Charity Commission permission to develop,
Benhill Allotments	Allotments	2.65	Council	Allotment - difficult to reprovide	Not available by 2019
Former Playing Fields, Sheen Way (s144)	Allocation	2.5	Council	One third is occupied is school playing fields	Potentially available for a primary school
Dorchester Road Recreation Ground, Worcester Park	POS	2.5	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Benhill Recreation Ground, Lavender Road, Sutton	POS	2.4	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Manor Park, Throwley Way, Sutton	POS	2.3	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Back Green, Green Lane, Worcester Park	POS	2.3	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Belmont Allotments	Allotments	2.2	Council	Allotment - may be able to be reprovided	Potentially available for a secondary school if allotments are provided as part of the London Cancer Hub
Sutton Ecology Centre, Carshalton	POS	2.2	Council	Recently transferred to new use	Not available by 2019
Hamilton Avenue Recreation Ground, Kimpton Road, Cheam	POS	2.2	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Roundshaw Allotments	Allotments	1.9	Council	Allotment - difficult to reprovide	Not available by 2019
Queen Elizabeth Walk, Wallington	POS	1.9	Council	Park. Irregular shape.	Not available
Belmont Park, Brighton Road, Belmont	POS	1.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Carshalton Athletic F.C., off Wrythe Lane, Carshalton	UGS	1.7	Council	Football ground.	Not available by 2019
Rushey Park/ Fellowes Park, off Wrythe Lane, Carshalton	POS	1.6	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Bute Road (formerly Croydon Road)	Allotments	1.5	Council	Allotment - difficult to reprovide	Not available by 2019
Dale Park Recreation Ground, Dale Park Avenue, Carshalton	POS	1.5	Council	Park. Ward deficient in open space	Potentially available for a secondary school
Wilderness Island, Carshalton	POS	1.5	Council	Park. Ward deficient in open space	Not suitable for development
Buckland Way Allotments	Allotments	1.3	Council	Allotment - difficult to reprovide	Not available by 2019
Sutton Bowling Club, off Dorset Road, Belmont	UGS	1.3	Council	Leased to club	Not available by 2019
Limes Avenue Recreation Ground, Carshalton	POS	1.2	Council	Park. Ward deficient in open space.	Potentially available for a primary school
Radcliffe Gardens and Woodland, Carshalton Beeches	POS	1.2	Council	Park.	Potentially available for a primary school
Wrythe Green, Wrythe Lane, Carshalton	POS	1.2	Council	Park. Ward deficient in open space	Potentially available for a primary school
Goose Green Allotments	Allotments	1.1	Council	Allotment - difficult to reprovide	Not available by 2019
Barrow Hedges Primary School grounds	UGS	1.1	Council	School grounds	Not available by 2019
Playing Field, North of The Grove, Carshalton	UGS	1.1	Council	No longer to be used as a playing field	Potentially available for a primary school
Orchard Allotments (formerly Bute Road)	Allotments	1	Council	Allotment - difficult to reprovide	Not available by 2019
The Green, High Street, Sutton (two parts)	POS	1	Council	Park. Ward deficient in open space	Potentially available for a primary school
Woodcote Green, Sandy Lane South, Wallington	POS	1	Council	Park.	Potentially available for a primary school

Benhill Estate Green Space	UGS	1	Council	Incidental open space within housing estate	Not available by 2019
St. Philip's Churchyard and Cuddington Cemetery	UGS	1	Council	Graveyards	Not available by 2019
Garden Land, Pine Walk (s120)	Allocation	0.95	Council	Garden land	Not available by 2019
Land west of Carshalton Athletic (s137)	Allocation	0.93	Council	Part scrubland, part allotment	Potentially available for a primary school
Duke Street Allotments	Allotments	0.9	Council	Allotment - difficult to reprovide	Not available by 2019
Cheam Park Nursery Allotments	Allotments	0.9	Council	Allotment - may be able to be reprovided	Potentially available for a primary school
Ridge Road Allotments	Allotments	0.9	Council	Allotment - difficult to reprovide	Not available by 2019
Spencer Road New Site Allotments	Allotments	0.9	Council	Allotment - difficult to reprovide	Not available by 2019
Watercress Park, Spencer Road, Hackbridge	POS	0.9	Council	Park.	Potentially available for a primary school
Perrett's Field Allotments	Allotments	0.8	Council	Allotment - difficult to reprovide	Not available by 2019
Old Belmont Hospital Meadow	POS	0.7	Council	Park. Ward deficient in open space	Potentially available for a primary school
Chaucer Road Allotments	Allotments	0.6	Council	Allotment - difficult to reprovide	Not available by 2019
Yardley Recreation Ground, off Wordsworth Drive, Cheam	POS	0.6	Council	Park.	Potentially available for a primary school
Wandle Road	Allotments	0.55	Council	Allotment - difficult to reprovide	Not available by 2019
Part of the School Grounds, Avenue Road	No designation	0.54	Council	School grounds	Not available by 2019
Bushey Meadow Allotments	Allotments	0.5	Council	Allotment - difficult to reprovide	Not available by 2019
Pond, War Memorial and Garden of Remembrance, Carshalton	POS	0.5	Council	Park.	Not suitable for development
Mill Green Allotments	Allotments	0.45	Council	Allotment - difficult to reprovide	Not available by 2019
Culvers Avenue Allotments	Allotments	0.4	Council	Allotment - difficult to reprovide	Not available by 2019
Watson Avenue Allotments	Allotments	0.4	Council	Allotment - difficult to reprovide	Not available by 2019
Courtney Crescent, Carshalton Beeches	POS	0.4	Council	Park.	Potentially available for a primary school
Elm Grove, London Road, Carshalton	POS	0.4	Council	Part of Durand Close regeneration	Not available by 2019
Springclose Lane, Cheam	POS	0.4	Council	Park.	Potentially available for a primary school
Devonshire Avenue Nature Area	UGS	0.4	Council	Attached to existing school	Potentially available for a primary school
Downs Tennis Club, Holland Avenue, Belmont	UGS	0.4	Council	Leased to club	Not available by 2019

Table 3: GREEN BELT and MOL SITES - COUNCIL OWNED (contrary to national and regional policy)

Site	Source	Size	Ownership	Occupancy	Other Notable Designation	Conclusions
Beddington Farmlands Part 16 (Beddington Park)	MOL	67.97	Council	Park	Historic Park and Garden	More than one designation to overcome
Roundshaw Downs - Roundshaw Park	MOL	65.86	Council	Formal and informal recreation		Potentially available for secondary school
Woodcote Green Belt Part 2 (Oaks Golf Course)	GB	37.56	Council	Formal recreation	Site of Importance for Nature	More than one designation to overcome
Woodcote Green Belt Part 1 (Fairlawn)	GB	34.36	Council	Formal recreation (golf course)	Site of Importance for Nature	More than one designation to overcome
Woodcote Green Belt Part 3 (Oaks Park)	GB	23.77	Council	Park	Historic Park and Garden	More than one designation to overcome
Beddington Farmlands Part 3 (Days Aggregate Site)	MOL	13.99	Mixed	Contaminated land (ex-landfill)	Site of Importance for Nature	More than one designation to overcome
Cheam Park	MOL	13.31	Council	Formal and informal recreation	Conservation Area	More than one designation to overcome
Rosehill Park and Greenshaw Wood	MOL	12.66	Council	Informal recreation	Site of Importance for Nature	More than one designation to overcome
Rosehill Recreation Ground - Northern Part	MOL	10.69	Council	Formal and informal recreation		Potentially available for secondary school
Rosehill Recreation Ground - East of the Tennis Centre and the all weather pitch	MOL	3.6	Council	Formal and informal recreation		Potentially available for secondary school
Tennis Centre, Rosehill Recreation Ground	MOL	3.1	Council	Formal and informal recreation		Potentially available for secondary school
Part of Rosehill Recreation Ground - All weather pitch and old mini-golf course (s139)	Allocation	1.8	Council	Vacant		Potentially available for secondary school
Woodcote Green Belt Part 4 (Oaks Farm)	GB	11.43	Council	Lavender growing	Site of Importance for Nature	More than one designation to overcome
Mayflower Park	MOL	10.44	Council	Informal recreation	Site of Importance for Nature	More than one designation to overcome
Land at Green Lane School, Worcester Park	MOL	9.65	Mixed	Horse grazing - safeguarded cemetery land		Potentially available for secondary school
Roundshaw Downs - Playing Fields	MOL	8.8	Council	Formal recreation	Site of Importance for Nature	More than one designation to overcome
Sutton Cemetery	MOL	8.58	Council	Graveyard		Unsuitable existing use
Land west of Roundshaw Estate	MOL	8.57	Council	Formal and informal recreation	Site of Importance for Nature	More than one designation to overcome
Woodcote Green Belt Part 48 (Queen Mary's Park)	GB	8.02	Council	Formal and informal recreation	Site of Importance for Nature	More than one designation to overcome
Bandon Hill Cemetery	MOL	7.88	Council	Graveyard	Site of Importance for Nature	More than one designation to overcome
St Helier Open Space - In front of the hospital	MOL	7.41	Council	Formal and informal recreation		Potentially available for secondary school
Land North of BedZED, Hackbridge (s42)	Allocation	7.1	Council	Vacant	Site of Importance for Nature	Available for primary school from previous designation
Woodcote Green Belt Part 6 (Field surrounding current G&T site)	GB	6.88	Mixed	Vacant	Site of Importance for Nature	More than one designation to overcome
Thomas Wall Park and Playground	MOL	6.75	Council	Formal and informal recreation		Potentially available for secondary school
Grove Park	MOL	6.71	Council	Historic Park and Garden	Historic Park and Garden	More than one designation to overcome
Woodcote Green Belt Part 15 (Recreation Ground)	GB	6.33	Council	Formal recreation		Potentially available for secondary school
Reigate Avenue Recreation Ground & Glenthorne Playing Fields	MOL	6.16	Council	Formal and informal recreation		Potentially available for secondary school
Woodcote Green Belt Part 5 (Field south of Oaks Farm)	GB	5.87	Council	Agriculture	Site of Importance for Nature	More than one designation to overcome
Roundshaw Downs - Allotments and surrounding area	MOL	5.38	Council	Formal and informal recreation	Site of Importance for Nature/Allotments	More than one designation to overcome
Sutton Common Recreation Ground - Southern Part	MOL	4.65	Council	Formal and informal recreation		Potentially available for secondary school
Land along Cuddington Way	GB	4.53	Council	Horse grazing	Site of Importance for Nature	More than one designation to overcome
St Helier Open Space - North East of Middleton Road	MOL	4.45	Council	Formal and informal recreation	Site of Importance for Nature	More than one designation to overcome
Poulter Park	MOL	4.38	Council	Formal and informal recreation		Potentially available for secondary school
Roundshaw Downs - adjacent to Esporta	MOL	4.12	Council	Formal and informal recreation	Site of Importance for Nature	More than one designation to overcome
Mill Green - North Eastern Side	MOL	3.87	Council	Informal recreation	Site of Importance for Nature	More than one designation to overcome
Western Part of the Green Belt (s143)	Allocation	3.85	Council	Horse grazing		Potentially available for secondary school
St Helier Open Space - South West of Middleton Road	MOL	3.39	Council	Formal and informal recreation		Potentially available for secondary school

Woodcote Green Belt Part 38 (Little Woodcote Wood)	GB	2.51	Mixed	Agriculture		Potentially available for secondary school
Woodcote Green Belt Part 31 (Field to west of Wallington High School for Girls Playing Fields)	GB	2.15	Council	Agriculture		Potentially available for secondary school
Land North of Goat Road, Beddington Corner	MOL	2.12	Council	Informal recreation	Site of Importance for Nature	More than one designation to overcome
Land to the rear of Ridge Road	MOL	2.12	Council	Vacant - safeguarded cemetery	Safeguarded for cemetery use	More than one designation to overcome
Sutton Common Recreation Ground - Northern Part	MOL	1.92	Council	Formal and informal recreation		Potentially available for secondary school
Surrey Tennis and Country Club (s142)	Allocation	1.7	Council	Car parking and tennis courts		Potentially available for secondary school
Cheam Park Depot	MOL	1.7	Council	Parks department store		Potentially available for secondary school
Carshalton Ponds	MOL	1.67	Council	Water	Historic Park and Garden	More than one designation to overcome
Land at the end of Cuddington Park Close	GB	1.49	Mixed	Woodland	Site of Importance for Nature	More than one designation to overcome
Woodcote Green Belt Part 40 (Wellfield Plantation)	GB	1.44	Council	Woodland	Site of Importance for Nature	More than one designation to overcome
Woodcote Green Belt Part 14 (Land north of Longlands Avenue)	GB	1.12	Council	Formal and informal recreation		Potentially available for primary school
Kimpton Linear Park	MOL	1.09	Council	Park	Unsuitable shape	Unlikely to be suitable
Mill Green - South Western Side	MOL	0.99	Mixed	Formal and informal recreation	Site of Importance for Nature	More than one designation to overcome
St Elphege's Primary School playing field	MOL	0.8	Council	Playing Field		Potentially available for primary school
Woodcote Green Belt Part 39 (Land north west of Wellfield Gardens)	GB	0.74	Council	Woodland	Site of Importance for Nature	More than one designation to overcome
Buckland Way Recreation Ground	MOL	0.49	Council	Formal and informal recreation		Potentially available for primary school
Land at corner of Oldifields Road (s134)	MOL	0.43	Council	Vacant - safeguarded cemetery land	Safeguarded for cemetery use	More than one designation to overcome

Table 4: BROWNFIELD SITES - NON COUNCIL OWNED

Site	Source	Size	Ownership	Occupancy	Conclusions
Felnex Trading Estate, London Road, Hackbridge (s40)	Allocation	7.7	Non-council	Vacant	Unlikely to be available
Redhouse Road Industrial Estate (includes MOT Testing Centre)	No designation	3.74	Non-council	Industry, on border with Croydon	Location too remote to serve the borough
Wandle Valley Trading Estate (s102)	Allocation	2.6	Non-council	Industry	Location too remote to serve the borough
Former Gas Holder Site, Sutton (s1)	Allocation	2.3	Non-council	Under construction	Unlikely to be available
B&Q Site, Carshalton Road, Sutton (s35)	Allocation	2.2	Non-council	Strong trading retailer	Unlikely to be available
Sutton Station and Car Park (s14)	Allocation	1.3	Non-council	Infrastructure	Unlikely to be available
North of Grove Road (s29)	Allocation	1.3	Non-council	Morrisons and other retail	Unlikely to be available
Land adjacent to Hackbridge Station (s41)	Allocation	1.2	Non-council	Industry	Unlikely to be available
Green Lane Site, Worcester Park (s87)	Allocation	1.2	Non-council	Residential	Unlikely to be available
Site north of Commerce Way	No designation	0.9	Non-council	Industry	Unlikely to be available
Former Brighton Road Car Park (s17)	Allocation	0.86	Non-council	Office under construction	Unlikely to be available
South of Sutton Court Road (s13)	Allocation	0.85	Non-council	Vacant and under construction	Unlikely to be available
Ladies Cricket Club, Plough Lane	No designation	0.76	Non-council	Sport	Open space
Trading Estate and Gas Holder, Plumpton Way (s100)	Allocation	0.7	Non-council	Industry	Unlikely to be available
Manor Road and Ross Parade, Wallington (s52)	Allocation	0.65	Non-council	Public house and retail	Unlikely to be available
Wallington Square (s46)	Allocation	0.6	Non-council	Retail, offices and residential	Unlikely to be available
Scout Hut, Breamar Road, Worcester Park (s96)	Allocation	0.6	Non-council	Community	Site not suitable for this type of development
Quadrant House, Sutton	No designation	0.54	Non-council	Offices	May have vacant floors
St Nicholas Centre Car Park, St Nicholas Way (s39)	Allocation	0.52	Non-council	Car park	Unlikely to be available
Former Henderson Hospital, Homeland Drive (s132)	Allocation	0.52	Non-council	Under construction	Development means site will be too small
224 Sutton Common Road (s136)	Allocation	0.52	Non-council	Public house	Site not suitable for this type of development
Matalan block, Sutton (s36)	Allocation	0.5	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with Champions Block)
McMillan House, Cheam Common Road, North Cheam (s75)	Allocation	0.5	Non-council	Offices under conversion to flats	Unlikely to be available
Haredon House, London Road (s97)	Allocation	0.5	Non-council	Offices under conversion to flats	Unlikely to be available
All Saints Road Hall, Benhill Wood Road (s104)	Allocation	0.5	Non-council	Surplus community use	Potentially available for a primary school
Land rear of 107 Westmead Road (s107)	Allocation	0.5	Non-council	Industry	Site not suitable for this type of development
Rear of Rosehill Shops (s80)	Allocation	0.45	Non-council	Car parking	Site not suitable for this type of development
Site Corner of Stonecot Hill and Sutton Common Road (The Woodstock)	No designation	0.44	Non-council	Shop under construction	Unlikely to be available
165-181 Central Road, Worcester Park (s86)	Allocation	0.44	Non-council	Retail, offices and residential	Unlikely to be available
Champions Block (s28)	Allocation	0.43	Non-council	Timber yard, retail and car parking	Potentially available for a primary school (especially if combined with Matalan block)
Co-op Supermarket site, Rosehill (s81)	Allocation	0.42	Non-council	Supermarket	Unlikely to be available
South of Lodge Place (s6)	Allocation	0.4	Non-council	Flats under construction	Unlikely to be available
Mill Green Business Park (s103)	Allocation	0.4	Non-council	Offices under conversion to flats	Unlikely to be available

Table 5: OPEN SPACE SITES - NON COUNCIL OWNED (contrary to Local Plan)

Site	Source	Size	Ownership	Occupancy	Conclusions
Cheam Sports Club, Peaches Close, Cheam	UGS	5.3	Non-council	Busy sports club	Unlikely to be available
Fairlands Park and LRT Sports Ground, London Road, Cheam	POS	3.8	Non-Council	Park. Ward deficient in open space	Council is a leaseholder for this park. Unlikely to be available
Croydon Gas Sports Club, Mollison Drive	UGS	3.6	Non-council	Busy sports club	Unlikely to be available
Southern Railway Sports Club, Mollison Drive	UGS	3.6	Non-council	Busy sports club	Unlikely to be available
Purley Sports Club, off Lordsbury Field, Woodcote Green	UGS	3.5	Non-council	Busy sports club	Unlikely to be available
Sutton C.C., Cheam Road, Sutton	UGS	2.7	Non-council	Busy sports club	Unlikely to be available
Land Rear of Therapia Lane Tramsheds	No designation	1.06	Non-council	Vacant open space between tramsheds and industrial uses	Unlikely to be available
Aultone Way Allotments (s111)	Allocation	0.8	Non-council	Vacant open space	Unlikely to be available
Carshalton Lawn Tennis Club, off Beeches Avenue, Carshalton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available
Sutton Tennis and Squash Club, Devonshire Road, Sutton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available
Sutton Churches Tennis Club, off Gander Green Lane, Sutton	UGS	0.6	Non-council	Busy sports club	Unlikely to be available
The Cheamfields Club, Devon Road, Cheam	UGS	0.6	Non-council	Busy sports club	Unlikely to be available
Devonshire Primary School Playing Fields	UGS	0.4	Non-council	Busy sports club	Unlikely to be available
Sutton Highfields Lawn Tennis Club, Mayfield Road, Sutton	UGS	0.4	Non-council	Busy sports club	Unlikely to be available
Sports Ground adjacent to Ewell Road	No	0.3	Non-council	Busy sports club	Unlikely to be available

Table 6: GREEN BELT AND MOL SITES - NON COUNCIL OWNED
(contrary to national and regional policy)

Site	Source	Size	Ownership	Occupancy	Conclusions
Beddington Farmlands Part 12 (Land to west and south of Incinerator)	MOL	47.13	Non-council	Due to be part of the WVRP	Unsuitable - Other use proposed
Beddington Farmlands Part 14 (Lagoons and Sluices north of Beddington Park)	MOL	42.27	Non-council	Due to be part of the WVRP	Unsuitable - Other use proposed
Beddington Farmlands Part 15 (Sewage Treatment Works Infrastructure)	MOL	42.27	Non-council	Thames Water infrastructure	Unsuitable - Infrastructure
Beddington Farmlands Part 6 (Sludge Beds/Lake to north-west of Incinerator)	MOL	12.99	Non-council	Thames Water infrastructure	Unsuitable - Infrastructure
Wilson's School Playing Fields	MOL	6.55	Non-council	School playing fields	Unlikely to be available
Beddington Farmlands Part 11 (ERF Site)	MOL	5.08	Non-council	Due to be the ERF site	Unsuitable - Infrastructure
Beddington Farmlands Part 5 (Go-Kart Track)	MOL	4.09	Non-council	Recreational use	Unsuitable - Open land with poor accessibility
Beddington Farmlands Part 4 (Sludge Bed/Lake to west of Go-Kart Track)	MOL	3.13	Non-council	Thames Water infrastructure	Unsuitable - Infrastructure
Beddington Farmlands Part 8 (Rifle Range)	MOL	1.26	Non-council	Recreational use	Unsuitable - Open land with poor accessibility
Beddington Farmlands Part 7 (Land to west of Rifle Range)	MOL	1	Non-council	Thames Water infrastructure	Unsuitable - Infrastructure
Cuddington Green Belt Northern Part (excluding identified sites)	GB	42.21	Non-council	Golf course & residential properties	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 16 (Oak Lodge Farm)	GB	40.08	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 20 (Woodcote Park Golf Course - Northern Part)	GB	28.27	Non-council	Golf course	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 26 (Woodcote Park Golf Course - Southern Part)	GB	27.2	Non-council	Golf course	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 36 (Southern field b/n Woodmansterne Lane and Woodcote Road)	GB	22.69	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 12 (Field to east of Big Wood)	GB	12.87	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 18 (Field to east of Upper Pillory Down)	GB	12.72	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 17 (Field to west of Upper Pillory Down)	GB	12.55	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 30 (Piggery, west of Telgegraph Track)	GB	11.93	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 27 (Field north west of New Lodge Farm)	GB	11.57	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 28 (New Lodge Farm)	GB	8.25	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Cuddington Green Belt Southern Part	GB	8	Non-council	Golf course & residential properties	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 29 (Field south of New Lodge Farm)	GB	7.86	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 35 (Nursery on Woodmansterne Lane)	GB	7.45	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 57 (Fields S and SW of Oaks Track and Oaks Track Nurseries)	GB	6.69	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 10 (Field to east of Hylands Nursery)	GB	6.68	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 33 (Field south of Woodcote Green Garden Centre)	GB	5.81	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 13 (Big Wood)	GB	5.54	Non-council	Open space	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 22 (Wood north east of Woodcote Grove House)	GB	5.33	Non-council	Open space	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 19 (Fields to SE of Little Woodcote Grove/Lower Pillory Down)	GB	4.69	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 44 (Riding School, east of Bibra)	GB	4.57	Non-council	Riding school	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 56 (Oaks Track Nurseries)	GB	4.1	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 50 (Field south east of Queen Mary's Park)	GB	4.04	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 24 (Land surrounding Reid Cottages)	GB	3.91	Non-council	Open space	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 32 (Woodcote Green Garden Centre)	GB	3.8	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 21 (Woodcote Grove Wood)	GB	3.76	Non-council	Open space	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 49 (Field south west of Queen Mary's Park)	GB	3.71	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 34 (Northern field b/n Woodmansterne Lane and Woodcote Road)	GB	3.71	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 8 (Field south of Hylands Nursery)	GB	3.67	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 37 (Field west of Woodcote Road and north of Nursery)	GB	3.13	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 7 (Hylands Nursery)	GB	3.11	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 9 (Field to east of current G&T site)	GB	3.07	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 25 (Woodcote Grove Farm)	GB	2.35	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 52 (Field south of Briar Lane)	GB	1.94	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 47 (Field east of smallholdings, Woodmansterne Road)	GB	1.53	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 46 (Field south of smallholdings, Woodmansterne Road)	GB	1.37	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 54 (Field north west of Oaks Track Nurseries)	GB	1.23	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 53 (Field south east of field south of Briar Lane)	GB	1.15	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 11 (Field to south of Grove Track/Upper Pillory Down Junction)	GB	1.13	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 55 (Field north east of Oaks Track Nurseries)	GB	0.97	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 51 (Field south west of field south of Briar Lane)	GB	0.79	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Green Belt Part 45 (Smallholdings, Woodmansterne Road)	GB	0.7	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibility
Woodcote Grove House (s121)	Allocation	16	Non-council	Care home	Unsuitable - Open land with poor accessibility

73 Lower Pillory Down (s125)	Allocation	6.07	Non-council	Agriculture/Horticulture	Unsuitable - Open land with poor accessibilit
Land West of Beddington Lane A (s122)	Allocation	4.4	Non-council	Potential site for industry	Unsuitable - Open land with poor accessibilit
Land at Jessops Way (s124)	Allocation	4.2	Non-council	Potential site for industry	Unsuitable - Open land with poor accessibilit
Land West of Beddington Lane B (s123)	Allocation	2.2	Non-council	Potential site for industry	Unsuitable - Open land with poor accessibilit

Table 7: SHORTLIST 1

BROWNFIELD SITES - COUNCIL OWNED						
Shanklin Estate, Brighton Road (s135)	Allocation	4.4	Mixed	Occupied with strong right-to-buy penetration	Potentially available for a secondary school	PTAL 1b/2
Benhill Estate (s24)	Allocation	5.76	Mixed	Occupied with some right to buy penetration	Potentially available for a secondary school	PTAL 2/4
Chaucer Estate, Sutton	Allocation	3.9	Mixed	Occupied with low right-to-buy penetration	Potentially available for a secondary school	PTAL 2/3
Collingwood Estate, Sytton	Allocation	2.3	Mixed	Occupied with high right-to-buy penetration	Potentially available for a secondary school	PTAL 2/4
Sutton Hospital (issue 2)	Allocation	1.6	Council	Available	Available as a secondary school	PTAL 2
Hill House Site, Bishopsford Road (s119)	Allocation	1.05	Council	Community centre on the border with LB Merton	Potentially available for a primary school	PTAL 2
Sutton West Centre (s4)	Allocation	1	Council	Occupied by various uses	Potentially available for a primary school	PTAL 5/6
Civic Centre Site (s9)	Allocation	0.9	Council	Occupied	Potentially available for a primary school	PTAL 6
Robin Hood School, St Nicholas Way and shed	Allocation	0.86	Council	Occupied, current school would need to be relocated	Potentially available for a primary school	PTAL 6
Wallington Hall and Car Park (s51)	Allocation	0.54	Council	Vacant	Potentially available for a primary school	PTAL 4
Hillcrest Hall, Clockhouse (s133)	Allocation	0.44	Council	Community centre with poor links to rest of borough	Potentially available for a primary school	PTAL 1B
Council Offices, Denmark Road (s98)	Allocation	0.4	Council	Occupied	Potentially available for a primary school	PTAL 2
Council Car Park, Denmark Road (s99)	Allocation	0.4	Council	Occupied	Potentially available for a primary school	PTAL 3
Shotfield Car Park, Wallington (s145)	Allocation	0.4	Council	Well used	Potentially available for a primary school	PTAL 4
Sutton Life Centre, Alcorn Close	No designation	0.4	Council	In use	Potentially available for a primary school	PTAL 2
Secombe Theatre with adjacent church	No designation	0.49	Mixed	In use. Church land for sale	Potentially available for a primary school	PTAL 5/6
Houses adjacent to Manor Park	No designation	0.48	Mixed	Occupied with minor right to buy penetration	Available possibly in conjunction with Beech Tree Place as a Infants/Junior split site	PTAL 6
GREENFIELD SITES - COUNCIL OWNED						
Cuddington Recreation Ground, Sandringham Road, Worcester Park	POS	10.1	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 0/1A
Carshalton Park, Ruskin Road, Carshalton	POS	9.2	Council	Historic Park and Garden	Potentially available for a secondary school	PTAL 2
Collingwood Recreation Ground	POS	8.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2/3
Mellows Park, Stafford Road, Wallington	POS	7.7	Council	Park.	Potentially available for a secondary school	PTAL 1B/2
Overton Park (Northern Part), Overton Road, Belmont	POS	6.75	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 1A/1B
Corrigan Avenue Recreation Ground, Corrigan Avenue, Coulsdon	POS	6.2	Council	Park.	Potentially available for a secondary school	PTAL 1A/1B
Stanley Park Recreation Ground	POS	4	Council	Park.	Potentially available for a secondary school	PTAL 1B/2
Royston Park	POS	3.5	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 1B
Overton Park (Southern Part), Overton Road, Belmont	POS	3.02	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 0/1A/1B
Former Watercress Beds, Guy Road, Beddington	POS	2.9	Council	Park.	Potentially available for a secondary school	PTAL 2
Worcester Park A.C., Green Lane, Worcester Park	UGS	2.8	Mixed	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 3
Former Playing Fields, Sheen Way (s144)	Allocation	2.5	Council	One third is occupied is school playing fields	Potentially available for a primary school	PTAL 2
Dorchester Road Recreation Ground, Worcester Park	POS	2.5	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 1A
Benhill Recreation Ground, Lavender Road, Sutton	POS	2.4	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2
Manor Park, Throwley Way, Sutton	POS	2.3	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 6A
Back Green, Green Lane, Worcester Park	POS	2.3	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 0/1A
Belmont Allotments	Allotments	2.2	Council	Allotment - may be able to be reprovided	Potentially available for a secondary school if allotments are provided as part of the London Cancer Hub	PTAL 2/3
Hamilton Avenue Recreation Ground, Kimpton Road, Cheam	POS	2.2	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 1B
Belmont Park, Brighton Road, Belmont	POS	1.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2/3
Rushey Park/ Fellowes Park, off Wrythe Lane, Carshalton	POS	1.6	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2
Dale Park Recreation Ground, Dale Park Avenue, Carshalton	POS	1.5	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 1B
Limes Avenue Recreation Ground, Carshalton	POS	1.2	Council	Park. Ward deficient in open space.	Potentially available for a primary school	PTAL 1B
Radcliffe Gardens and Woodland, Carshalton Beeches	POS	1.2	Council	Park.	Potentially available for a primary school	PTAL 2

Wrythe Green, Wrythe Lane, Carshalton	POS	1.2	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 3
Playing Field, North of The Grove, Carshalton	UGS	1.1	Council	No longer to be used as a playing field	Potentially available for a primary school	PTAL 2
The Green, High Street, Sutton (two parts)	POS	1	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 4/5
Woodcote Green, Sandy Lane South, Wallington	POS	1	Council	Park.	Potentially available for a primary school	PTAL 1B
Land west of Carshalton Athletic (s137)	Allocation	0.93	Council	Part scrubland, part allotment	Potentially available for a primary school	PTAL 1B
Cheam Park Nursery Allotments	Allotments	0.9	Council	Allotment - may be able to be reprovided	Potentially available for a primary school	PTAL 2
Watercress Park, Spencer Road, Hackbridge	POS	0.9	Council	Park.	Potentially available for a primary school	PTAL 1A
Old Belmont Hospital Meadow	POS	0.7	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 2
Yardley Recreation Ground, off Wordsworth Drive, Cheam	POS	0.6	Council	Park.	Potentially available for a primary school	PTAL 1/2
Courtney Crescent, Carshalton Beeches	POS	0.4	Council	Park.	Potentially available for a primary school	PTAL 2
Springclose Lane, Cheam	POS	0.4	Council	Park.	Potentially available for a primary school	PTAL 2
Devonshire Avenue Nature Area	UGS	0.4	Council	Attached to existing school	Potentially available for a primary school	PTAL 1B
GREEN BELT & MOL SITES - COUNCIL OWNED						
Roundshaw Downs - Roundshaw Park	MOL	65.86	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 1A/1B
Rosehill Recreation Ground - Northern Part	MOL	10.69	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2/3
Rosehill Recreation Ground - East of the Tennis Centre and the all weather pitch	MOL	3.6	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2/3
Tennis Centre, Rosehill Recreation Ground	MOL	3.1	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2
Part of Rosehill Recreation Ground - All weather pitch and old mini-golf course (s139)	Allocation	1.8	Council	Vacant	Potentially available for a secondary school	PTAL 2/3
Land at Green Lane School, Worcester Park	MOL	9.65	Mixed	Horse grazing - safeguarded cemetery land	Potentially available for a secondary school	PTAL 0/1A
St Helier Open Space - In front of the hospital	MOL	7.41	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2
Land North of BedZED, Hackbridge (s42)	Allocation	7.1	Council	Vacant	Available for primary school from previous designation	PTAL 1B/2
Thomas Wall Park and Playground	MOL	6.75	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 1B/3
Woodcote Green Belt Part 15 (Recreation Ground)	GB	6.33	Council	Formal recreation	Potentially available for a secondary school	PTAL 1A/1B
Reigate Avenue Recreation Ground & Glenthorne Playing Fields	MOL	6.16	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 1A/2
Sutton Common Recreation Ground - Southern Part	MOL	4.65	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 1B/2
Poulter Park	MOL	4.38	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 1A/1B
Western Part of the Green Belt (s143)	Allocation	3.85	Council	Horse grazing	Potentially available for a secondary school	PTAL 1A
St Helier Open Space - South West of Middleton Road	MOL	3.39	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2
Woodcote Green Belt Part 38 (Little Woodcote Wood)	GB	2.51	Mixed	Agriculture	Potentially available for a secondary school	PTAL 0
Woodcote Green Belt Part 31 (Field to west of Wallington High School for Girls Playing Fields)	GB	2.15	Council	Agriculture	Potentially available for a secondary school	PTAL 1A/1B
Sutton Common Recreation Ground - Northern Part	MOL	1.92	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 1B
Surrey Tennis and Country Club (s142)	Allocation	1.7	Council	Car parking and tennis courts	Potentially available for a secondary school	PTAL 1A/1B
Cheam Park Depot	MOL	1.7	Council	Parks department store	Potentially available for a secondary school	PTAL 2
Woodcote Green Belt Part 14 (Land north of Longlands Avenue)	GB	1.12	Council	Formal and informal recreation	Potentially available for a primary school	PTAL 1A
St Elphege's Primary School playing field	MOL	0.8	Council	Playing Field	Potentially available for a primary school	PTAL 1B
Buckland Way Recreation Ground	MOL	0.49	Council	Formal and informal recreation	Potentially available for a primary school	PTAL 1A
BROWNFIELD SITES - NON COUNCIL OWNED						
Quadrant House, Sutton	No designation	0.54	Non-council	Offices	May have vacant floors	PTAL 5
Matalan block, Sutton (s36)	Allocation	0.5	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with the Champion's block)	PTAL 6
All Saints Road Hall, Benhill Wood Road (s104)	Allocation	0.5	Non-council	Surplus community use	Potentially available for a primary school	PTAL 5/6
Champion's block, Sutton (s28)	Allocation	0.4	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with the Matalan block)	PTAL 2
OPEN SPACE - NON COUNCIL OWNED						
Cheam Sports Club, Peaches Close, Cheam	UGS	5.3	Non-council	Busy sports club	Unlikely to be available	PTAL 2
Croydon Gas Sports Club, Mollison Drive	UGS	3.6	Non-council	Busy sports club	Unlikely to be available	PTAL 1B
Southern Railway Sports Club, Mollison Drive	UGS	3.6	Non-council	Busy sports club	Unlikely to be available	PTAL 2
Purley Sports Club, off Lordsbury Field, Woodcote Green	UGS	3.5	Non-council	Busy sports club	Unlikely to be available	PTAL 1B
Sutton C.C., Cheam Road, Sutton	UGS	2.7	Non-council	Busy sports club	Unlikely to be available	PTAL 2/3

Land Rear of Therapia Lane Tramsheds	No designation	1.06	Non-council	Vacant open space between transheds and industrial uses	Unlikely to be available	PTAL 2
Aultone Way Allotments (s111)	Allocation	0.8	Non-council	Vacant open space	Unlikely to be available	PTAL 1B/2
Carshalton Lawn Tennis Club, off Beeches Avenue, Carshalton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available	PTAL 2
Sutton Tennis and Squash Club, Devonshire Road, Sutton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available	PTAL 1B/2
Sutton Churches Tennis Club, off Gander Green Lane, Sutton	UGS	0.6	Non-council	Busy sports club	Unlikely to be available	PTAL 1B
The Cheamfields Club, Devon Road, Cheam	UGS	0.6	Non-council	Busy sports club	Unlikely to be available	PTAL 1B
Devonshire Primary School Playing Fields	UGS	0.4	Non-council	Busy sports club	Unlikely to be available	PTAL 2
Sutton Highfields Lawn Tennis Club, Mayfield Road, Sutton	UGS	0.4	Non-council	Busy sports club	Unlikely to be available	PTAL 1A
Sports Ground adjacent to Ewell Road	No designation	0.3	Non-council	Busy sports club	Unlikely to be available	PTAL 2

Table 8: SHORTLIST 2 - with sites with PTAL1 omitted

NO	BROWNFIELD SITES - COUNCIL OWNED						AVAILABLE 2019	AVAILABLE 2025	
1	Shanklin Estate, Brighton Road (s135)	Allocation	4.4	Council	Occupied with strong right-to-buy penetration	Potentially available for a secondary school	PTAL 1b/2	Not available	Available if the estate was regenerated
2	Benhill Estate (s24)	Allocation	5.76	Mixed	Occupied with some right to buy penetration	Potentially available for a secondary school	PTAL 2/4	Not available	Available if the estate was regenerated
3	Chaucer Estate, Sutton	Allocation	3.9	Mixed	Occupied with low right-to-buy penetration	Potentially available for a secondary school	PTAL 2/3	Not available	Available if the estate was regenerated
4	Collingwood Estate, Sytton	Allocation	2.3	Mixed	Occupied with high right-to-buy penetration	Potentially available for a secondary school	PTAL 2/4	Not available	Available if the estate was regenerated
5	Sutton Hospital (issue 2)	Allocation	1.6	Council	Available	Available as a secondary school	PTAL 2	Available	Available
6	Hill House Site, Bishopsford Road (s119)	Allocation	1.05	Council	Community centre on the border with LB Merton	Potentially available for primary school	PTAL 2	Not available	Available if current uses were relocated
7	Sutton West Centre (s4)	Allocation	1	Council	Occupied by various uses	Potentially available for primary school	PTAL 5/6	Not available	Available if current uses were relocated
8	Civic Centre Site (s9)	Allocation	0.9	Council	Occupied	Potentially available for a primary school	PTAL 6	Not available	Available if current uses were relocated
9	Robin Hood School, St Nicholas Way and shed	Allocation	0.86	Council	Occupied, current school would need to be relocated	Potentially available for a primary school	PTAL 6	Not available	Available if current use was relocated
10	Wallington Hall and Car Park (s51)	Allocation	0.54	Council	Vacant	Potentially available for primary school	PTAL 4	Not available	Available if the site was redeveloped
11	Council Offices, Denmark Road (s98)	Allocation	0.4	Council	Occupied	Potentially available for primary school	PTAL 2	Not available	Available if the site was redeveloped
12	Council Car Park, Denmark Road (s99)	Allocation	0.4	Council	Occupied	Potentially available for primary school	PTAL 3	Not available	Available if the site was redeveloped
13	Shotfield Car Park, Wallington (s145)	Allocation	0.4	Council	Well used	Potentially available for primary school	PTAL 4	Not available	Available if the site was redeveloped
14	Sutton Life Centre, Alcorn Close	No designation	0.4	Council	In use	Potentially available for primary school	PTAL 2	Not available (NB: Built directly under pylons)	Available if the site was redeveloped
15	Benhill Estate (s24)	Allocation	5.76	Mixed	Occupied with some right to buy penetration	Potentially available for a primary school	PTAL 3/5	Not available	Available if the estate was regenerated
16	Secombe Theatre with adjacent church	No designation	0.49	Mixed	In use. Church land for sale	Potentially available for primary school	PTAL 5/6	Not available	Available if the Sutton Theatres Trust wishes not to renew lease
17	Houses on Throwley Way	No designation	0.48	Mixed	Occupied with minor right to buy penetration	Available possibly in conjunction with Beech Tree Place as a Infants/Junior split site	PTAL 6	Not available	Available if both Houses on Throwley Way and Beech Tree Place become available
GREENFIELD SITES - COUNCIL OWNED									
18	Carshalton Park, Ruskin Road, Carshalton	POS	9.2	Council	Historic Park and Garden	Potentially available for a secondary school	PTAL 2	Historic Park and Garden designation prevents significant development	Historic Park and Garden designation prevents significant development
19	Collingwood Recreation Ground	POS	8.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2/3	Available but prominent greenfield site	Available but prominent greenfield site
20	Mellows Park, Stafford Road, Wallington	POS	7.7	Council	Park.	Potentially available for a secondary school	PTAL 1B/2	Available but prominent greenfield site	Available but prominent greenfield site
21	Stanley Park Recreation Ground	POS	4	Council	Park.	Potentially available for a secondary school	PTAL 1B/2	Available but prominent greenfield site	Available but potential greenfield site
22	Former Watercress Beds, Guy Road, Beddington	POS	2.9	Council	Park.	Potentially available for a secondary school	PTAL 2	Includes River Wandle	Includes River Wandle
23	Worcester Park A.C., Green Lane, Worcester Park	UGS	2.8	Mixed	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 3	Not available	Available if current uses are relocated and flood alleviation measures are not affected

24	Wrythe Recreation Ground, Wrythe Lane, Carshalton	POS	2.7	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 3	Available but prominent greenfield site	Available but prominent greenfield site
25	Former Playing Fields, Sheen Way (s144)	Allocation	2.5	Council	One third is occupied is school playing fields	Potentially available for a primary school	PTAL 2	Available but one third in use by school and access is poor	Available but one third in use by school and access is poor
26	Benhill Recreation Ground, Lavender Road, Sutton	POS	2.4	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2	Available but severe level differences	Available but severe level differences
27	Manor Park, Throwley Way, Sutton	POS	2.3	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 6A	Available but prominent greenfield site	Available but prominent greenfield site
28	Belmont Allotments	Allotments	2.2	Council	Allotment - may be able to be reprovided	Potentially available for a secondary school if allotments are provided as part of the London Cancer Hub	PTAL 2/3	Not available	Available for a secondary school if allotments are provided as part of the London Cancer Hub
29	Belmont Park, Brighton Road, Belmont	POS	1.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2/3	Available but prominent greenfield site	Available but prominent greenfield site
30	Rushey Park/ Fellowes Park, off Wrythe Lane, Carshalton	POS	1.6	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2	Available but large extent of trees	Available but large extent of trees
31	Radcliffe Gardens and Woodland, Carshalton Beeches	POS	1.2	Council	Park.	Potentially available for a primary school	PTAL 2	Available but probably existing playing fields	Available but probably existing playing fields
32	Wrythe Green, Wrythe Lane, Carshalton	POS	1.2	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 3	Conservation Area	Conservation Area
33	Playing Field, North of The Grove, Carshalton	UGS	1.1	Council	No longer to be used as a playing field	Potentially available for a primary school	PTAL 2	Available but access is poor	Available but access is poor
34	The Green, High Street, Sutton (two parts)	POS	1	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 4/5	Available but prominent greenfield site	Available but prominent greenfield site
35	Cheam Park Nursery Allotments	Allotments	0.9	Council	Allotment - may be able to be reprovided	Potentially available for a primary school	PTAL 2	Available and sizeable site if combined with adjacent depot. However, access is poor.	Available and sizeable site if combined with adjacent depot. However, access is poor.
36	Old Belmont Hospital Meadow	POS	0.7	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 2	Available but severe level differences	Available but severe level differences
37	Yardley Recreation Ground, off Wordsworth Drive, Cheam	POS	0.6	Council	Park.	Potentially available for a primary school	PTAL 1/2	Available but access is poor	Available but access is poor
38	Courtney Crescent, Carshalton Beeches	POS	0.4	Council	Park.	Potentially available for a primary school	PTAL 2	Available but large piece of housing amenity land	Available but large piece of housing amenity land
39	Springclose Lane, Cheam	POS	0.4	Council	Park.	Potentially available for a primary school	PTAL 2	Available but access is poor	Available but access is poor
GREEN BELT & MOL SITES - COUNCIL OWNED									
40	Rosehill Recreation Ground - Northern Part	MOL	10.69	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2/3	Available but prominent greenfield site	Available but prominent greenfield site
41	Rosehill Recreation Ground - East of the Tennis Centre and the all weather pitch	MOL	3.6	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2/3	Available but prominent greenfield site	Available but prominent greenfield site
42	Tennis Centre, Rosehill Recreation Ground	MOL	3.1	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2	Requires tennis centre to relocate	Requires tennis centre to relocate
43	Part of Rosehill Recreation Ground - All weather pitch and old mini-golf course (s139)	Allocation	1.8	Council	Vacant	Potentially available for secondary school	PTAL 2/3	Available but prominent greenfield site	Available but prominent greenfield site
44	St Helier Open Space - In front of the hospital	MOL	7.41	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2	Available but prominent greenfield site	Available but prominent greenfield site

45	Land North of BedZED, Hackbridge (s42)	Allocation	7.1	Council	Vacant	Available for primary school from previous designation	PTAL 1B/2	Planning Application submitted	Planning Application submitted
46	Thomas Wall Park and Playground	MOL	6.75	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 1B/3	Available but prominent greenfield site	Available but prominent greenfield site
47	Reigate Avenue Recreation Ground & Glenthorne Playing Fields	MOL	6.16	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 1A/2	Available but prominent greenfield site	Available but prominent greenfield site
48	Sutton Common Recreation Ground - Southern Part	MOL	4.65	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 1B/2	Available but prominent greenfield site	Available but prominent greenfield site
49	St Helier Open Space - South West of Middleton Road	MOL	3.39	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2	Available but prominent greenfield site	Available but prominent greenfield site
50	Cheam Park Depot	MOL	1.7	Council	Parks department store	Potentially available for secondary school	PTAL 2	Available and sizeable site if combined with adjacent allotments. However, access is poor and allotments are not easily reprovided	Available and sizeable site if combined with adjacent allotments. However, access is poor and allotments are not easily reprovided
BROWNFIELD SITES - NON COUNCIL OWNED									
51	Quadrant House, Sutton	No designation	0.54	Non-council	Offices	May have vacant floors	PTAL 5	Not available	Possibly available in the long term. However, security issues if only certain floors are used for education
52	Matalan block, Sutton (s36)	Allocation	0.5	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with the Champion's block)	PTAL 6	Not available	Possibly available - depends on plans of current occupiers
53	All Saints Road Hall, Benhill Wood Road (s104)	Allocation	0.5	Non-council	Surplus community use	Potentially available for a primary school	PTAL 2	Not available	Possibly available - depends on plans of current occupiers
54	Champion's block (s28)	Allocation	0.4	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with the Matalan block)	PTAL 5/6	Not available	Possibly available - depends on plans of current occupiers
OPEN SPACE - NON COUNCIL OWNED									
55	Cheam Sports Club, Peaches Close, Cheam	UGS	5.3	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
56	Southern Railway Sports Club, Mollison Drive	UGS	3.6	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
57	Sutton C.C., Cheam Road, Sutton	UGS	2.7	Non-council	Busy sports club	Unlikely to be available	PTAL 2/3	Not available	Possibly available in the long term
58	Land Rear of Therapia Lane Tramsheds	No designation	1.06	Non-council	Vacant open space between trams and industrial uses	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
59	Aultone Way Allotments (s111)	Allocation	0.8	Non-council	Vacant open space	Unlikely to be available	PTAL 1B/2	Not available	Possibly available in the long term
60	Carshalton Lawn Tennis Club, off Beeches Avenue, Carshalton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
61	Sutton Tennis and Squash Club, Devonshire Road, Sutton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available	PTAL 1B/2	Not available	Possibly available in the long term
62	Devonshire Primary School Playing Fields	UGS	0.4	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
63	Sports Ground adjacent to Ewell Road	No designation	0.3	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term

Table 9: SHORTLIST 3 - Further considerations

NO	BROWNFIELD SITES - COUNCIL OWNED						COMMENTS	TO NEXT SHORTLIST	
1	Shanklin Estate, Brighton Road (s135)	Allocation	4.4	Mixed	Occupied with strong right-to-buy penetration	Potentially available for a secondary school	PTAL 1b/2	High right-to-buy penetration and existing density make likelihood of sufficient land availability unlikely	X
2	Benhill Estate (s24)	Allocation	5.76	Mixed	Occupied with some right to buy penetration	Potentially available for a secondary school	PTAL 2/4	Long-term estate regeneration provides possibility for new school	SECONDARY 2025
3	Chaucer Estate, Sutton	Allocation	3.9	Mixed	Occupied with low right-to-buy penetration	Potentially available for a secondary school	PTAL 2/3	Long-term estate regeneration provides possibility for new school	SECONDARY 2025
4	Collingwood Estate, Sutton	Allocation	2.3	Mixed	Occupied with high right-to-buy penetration	Potentially available for a secondary school	PTAL 2/4	Long-term estate regeneration provides possibility for new school	SECONDARY 2025
5	Sutton Hospital (issue 2)	Allocation	1.6	Council	Available	Available as a secondary school	PTAL 2	Available	Available
6	Hill House Site, Bishopsford Road (s119)	Allocation	1.05	Council	Community centre on the border with LB Merton	Potentially available for primary school	PTAL 2	Strong links to Merton. May not provide capacity for Sutton need	X
7	Sutton West Centre (s4)	Allocation	1	Council	Occupied by various uses	Potentially available for secondary school	PTAL 5/6	Asset Management consider the site could be a secondary school despite site size. Limes college would need to be relocated	SECONDARY 2025
8	Civic Centre Site (s9) (includes Library and SCOLA)	Allocation	0.9	Council	Occupied	Potentially available for a secondary school	PTAL 6	Potential as a secondary school despite site size given it is in an Area of Taller Building Potential	SECONDARY 2025
9	Robin Hood School, St Nicholas Way and shed	Allocation	0.86	Council	Occupied, current school would need to be relocated	Potentially available for a secondary school	PTAL 6	Potential as a secondary school despite site size given it is in an Area of Taller Building Potential	SECONDARY 2025
10	Wallington Hall and Car Park (s51)	Allocation	0.54	Council	Vacant	Potentially available for primary school	PTAL 4	Potential as a primary school although the site configuration is problematic and part is needed for car parking	PRIMARY 2019
11	Council Offices, Denmark Road (s98)	Allocation	0.4	Council	Occupied	Potentially available for primary school	PTAL 2	Potential as a primary school although it is already in an area with a high number of primary schools	PRIMARY 2025
12	Council Car Park, Denmark Road (s99)	Allocation	0.4	Council	Occupied	Potentially available for primary school	PTAL 3	Potential as a primary school although it is already in an area with a high number of primary schools	PRIMARY 2025
13	Shotfield (usually called Library) Car Park, Wallington (s145)	Allocation	0.4	Council	Well used	Potentially available for primary school	PTAL 4	Important to the vitality of Wallington as a retail centre	X
14	Sutton Life Centre, Alcorn Close	No designation	0.4	Council	In use	Potentially available for primary school	PTAL 2	Small site in low public transport accessibility area	X
15	Benhill Estate (s24)	Allocation	5.76	Mixed	Occupied with some right to buy penetration	Potentially available for a primary school	PTAL 3/5	Duplicate of 2	X
16	Secombe Theatre with adjacent church	No designation	0.49	Mixed	In use. Church land for sale	Potentially available for primary school	PTAL 5/6	Potential for primary school	PRIMARY 2025
17	Houses on Throwley Way	No designation	0.48	Mixed	Occupied with minor right to buy penetration	Available possibly in conjunction with Beech Tree Place as a Infants/Junior split site	PTAL 6	Potential as a primary (junior or infant) school, even though the site configuration is problematic	PRIMARY 2025
GREENFIELD SITES - COUNCIL OWNED									

18	Carshalton Park, Ruskin Road, Carshalton	POS	9.2	Council	Historic Park and Garden	Potentially available for a secondary school	PTAL 2	Historic Park and Garden designation prevents significant development	X
19	Collingwood Recreation Ground	POS	8.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2/3	Large open space with little recreational infrastructure. Averagely well used.	SECONDARY 2019
20	Mellows Park, Stafford Road, Wallington	POS	7.7	Council	Park.	Potentially available for a secondary school	PTAL 1B/2	Large open space with considerable recreational infrastructure. Well used	X
21	Stanley Park Recreation Ground	POS	4	Council	Park.	Potentially available for a secondary school	PTAL 1B/2	Medium-sized open space with little recreational space. Used by local primary schools for sports.	X
22	Former Watercress Beds, Guy Road, Beddington	POS	2.9	Council	Park.	Potentially available for a secondary school	PTAL 2	Includes the River Wandle and part of the Wandle Valley Regional Park	X
23	Worcester Park A.C., Green Lane, Worcester Park	UGS	2.8	Mixed	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 3	On the borough boundary with Kingston. Area used for athletics and adjacent to other sports facilities	X
24	Wrythe Recreation Ground, Wrythe Lane, Carshalton	POS	2.7	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 3	Adjacent to Carshalton High School for Girls. Well used park.	X
25	Former Playing Fields, Sheen Way (s144)	Allocation	2.5	Council	One third is occupied is school playing fields	Potentially available for a primary school	PTAL 2	Underused open space, with very poor accessibility, on the border with Croydon	X
26	Benhill Recreation Ground, Lavender Road, Sutton	POS	2.4	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2	Former quarry with significant gradients	X
27	Manor Park, Throwley Way, Sutton	POS	2.3	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 6A	Well-used park with considerable park infrastructure	X
28	Belmont Allotments	Allotments	2.2	Council	Allotment - may be able to be reprovided	Potentially available for a secondary school if allotments are provided as part of the London Cancer Hub	PTAL 2/3	Would be extremely close to thenew secondary school at Sutton Hospital	X
29	Belmont Park, Brighton Road, Belmont	POS	1.8	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2/3	Would be extremely close to thenew secondary school at Sutton Hospital	X
30	Rushey Park/ Fellowes Park, off Wrythe Lane, Carshalton	POS	1.6	Council	Park. Ward deficient in open space	Potentially available for a secondary school	PTAL 2	Large area of playing fields for a primary school but probably not sufficiently large to accommodate a further school and retain enough of the playing fields	X
31	Radcliffe Gardens and Woodland, Carshalton Beeches	POS	1.2	Council	Park.	Potentially available for a primary school	PTAL 2	Comprises densely wooded area and school playing fields	X
32	Wrythe Green, Wrythe Lane, Carshalton	POS	1.2	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 3	Integral element of the Conservation Area	X
33	Playing Field, North of The Grove, Carshalton	UGS	1.1	Council	No longer to be used as a playing field	Potentially available for a primary school	PTAL 2	In the process of being incorporated intoGrove Park. Extremely poor access.	X
34	The Green, High Street, Sutton (two parts)	POS	1	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 4/5	High profile area of green space with considerable recreational infrastructure.	X
35	Cheam Park Nursery Allotments	Allotments	0.9	Council	Allotment - may be able to be reprovided	Potentially available for a primary school	PTAL 2	Site could be combined with adjacent parks depot to create a sizeable site. However, the access is poor and the allotments are not easily reprovided. (see also Site 50)	X

36	Old Belmont Hospital Meadow	POS	0.7	Council	Park. Ward deficient in open space	Potentially available for a primary school	PTAL 2	Small site with noticeable gradient. A Site of Importance for Nature Conservation	X
37	Yardley Recreation Ground, off Wordsworth Drive, Cheam	POS	0.6	Council	Park.	Potentially available for a primary school	PTAL 1/2	Small backland park with extremely poor access.	X
38	Courtney Crescent, Carshalton Beeches	POS	0.4	Council	Park.	Potentially available for a primary school	PTAL 2	Housing amenity land.	X
39	Springclose Lane, Cheam	POS	0.4	Council	Park.	Potentially available for a primary school	PTAL 2	Very small site with exceedingly poor access	X
GREEN BELT & MOL SITES - COUNCIL OWNED									
40	Rosehill Recreation Ground - Northern Part	MOL	10.69	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2/3	Large area of park which is used for informal recreation and traditional fairs. In conjunction with Rosehill Park East contributes greatly to the feeling of openness in this part of the borough. Part of the Wandle Valley Regional Park.	X
41	Rosehill Recreation Ground - East of the Tennis Centre and the all weather pitch	MOL	3.6	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2/3	Area of well-used park which includes an long-standing bowls club. Part of the Wandle Valley Regional Park.	X
42	Tennis Centre, Rosehill Recreation Ground	MOL	3.1	Council	Formal and informal recreation	Potentially available for a secondary school	PTAL 2	Developed land within MOL. Potential for good screening of buildings. Dependent on the future plans of the tennis centre leaseholders. Part of the Wandle Valley Regional Park.	SECONDARY 2025
43	Part of Rosehill Recreation Ground - All weather pitch and old mini-golf course (s139)	Allocation	1.8	Council	Vacant	Potentially available for secondary school	PTAL 2/3	Developed land within MOL. The site is currently vacant. The site will be unlikely to be able to accommodate playing fields. Part of the Wandle Valley Regional Park.	SECONDARY 2019
44	St Helier Open Space - In front of the hospital	MOL	7.41	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2	High profile piece of open space with some recreational infrastructure. Part of the Wandle Valley Regional Park.	X
45	Land North of BedZED, Hackbridge (s42)	Allocation	7.1	Council	Vacant	Available for primary school from previous designation	PTAL 1B/2	Planning Application submitted	Planning Application submitted
46	Thomas Wall Park and Playground	MOL	6.75	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 1B/3	Park near the borough boundary with Merton. Access is poor. Part of the Wandle Valley Regional Park.	X
47	Reigate Avenue Recreation Ground & Glenthorne Playing Fields	MOL	6.16	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 1A/2	Park adjacent to an existing school. Currently used as school playing fields. Access would be poor unless it is through the current school.	X
48	Sutton Common Recreation Ground - Southern Part	MOL	4.65	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 1B/2	Park with some recreational infrastructure. Near the borough boundary with Merton. Part of the Wandle Valley Regional Park.	X

49	St Helier Open Space - South West of Middleton Road	MOL	3.39	Council	Formal and informal recreation	Potentially available for secondary school	PTAL 2	Open space, Part used for car parking for the David Weir Leisure Centre. Used for Little and Sunday league football. Part of the Wandle Valley Regional Park.	X
50	Cheam Park Depot	MOL	1.7	Council	Parks department store	Potentially available for secondary school	PTAL 2	Site could be combined with adjacent allotments to create a sizeable site. However, the access is poor and the allotments are not easily reprovided. (see also Site 35).	X
BROWNFIELD SITES - NON COUNCIL OWNED									
51	Quadrant House, Sutton	No designation	0.54	Non-council	Offices	May have vacant floors	PTAL 5	Soon-to-be part-vacant office block. However, the mix of school children and adults in the same building is not deemed to be ideal.	X
52	Matalan block, Sutton (s36)	Allocation	0.5	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with the Champion's block)	PTAL 6	Requires assembly with Site 54. Residential land values will probably make costs prohibitive.	X
53	All Saints Road Hall, Benhill Wood Road (s104)	Allocation	0.5	Non-council	Surplus community use	Potentially available for a primary school	PTAL 2	Small site. Recently sold to a community group. Unlikely to be available.	X
54	Champion's block (s28)	Allocation	0.4	Non-council	Retail and car park	Potentially available for a primary school (especially if combined with the Matalan block)	PTAL 5/6	Requires assembly with Site 52. Residential land values will probably make costs prohibitive.	X
OPEN SPACE - NON COUNCIL OWNED									
55	Cheam Sports Club, Peaches Close, Cheam	UGS	5.3	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
56	Southern Railway Sports Club, Mollison Drive	UGS	3.6	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
57	Sutton C.C., Cheam Road, Sutton	UGS	2.7	Non-council	Busy sports club	Unlikely to be available	PTAL 2/3	Not available	Possibly available in the long term
58	Land Rear of Therapia Lane Tramsheds	No designation	1.06	Non-council	Vacant open space between tramsheds and industrial uses	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
59	Aultone Way Allotments (s111)	Allocation	0.8	Non-council	Vacant open space	Unlikely to be available	PTAL 1B/2	Not available	Possibly available in the long term
60	Carshalton Lawn Tennis Club, off Beeches Avenue, Carshalton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
61	Sutton Tennis and Squash Club, Devonshire Road, Sutton	UGS	0.7	Non-council	Busy sports club	Unlikely to be available	PTAL 1B/2	Not available	Possibly available in the long term
62	Devonshire Primary School Playing Fields	UGS	0.4	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term
63	Sports Ground adjacent to Ewell Road	No designation	0.3	Non-council	Busy sports club	Unlikely to be available	PTAL 2	Not available	Possibly available in the long term

Table 10: SHORTLIST 4

SECONDARY SCHOOL		
Very short term	2019	2025
<ul style="list-style-type: none"> • Part of Sutton Hospital 	<ul style="list-style-type: none"> • Collingwood Recreation Ground, Sutton • Part of Rosehill Recreation Ground (the AWP and former mini-golf area) 	<ul style="list-style-type: none"> • Part of a regenerated Benhill Estate • Part of a regenerated Chaucer Estate • Part of a regenerated Collingwood Estate • Sutton West Centre • Civic Centre, Sutton • Robin Hood School, Sutton • Tennis Centre, Rosehill

PRIMARY SCHOOL		
Very short term	2019	2025
<ul style="list-style-type: none"> • Land North of BedZED (planning application submitted) 	<ul style="list-style-type: none"> • Wallington Hall and Car Park 	<ul style="list-style-type: none"> • Council Offices, Carshalton • Council Car Park, Carshalton • Secombe Theatre with adjacent church, Sutton • Houses on Throwley Way, Sutton