

Development Management Plan (Regulation 19)

Sustainability Appraisal Report

October 2017

Updated May 2018



List of updates between Reg 19 Publ	lication version and Submission
List of apactes between rieg to rab	TOURISH VETSION AND CASHINGSION
Sustainable Urban Extension Site	Objective 16 changed from yellow to
Allocation ERM2	amber
Safeguarded Land Site SAS1	Objective 16 changed from yellow to
	amber
Page 115: Sustainable Urban Extension	Text amended regarding designations
Allocations SEH2 - Land West of	
Balcombe Road	
Page 122 - ERM3 - Former Copyhold	Objective 16 changed from red to amber
<u>Works</u>	and text amended
Page 164 - Safeguarded Land Site SAS1	Objectives 5, 14 and 16 changed from
	yellow to amber, and text updated.

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Non-Technical Summary

This is the non-technical summary of the sustainability appraisal for the Reigate & Banstead Borough Council Development Management Plan (DMP) Regulation 19 document. The sustainability appraisal is required under Section 19 of the Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004, and should evaluate the environmental, economic, and social sustainability of the proposals contained in the DMP document. Alternative options should be explored where appropriate, and an explanation given for why the proposals included in the DMP document were chosen.

Plan Preparation Process

The Reigate & Banstead local plan will contain two key documents – the Core Strategy and the DMP. The Core Strategy was adopted by the Council on 3 July 2014, and sets out the strategic vision for the borough up to 2027. The DMP will provide a more specific guide to decision-making and development in the borough, containing policies against which applications for planning permission will be judged and site allocations that will assist the borough in achieving the strategic goals of the Core Strategy, particularly in relation to housing provision.

The DMP went to a Regulation 18 consultation in 2016, where residents and other stakeholders were asked to comment on broad proposals. A sustainability appraisal was produced for the Regulation 18 document. Following this consultation, a new scoping report was produced to evaluate the environmental, economic, and social issues in the borough. The scoping report was consulted on with the statutory consultees and surrounding local authorities and some changes were made. This scoping report informed the production of the current sustainability appraisal, which will be published and consulted on at the same time as the Regulation 19 DMP document.

This sustainability appraisal evaluates the proposed objectives and policies of the DMP, the potential site allocations in a number of areas (including some alternative options that were not evaluated at Regulation 18 stage), spatial options and potential site allocations for safeguarding land after the end of the current plan period (which was also not examined at the Regulation 18 stage), policy options in a number of new areas, and re-evaluates policy options for airport parking in the light of comments received during the earlier consultation.

Scoping Report

The scoping report examined a wide range of related plans at the international, European, national, and regional level to identify the environmental, economic, and social objectives or targets to which Reigate & Banstead should be contributing. In particular, at the European level, there are targets for a 20% improvement in energy efficiency, an increase in energy efficient buildings, 15% of energy to come from renewable sources, and various targets on air quality, flooding, and environmental noise. The Council must also consider issues related to climate change mitigation, biodiversity protection, housing provision, and the protection of important landscape areas such as the Area of Outstanding Natural Beauty.

The baseline environmental, economic, and social situation in the borough was then investigated through the collection of statistics on key indicators, along with information from previous years and from the wider geographical region to allow for comparisons and the identification of trends. This information was used to identify the key sustainability issues and problems in the borough at the present time. These are presented in the table below.

Topic	Issues and Problems	Potential Ways to Address
Housing	 High house prices and house price to wages ratio High level of underoccupation of houses 	Providing appropriate levels of housing and housing mix
Health	 Ageing population, potentially facing poor health Low levels of physical activity, high numbers of overweight/obese people 	 Planning for open space Provision of pedestrian and cycle facilities Disability-friendly design
Transport	High levels of private car use	Provision of pedestrian and cycle facilities
Deprivation	 Pockets of deprivation in parts of Redhill, Merstham, Central Horley, and Preston Increase in households placed into temporary accommodation 	 Providing appropriate levels of affordable housing Planning for necessary health and education facilities
Employment and Incomes	 Falling wages, particularly for women Inequality between different parts of the borough 	 Allocating some employment uses in more deprived areas Policies requiring developers to take on local apprentices

		•
Businesses	 Relatively low long-term survival rate for Surrey High percentage of knowledge- based businesses 	Continued support for local start-ups
Energy and Emissions	 Energy use reducing more slowly than in other areas High levels of transport emissions Limited renewable energy production 	 Require more energy efficiency and renewable energy production on new developments Provision of pedestrian and cycle facilities
Biodiversity and Environmental Protection	 Pressures on the Special Area of Conservation Poor condition of the Sites of Special Scientific Interest Poor condition of groundwater and surface water 	 Habitats Regulation Assessment will identify risks to SAC Develop and protect wider network of green and blue infrastructure
Air, Noise, and Light Pollution	 Impacts from Gatwick Airport and the motorways A number of Air Quality Management Areas in the borough 	Require impact assessments and mitigation in areas at risk
Flood Risk	 A lot of land south of the M25 susceptible to flooding Flooding likely to increase as climate change worsens 	Direct development away from areas of flood risk

The scoping report went on to set out the sustainability appraisal framework. This is the series of objectives against which the policies, objectives, spatial options, and site allocations will be evaluated in the sustainability appraisal. The framework used is the East Surrey Local Authority Sustainability Objectives, which have been developed, consulted on, and refined over a number of years of collaboration between five local authorities: Reigate & Banstead Borough Council, Mole Valley District Council, Elmbridge Borough Council, Tandridge District Council, and Epsom & Ewell Borough Council. The objectives are presented in the table below.

Number	Objective												
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford												
2	To facilitate the improved health and wellbeing of the whole population												
3	To conserve and enhance archaeological, historic, and cultural assets and their setting												
4	To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities												
5	To make the best use of previously developed land and existing buildings												
6	To support economic growth which is inclusive, innovative, and sustainable												
7	To provide for employment opportunities to meet the needs of the local												

	economy
8	To reduce greenhouse gas emissions and move to a low carbon economy
9	To use natural resources prudently
10	To adapt to the changing climate
11	To reduce flood risk
12	To improve the water quality of rivers and groundwater, and maintain an
	adequate supply of water
13	To reduce land contamination and safeguard soil quality and quantity
14	To ensure air quality continues to improve and noise and light pollution
	are reduced
15	To protect and enhance landscape character
16	To conserve and enhance biodiversity

The scoping report was sent to the statutory consultees and surrounding local authorities for consultation. Responses from Historic England, Natural England, the Environment Agency, and Surrey County Council were used to update some aspects of the baseline information and related plans and programmes.

Development of Alternatives

It is required to consider a range of alternative options during the DMP process, to ensure that the most suitable options have been chosen to promote sustainable development in the borough. The DMP objectives and policies emerged during the Regulation 18 stage of the process, including through the evaluation of a number of potential policy approaches. These options were given a full sustainability appraisal at the Regulation 18 stage. The chosen objectives and policies were included in the Regulation 18 DMP document, and although the policies have been refined somewhat in response to the consultation representations and discussions with stakeholders, it is not felt necessary to completely revisit and re-appraise all of the potential policy options. The one exception to this is for the airport parking policy, where a number of inconsistencies in the sustainability appraisal were pointed out during the Regulation 18 DMP consultation. In addition, a number of new policies have been added to the DMP since the Regulation 18 consultation, and these policies have received a full appraisal of potential policy options in this report. All the chosen objectives and policies have been re-evaluated in this sustainability appraisal to ensure consistency of approach.

A wide range of potential site allocations were also appraised at the Regulation 18 stage. No additional options have emerged for site allocations for Sustainable Urban Extensions or Strategic Employment Sites, although all the sites have been evaluated again in this sustainability appraisal to ensure consistency of approach. For sites in urban areas, 32 sites had previously been appraised at Regulation 18 stage, and an additional 29 potentially suitable sites have emerged since, through the Regulation 18 DMP consultation and the Housing and Employment Land Availability Assessment (HELAA). All of these 61 sites have been evaluated in this

sustainability appraisal. A Traveller Site Land Availability Assessment (TSLAA) has also been undertaken to identify potentially appropriate sites for Traveller communities. The TSLAA narrowed the suitable sites down to 10, and these sites have been appraised.

Since the Regulation 18 consultation, work has also taken place to identify potential sites to safeguard beyond the end of the current plan period. Five spatial options based on different sizes and locations of potential safeguarded land were developed by officers and have been appraised. In addition, 37 potential safeguarded areas were identified from previous technical work undertaken for the Core Strategy, the Regulation 18 DMP document, and the HELAA and these sites have all been appraised.

Sustainability Appraisal Process

Each objective, policy, spatial option, and potential site allocation was evaluated against the sixteen objectives of the sustainability appraisal framework. For each objective, one of five scores was awarded, as shown in the table below.

++	This is expected to have a very positive impact on achieving the
	sustainability objective
+	This is expected to have a positive impact on achieving the sustainability
	objective
0	This is expected to have a neutral impact on achieving the sustainability
	objective
-	This is expected to have a negative impact on achieving the sustainability
	objective
	This is expected to have a very negative impact on achieving the
	sustainability objective

In the full sustainability appraisal report, individual assessment tables are provided for every objective, policy, spatial option, and site, containing brief explanations of the score awarded for each sustainability objective. Where possible, mitigation measures have also been suggested to reduce negative impacts or, in some cases, accentuate positive impacts further. Appraisal and scoring took place through the use of GIS systems, previously developed constraints assessments where available, and previously existing planning documents. Where clear information was not available, or a sustainability objective had no clear applicability to an appraisal, this was noted with a question mark rather than a score.

The process is qualitative, and no attempt has been made to develop an overall scoring system for each site, as reducing the appraisal to a single quantitative measure in this way would be an inaccurate representation of the complexities of considering sustainability across the three dimensions of the environmental, economic, and social. Each appraisal should be considered in its entirety, and in

relation to all the other appraisals within the same category and to other evaluations that may have taken place during the DMP process, rather than simply selecting sites on the basis of an overall sustainability 'score'.

Results of the Assessment

A total of 23 DMP objectives were appraised. The majority of the objectives scored well, although there was a relatively large amount of missing or unknowable data for this appraisal, in situations where specific site allocations or the additional detail of a DMP policy would be needed to evaluate the impact. The results of the assessment are shown in the table below.

		C)eve	opm	ent l	Mana	agen	nent	Plan	Obj	ectiv	/es				
Objective						Sus	stain	abili	ty O	bject	ive					
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
PE1	0	+	0	+	+	++	++	?	?	0	0	0	+	?	+	0
PE2	0	+	0	+	0	++	++	?:	?	0	0	0	0	?	0	0
PE3	0	+	0	+	0	++	++	?	?	0	0	0	0	?	0	0
PE4	0	+	0	++	+	++	++	+	0	0	0	0	0	0	0	0
PE5	0	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0
PE6	0	0	0	+	+	++	+	0	0	0	0	0	0	0	0	0
SC1	+	+	++	0	++	0	0	+	++	+	0	0	+	+	++	0
SC2	++	+	0	0	0	++	0	+	0	0	0	0	0	+	+	0
SC3	0	++	0	0	0	0	0	0	0	0	0	0	+	++	0	0
SC4	0	++	+	0	0	0	0	0	0	+	++	+	0	++	++	++
SC5	+	++	0	+	0	0	0	0	0	+	++	+	0	++	+	+
SC6	0	+	-	+	0	0	0	?	0	-	-	0	0	?	-	-
SC7	0	+	0	+	0	0	0	+	0	0	0	0	0	+	0	0
SC8	0	0	0	0	0	0	0	++	++	++	++	0	0	+	?	+
SC9	+	++	0	0	0	0	0	0	0	++	++	+	0	0	0	0
SC10	?	+	+	0	0	0	0	-	-	+	+	0	0	0	++	++
SC11	0	++	+	+	0	0	0	+	0	++	++	0	0	+	++	++
SC12	0	0	0	+	++	0	0	0	0	0	0	0	++	0	++	0
SC13	0	0	++	0	+	0	0	0	0	0	0	0	0	0	+	0
PS1	++	++	0	?	-	0	0	0	0	0	+	+	?	0	?	?
PS2	0	0	0	+	-	0	0	+	0	0	0	0	?	0	٠:	٠:
PS3	++	++	+	+	++	+	+	?	0	+	++	0	?	?	?	?
PS4	+	++	0	++	0	0	0	+	0	++	++	+	0	0	0	0

In responses to the Regulation 18 DMP consultation, some inconsistencies were pointed out in the sustainability appraisal of airport parking policy options. The policy options were therefore reconsidered in this sustainability appraisal. Three options were explored: to not have a policy on the issue and rely on the National Planning Policy Framework and Core Strategy, which would likely allow more airport parking

in the borough (Option 1); to retain the current policy from the 2005 Borough Local Plan, which allows some airport parking within the borough under certain strict criteria (Option 2); or to introduce a policy that specifically seeks to restrict all airport parking within the borough (Option 3). Option 3 was chosen, as it would better protect air quality and landscape character, prevent increased noise pollution and traffic congestion, and support Gatwick Airport's sustainable travel plan. The results of the assessment are shown in the table below.

	Airport Parking Policy Options															
Ontion						Su	stain	abili	ty Ol	bject	ive					
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option																
1	0	-	0	-	-	0	+	-	0	0	0	0	0	-	-	0
Option																
2	0	0	0	+	+	0	0	+	0	0	0	0	0	+	+	0
Option																
3	0	0	0	++	++	0	0	++	0	0	0	0	0	++	++	0

A number of new policies are included in the Regulation 19 DMP which had not previously been appraised for sustainability, and were therefore considered in this report. For tall buildings, the option chosen was to have a specific policy and propose areas in which tall buildings will be looked upon favourably, in order to provide more careful control of tall buildings. For affordable housing, it was decided to have an updated policy with more ambitious requirements, in order to maximise affordable housing delivery in the borough. For both caravans and older people's accommodation, it was decided to have specific policies to ensure that these kinds of housing are adequately considered when planning the borough. For community facilities, it was decided to have a specific policy which could provide more detail on when the loss of a community facility would be acceptable. For climate change mitigation, it was decided to include policies on both renewable energy generation and energy and water efficiency, in order to complement and further strengthen the existing core strategy policies on sustainable development and construction. For infrastructure, it was decided to have a specific policy that could provide more specific details about what is expected from developers in terms of infrastructure delivery. For safeguarded land, it was decided to use a supply-led approach, whereby suitable land is identified and safeguarded regardless of the amount of years of housing land supply it would provide. This was preferable to not safeguarding land, which could lead to planning by appeal and may be judged not to be compliant with national planning policy; and safeguarding land for a specific period of time after the plan period, which may lead to unsustainable sites being safeguarded solely to meet the self-imposed target. On the issue of East Surrey Hospital, it was decided to release the hospital site from the green belt to facilitate some expansion of the hospital's services, rather than trying to find an alternative

suitable site (or multiple sites) elsewhere in the borough. The results of the assessments are shown in the tables below.

Affordable Housing Policy Options																
Ontion	Sustainability Objective															
Option		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option 1 - rely on																
Core Strategy policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option 2 - have an																
updated policy on																
affordable housing	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Caravan Policy Options															
Option		Sustainability Objective														
		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option 1 - rely on																
Core Strategy national																
planning policies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option 2 - have a																
specific policy on																
caravans	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Older	Ped	ple	e's	Acc	on	ımo	oda	tio	n P	olicy	/ Opi	tions	6			
Ontion						S	ust	ain	abi	lity (Obje	ctive)			
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option 1 - rely on NPPF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option 2 - have a specific policy on older people's accommodation	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

(Con	nmı	unit	ty F	aci	litie	es F	Poli	су	Opti	ons					
Option Sustainability Objective 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16																
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option 1 - rely on Core Strategy policy	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0
Option 2 - have an updated policy on community facilities	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0

	Clin	nate	e C	har	ıge	Mit	iga	tion	Poli	су О	ptio	ns				
Option		Sustainability Objective														
Option	1	Sustainability Objective 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16														
Option 1 - rely on																
Core Strategy																
policies on	0	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+

sustainable development and construction																
Option 2 - have a specific policy on renewable energy generation	0	0	0	0	0	0	+	++	++	0	+	0	0	+	0	0
Option 3 - have a specific policy on energy and water efficiency	0	+	0	0	0	0	0	++	++	0	+	++	0	+	0	0
Option 4 - rely on other DMP policies to cover climate change mitigation adequately	0	0	0	0	0	0	0	+	+	0	0	0	0	+	0	0

		Infr	ast	ruc	tur	e P	olic	у С	Opti	ions						
Ontion	Sustainability Objective															
Option	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16														16	
Option 1 - rely on Core Strategy policy	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Option 2 - have an updated policy on infrastructure	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0

Safeguarded Land for	or E)ev	elo _l	pm	ent	Ве	yoı	nd t	he	Plar	n Per	iod	Polic	y O _l	ptior	าร
Option	Sustainability Objective 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16															
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option 1 - do not																
safeguard land	-	0	-	0	0	0	0	0	0	0	0	0	0	0	-	-
Option 2 - safeguard land for a particular time period after the end of the current plan period	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option 3 - safeguard land using a supply-led approach	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

		Eas	t S	urr	ey l	Hos	spit	al (Opt	ions						
Ontion	Sustainability Objective 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16															
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Option 1 - do not change designation	0	_	0	- 1	-	0	0	- 1	0	0	0	0	0	0	0	+
Option 2 - remove proposed land from	0	+	0	+	+	0	0	+	0	0	0	0	0	0	0	-



A total of 44 DMP policies were appraised. The majority of these policies scored positively, and there were only minor negative issues related to employment provision and renewable energy production from some policies. The results of the assessment are shown in the table below.

						DI	MP P	olici	es							
Policy						Su	stain	abili	ty Ol	oject	ive					
Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
EMP1	0	0	0	0	++	+	+	0	0	0	0	0	+	0	+	+
EMP2	0	0	0	0	++	+	+	0	0	0	0	0	+	0	+	+
EMP3	0	0	0	0	0	+	+	0	0	0	0	0	0	+	0	0
EMP4	0	0	0	0	+	+	++	0	0	0	0	0	0	0	0	0
EMP5	0	+	0	0	0	0	++	0	0	0	0	0	0	0	0	0
RET1	0	0	0	+	+	+	+	+	0	0	0	0	0	+	+	0
RET2	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0
RET3	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0
RET4	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0
RET5	0	0	0	+	+	0	-	+	0	0	0	0	0	0	+	0
RET6	0	0	0	0	+	0	-	0	0	0	0	0	0	0	+	0
DES1	+	+	0	0	0	0	0	+	0	+	0	0	0	+	+	+
DES2	+	0	0	0	-	0	0	0	0	0	0	0	0	0	+	+
DES3	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
DES4	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DES5	+	+	0	0	0	0	0	0	0	0	0	0	0	+	0	0
DES6	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DES7	+	+	0	+	0	0	0	+	0	0	+	0	0	0	+	0
DES8	0	+	0	0	0	0	0	0	0	0	0	0	+	+	0	0
DES9	0	+	0	0	0	0	0	0	0	0	0	0	+	+	0	0
DES10	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	0
OSR1	0	+	0	0	+	0	0	0	0	+	+	0	0	+	++	+
OSR2	0	+	0	0	0	0	0	0	0	+	+	0	0	+	+	+
OSR3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+
TAP1	0	+	0	+	0	0	0	+	0	0	0	0	0	0	+	0
TAP2	0	+	0	+	+	0	-	+	0	0	+	0	0	+	+	0
CCF1	0	0	0	0	+	0	0	++	++	0	0	0	0	0	0	0
CCF2	0	+	0	0	0	0	0	0	0	++	++	0	0	0	0	0
NHE1	0	+	+	0	0	+	0	-	0	0	0	0	0	0	++	0
NHE2	0	0	0	0	0	0	0	0	++	0	0	+	0	0	0	++
NHE3	0	+	0	0	0	0	0	+	+	0	+	0	0	+	+	+
NHE4	0	+	0	0	0	0	0	+	+	+	+	+	0	+	+	+

NUITE	Λ	Λ		٥		0	Λ	0	0	Λ	Λ	٥	0	٥		0
NHE5	0	0	+	0	++	0	0	U	0	0	0	0	0	0	+	0
NHE6	0	0	+	0	++	+	+	0	+	0	0	0	0	0	+	0
NHE7	0	0	+	0	+	0	0	0	0	0	0	0	0	0	+	+
NHE8	0	0	0	0	0	+	+	0	0	0	0	0	0	0	+	0
NHE9	0	0	++	0	+	0	0	0	0	0	0	0	0	0	+	0
GTT1	+	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0
CEM1	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+
INF1	+	+	0	+	0	0	0	0	0	+	+	0	0	0	0	0
INF2	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
INF3	0	0	0	+	0	+	0	+	0	0	0	0	0	0	+	0
MLS1	+	0	0	0	+	0	0	0	0	0	0	0	0	0	+	0
MLS2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

A total of 66 urban site allocations were appraised, including sites previously evaluated at the Regulation 18 stage and sites that were promoted through the Regulation 18 consultation and the HELAA. The choice of final sites was based on a combination of sustainability, availability, viability, and deliverability, but the sites that were chosen generally performed well in the sustainability appraisal due to being close to town centres and public transport options, low on flood risk, and offering community or employment benefits alongside housing. The results of the assessment can be seen in the table below.

				U	rbar	Site	e All	ocat	ions							
						Sus	stain	abili	ity O	bjec	tive					
Site	1	2	3	4	5	6	7	8	9	1	1	1 2	1	1 4	1 5	1
136-168	•		<u> </u>	7	J	U	,	U			•		3		3	-
High Street,		+					+			+	+					
Banstead	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0
The																
Horseshoe,		+					+									
Banstead	0	+	0	+	+	+	+	+	0	+	+	0	0	0	0	0
Banstead																
Community		+					+			+	+					
Centre	+	+	-	+	+	+	+	+	0	+	+	0	0	0	0	0
Land at																
Wellesford																
Close, Banstead		0	0	_	_				0	+	+	0	0	0	0	0
Land at	+	U	U	-	-	+	+	-	U	+	+	U	U	U	U	U
Kingswood																
Station	+	0	+	0	+	0	0	0	0	0	0	0	+	+	+	0
Legal and				U		U	U	U	U	U	J	U				U
General,										+	+					
Kingswood	?	_	0	0	0	0	0	0	0	+	+	0	+	0	_	0

I = O'I																
Former City																
Gate Mini, 90																
The Avenue,						_			_	+	+					
Tadworth	+	+	+	0	0	0	0	0	0	+	+	0	+	+	+	0
Laboratory																
Site, Pitwood																
Park																
Industrial																
Estate,																
Waterfield,										+	+					
Tadworth	+	_	0	_	_	_	0	0	0	+	+	0	+	_	0	0
Banstead			Ŭ							-			'			
Football																
Club,																
Merland																
Rise, Epsom,										+	+					
Tadworth	+	0	0	-	+	+	+	-	0	+	+	0	0	0	+	0
Church of																
Epiphany,												_			_	
Merstham	+	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0
Bellway																
House,																
Merstham	+	0	0	+	+	0	0	+	0	0	0	0	+	-	+	0
Former																
Oakley																
Centre,					+					+	+					
Merstham	+	+	+	+	+	+	+	+	0	+	+	0	+	0	0	0
Merstham					+											
Library	+	+	0	+	+	+	+	+	0	_	_	0	0	0	0	0
Belfry,		+		+		+		+								
Redhill	0	+	0	+	+	+	+	-	0			0	+	_	0	0
Berkeley			Ŭ		-	•	-						-			
House, High																
Street,																
Redhill		+	0	+		0	0	+	0	+	+	0			0	0
Brethren	+	+	U	+	-	U	U	+	U	+	+	U	+	-	U	U
Meeting																
Room, 2																
Redstone															_	_
Hill, Redhill	+	+	0	0	-	+	+	0	0	+	+	0	+	0	0	0
Brethren																
Meeting																
Room, 43																
Woodlands																
Road,										+	+					
Redhill	+	+	0	0	-	+	+	0	0	+	+	0	+	0	0	0
Colebrook,	+	+		+		+		+								
Redhill	+	+	0	+	+	+	+	+	0	_	_	0	+	0	0	0
16-46		+		+				+								
Cromwell	+	+	0	+	+	+	+	+	0	0	0	0	0	-	+	0
·																

Road,																
Redhill																
Donyngs Car																
park and																
Indoor Bowls																
Centre Car										+	+					
Park	+	+	0	+	+	+	+	+	0	+	+	0	+	0	+	0
Extension to																
the Rear of																
West																
Central,		+		+				+		+	+					
Redhill	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0
Former																
Longmead																
Centre,		+		+	+			+								
Redhill	+	+	+	+	+	+	+	+	0	0	0	0	+	0	0	0
Former																
Mercedes																
Garage,																
Brighton																
Road,		+		+				+								
Redhill	+	+	0	+	_	0	0	+	0			0	+	_	0	0
Former																
Territorial																
Army Site,																
Linkfield																
House, 3																
Batts Lane,		+								+	+					
Redhill	+	+	+	+	+	+	+	+	0	+	+	0	+	0	0	0
Gloucester																
Road Car		+		+		+	+	+								
Park, Redhill	+	+	0	+	+	+	+	+	0	0	0	0	+	0	+	0
Grosvenor																
House,	+	+		+				+								
Redhill	+	+	0	+	-	+	0	+	0	0	0	0	+	-	0	0
Hockley																
Business																
Centre,																
Hooley Lane,																
Redhill	+	+	0	+	0	0	0	+	0	+	+	0	+	+	+	0
Reading																
Arch																
Road/Brighto																
n Road																
North,	+	+		+		+		+								
Redhill	+	+	0	+	+	+	+	+	0			0	+	-	+	0
Land																
Between																
Southbound				+				+								
Railway and	+	0	0	+	+	+	+	+	0	+	+	0	+		0	0

ı																
eastbound																
Railway																
(South of																
Redhill Train																
Station)																
Land North																
of Brook																
Road,																
Redhill	+	+	0	+	0	0	0	+	0			0	+	_	+	0
Linkfield																
Lane Car		+								+	+					
Park, Redhill	+	+	0	+	+	+	+	+	0	<u>.</u>	+	0	0	0	+	0
Maple	-			<u> </u>			<u> </u>	'							'	
Works,																
Redhill	?	0	0	0			١.	0	0			0		0	0	0
Marketfield	:	U	U	U	+	+	+	U	U			U	+	U	U	U
Way/High																
Street,	+	+		+		+	+	+								
Redhill	+	+	+	+	+	+	+	+	0			0	+	-	+	0
Quarryside Business																
																0
Park, Redhill	+	0	0	-	+	0	0	-	0	+	+	0	+	+	0	0
Redhill Law																
Courts,		+														
Redhill	+	+	0	+	+	+	+	+	0	+	+	0	+	0	+	0
Royal Mail																
Sorting																
Office,	+	+		+		+	+	+								
Redhill	+	+	0	+	+	+	+	+	0	-	-	0	+	-	+	0
Albert Road																
North																
Industrial																
Estate,		+				+			+							
Reigate	+	+	+	+	+	+	+	+	+	0	0	0	+	0	+	0
Alma House,																
1A Alma																
Road,		+		+				+								
Reigate	+	+	0	+	-	0	0	+	0	0	0	0	+	0	0	0
Land																
Adjacent to																
the Town		+	-	+		+	+	+		+	+					
Hall, Reigate	+	+	-	+	+	+	+	+	0	+	+	0	0	0	0	0
Land to the																
Rear of 45																
West Street,		+														
Reigate	+	+	-	+	-	+	+	+	0			0	0	0	0	0
Land to the																
Rear of																
Retail		+	-													
Frontage in	?	+	-	+	+	+	+	+	0	-	-	0	+	0	-	0
										_						

Bell Street																
Library and Pool House, Reigate	+	++	0	+	0	+ +	+	+	0	-	-	0	+	0	0	0
Reigate Station Car Park	+	++	0	+++	+	+	+	+++	0	+++	+++	0	+	-	+	0
Royal Mail Delivery Office, Rushworth Road, Reigate	+	+++	0	+++	+	+	0	+++	0	+ +	+ +	0	+	-	+	0
The Orchard, Bell Street, Reigate	?	+	-	+	_	+	+	+	0	_	-	0	+	0	-	0
Garage Block, Kingsley Grove, Woodhatch, Reigate	+	+	0	0	+	+	+	0	0	-	-	0	0	0	+	0
Lime Tree School, Alexander Road	+	0	0	-	-	0	0	-	0	+++	+++	0	+	0	0	0
Field on Bonehurst Road Between Cambridge Hotel and Lawson's Timber Yard, Salfords	+ +	-	-	-		0	+	-	0	0	0	0	0	0		0
Salfords Industrial Estate, Bonehurst Road, Salfords Old Philips Site on the	+++	+	0	+	-	-	-	+	0	+	+	0	+	+	+	0
Junction of Cross Oak Lane and A23	+++	-	0	-	-	-	0	-	0	-	-	0	+	-	0	0
39-49 High Street,	+	+	0	++	+	+	+	+	0	+	+	0	+	0	+	0

Horley																
50-66																
Victoria				+		+		+		+	+					
Road, Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0
59-61																
Brighton				+				+		+	+					
Road, Horley	+	+	0	+	+	+	0	+	0	+	+	0	+	0	0	0
Albert																
Brewery,																
Balcombe				+				+			_					
Road, Horley	+	+	-	+	0	-	-	+	0	0	0	0	+	0	+	0
Brethren																
Meeting Hall,																
Whitmore															_	
Way, Horley	+	0	0	-	-	+	+	-	0			0	+	0	0	0
Brethren																
Meeting																
Room, The Grove																
Meeting Hall,																
The Grove,																
Horley	+	+	0	+		+	+	+	0	++	+	0	0	0	0	0
Bridge	+	+	0	+	-	+	+	+	U	+	+	U	U	U	U	U
Industrial																
Estate,				+				+								
Horley	+	+	_	<u> </u>	0	_	_	<u>.</u>	0	0	0	0	+	0	+	0
Central Car													-			
Park,																
Consort Way				+				+								
East, Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	+	0
Former																
Chequers					+											
Hotel, Horley	+	0	+	-	+	+	+	-	0	+	+	0	+	0	0	0
High Street																
Car Park,				+		+	+	+								
Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	+	0
Horley																
Library	+	+	0	+	0	+	+	+	0	+	+	0	0	0	0	0
Horley Police				+				+		+	+					
Station	+	+	0	+	+	+	+	+	0	+	+	0	+	0	+	0
Hutchins																
Farm, Horley	0	0	0	-	-	0	0	-	0	+	+	0	0	0	0	0
Telephone																
Exchange,				+				+								
Horley	+	+	0	+	+	+	+	+	0	0	0	0	+	0	0	0
2 Saxley																
Court and																
117 Victoria				+				+		+	+	_				
Road, Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0

Royal Mail,				+		+		+		+	+					
Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0

The 33 potential Sustainable Urban Extension allocations were appraised at the Regulation 18 stage and have been re-evaluated here to ensure consistency of approach. The preferred sites (ERM1-5, SSW2, SSW6, SSW7, SSW9, NWH1-2, and SEH4) were chosen due to a combination of their sustainability appraisal, their likelihood of being available for development, the proximity to existing or forthcoming urban locations, and assessments of their green belt value, although some mitigation will be necessary around flood risk, landscape impact, and noise and air pollution. The results of the assessment are shown in the table below.

			Su	stair	nable	Urb	an E	xten	sion	Allo	catio	ns				
Site		1	1				stair			bject	ive		1			
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
NWH1	++	+	-		0	+	+		0	-	-	?	0	-	-	0
NWH2	+	0	0	0	0	+	+	0	0			0	0	-	0	0
SEH1	++	+	0	++	0	+	+	+	0	-	-	0	0	-	0	0
SEH2	++	-	0	0	0	+	0	0	0	++	++	0	0	-		0
SEH3	0	-	0	0	-	+	0	0	0	-	-	0	0			0
SEH4	++	-	0	++	+	+	0	+	0	-	-	0	+	-	-	0
SEH5	++	-	0	-	0	+	+	-	0	0	0	-	+	-		-
SEH6		-	0	0	0	+	+	0	0			-	0	0	0	-
SEH7	+	-	0	+	0	+	+	0	0			-	0	0	0	0
SEH8	-	0	0	+	0	+	+	0	0			-	0	0	0	0
SEH9		0	0	-	0	+	+	-	0			-	0	0	-	0
SEH10	+	0	0		0	+	+	-	0			-	0	0	-	0
SEH11	++	0	0		0	+	+	-	0	-	-	-	+	0		0
SEH12	+	0		1	0	+	+	-	0		1	ı	0	-		1
EH1	+	0	0	0	0	+	+	0	0	-	-	0	0	0	-	
EH2	+	+	0		0	+	+	-	0			0	0	0		-
EH3	+	0	0	0	+	+	+	0	0			0	0	0		0
ERM1	++	+	0	+	0	+	+	0	0	++	++	0	+	-		-
ERM2	++	+	0	+	0	+	+	0	0	++	++	-	+	-	0	
ERM3	++	+	0	+	+	+	+	0	0	++	++	-	++	-	-	
ERM4	++	0	0	-	0	+	+	-	0	++	++	0	0	0	-	-
ERM5	++	0	-	-	0	+	+	-	0	++	++	0	0	0	0	0
ERM6	++		1	1	-	+	+	-	0	++	++	0	0	-	0	0
SSW1	++	+	-	-	0	+	+	-	0	++	++	0	0	0		0
SSW2	++	+	0	1	0	+	+	-	0	0	0	0	0	0	0	0
SSW3	++		0	1	-	+	+	-	0	++	++	0	0	0	-	0
SSW4	++	+	-		0	+	+		0	0	0	0	0	0		0
SSW5	++	+	0	-	0	+	+	-	0	0	0	0	0	0	-	-

Formatted Table

SSW6	+	0	0	-	0	+	+	-	0	+	+	0	0	0	-	0
SSW7	+	+	0	-	0	+	+	-	0	++	++	0	0	0	0	0
SSW8	++		0	-	-	+	+	-	0	++	++	0	0	0	-	0
SSW9	++	+	-	-	0	+	+	-	0	+	+	0	0	0	-	0
SSW10	++	+	0	-	+	+	+	-	0	++	++	0	0	0	0	0

The 14 potential Strategic Employment Site allocations were included in the sustainability appraisal at the Regulation 18 stage, and have been re-evaluated here to ensure consistency of approach. The decision to allocate an employment site in the south of the borough was taken on the basis of the Strategic Employment Provision Opportunity Study, which also identified that such a site should be a minimum of 20ha in size. However, most of the sites considered posed problems, either through being considerably smaller than 20ha, or through problems with flooding or access to sustainable transport options. The preferred alternative is a combination of sites SEH1 and SEH2 — together, these sites meet the size requirement and score relatively positively on flood risk and sustainable transport, while still presenting some problems relating to landscape impact and noise and air pollution that will need to be mitigated. The results of the assessment are shown in the table below.

			S	trate	gic E	Empl	oym	ent S	ite A	Alloca	ation	S				
Site						Su	stain	abili	ty Ol	bject	ive					
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
NWH1	0	0	-		0	+	+	-	0	-	-	?	0	-	-	0
NWH2	0	0	0	0	0	+	+	0	0			0	0	-	0	0
SEH1	0	-	0	++	0	+	+	+	0	-	-	0	0	-	0	0
SEH2	0	-	0	0	0	+	+	0	0	++	++	0	0	-		0
SEH3	0	0	0	0	-	+	+	0	0	-	-	0	0	-		0
SEH4		0	-	++	-	+	+	+	0	-	-	0	+	-	-	-
SEH5	0	0	0	-	0	++	++	-	0	0	0	-	+	-		1
SEH6	0	0	0	0	0	+	+	0	0			-	0	-	0	
SEH7	0	-	-	+	0	+	+	0	0			-	0	-	0	0
SEH8	0	0	0	0	0	+	+	0	0			1	0	-	0	0
SEH9	0	0	0	-	0	+	+	-	0			-	0	-	-	0
SEH10	0	0	0		0	+	+	-	0			1	0	-	-	0
SEH11	0	0	-		0	++	++	-	0	-	-	-	+	-		0
SEH12	0	0			0	++	++	-	0			-	0	-		-

Having decided to safeguard land beyond the end of the plan period in the earlier policy option appraisal, five spatial options for doing so were considered. These were for small, medium, and large urban extensions (Options 1, 2, and 3 respectively), and medium and large standalone settlements (Options 4 and 5 respectively). There was a relatively large amount of missing or unknowable data for this appraisal, as the impact on many of the objectives would depend upon the exact location of a site,

rather than the general spatial approach. The preferred alternative is Option 5, a large standalone settlement – this would have the biggest impact on providing housing, and would also be able to provide employment options, community facilities, and potentially new public transport. There would potentially be a large impact on landscape character, but mitigation may be possible depending on the choice of site. The results of the assessment are shown in the table below.

			S	afeg	uarc	ded L	and	Spa	tial (Optic	ns					
Objective						Sus	stain	abili	ty O	bject	tive					
Objective	1	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 - ? - + 0 + - 0 ? ? + ? 0 + ?														
Option 1	+	-	?	-	+	0	+	-	0	?	?	+	?	0	+	?
Option 2	+	0	?	-	+	+	+	-	0	?	?	+	?	0	+	?
Option 3	+	+	?	0	+	++	++	0	0	?	?	-	?	0	-	?
Option 4	++	+	?	-	-	++	++	0	0	?	?	0	?	0		?
Option 5	++	+	?	0	-	++	++	0	0	?	?	0	?	0		?

A total of 37 sites were considered for safeguarded land, across all five of the spatial options considered above. The sites mostly received positive scores for housing and economic issues, but posed problems for sustainable transport, landscape impact, and, particularly around Horley, flood risk. The preferred site is SAS1. These sites pose some problems relating to landscape and residential amenity, but are of low flood risk, relatively accessible in two cases, and will provide a large amount of housing land. The decision was taken through considering a combination of the sustainability appraisal, the availability and deliverability of the site, and a green belt assessment. The results of the assessment are shown in the table below.

				Safe	egua	rded	Lan	d Sit	e Alle	ocati	ions					
Site						Su	stair	abili	ty Ol	oject	ive					
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
BAN1	++	-	0	-	0	+	+	-	0	++	++	0	0	0	0	0
BAN2	++	0	0	-	0	+	+	-	0	++	++	0	+	0		0
BAN3	++	0	0	-	0	+	+	-	0	++	++	0	0	0		0
BAN4	++	0	-	-	0	+	0	-	0	++	++	0	0	0		0
BAN5	++	-	-	0	0	+	+	0	0	++	++	0	0	0	-	0
BAN6	++	0	0	-	0	+	+	-	0	++	++	0	0	0	-	0
BAN7	++	0	0	-	0	+	+	-	0	++	++	0	0	0	-	0
BAN8	++	-	0		0	+	+	-	0	++	++	0	0	0	0	-
BAN9	++	-	0		0	+	+	-	0	++	++	0	0	0	0	-1
BV12	++	0	0	0	0	++	++	0	0	++	++	0	+	-		-
HC28	+	0	0	-	+	+	0	-	0	+	+	0	0	-		0
HE01		0	0	-	+	0	0	-	0			0	+	0	0	ı
HE05	+	0	0	-	0	+	+	-	0	-	-	0	+	0	-	0
HE09		0	0	-	0	0	0	-	0			0	0	0	0	-
HE10	+	0	0	-	0	+	+	-	0	0	0	0	0	-		0

HE11	-	0	-	0	0	0	0	0	0	-	-	0	+	0	0	0
HE14		-	0		0	0	0	-	0			0	+	0	-	0
HE15		0	0	-	0	0	0	-	0			0	0	0	0	0
M21	++	-	0		-	+	+	-	0	++	++	0	0	-	0	0
M26	++	+	-	0	0	++	++	0	0	++	++	0	+	-		1
RE19	+	0	0	-	0	+	+	-	0	++	++	0	+	0	-	0
RE28	+	0	-	-	+	+	0	-	0	++	++	0	0	0	0	0
SAL1	++	+	0	+	0	++	++	0	0	+	+	0	+	1	1	-
SAL2	++	+	0	0	0	++	++	0	0	+	+	0	+	1	1	-
SAL3	++	+	-	+	0	+	+	0	0	+	+	0	+	-	-	0
SAL4	++	0	0	-	0	+	+	-	0	+	+	0	+	0	-	0
SAL5	++	+	-	0	0	+	+	0	0	+	+	0	0	0	-	0
SAL6	++	0	0	0	0	+	+	0	0	+	+	0	+	-	-	0
SAS1	++	+	0	0	0_	++	++	0	0	0	0	0	+	ф.	1	0_ ◆
SAS2	++	+	-	0	0	++	++	0	0	+	+	0	+	1	1	0
SAS3	+	+	0	-	0	++	+	-	0	+	+	0	+	1	1	0
SAS4	++	+	0	-	0	++	++	-	0	+	+	0	+	-		
SAS5	++	+	0	0	0	++	++	0	0	+	+	0	+	0		1
SPW09	+	+	0	-	0	+	+	-	0	++	++	0	0	0	1	0
SPW15	++	-	0		0	+	+	-	0	+	+	0	+	0		0
SPW16	+	-	0		0	+	+	-	0	+	+	0	0	0	-	
SPW18	+	-	0		0	+	+	-	0	0	0	0	0	0	-	0

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A very large number of potential Traveller sites were considered in the TSLAA, the majority of which were dismissed due to one or more major constraints, leading to a shortlist of 11 sites that are evaluated in this sustainability appraisal. The preferred alternatives are sites G3, G4, G9b, and G12. These sites were chosen for their relatively limited landscape impact, more limited contribution to Green Belt purposes, and their availability, although they do display some potential sustainability problems relating to health and wellbeing and sustainable transport that may need mitigation. The results of the assessment are shown in the table below.

	Gyps	sy, T	rave	ller, a	and ⁻	Γrave	elling	Sho	owpe	ersor	Site	Allo	ocati	ons		
Site						Su	stain	abili	ty Ol	bject	ive					
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
BV16	++	0		+	0	0	0	+	0	++	++	0	+	0		0
BV18A	++	0	0	+	0	0	0	+	0	++	++	0	0	0		0
BV18B	++	0	0	+	0	0	0	+	0	++	++	0	0	0		0
G3	+	-	0		+	0	0		0	0	0	0	+	-	0	0
G4	+	-	0		+	0	0		0	-	-	0	+	-	0	0
G6	++	0	0	-	0	0	0	-	0	0	0	0	0	0		0
G9a	+	0	0	+	0	0	0	+	0	0	0	0	0	0	-	0
G9b	+	0	0	+	0	0	0	+	0	+	+	0	0	0	0	0
G11	+	-	0	-	+	0	0	-	0	++	++	0	0	-	0	0

G12	+	0	0	0	0	0	0	0	0	++	++	-	0	0	0	0
The Old																
Rectory	+	0	0	0	0	0	0	0	0	0	0	-	+	0	0	0

Cumulative Effects

The selected sites were looked at in order to consider their potential cumulative or synergistic impacts on sustainability in the borough. It was felt that one of the major negative cumulative impacts is likely to be on the landscape character of the borough, and this is primarily due to the impact of the Sustainable Urban Extensions and future development on safeguarded land. This will be partly mitigated against by Policy MLS1, which sets out the phasing process for the urban extensions, ensuring they are not all made available for development at one time, therefore allowing for greater control over the landscape impact of these large new developments. Policies requiring good design of new housing, green infrastructure, and open space in new developments will also help to mitigate the landscape impact. Encouragement of greater density on new development in the urban area would also help mitigate against negative landscape impacts by potentially allowing the borough to meet its housing targets with less need for the use of urban extensions or safeguarded land.

In addition to this, transport modelling undertaken for the DMP suggests that the Strategic Employment Site could have strong negative impacts on the traffic network in the borough. When the Strategic Employment Site is removed from consideration, the traffic impacts of the DMP are significantly reduced and fairly evenly spread across the borough; when it is included, the impacts become much stronger, and are more centred on Horley. Mitigation should be identified at the planning permission application stage, at which point a more site-specific transport assessment can be undertaken, but may include infrastructure improvements or measures to significantly reduce the number of trips generated by the development. The report also identified a number of junctions and stretches of road that will be likely to suffer traffic stress from the proposed developments, and site-specific mitigation measures and infrastructural improvements may need to be identified and undertaken for development sites in these areas.

The Infrastructure Delivery Plan 2017, and the evidence studies informing it, assess the cumulative impact of the proposed development on infrastructure in the borough, including schools, health facilities, and utilities. Infrastructure schemes needed to address these impacts are listed in a schedule in the Development Management Plan. These include new schools and extensions to existing schools, particularly in the Redhill and Merstham area, and new or extended medical centres in Reigate and Horley.

Monitoring

The Council prepares a number of annual monitoring reports on town and local centres, commercial development, industrial estates, housing delivery, and environment and sustainability. The statistics contained within these reports provides the basis for analysing trends and evaluating how the implementation of the DMP is affecting sustainability. A review of the Core Strategy must also begin before July 2019, and this will allow for further evaluation of how well the DMP is helping to achieve the targets in the Core Strategy. A new scoping report and sustainability appraisal may also be required if any major changes are needed to the Core Strategy, and this is an opportunity for further analysis of key indicators and statistics.

Through the process of sustainability appraisal, a number of potential key indicators have emerged to track through these monitoring reports, covering the various likely impacts of development and referring back to a number of the sustainability framework objectives. These indicators include:

- Affordable housing provision
- Accessible housing provision
- · Amount of development on previously developed land
- · Amount of development on greenfield sites
- Transport modal usage
- Number of trips per day at morning and evening peaks on the strategic road network
- Carbon dioxide emissions
- Renewable energy generated
- Energy efficiency of new build housing
- · Water efficiency of new build housing
- Monitoring of air quality
- · Quality of biodiversity sites
- Water quality
- · Access to open or green space
- Access to sport, leisure, and recreation opportunities
- Available school places compared to need for school places
- · Waiting times for GP appointments
- Vacancies in town and local centres
- · Vacancies in employment areas

1. Introduction and Background

1.1. This document is the sustainability appraisal of the Reigate & Banstead Borough Council Development Management Plan Regulation 19 document.

National and International Policy

- 1.2. Sustainability appraisal of local plan documents is a requirement under Section 19 of the Planning and Compulsory Purchase Act 2004, which states that a local planning authority must "carry out an appraisal of the sustainability of the proposals in each [local development] document" and "prepare a report of the findings of the appraisal". Paragraph 165 of the 2012 National Planning Policy Framework states that "a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors".
- 1.3. Sustainability appraisal incorporates the requirements of the <u>Environmental Assessment of Plans and Programmes Regulations 2004</u>, which implements the requirements of <u>European Directive 2001/42/EC</u>, commonly known as the Strategic Environmental Assessment Directive.
- 1.4. Annex I of the EU Directive sets out what should be included in an environmental report to meet the requirements of the Directive. This includes:
 - An outline of the contents and main objective of the plan and its relationship with other relevant plans and programmes
 - Relevant aspects of the current state of the environment and the likely outcome without the implementation of the plan
 - Environmental characteristics of areas likely to be significantly affected
 - Existing environmental problems which are relevant to the plan, particularly
 those relating to areas of environmental importance, and especially those
 relating to areas designated under EU Directives 79/409/EEC (<u>The Birds</u>
 <u>Directive</u>) and 92/43/EEC (<u>The Habitats Directive</u>)
 - Relevant environmental protection objectives established at international, European, or national levels, and how those objectives and any environmental considerations have been taken into account during the preparation of the plan

- Likely significant effects of the plan on the environment, including on biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between these factors
- Measures to prevent, reduce, and offset any significant adverse effects of the plan on the environment
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any difficulties encountered
- A description of the measures envisaged concerning monitoring
- A non-technical summary
- 1.5. A checklist clearly setting out where all of these elements can be found in the current report is in Appendix A.
- 1.6. In summary, the sustainability appraisal will assess the likely environmental, social, and economic effects of the Development Management Plan, considering a number of reasonable alternatives and setting out possible means for mitigating negative effects of the plan. This will allow for identification of the most sustainable options for the local plan and aid decision-making for the final plan proposals.
- 1.7. A Habitats Regulation Assessment, as required by the fourth bullet point of paragraph 1.4 above, will be conducted and published separately to this report.

Process

- 1.8. <u>Planning Practice Guidance</u> sets out a five stage process for undertaking a sustainability appraisal, replicated in figure 1 below.
- 1.9. Stage A is "setting the context and objectives, establishing the baseline and deciding on the scope". This stage was undertaken through the preparation of a scoping report which contained information on related plans and programmes, baseline environmental, economic, and social data for the borough, identification of the key sustainability problems in the borough, and the sustainability appraisal framework. The first draft of the scoping report for this sustainability appraisal was published in December 2016 and sent for consultation to the statutory consultees and the surrounding local authorities. An updated scoping report, containing more recent data and addressing comments and concerns raised during the consultation, was published in June 2017.

- 1.10. This report represents Stages B and C of the process. Stage B is to develop and refine alternatives within the scope of the plan, and to assess the potential effects of these alternatives. This should include a consideration of mitigation measures and monitoring. Stage C is the preparation of the sustainability appraisal report.
- 1.11. A sustainability appraisal report for the Regulation 18 draft of the Development Management Plan was published in June 2016. This was used as part of the process of finalising the Development Management Plan objectives and policy approaches, and it has not been felt necessary to evaluate a range of options in these two areas in this report – the two reports should therefore be read in conjunction with each other. The 2014 Reigate & Banstead Core Strategy appraised a range of spatial options for development in the borough through a sustainability appraisal, and as these are now contained within the adopted Core Strategy, it has also not been felt necessary to re-appraise broad spatial options like this. The confirmed objectives and policies have been appraised, and all potential site allocations have been appraised, even where they were previously appraised in the Regulation 18 sustainability appraisal - this has been done to ensure that all appraisals within this report are consistent with one another. This report also includes an appraisal of potential spatial approaches to safeguarded land beyond the plan period, which was not included in the Regulation 18 sustainability appraisal.
- 1.12. Stage D is for this report to be consulted on by the statutory consultees and the public. The consultation period for this report will be identical to the general Regulation 19 consultation period for the Development Management Plan.
- 1.13. Stage E is the publication of a post-adoption statement and the monitoring of the effects of the local plan as it is implemented. This stage is beyond the scope of this report, although possibilities for monitoring are identified toward the end of the report. Stage E will be implemented by the Council after the Development Management Plan is adopted.

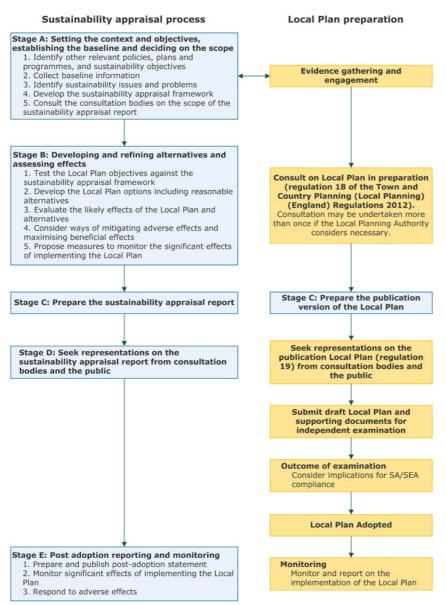


Figure 1: Flow chart of sustainability appraisal process (Planning Practice Guidance)

The Development Management Plan

1.14. The Reigate & Banstead local plan will contain two key documents – the Core Strategy and the Development Management Plan. The Core Strategy was formally adopted on 3 July 2014, and sets out a strategic vision for the borough up to 2027. It provides an overarching spatial vision, a set of 21 core

- strategic objectives, and a set of 18 strategic policies that will deliver the vision and objectives over the life of the Core Strategy.
- 1.15. The Development Management Plan is the second major element of the local plan, and aims to provide specific, actionable policies to guide decision-making and development in the borough, and to implement the vision, objectives, and policies of the Core Strategy. The Development Management Plan will contain policies against which applications for planning permission will be judged, and site allocations that will assist the borough in achieving the strategic goals of the Core Strategy, particularly in relation to housing provision.

The Layout of This Report

- 1.16. This section of the report has provided the background context for the sustainability appraisal. The second section will summarise the scoping report. The third section will describe the methodology used for the appraisal of objectives, policies, spatial options, and sites, including a description of how alternative options were developed. The fourth section will describe the outcomes of the appraisal process. The fifth section will briefly discuss secondary, cumulative, and synergistic effects, as required under the Strategic Environmental Assessment Directive. The sixth section will close the report by briefly discussing future monitoring of the impacts of the plan.
- 1.17. A number of appendices can be found at the end of the report containing, among other information, detailed appraisal tables for each objective, policy, spatial option, and site that was evaluated. These appendices will be described at the appropriate points in the report.

2. Summary of Scoping Report

2.1. The scoping report for the sustainability appraisal was published in December 2016, and sent for consultation with the statutory consultees and all surrounding local authorities. An updated scoping report, containing more recent data and amended in the light of comments received during the consultation period, was published in June 2017. This section of the report briefly summarises the findings of the scoping report. The full report can be found on the Council's website.

Relevant Plans, Policies, Programmes, and Sustainability Objectives

- 2.2. The first section of the scoping report looked at existing plans, programmes, and objectives that could affect or influence the aims of the Development Management Plan.
- 2.3. On the international level, key issues included a general commitment to implementing social, economic, and environmental sustainability through the Johannesburg Declaration on Sustainable Development (2002), attempts to reduce and stabilise greenhouse gases through the Kyoto Protocol (1997), and the application of the precautionary principle to protect and share the benefits of biodiversity through the Convention on Biological Diversity (1992).
- 2.4. At the European Level, a number of EU Directives commit the UK to particular objectives. On energy issues, the Energy Efficiency Directive (2012) requires a 20% improvement in energy efficiency by 2020; the Energy Performance of Buildings Directive (2010) requires all new buildings to be nearly zero-energy by 2020; and the Renewable Energy Directive (2009) requires 15% of all energy to come from renewable sources and 10% of transport fuel to come from sustainably-sourced biofuels by 2020. The Birds Directive (2009) and Habitats Directive (1992) create networks of protected spaces to provide safety for endangered species. The Air Quality Directive (2008), Floods Directive (2007), and Environmental Noise Directive (2002) all set objectives to protect citizens from negative effects of their local environment.
- 2.5. At a national level, the National Planning Policy Framework (2012) aims to create sustainable development within the UK, and a number of sections in the document address how development can be sustainable in terms of providing economic and social benefits within environmental limits. The

Climate Change Plan (2010) builds on the Climate Change Act (2008) which committed to an 80% reduction in greenhouse gas emissions by 2050. A number of other strategies and statements have been published over the past decade, addressing energy efficiency, waste management, biodiversity, sustainable forestry, and housing, many of them implementing aspects of European or international policy.

- 2.6. At the regional level, the borough is committed to the protection and sustainable management of the Surrey Hills Area of Outstanding Natural Beauty, as outlined in that area's Management Plan (2014); and is involved in both the Gatwick Diamond and Coast 2 Capital initiatives that aim to boost economic and social outcomes in the region. The document Biodiversity planning in Surrey (2014) also identifies the Mole Gap to Reigate Escarpment Special Area of Conservation as the key biodiversity resource in the borough.
- 2.7. A full description of all the plans, policies, programmes, and objectives looked at, as well as a brief description of how they might be taken account of in the Development management Plan, can be found in Appendix B.

Baseline Information

- 2.8. The second section of the scoping report collected a range of information on social, economic, and environmental issues in Reigate & Banstead borough, attempting to identify positive or negative trends where possible, and to make comparisons with other local authorities or figures for the wider region or country where available.
- 2.9. Some notable statistics related to social issues included the ageing demographics of the borough over-60s make up the largest age category recorded in the borough, while 18-29 year olds make up the smallest, and population projections suggest that the number of over-70s will almost double by 2039. The borough has a problem with housing affordability, with average house prices 31.3% higher and average monthly rent 18.6% higher than across the southeast as a whole. In general, health issues are comparable to the country as a whole, but 63.8% of adults are considered overweight or obese and only 55.7% of adults are classified as physically active. Three wards Horley Central, Merstham, and Preston have child obesity rates of over 15%.
- 2.10. Private cars are by far the most popular method of transport in the borough, with 58.5% of working-age residents driving their own car to work despite this, the use of cars for commuting is actually lower than for the southeast as a whole due to the 15% of the population that commute via train.

- 2.11. Using figures from the Index of Multiple Deprivation, the borough is relatively very prosperous, being ranked as the 290th most deprived local authority out of 353. However, figures from 2011 found that 47% of households in the borough qualified as deprived in at least one of the measures on the index. Pockets of relative deprivation can be found in Merstham, north and central Redhill, the Woodhatch area of Reigate, and south and southwest Horley.
- 2.12. In economic terms, the largest industries in the borough are those related to healthcare and social work, finance and insurance, and wholesale and retail trade. Over 50% of working people in the borough are in professional, associate professional, technical, or managerial roles. The unemployment level is around 3%, lower than the figure for the southeast as a whole, but the borough is recorded as having the highest number of NEETs (people not in education, employment, or training) of any borough or district in Surrey, and there are relatively higher levels of unemployment in the wards of Preston, Redhill West, and Merstham. The average wage in the borough, at £629.50 per week, is higher than the southeast average, but is relatively low for Surrey there has also been a slight drop in the average wage between 2010-2016, and further examination revealed this was caused by a large drop in women's wages over that period, creating a clear economic gender gap.
- 2.13. On environmental sustainability, domestic electricity and gas consumption have decreased between 2010-2015, but at a slower rate than the national average, meaning the borough is becoming relatively less energy efficient over time. Despite this, per capita carbon dioxide emissions have reduced from 7.3 tonnes to 5.8 tonnes, lower than the UK average.
- 2.14. The borough contains one Special Area of Conservation (Mole Gap to Reigate Escarpment) protected under the EU Habitats Directive, two Local Nature Reserves (Earlswood Common and Reigate Heath), and four Sites of Special Scientific Interest (Banstead Downs, Chipstead Downs, Mole Gap to Reigate Escarpment, and Reigate Heath). Of these sites, Banstead Downs is the most at risk, with a condition considered to be 35% favourable, 26% recovering, and 39% declining. There are also 1,313 trees with Tree Protection Orders and 247 designated areas of ancient woodland. The majority of agricultural soil in the borough is of moderate or poor quality.
- 2.15. There are 13 Air Quality Management Areas within the borough, but the majority of these cover very small areas. The largest are located in central Redhill and southwest Horley. The overall concentration of nitrogen dioxide across the borough has decreased by 22.9% between 2006-2015. There are a number of potential sources of environmental noise in the borough, most notably Gatwick Airport (actually located just outside the borough, but still

- affecting residents) and the M23 and M25 motorways. Areas in the centre and south of the borough fall within flood zones 2 and 3, particularly in parts of Horley. The north of the borough does not fall with flood zones, but is at some risk of surface flooding.
- 2.16. A table setting out a wide range of social, economic, and environmental indicators, with comparators, trends, and a summary of key problems can be found in Appendix C.

Key Sustainability Issues and Problems

2.17. The third section of the scoping report summarised the key sustainability issues facing the borough, and potential ways in which the Development Management Plan could address these issues. This section is replicated in full below.

Social Issues and Problems

- 2.18. The related plans, policies, and programmes at European, national, and regional levels oblige Reigate & Banstead to make the health and wellbeing of residents a priority and to provide healthy, safe, and inclusive communities with public spaces, active street frontages, and a mixture of uses. They also oblige the borough to provide an effective, reliable, safe, and sustainable transport system, with a focus on pedestrians and cyclists.
- 2.19. The baseline information shows a number of social problems and future challenges in the borough. Housing is one of the biggest problems, with current house prices at a very high level that makes them unaffordable to many people living or working in the borough. The average house price in the borough is currently 14 times the average annual wage in the borough. This may place additional pressure on road congestion and public transport infrastructure by forcing people to commute into the borough to work, or may have an economic impact by making it more difficult for local businesses to recruit workers. At the same time, there is a high level of underoccupation of houses, with over 70% of all households having at least one spare bedroom this suggests that the distribution of housing space is not as efficient as it could be.
- 2.20. Health is another key problem, and is likely to become more severe in the coming years as the age profile of the borough becomes older. Currently, the healthy life expectancy of residents ends at around 70 years, but the number of over-70s is expected to increase sharply over the next two decades. This puts forward the possibility of an increasing need for health care for the

elderly. In addition, there are relatively low levels of physical activity among both adults and children, and high numbers of overweight and obese people (although in line with the regional average). This may be contributing to the rising figures for coronary, cardiovascular, and stroke-related deaths among men. The borough also contains 4,000 people registered as physically disabled and 2,000 people suffering from dementia.

- 2.21. These health problems may partially be connected to the transport profile of the borough. Although a significant number of residents commute by train, the use of private cars is by far the most common way of getting around; the modal share of cycling is very low, possibly because of an unwelcoming street environment or topography; and only around half of residents walk three times a week or more.
- 2.22. Despite the general affluence of the borough, there are issues related to deprivation and poverty. The Index of Multiple Deprivation and other figures show more deprived parts of the borough clustering around Redhill, Merstham, Central Horley, and Preston. These areas display high levels of child poverty and childhood obesity, a relative lack of access to cars or vans making mobility more difficult in a borough that is dominated by private transport, and low levels of home ownership. At the same time, these areas have some of the densest populations in the borough, and breaking this link between density and deprivation will need to be a key aspect in the future sustainable development of the borough. The last few years has also seen a very large increase in the number of households placed into temporary accommodation while on the housing list.
- 2.23. The lack of museum or archaeological archiving resources in the borough is less than ideal when it comes to maintaining and promoting access to the borough's historic and cultural assets, as archaeological finds must currently be preserved in facilities in other boroughs.
- 2.24. The primary social sustainability problems that need to be addressed in the borough appear to be those related to inequality and health. While many residents of the borough are affluent enough to afford high house prices and spare rooms, pockets of deprivation continue to exist in less fortunate parts of the borough. The borough also needs to encourage healthier ways of living and travelling that can counter obesity and related diseases, as well as planning the built environment to take into account the disabled, those with dementia and related mental disorders, and the increasing population of older adults with health issues.
- 2.25. The DMP can address some of these issues by identifying the type of housing needed in the borough and the ideal locations for such housing, as well as

taking into account the need for further employment options and affordable housing in deprived areas – however, wider structural forces are likely to keep the price of housing high for the foreseeable future. To address health issues, the DMP can plan for safe and attractive open spaces throughout the borough, to encourage physical activity; as well as for an increase in the use of active transport modes through encouraging pedestrian- and cycle-friendly infrastructure in new developments. Policy on disability-friendly design, including designing for mental health issues like dementia as well as physical disabilities, could also be included. Health and education services in the borough are at or near capacity, and the needs of current and future residents of the borough in these respects could be considered through longer term development planning.

Economic Issues and Problems

- 2.26. The related plans, policies, and programmes commit the borough to pursuing sustainable economic growth, and to encouraging a knowledge-based economy to flower in the region. Investment in transport and digital infrastructure is expected to take place, along with the provision of suitable houses and programmes for providing local residents with the skills necessary to take part in the local and regional economy.
- 2.27. Generally speaking, the economy of the borough is in robust shape, although many residents make their livings by commuting to surrounding boroughs. However, there is a problem around falling wages, and more particularly a large gender inequality in wages. Men's average wages have risen slightly over the past few years, while women's have fallen dramatically to the extent that they cancel out the rise in men's wages and create an overall average decrease in pay in the borough. The income inequality can also be represented geographically, with the socially deprived areas of Merstham, Preston, and Redhill West again showing significantly lower average incomes than areas like Reigate Hill and Tadworth and Walton.
- 2.28. The social inequality highlighted above is also demonstrated in the economy of the borough as well, with higher levels of unemployment in Merstham, Preston, Redhill West, and South Park and Woodhatch than in other areas. This inequality also manifests itself in disparities of educational achievement, and in the high number of NEETs in the more economically deprived areas of the borough. This suggests that the economic prosperity of the borough is not extending to all wards, and access to education, skills, and training will need to be a priority to help reduce levels of unemployment in the most deprived areas. Knowledge-based businesses make up 29.3% of all enterprises in the borough, and the encouragement of this type of business is part of the

- Gatwick Diamond and Coast 2 Capital strategic plans, so ensuring residents have the skills and ability to participate in the knowledge economy will be vital.
- 2.29. Business survival rates are above the national and regional average, but relatively low in relation to the rest of Surrey for long-term survival. This suggests that progress is being made on nurturing an entrepreneurial business culture in the borough, but that continued support will be needed to ensure new businesses are resilient.
- 2.30. The DMP could address some of these issues through site allocations that emphasise the need for employment, educational, and social facilities in deprived areas as well as housing; and potentially through policies that call on developers to employ local apprentices in the construction process to provide skills to communities. The encouragement of a mix of uses (other than residential) in Sustainable Urban Extensions is also important to ensure that businesses have the opportunity to thrive and encourage creativity within the borough, rather than creating dormitory communities.

Environmental Issues and Problems

- 2.31. The related plans, policies, and programmes provide Reigate & Banstead with a large range of issues to consider. Environmental awareness is supposed to be suffused through all policies, not just those concerned directly with topics thought of as 'environmental'. There is a national requirement to improve energy efficiency by 20%; to provide 15% of all energy through renewables; to use renewable biofuels for 10% of all transport fuel; and to make all new buildings nearly zero carbon; all by the year 2020. On biodiversity and habitats, green and blue infrastructure networks are being increasingly encouraged as a new way to deal with the problem of biodiversity loss, while also allowing for greater valuation of the environment and the ecosystem services it provides. The borough will also be required to continue to protect the Mole Gap to Reigate Escarpment SAC, the SSSIs in the borough, local nature reserves and areas of ancient woodland; and should aim to protect. enhance, and increase the coverage of forested and woodland areas. The Surrey Hills AONB and AGLV will also need to be protected when considering planning and development; and impacts on rural and green belt land, particularly "the best and most versatile agricultural land" (as the NPPF paragraph 112 describes it), will also have to be taken into account.
- 2.32. A waste framework that priorities reduction, then re-use, and then recycling should be implemented, as well as attempts to reduce the proportion of waste sent to landfill. There is a national obligation to drastically reduce the emission of carbon dioxide and other greenhouse gases, with an aim to reduce emissions by 80% on 1990 levels by 2050. The borough must also try to

increase sustainable transport by encouraging greater levels of walking and cycling for shorter journeys of five miles or less. Finally, there is a requirement in the plans, policies, and programmes to manage the impacts of environmental noise and air pollution through mapping and management plans.

- 2.33. The baseline information identifies that Reigate & Banstead is doing well at reducing greenhouse gas emissions, but continues to face a number of more worrying trends. Levels of overall energy use are reducing, but at a slower rate than the national average, raising the possibility of the borough being left behind and possibly losing its position as one of the lower per capita emitters of greenhouse gases in Surrey. A key area for action here is transport emissions, which make up the largest proportion of current emissions. The borough also does not produce a significant amount of its own renewable energy while this is not a huge problem, as energy consumed in the borough does not need to be produced here as well, focusing on ways to make the most of sustainable energy resources within existing constraints could be an important area to develop.
- 2.34. In addition to these wider issues, a number of particular sites face specific environmental pressures of various kinds. The Mole Gap to Reigate Escarpment SAC faces pressures from cultivation and groundwater pollution and recreation, while of the four SSSIs in the borough, only Reigate Heath can be said to be in a good condition, with three-quarters of its land considered 'favourable'. In addition to this, none of the major bodies of groundwater or surface water in the borough are in excellent condition with the groundwater suffering from quantity issues, and the surface water showing poor ecological quality. These water bodies also pose a flooding risk to large parts of the south of the borough, and some areas in the centre.
- 2.35. Beyond these designated areas, the wider network of green infrastructure and landscape in the borough will need to be addressed. Biodiversity requires networks of connected natural spaces in order to flourish, and with increasing pressure to use land for housing, it will be important to ensure that such a network continues to exist a green infrastructure approach may also make it possible to examine ways in which to increase biodiversity within the urban area. The growth of housing also poses potential problems to the landscape character of the borough. Careful design and location of housing will be required to avoid suburban sprawl beyond the boundaries of the existing urban areas; and to existing uses of rural land, such as food production and other agricultural and forestry uses. These competing demands will need to be carefully balanced, without falling too heavily in favour of turning land over to housing developments, whilst also recognising that local housing needs must be met.

- 2.36. The town centres, particularly in the south and centre of the borough, also suffer from light pollution at night and environmental noise impacts from Gatwick Airport and the motorways, and are also shown by heat mapping to require large amounts of energy. The heat mapping also shows that rural properties and large individual developments like hospitals are using significant amounts of energy. Although air pollution throughout the borough is waning, there remain a number of AQMAs that will need to be addressed to provide cleaner, healthier air for residents however, in many case, the source of the problem is background traffic from areas outside the borough, making this difficult for the council to control. In terms of waste, the borough is one of the better performers among local authorities, but could still do better, with almost 50% of waste still going to landfill.
- 2.37. Flood risk is also a concern in the borough, with much of the land south of the M25 susceptible to flooding. This problem is likely to increase in severity in the coming years as the effects of climate change are felt more greatly. As development will need to be steered away from areas of greatest flood risk to protect people and property, this will place additional pressures on the remaining developable land in the borough.
- 2.38. Policies in the DMP can help to address these issues by focusing on the need for new developments to contribute to green infrastructure, sustainable transport modes, and renewable energy production where possible. Following national policy, the DMP can also encourage development away from areas of potential flood risk, and call for mitigation measures for development in areas of potential health risk such as those with high levels of noise or air pollution. Site allocations in the DMP can help to protect important landscapes in the borough and prevent sprawl through careful site selection. A Habitats Regulations Assessment accompanying the Sustainability Appraisal of the DMP will assess the impact of proposed developments on protected sites and ensure that, where necessary, appropriate measures are provided to avoid adverse impacts.

The Sustainability Appraisal Framework

2.39. The fourth section of the scoping report set out the framework that will be used for the sustainability appraisal. The framework to be used for the appraisal is based on a pre-existing set of objectives called the East Surrey Local Authority Sustainability Objectives. These sixteen objectives have been developed, consulted on, and refined over a number of years. They provide a robust framework for sustainability appraisal and allow for continuity and

better cross-boundary alignment of sustainability appraisals across the east Surrey region.

- 2.40. The East Surrey Sustainability Objectives were developed and are used by Reigate & Banstead Borough Council, Mole Valley District Council, Elmbridge Borough Council, Tandridge District Council, and Epsom & Ewell Borough Council. In refining and developing the most recent version of the objectives (which reduced their number to sixteen), consultation was undertaken with Historic England, Environment Agency, Natural England, Surrey County Council, mayor of London/Greater London Authority, and the London Boroughs of Kingston, Sutton, Merton, Croydon, and Richmond Upon Thames.
- 2.41. The objectives are laid out in figure 2 below, and are replicated with guiding questions in Appendix D.

Niconala	Oh in atting
Number	·
1	To provide sufficient housing to enable people to live in a home suitable to
	their needs and which they can afford
2	To facilitate the improved health and wellbeing of the whole population
3	To conserve and enhance archaeological, historic, and cultural assets and
	their setting
4	To reduce the need to travel, encourage sustainable transport options and
	improve accessibility to all services and facilities
5	To make the best use of previously developed land and existing buildings
6	To support economic growth which is inclusive, innovative, and
	sustainable
7	To provide for employment opportunities to meet the needs of the local
	economy
8	To reduce greenhouse gas emissions and move to a low carbon economy
9	To use natural resources prudently
10	To adapt to the changing climate
11	To reduce flood risk
12	To improve the water quality of rivers and groundwater, and maintain an
	adequate supply of water
13	To reduce land contamination and safeguard soil quality and quantity
14	To ensure air quality continues to improve and noise and light pollution
	are reduced
15	To protect and enhance landscape character
16	To conserve and enhance biodiversity

Figure 2: Sustainability Framework Objectives

Consultation

- 2.42. The first draft of the scoping report was consulted on between 2 December 2016 and 6 January 2017. The full list of consultees included: Historic England, Natural England, Environment Agency, Surrey County Council, West Sussex County Council, Elmbridge Borough Council, Tandridge District Council, Mole Valley District Council, Epsom & Ewell Borough Council, London Borough of Croydon, London Borough of Sutton, Crawley Borough Council, Horsham District Council, and Mid Sussex District Council.
- 2.43. Consultees were asked the following eight questions about the report, and encouraged to add comments about any other aspect of the report:
 - Have the relevant policies, plans, programmes or sustainability objectives been correctly identified?
 - Are there any other policies, plan, programmes or sustainability objectives relevant to Reigate & Banstead which should be included?
 - Do you agree the baseline information collected is relevant, accurate and in sufficient detail to support the plan?
 - Are there any other relevant pieces of baseline information for Reigate & Banstead that the scoping report has not identified?
 - Do you agree that all sustainability issues facing the borough have been identified?
 - Are there any other pressing sustainability issues or opportunities that the local plan could help address?
 - The East Surrey sustainability objectives have already been subject to consultation with statutory consultees; however, please let us know if you have any comments on them.
 - Are the sustainability issues adequately reflected in the sustainability appraisal objectives?
- 2.44. Seven responses were received to the consultation. There were substantive responses from Historic England, Natural England, Environment Agency, and Surrey County Council. The responses, and the impact they had on the final scoping report draft, are summarised in Appendix E. Elmbridge Borough Council, Tandridge District Council, and Mole Valley District Council responded to say that they had no substantive comments to make.

3. Sustainability Appraisal Methodology

Development of Alternatives

- 3.1. The Development Management Plan objectives emerged during the preparation of the Regulation 18 consultation document. As the purpose of the Development Management Plan is to facilitate the implementation of the strategic priorities for the borough identified in the Core Strategy, the objectives are similar to those found in the Core Strategy. These objectives were evaluated in the Regulation 18 sustainability appraisal, and based on representations received during the consultation, it has been decided to keep the same set of objectives for the Regulation 19 stage.
- 3.2. A number of potential policy approaches were developed and evaluated during the Regulation 18 stage. Preferred choices were then included and consulted upon in the Regulation 18 consultation document. These preferred policy options have been further refined in response to representations received during the consultation process, discussions with statutory consultees and other local authorities as part of the duty to cooperate, and informal consultations with local councillors. It is these preferred policy options that are appraised in this report.
- 3.3. The only instance in which policy options have been re-appraised, rather than only appraising the finished policy, is in the case of airport parking. This is in response to a representation to the Regulation 18 consultation, which noted some confusing and inconsistent elements to the policy option appraisal for this issue in the Regulation 18 sustainability appraisal. In addition, a number of new policies have emerged since the Regulation 18 consultation, and in these instances a full appraisal of potential policy options has been included in this report.
- 3.4. Potential urban development sites have been identified from a number of sources. In the Regulation 18 sustainability appraisal, 32 sites were evaluated, based on information from the Council's Strategic Housing Land Availability Assessment (SHLAA) technical work. A number of additional sites were promoted through the Regulation 18 consultation process, and 19 sites identified in such a manner are appraised in this report. An additional 10 potentially viable sites were identified through the Council's Housing and Employment Land Availability Assessment (HELAA), and these sites are also

- appraised in this report. From these sources, a total of 66 potential urban site allocations have been appraised.
- 3.5. At the Regulation 18 stage, 33 sites were evaluated as potential Sustainable Urban Extensions, and 14 sites evaluated as potential Strategic Employment Sites. No additional sites have been identified through the Regulation 18 consultation.
- 3.6. Since the Regulation 18 consultation document was published, work has been undertaken to identify potential sites to safeguard beyond the end of the current plan period, in line with national policy on this issue. Five potential spatial options have been developed by officers for safeguarded land, based on the possibilities of safeguarding land for small, medium, or large urban extensions, or medium or large standalone settlements. These five options have been appraised in this report. In addition, 37 potential safeguarded land sites have been identified from previous technical work undertaken for the Core Strategy and Development Management Plan Regulation 18 consultation document. These sites have been appraised in this report.
- 3.7. A Traveller Site Land Availability Assessment was undertaken to identify potentially suitable land for pitches. The vast majority of sites identified in that work were unsuitable due to various constraints or unavailable, leaving eight sites to be appraised in this report.
- 3.8. During the processes of developing the Core Strategy, the Regulation 18 consultation document, and the Regulation 19 Development Management Plan document, a wide enough range of spatial options, objectives, policy approaches, and potential site allocations have been appraised for this to be considered a robust and sound approach to planning for the borough.

Appraisal Process

- 3.9. Each objective, policy, spatial option, and potential site allocation has been evaluated against the same sixteen objectives taken from the East Surrey Local Authority Sustainability Objectives discussed in paragraphs 2.39-2.41 above. A number of guiding questions exist for each objective to aid decision making, and these can be seen in Appendix D.
- 3.10. For each sustainability objective, the objective, policy, spatial option, or site allocation being appraised was awarded one of five scores, as seen below in figure 3.

++	This is expected to have a very positive impact on achieving the
	sustainability objective
+	This is expected to have a positive impact on achieving the
	sustainability objective
0	This is expected to have a neutral impact on achieving the
	sustainability objective
-	This is expected to have a negative impact on achieving the
	sustainability objective
	This is expected to have a very negative impact on achieving the
	sustainability objective

Figure 3: Sustainability appraisal scoring method

- 3.11. An explanation for each score is given in the individual assessment tables, which can be found in Appendices F to N. Where applicable, suggestions have also been made as to possible mitigation measures that could reduce negative impacts or accentuate positive ones.
- 3.12. No attempt has been made to develop an 'overall' scoring system for each site, as it was considered that reducing the process to a single quantitative measure would be an inaccurate representation of the complexities of considering sustainability across the three dimensions of the social, economic, and environmental. A site could, for example, score positively on a wide range of objectives, but have such a negative impact on one or two objectives that it is considered a highly unsustainable choice when considered qualitatively. Consequently, each appraisal should be considered in its entirety, and in relation to all other appraisals within each category, when being used to aid decision-making on the Development Management Plan.
- 3.13. Appraisal and scoring for sites was done through desktop research, using GIS systems, previously developed constraints assessments where available, and existing planning documents most notably the Borough Wide Landscape and Townscape Character Assessment (2008). All assessments have been primarily undertaken by a single officer in an attempt to maintain consistent scoring across all the appraisals within each category, and across all categories.
- 3.14. In a few cases where clear information is not available, or where a sustainability objective has no clear applicability to an appraisal, this has been explained in the text of the assessment table and noted with a question mark rather than a score.
- 3.15. For some objectives, there are clear data points that can be used in the appraisal. For example, when assessing effects on heritage for objective 3, an officer can use GIS systems to see what listed buildings or other heritage designations are in the proximity of a potential site allocation, and can then

judge how likely these designations are to be affected by a development of the proposed size on the potential site. For other objectives, however, assessments are more subjective – when assessing the potential effects on health and wellbeing for objective 2, an officer can consider the likelihood of new residents in a development to walk or use a car to access services, the proximity to parks or other open spaces or leisure facilities, the proximity to GP services or pharmacies, and the proximity to potential sources of environmental noise or air pollution. But there is no single, relatively clear measure, designation, or GIS layer against which a development's potential impact on health and wellbeing can be compared in the same way as it can to a map of heritage designations. In some instances then, some subjectivity in the assessment must be accepted, but the accompanying text for each appraisal aims to make clear why a particular score has been awarded.

4. Sustainability Appraisal Assessments

4.1. The following sections provide the overall assessment tables for each category that was appraised, along with a brief commentary on the outcomes of the assessment. The full assessment tables for each individual objective, policy, spatial option, or potential site allocation can be found in Appendices F to N.

Development Management Plan Objectives

- 4.2. In total, 23 objectives were appraised covering the three key themes of the Development Management Plan. The majority of objectives scored well, with 19 of the objectives receiving no negative scores at all.
- 4.3. Of the remaining objectives, there were concerns that SC6 on parking might encourage a greater surface coverage of hard standing in the borough, and that while it might encourage some use of sustainable transport, it was also encouraging continued use of cars. SC10 on landscape was thought to have some potential to hinder renewable energy development in the borough, due to the impact of wind energy on landscape character. And PS1 and PS2 on gypsies, travellers and travelling showpeople, and cemetery provision were expected to see greenfield sites used to achieve them rather than brownfield land.
- 4.4. There was a relatively high amount of missing or unknowable data for this appraisal, in situations where the specific choice of site will determine the impact on a sustainability objective, rather than the general principle of the Development Management Plan objective itself.
- 4.5. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix F.

					Dev	elop	men	t Ma	nage	men	t Pla	n O	niect	ives			
					DCV				ty O			0	oject	1463			_
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
PE1 - Safeguard existing employment land and premises to ensure that there is adequate space for businesses to locate in the borough	0	+	0	+	+	++	++	?	?	0	0	0	+	?	+	0	This objective will have positive impacts on the economic objectives of the framework, encouraging businesses to continue to locate in the borough and provide employment opportunities. By providing employment within the borough, it may also reduce the need to travel.
PE2 - Provide flexibility for local businesses to start up, grow, diversify, and prosper	0	+	0	+	0	++	++	?	?	0	0	0	0	?	0	0	This objective will have positive impacts on the economic objectives of the framework, encouraging businesses to continue to locate in the borough and provide employment opportunities. By providing employment within the borough, it may also reduce the need to travel. Encouraging new businesses to start can also potentially address issues of social deprivation and exclusion.

PE3 - Help new development to deliver jobs and skills benefits for local people	0	+	0	+	0	++	++	?	?	0	0	0	0	?	0	0	This objective will have positive impacts on the economic objectives of the framework, encouraging businesses to continue to locate in the borough and provide employment opportunities. By providing employment within the borough, it may also reduce the need to travel. Encouraging new businesses to start and residents to learn new skills can also potentially address issues of social deprivation and exclusion.
PE4 - Protect the vitality and viability of our town centre shopping areas	0	+	0	++	+	++	++	+	0	0	0	0	0	0	0	0	Encouraging the continued vitality of town centres will have positive impacts on the economy of the borough and ensure town centres continue to provide employment opportunities for residents. The focus on compact, accessible town centre locations can also reduce the need to travel and promote healthy, low carbon transport practices such as walking.

PE5 - Protect the viability of smaller scale but vital local shopping areas	0	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0	Encouraging the continued viability of local centres will have positive impacts on the economy of the borough and ensure local centres continue to provide access to services and some employment opportunities for residents. This can also reduce the need to travel and can promote healthy, low carbon transport practices such as walking.
PE6 - Ensure that both town and local centres are resilient and able to respond to future changes	0	0	0	+	+	++	+	0	0	0	0	0	0	0	0	0	Encouraging the continued resilience and flexibility of town and local centres will have positive impacts on the economy of the borough and ensure town centres continue to provide employment opportunities for residents. The focus on compact, accessible town centre locations can also reduce the need to travel.
SC1 - To ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness	+	+	++	0	++	0	0	+	++	+	0	0	+	+	++	0	This objective will help to deliver an appropriate amount of well-designed, healthy housing, with a focus on previously developed land. Well-designed housing can protect landscape character and heritage assets, and can be designed to reduce energy

																	consumption and contain flood protection measures.
SC2 - to ensure an appropriate mix of housing types and sizes, offering a good standard of living to future occupants	++	+	0	0	0	++	0	+	0	0	0	0	0	+	+	0	This objective has a very positive impact on the provision of housing in the borough, and ensuring suitable housing is available to people on a range of incomes can reduce stress and improve health outcomes. Appropriate types of housing can also protect landscape character, minimise the impacts of air and noise pollution through good design, and possibly provide a greater number of smaller houses that may use less energy.
SC3 - To minimise the impacts of development, and the development process on local residents and local amenity	0	++	0	0	0	0	0	0	0	0	0	0	+	++	0	0	This objective will promote the health of residents and potentially improve air quality and reduce the risk of land contamination.

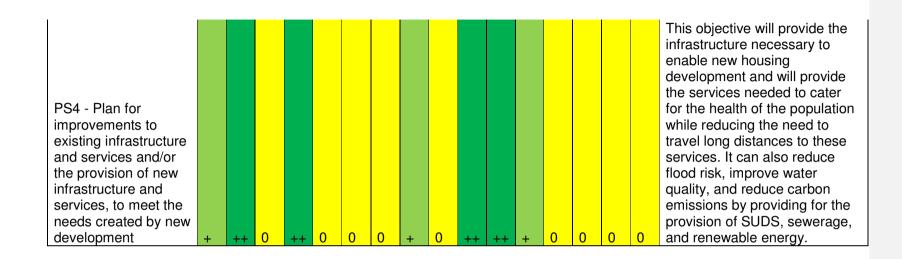
SC4 - Protect the most valuable open space within the urban areas	0	++	+	0	0	0	0	0	0	+	++	+	0	++	++	++	Protecting open spaces in the borough contributes to public health by encouraging walking and, to some extent, cycling. It also reduces flood risk due to the soft landscaping of open spaces, and helps to protect landscape, heritage, and biodiversity assets.
SC5 - Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision	+	++	0	+	0	0	0	0	0	+	++	+	0	++	+	+	Providing new open spaces in the borough contributes to public health by encouraging walking and, to some extent, cycling. It also reduces flood risk due to the soft landscaping of open spaces, and helps to protect landscape, heritage, and biodiversity assets.
SC6 - Require new developments to provide adequate parking, whilst recognising the need to encourage sustainable transport choices, particularly in the most accessible locations	0	+	-	+	0	0	0	?	0	-	-	0	0	?	_	-	This objective may lead to the introduction of more parking spaces, which can undermine heritage assets, landscape character, and biodiversity, and could increase flood risk by increasing the amount of hard surfaces in the borough. However, the objective does recognise the need to encourage sustainable transport options as well, which may reduce car use to some extent and promote healthier

																	alternatives like cycling and walking.
SC7 - Ensure new developments are served by safe and well-designed access for vehicles, pedestrians, and cyclists	0	+	0	+	0	0	0	+	0	0	0	0	0	+	0	0	This objective will encourage the use of walking and cycling by making them safer, promoting healthy living and reducing carbon emissions and air pollution.
SC8 - Encourage new development to incorporate passive and active energy efficiency measures and climate change resilience measures and renewable energy technologies	0	0	0	0	0	0	0	++	++	++	++	0	0	+	?	+	This objective will reduce energy consumption and carbon emissions, improve air quality somewhat, and reduce flood risk by including climate change resilience measures in new developments.
SC9 - Direct development away from areas at risk of flooding, and ensure all developments are safe from flood risk and do not increase	+	++	0	0	0	0	0	0	0	++	++	+	0	0	0	0	This objective reduces flood risk, which also contributes to water quality, health and quality of life, and enables new housing to be built.

flood risk elsewhere or result in a reduction in water quality																	
SC10 - Ensure new development protects, and enhances wherever possible, the borough's landscapes and biodiversity interest features, providing the highest degree of protection to international and nationally designated areas	?	+	+	0	0	0	0	_	_	+	+	0	0	0	++	++	Protecting landscape and biodiversity features has a strong positive impact on the landscape and biodiversity objectives of the sustainability framework, and can also help to preserve heritage assets and reduce flood risk by maintaining a greater percentage of soft landscaping. However, the impact of landscape protection on the ability to deliver new houses is contentious, and landscape protection can sometimes be incompatible with the installation of renewable energy technologies.

SC11 - Maximise the contribution of new development to a comprehensive green infrastructure network across the borough	0	++	+	+	0	0	0	+	0	++	++	0	0	+	++	+	A green infrastructure network has a strong positive impact on the landscape and biodiversity objectives of the sustainability framework, and can also help to preserve heritage assets and reduce flood risk by maintaining a greater percentage of soft landscaping. As green infrastructure networks prioritise connectivity and encourage walking and cycling, they can also have positive impacts on reducing the need to travel, reducing carbon emissions, and public health.
SC12 - Control development in the Green Belt to safeguard its openness, and where possible enhance its beneficial use	0	0	0	+	++	0	0	0	0	0	0	0	++	0	++	0	This objective encourages the use of previously developed land in urban areas by reducing the amount of greenfield land that can be built on. The greenbelt also contributes to landscape protection in the borough and helps to preserve some of the more valuable soils.
SC13 - Conserve and enhance heritage assets across the borough, supporting their continuing viable	0	0	++	0	+	0	0	0	0	0	0	0	0	0	+	0	This objective will protect heritage assets across the borough, and encourage their reuse for appropriate purposes.

use and cultural benefits																	
PS1 - Identify a local target for Gypsy, Traveller, and Travelling Showpeople sites, and allocate sites to achieve this target	++	++	0	?		0	0	0	0	0	+	+	?	0	?	?	This objective will ensure that enough housing is provided for these communities, and may reduce overcrowding and improve living conditions. However, this objective is unlikely to prioritise the use of previously developed land.
PS2 - Ensure future cemetery and/or crematorium provision is located consistent with sustainability principles	0	0	0	+	_	0	0	+	0	0	0	0	?	0	?	?	Sustainable location of these facilities can decrease the need to travel and reduce carbon emissions, although they are likely to be located on greenfield rather than previously developed sites.
PS3 - Allocate sites for development across the borough consistent with the Core Strategy and sustainability principles	++	++	+	+	++	+	+	?	0	+	++	0	?	?	?	?	Allocating sites in line with the Core Strategy and sustainability principles will see land provided for housing and employment uses, open space provided to contribute to residents' health, consideration of how to reduce the need to travel and encourage walking, cycling and public transport use, and the reduction of flood risk by locating developments away from sequentially unpreferable areas.



Potential Policy Options

Airport Parking

- 4.6. A representation received during the Regulation 18 Development Management Plan consultation noted some problems with the sustainability appraisal for airport parking policy options. Two different appraisals had been undertaken one for 'Gatwick Airport Car Parking' and one for 'Airport Parking'. No clear explanation was given as to the difference between these two assessments, or why two assessments had been undertaken rather than one.
- 4.7. The Gatwick Airport Car Parking appraisal explored two options: to not have a policy on the issue and rely on the Core Strategy and National Planning Policy Framework to make decisions on airport car parking proposals; and to have a specific policy to resist airport car parking within the borough. The Airport Parking appraisal also explored two options: to not have a policy on the issue, and to retain the existing policy on this issue from the 2005 Borough Local Plan, Policy Em 11. It was unclear why the two appraisals explored different sets of options. Furthermore, the option of not having a policy, despite ostensibly being identical for both appraisals, had been scored differently again, with no clear explanation as to the difference between them.
- 4.8. Consequently, it has been decided to undertake a second, more comprehensive appraisal of airport parking policy options in this sustainability appraisal. This appraisal supports the choice of policy in the Development Management Plan Regulation 19 document.
- 4.9. Three options have been explored in this appraisal, essentially combining the two assessments undertaken at the Regulation 18 stage. Option 1 is to not have a policy on this issue, and rely on the Core Strategy and National Planning Policy Framework. This option is essentially a relaxation of the current policy on airport parking, which encourages on-airport parking, with some strict exceptions. Option 2 is to retain that current policy from the 2005 Borough Local Plan. Option 3 is to have a more restrictive policy than at present, by introducing a policy that specifically seeks to restrict airport parking within the borough.
- 4.10. The chosen option of these three is Option 3. Options 2 and 3 were shown to be clearly preferable in terms of sustainability to Option 1. Option 1 scored negatively on six objectives, relating to air quality, noise pollution, traffic congestion, sustainable travel, previously developed land, and landscape character, and scored positively on only one objective relating to employment.

Objectives 2 and 3 scored negatively on none of the objectives, and scored positively on five of them, relating primarily to the issues on which Option 1 scored negatively. However, the positive effects of Option 2 stemmed from the fact that it largely restricts airport parking in the borough except in very special circumstances. Option 3, on the other hand, completely restricts airport parking within the borough, and therefore scores even more positively on the same objectives, and is the chosen option.

4.11. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix G.

New Policies

- 4.12. A number of new policies are contained in the Regulation 19 Development Management Plan that have not previously been appraised. For each of them, a range of potential policy options have been explored and appraised.
- 4.13. For policy DES6 (Affordable Housing), the chosen option is Option 2, because this allows the Development Management Plan to contain an updated policy that changes the thresholds and proportions of affordable housing required, in order to maximise the amount of affordable housing brought forward in the borough.
- 4.14. For policy DES7 (Specialist Accommodation), two appraisals were undertaken, one for caravans and one for older people's accommodation. In both cases, the chosen option was Option 2, to have a specific policy on these issues. This ensures that the need for these types of accommodation are suitably taken account of and catered for in the plan.
- 4.15. For policy INF2 (Community Facilities), the chosen option is Option 2. Having an updated policy on community facilities in the Development management Plan provides more details about the circumstances under which the loss of community facilities will be considered acceptable, providing additional certainty to developers and planners.
- 4.16. For policy CCF1 (Climate Change Mitigation), the chosen option is Option 2 and 3, to include specific policies on renewable energy provision and energy and water efficiency. It was felt that the existing Core Strategy policies on sustainable development and construction are strong, but do not suitably cover the issues raised in Options 2 and 3, and that Options 2 and 3 would complement the Core Strategy policy and strengthen climate change mitigation in the borough.

- 4.17. For policy INF1 (Infrastructure), the chosen option is Option 2. A specific policy in the Development Management Plan will allow for more detail on what is expected of developers in terms of infrastructure provision, providing additional certainty.
- 4.18. For policy MLS2 (Safeguarded Land for Development Beyond the Plan Period), the chosen option is Option 3, to adopt a supply-led approach to safeguarded land beyond the current plan period. Choosing not to safeguard land may lead to a situation in which the borough faces a housing land shortfall at the end of the plan period, which could lead to planning by appeal and a number of negative impacts on biodiversity, landscape, and heritage assets. Choosing not to safeguard land may also not be considered compliant with national policy by an Inspector. The second option considered was to safeguard land equivalent to a certain number of years of housing land supply, for example, ten years of housing land supply. This would be preferable to Option 1, but may lead to the safeguarding of unsustainable sites in order to meet an arbitrary target if sustainable sites do not provide the right number of years of housing land supply. Consequently, it was felt that a supply-led approach would be the most sustainable option - this would involve the assessment and identification of the most sustainable sites for safeguarded land, regardless of the number of years of housing land supply they provide.
- 4.19. For policy RED9, the chosen option is Option 2, to release the land from the greenbelt to facilitate hospital expansion on the existing hospital site. The alternative would be either for the hospital not to expand, which could have a negative impact on health outcomes in the borough; or for the expansion to take place on a separate site or multiple sites scattered across the borough, which would increase the need to travel and reduce ease of accessibility to the hospital for residents. Under these circumstances, the release of the land from the greenbelt was felt to be the most sustainable option.
- 4.20. The results of the assessments can be seen in the tables below. The individual assessments can be seen in Appendix G.

Option Sustainability Objective								Air	oort	Par	king	Pol	icy C	Optio	ns			
This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking is likely to lead to additional parking is likely to lead to additional car trips to the airport, and would not support the current Gatwick Airport strategy of achieving a 40% modal share of sustainable transport journeys to the airport. The additional car trips would have a negative impact on air quality, traffic congestion, and noise pollution, and additional land used for car parking would damage landscape or townscape character, and potentially be a poor use of previously developed land. However, this option would potentially provide	Ontion						Sı	usta	ainal	oilit	y Ob	ject	ive					Comments
specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. Additional parking is likely to lead to additional car trips to the airport, and would not support the current Gatwick Airport strategy of achieving a 40% modal share of sustainable transport journeys to the airport. The additional car trips would have a negative impact on air quality, traffic congestion, and noise pollution, and additional land used for car parking would damage landscape or townscape character, and potentially be a poor use of previously developed land. However, this option would potentially provide	Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Core Strategy/NPPF	specific policy - rely on	0																specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. Additional parking is likely to lead to additional car trips to the airport, and would not support the current Gatwick Airport strategy of achieving a 40% modal share of sustainable transport journeys to the airport. The additional car trips would have a negative impact on air quality, traffic congestion, and noise pollution, and additional land used for car parking would damage landscape or townscape character, and potentially be a poor use of previously developed land. However, this option would potentially provide some additional employment within

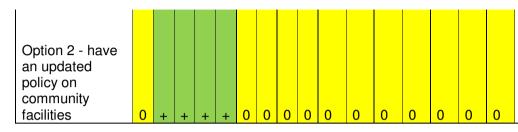
Option 2: Retain existing BLP policy which allows airport car parking provision in the borough as long as it is consistent with other policies	0	0	0	+	+	0	0	+	0	0	0	0	0	+	+	0	This option would see the majority of airport car parking within the boundary of Gatwick Airport itself. This would assist Gatwick Airport in achieving the target of 40% modal share for sustainable transport journeys to the airport, and thus would aid in reducing the amount of car journeys made. This would have positive impacts on air quality, traffic congestion, and noise pollution, as well as allowing previously developed land to be put to better use than car parking.
Option 3: Have specific policy that seeks to resist airport car parking provision in the borough	0	0	0	++	++	0	0	++	0	0	0	0	0	++	++	0	This option would likely see all airport car parking within the boundary of Gatwick Airport itself. This would assist Gatwick Airport in achieving the target of 40% modal share for sustainable transport journeys to the airport, and thus would aid in reducing the amount of car journeys made. This would have positive impacts on air quality, traffic congestion, and noise pollution, as well as allowing previously developed land to be put to better use than car parking.

								Aff	orc	lable	Ho:	usin	g Po	licy	Opti	ons	
Option						S	ust	ain	abi	lity (Obje	ctive	•				Comments
Орион	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 - rely on																	This approach would maintain current levels of affordable house provision in the
Core Strategy policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	borough, having a neutral impact.
Option 2 - have an updated policy on																	This approach would maximise the level of affordable housing provision in the borough, ensuring greater access to appropriate
affordable housing	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	housing.

										C	arav	/an F	Polic	y Op	otion	S	
Ontion						S	ust	ain	abi	lity (Obje	ctive	•				Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 - rely on Core Strategy national planning policies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Relying on national policy for this topic may mean that planning for caravans takes place on an ad hoc basis, and the need for this kind of accommodation is not adequately catered for.
Option 2 - have a specific policy on caravans	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Including a policy in the DMP on caravans can ensure that this kind of accommodation is adequately catered for.

					(Old	er F	Peo	ple	's A	ccon	nmo	datio	n P	olicy	Opt	ions
Option						S	ust	ain	abi	ity (Obje	ctive	•				Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 - rely on NPPF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Relying on national policy for this topic may mean that planning for older people's accommodation takes place on an ad hoc basis, and the need for this kind of accommodation is not adequately catered for.
Option 2 - have a specific policy on older people's accommodation	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Including a DMP policy on this topic could ensure that older people's accommodation is suitably catered for in the borough, and the provision of suitable housing for older people could also increase wellbeing.

									Co	omm	nunit	y Fa	ciliti	es P	olicy	у Ор	tions
Ontion	Sustainability Objective 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15																Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 roly																	The Core Strategy policy on community facilities provides potential benefits for sustainable travel, the use of previously developed land, social interaction and its attendant health benefits, and
Option 1 - rely on Core Strategy policy	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	the protection of cultural assets. However, the current policy is light on detail, as it forms a subclause in a wider policy.

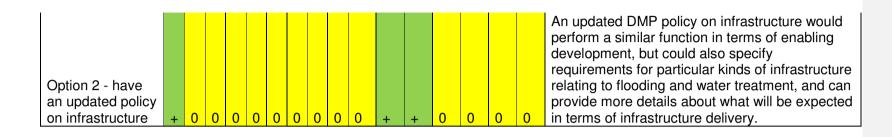


A dedicated community facilities policy in the DMP would have the same benefits, but would allow for more specificity over the requirements that must be met for the loss of a community facility to be acceptable, and would therefore provide greater certainty to developers and planners.

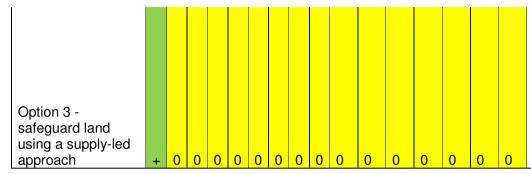
							С	lima	te Cl	nang	e Mi	itigat	tion	Poli	су О	ptior	ns
Option						,	Sus	tain	abili	ty Ol	bjec	tive					Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 - rely on Core Strategy policies on sustainable development and construction	0	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	This approach would see a number of positive impacts on the environment, as the existing Core Strategy policies are wideranging and ambitious, and aim to reduce the environmental impact of development in a number of areas. However, as there is no suggestion of replacing these policies, the benefits it provides will take place regardless.
Option 2 - have a specific policy on renewable energy generation	0	0	0	0	0	0	+	++	++	0	+	0	0	+	0	0	This approach will have a strong impact on reducing greenhouse gases, and may also help to improve air quality and reduce flood risk - this would be a strong approach to climate change mitigation, and would have a positive cumulative impact with the existing Core Strategy policies.

Option 3 - have a specific policy on energy and water efficiency	0	+	0	0	0	0	0	++	++	0	+	++	0	+	0	0	This approach will also have a strong impact on reducing greenhouse gases, and could help to maintain an adequate supply of water and increase wellbeing in the borough - this would be a strong approach to climate change mitigation, and would have a positive cumulative impact with the existing Core Strategy policies.
Option 4 - rely on other DMP policies to cover climate change mitigation adequately	0	0	0	0	0	0	0	+	+	0	0	0	0	+	0	0	Only one other DMP policy will have a strong impact on climate change mitigation, which is the encouragement of sustainable transport. This approach would not see renewable energy or greater energy efficiency actively encouraged.

										Infr	rastr	uctu	re P	olicy	/ Op	tions	5
Option						S	ust	ain	abil	lity (Obje	ctive	•				Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 - rely on Core Strategy																	The existing Core Strategy policy requires infrastructure to be provided in a timely manner, thus enabling new development. The policy also contains clauses on community facilities, leisure facilities, and green infrastructure, although these issues are also touched on by other DMP
policy	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	policies.



		Sa	afeç	gua	rde	d L	and	d fo	r D	eve	lopm	nent	Bey	ond	the I	Plan	Period Policy Options
Option						S	ust	ain	abi	lity (Obje	ctive)				Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Ontion 1 do not																	Failing to safeguard land beyond the end of the plan period could have serious implications. It is arguably not compliant with national policy, but it would also leave open the possibility that at the end of the current plan period the borough faces a shortfall in housing land, which could lead to planning by appeal and its
Option 1 - do not safeguard land	_	0	_	0	0	0	0	0	0	0	0	0	0	0	_	_	attendant impacts on issues like biodiversity, heritage assets, and landscape.
Option 2 - safeguard land for a particular time period after the end of the current plan period	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Safeguarding land for a given time period, such as five or ten years beyond the end of the current plan period would avoid many of the major problems of option 1. However, by setting an arbitrary target for years of housing land supply to safeguard, it risks potentially encouraging the safeguarding of unsustainable sites simply to meet the target.



A supply-led approach to safeguarding land would mean evaluating sites and choosing those which would be appropriate for safeguarding, regardless of the number of years housing supply this would provide at the end of the plan period. This avoids the negative impacts of option 1, while also ensuring that only sites that would be sustainable locations for housing are safeguarded at this point.

										Ea	ıst S	urre	у Но	spit	al Op	otion	ns
Option						S	ust	ain	abi	lity (Obje	ctive)				Comments
Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
Option 1 - do not change designation	0	-	0	-	-	0	0	-	0	0	0	0	0	0	0	+	This option would potentially provide stronger protection for biodiversity assets in the surrounding region by restricting future hospital development. However, the restriction of that development would potentially lead to the dispersal of needed hospital infrastructure in the future, which could increase the need to travel across the borough and damage the health and wellbeing outcomes of residents.
Option 2 - remove proposed land from the greenbelt	0	+	0	+	+	0	0	+	0	0	0	0	0	0	0	-	By consolidating future hospital expansion on a single site, this option would reduce the need to travel to dispersed locations across the borough, and would positively impact the health and wellbeing of residents, although it may have some negative impact on biodiversity assets.

Development Management Plan Policies

- 4.21. A total of 44 policies were assessed for inclusion in the Development Management Plan. The majority of these policies scored neutrally or positively, with very few negative scores for any of the policies. Policy options were assessed at the Regulation 18 stage, and the Council's earlier DMP sustainability appraisal report should therefore be read in conjunction with this one.
- 4.22. Policies RET5, RET6, and TAP2 were all judged to restrict certain kinds of employment use, and therefore scored negatively on the objective related to that issue, although they scored positively on many other objectives. Policy NHE1 scored negatively on the reduction of greenhouse gases objective, as it restricts development of renewable energy to some extent. Policies DES2 and GTT1 scored negatively on the objective to make best use of previously developed land DES2 encourages (in certain circumstances) development of back garden land, which is not considered previously developed, and GTT1 sets out allocations for gypsy, traveller, and travelling showperson sites, (but no suitable available sites that are on previously developed land have been identified).
- 4.23. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix H.

									DN	IP P	olicie	s					
Policy							ıstai				ctive						Comments
1 Olloy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
EMP1 - Principal																	This policy encourages industrial and warehousing uses to locate in areas that are already allocated for such uses, protecting the landscape and biodiversity of the rest of the borough and providing for employment and a growing
Employment Areas	0	0	0	0	++	+	+	0	0	0	0	0	+	0	+	+	economy.
EMP2 - Local Employment Areas	0	0	0	0	++	+	+	0	0	0	0	0	+	0	+	+	This policy encourages employment uses to locate in areas that are already allocated for such uses, protecting the landscape and biodiversity of the rest of the borough and providing for employment and a growing economy.
EMP3 - Employment Development Outside Employment Areas	0	0	0	0	0	+	+	0	0	0	0	0	0	+	0	0	This policy encourages the provision of some employment uses outside of employment areas, allowing for small businesses and start-ups to have the flexibility they need.
EMP4 - Safeguarding Employment Land and Premises	0	0	0	0	+	+	++	0	0	0	0	0	0	0	0	0	This policy ensures that areas that are already used for employment purposes, continued to be used for those purposes, keeping jobs in the borough.

EMP5 - Local Skills and Training																	This policy provides opportunities for training and apprenticeships for local people, which can increase employment opportunities and
Opportunities	0	+	0	0	0	0	++	0	0	0	0	0	0	0	0	0	wellbeing.
RET1 - Development Within Identified Retail Frontages and Local Centres	0	0	0	+	+	+	+	+	0	0	0	0	0	+	+	0	This policy will maintain the viability of existing town centres and potentially reduce the need to travel as retail will be concentrated within the identified retail frontages rather than in out-of-town shopping centres.
RET2 - Town Centre Frontages	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0	This policy will maintain the viability of existing town centres and potentially reduce the need to travel as shops, services, and facilities will be concentrated within town centres.
RET3 - Local Centres	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0	This policy will maintain the viability of existing local centres and potentially reduce the need to travel as shops, services, and facilities will be concentrated within local centres.
RET4 - Development in Smaller Centres and Isolated Shops	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	This policy attempts to retain retail land where it currently is, but recognises that under certain circumstances, there may be a better use for the land.

RET5 - Development of Town Centre Uses Outside Town and Local Centres	0	0	0	+	+	0	-	+	0	0	0	0	0	0	+	0	This policy places restrictions on the development of town centre locations in areas other than town centres. This may restrict some employment opportunities, but by encouraging the continued viability of town centres it may also reduce the need to travel by car.
RET6 - Retail Warehousing	0	0	0	0	+	0	-	0	0	0	0	0	0	0	+	0	This policy encourages retail warehousing to be located in existing areas allocated for that use, and restricts their development elsewhere. This may restrict some employment opportunities, but by encouraging the continued viability of town centres it may also reduce the need to travel by car.
DES1 - Design of New Development	+	+	0	0	0	0	0	+	0	+	0	0	0	+	+	+	This policy encourages new developments that are safe and healthy for residents to live in, reduce greenhouse gases and flood risk where possible, and protect the landscape or townscape, biodiversity, and air quality.
DES2 - Residential Garden Land Development	+	0	0	0	_	0	0	0	0	0	0	0	0	0	+	+	This policy provides criteria for the development of back garden residential uses, taking into account the need to protect the landscape or townscape character and biodiversity resources.

DES3 - Residential Areas of Special Character	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	This policy provides criteria for residential development in RASCs, encouraging the protection of the existing character.
DES4 - Housing Mix	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This policy provides for the housing needs of the borough by ensuring that all new developments contain a mix of larger and smaller homes appropriate for different people.
DES5 - Delivering High Quality Homes	+	+	0	0	0	0	0	0	0	0	0	0	0	+	0	0	This policy requires new development to be high quality and healthy places for residents to live.
DES6 - Affordable Housing	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This policy requires new developments to include a certain percentage of affordable housing, ensuring housing is accessible to a range of people on different incomes.
DES7 - Specialist																	This policy deals with caravan sites and accommodation for elderly people, ensuring that accommodation is available for a range of different people in the borough. It encourages accommodation for the elderly to be located near shops and facilities, reducing the need to travel, and makes clear that caravan sites should consider their
Accommodation	+	+	0	+	0	0	0	+	0	0	+	0	0	0	+	0	impact on the local landscape.

DES8 - Construction Management	0	+	0	0	0	0	0	0	0	0	0	0	+	+	0	0	This policy ensures that the health of residents will not be affected during the construction process of new developments, and requires land contamination to be cleaned up before development takes place.
DES9 - Pollution and Contaminated Land	0	+	0	0	0	0	0	0	0	0	0	0	+	+	0	0	This policy requires new development to take into account noise and air pollution issues to ensure the health of residents is not compromised, and requires contaminated land to be cleaned up before development takes place.
DES10 - Advertisements and Shop Front Design	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	0	This policy ensures that advertisements do not impact on residential amenity, landscape character, or heritage assets.
OSR1 - Urban Open Space	0	+	0	0	+	0	0	0	0	+	+	0	0	+	++	+	This policy protects existing Urban Open Space, which contributes to the health of residents, combats flood risk, reduces the impacts of noise and air pollution, and protects landscape character and biodiversity resources.
OSR2 - Open Space in New Developments	0	+	0	0	0	0	0	0	0	+	+	0	0	+	+	+	This policy encourages new Urban Open Space, which would contribute to the health of residents, combat flood risk, reduce the impacts of noise and air pollution, and enhance landscape character and biodiversity resources.

OSR3 - Outdoor Sport and Recreation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	This policy places criteria on the development of sport and recreation facilities, aimed at protecting landscape character and biodiversity resources.
TAP1 - Access, Parking and Servicing	0	+	0	+	0	0	0	+	0	0	0	0	0	0	+	0	This policy encourages appropriate levels of parking to meet the needs of residents of the borough, without negatively impacting on landscape or townscape character. The policy also encourages safe pedestrian and cycle facilities that connect to existing networks where possible, to promote sustainable modes of transport.
TAP2 - Airport Car Parking	0	+	0	+	+	0	-	+	0	0	+	0	0	+	+	0	This policy restricts airport parking within the borough. This may restrict some employment opportunities, but the lack of large areas of airport parking will have positive effects on landscape character and air quality, and the policy supports Gatwick Airports sustainable transport strategy.
CCF1 - Climate Change Mitigation	0	0	0	0	+	0	0	++	++	0	0	0	0	0	0	0	This policy encourages renewable energy generation and the more efficient use of resources.
CCF2 - Flood Risk	0	+	0	0	0	0	0	0	0	++	++	0	0	0	0	0	This policy requires developments to be located away from areas of flood risk.

NHE1 - Landscape Protection	0	+	+	0	0	+	0	-	0	0	0	0	0	0	++	0	This policy provides strong protection for the landscape character of the borough, including the heritage assets contained therein. It also encourages some business development to promote the rural economy where possible. However, the policy somewhat restrictive of some types of renewable energy due to their impact on the landscape.
NHE2 - Protecting and Enhancing Biodiversity and Areas of Geological Importance	0	0	0	0	0	0	0	0	++	0	0	+	0	0	0	++	This policy provides strong protection for areas of biodiversity, including biodiversity opportunity areas like the River Mole and its tributaries.
NHE3 - Protecting Trees, Woodland Areas and Natural Habitats	0	+	0	0	0	0	0	+	+	0	+	0	0	+	+	+	This policy requires the protection of trees across the borough, which has positive impacts on health and wellbeing, flood risk reduction, air quality, landscape character, and biodiversity.
NHE4 - Green/Blue Infrastructure	0	+	0	0	0	0	0	+	+	+	+	+	0	+	+	+	This policy requires a green and blue infrastructure network to be maintained and enhanced within the borough. This has positive impacts on health and wellbeing, flood risk reduction, air quality, landscape character, and biodiversity.

NHE5 - Development within the Green Belt	0	0	+	0	++	0	0	0	0	0	0	0	0	0	+	0	This policy provides criteria for green belt developments, which protects the landscape and heritage assets within the green belt, and encourages development to take place elsewhere in the borough - meaning it is more likely to take place on previously developed land.
NHE6 – Reuse and Adaptation of Buildings in the Green Belt and the Rural Surrounds of Horley	0	0	+	0	++	+	+	0	+	0	0	0	0	0	+	0	This policy encourages the reuse of existing buildings in rural areas, particularly for uses that will support the rural economy and maintain the existing landscape character and any heritage assets.
NHE7 – Rural Surrounds of Horley	0	0	+	0	+	0	0	0	0	0	0	0	0	0	+	+	This policy restricts development within the Rural Surrounds of Horley, protecting the landscape, biodiversity, and heritage of the area, and encouraging development of brownfield land in the Horley urban area instead.
NHE8 - Horse Keeping and Equestrian Development	0	0	0	0	0	+	+	0	0	0	0	0	0	0	+	0	This policy encourages equestrian development, as long as the impact on landscape character is considered.
NHE9 - Heritage Assets	0	0	++	0	+	0	0	0	0	0	0	0	0	0	+	0	This policy encourages equestrian development, as long as the impact on landscape character is considered.

GTT1 - Gypsy, Traveller and Travelling Showperson Accommodation	+	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	This policy provides allocations for housing for gypsy, traveller, and travelling showpeople communities, although this land is not previously developed.
CEM1 - Cemetery and Crematorium Provision	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	This policy ensures that any cemetery or crematorium developments will take into account impact on biodiversity, landscape character, land contamination, water quality, air quality, and noise pollution.
INF1 - Infrastructure	+	+	0	+	0	0	0	0	0	+	+	0	0	0	0	0	This policy provides for the necessary infrastructure to support housing development in the borough, including community, health, education, and sport and recreation facilities, as well as physical infrastructure including flood defence.
INF2 - Community Facilities	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	This policy encourages the retention of community facilities, reducing the need to travel further away to access them, and providing a good use of previously developed land.
INF3 – Electronic Communication Networks	0	0	0	+	0	+	0	+	0	0	0	0	0	0	+	0	This policy provides for the high speed broadband infrastructure needed by modern businesses, and could reduce travel through the increased use of telecommunication technologies.

																	The policy also takes account of the landscape impact of infrastructure.
MLS1 - Phasing of Urban Extension Sites	+	0	0	0	+	0	0	0	0	0	0	0	0	0	+	0	This policy sets out the phasing process for the sustainable urban extensions sites, explaining under what circumstances they will be released for development. The gradual release of these sites provides benefits for landscape impact, and ensures that previously developed land is the first focus of development.
MLS2 - Safeguarded Land for Development Beyond the Plan Period	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This policy safeguards land beyond the current plan period for potential use as housing land in the future. The current impact is therefore neutral, although it may have a positive impact on housing in the future.

Urban Site Allocations

- 4.24. A total of 66 urban sites have been appraised in this report. This includes sites that were evaluated in the Regulation 18 sustainability appraisal, as well as sites that were promoted through the Development Management Plan Regulation 18 consultation and the Housing and Employment Land Availability Assessment.
- 4.25. In addition to the sustainability appraisal for each site, the decision on which sites to include in the final Development Management Plan Regulation 19 document was based upon the availability, viability, and deliverability of each site. However, generally, the sites included in the final document are those that scored well in the sustainability appraisal - those that were close to town centres and accessible via sustainable transport modes, offered the opportunity for housing and in many cases employment or community uses as well, and were low on flood risk. Some sites that scored well in the sustainability appraisal are not included in the Development Management Plan allocations due to receiving planning permission since the sustainability appraisal was undertaken. Sites that were not chosen for inclusion in the final allocations were generally those that exhibited some sustainability problems, particularly around flooding, distance from town centres, or air quality and noise pollution issues; or were otherwise found to be unavailable, unviable, or undeliverable through the other assessments undertaken as part of the Development Management Plan process.

4.26. The chosen sites are:

- In the north of the borough:
 - o The Horseshoe, Banstead
 - o Banstead Community Centre, Park Road, Banstead
 - o 136-168 High Street, Banstead
- In the centre of the borough:
 - o 16-46 Cromwell Road, Redhill
 - o Gloucester Road Car park, Redhill
 - o Colebrook, Noke Drive, Redhill
 - o Former Longmead Centre, Holland Close, Redhill
 - o Quarryside Business Park, Thornton Side, Redhill
 - o Bellway House, Station Road, Merstham
 - o Church of Epiphany, Mansfield Drive, Merstham
 - o Merstham Library, Weldon Way, Merstham
 - Former Oakley Centre, Radstock Way, Merstham
 - o Reading Arch Road/Brighton Road North, Redhill

- o Land Adjacent to the Town Hall, Castlefield Road, Reigate
- o Library and Pool House, Bancroft Road, Reigate
- o Albert Road North Industrial Estate, Reigate
- In the south of the borough:
 - o High Street Car Park, Horley
 - o Horley Police Station, 15 Massetts Road, Horley
 - o Horley Library, Victoria Road, Horley
 - o Former Chequers Hotel, Bonehurst Road, Horley
 - o 59-61 Brighton Road, Horley
 - o 50-66 Victoria Road North, Horley
 - o Telephone Exchange, Victoria Road South, Horley
- 4.27. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix I. A summary of the assessments for the selected sites can be seen in Appendix O.

								Urb	an S	ite A	lloca	ation	s				
Site	1	2	3	4	5	Su:	stain 7	abili 8	ity O 9			12	13	14	15	16	Comments
136-168 High Street, Banstead	+	++	0	+	+	+	++	+	0	++	+	0	2 +	0	0	0	This site is estimated to provide 40 housing units, and is well-located in a town centre area, with easy access to services and facilities. The land is previously developed, and there is an opportunity to revitalise part of the town centre. The development is expected to provide 1,500sqm of leisure, retail, or community uses in addition to housing, benefiting the economy and increasing employment options. The site is sequentially preferable in terms of flooding.
The Horseshoe, Banstead	0	++	0	+	+	+	++	+	0	+	+	0	0	0	0	0	This site is not primarily focused on housing, but will provide an improvement to the town centre through enhanced access to community and public services. The site is located next to the town centre, and is easily accessible for local residents. The site is sequentially preferable in terms of flooding. Development on this site may encourage more visitors to Banstead town centre, improving the retail economy.
Banstead Community Centre	+	++	-	+	+	+	++	+	0	++	++	0	0	0	0	0	This site is estimated to provide 15 housing units, and is well-located in

																	a town centre area, with easy access to services and facilities. The land is previously developed, and there is an opportunity to revitalise part of the town centre. The development is expected to provide improved community facilities that will improve access to services for local residents and may encourage more visitors to Banstead town centre, improving the retail economy. The site is sequentially preferable in terms of flooding. There are a number of heritage constraints on the site that would require very sensitive design to avoid harm.
Land at Wellesford Close, Banstead	+	0	0	-	-	+	+	-	0	++	++	0	0	0	0	0	This site is estimated to provide 15 housing units, and is sequentially preferable in terms of flooding. However, the site is some distance from the town centre, and is likely to encourage additional car use because of this. Development on this site would be contrary to the objective of focusing on previously developed land first.

Land at Kingswood				0		0	0	0	0		0	0					This site is estimated to provide 35 housing units, and would be a good re-use of previously developed industrial land which is located within a local centre and next to a conservation area. Redevelopment would be likely to improve noise and air quality issues that may be caused by the current industrial use. While the site is within a local centre and next to a train station, services and facilities are limited in this area, and residents will probably have to travel regularly, and will likely use serve to de as
Station	+	0	+	U	++	0	0	0	U	0	0	0	+	+	+	0	and will likely use cars to do so. The site is close to a local centre,
																	but one with limited services, and
																	also close to a train station, but one
																	with infrequent services. The site is within the green belt and partially
																	within the AGLV, so the landscape
																	impact of additional development
Logal and Canaral																	on this site is likely to be negative.
Legal and General, Kingswood	2		0	0	0	0	0	0	0		l	0		0		0	However, the site is sequentially preferable in terms of flooding.
Kingswood	<u>'</u>	-	U	U	U	U	U	U	U	++	++	U	+	U	-	U	preferable in terms of hooding.

Former City Gate Mini, 90 The Avenue, Tadworth	+	+	+	0	0	0	0	0	0	++	++	0	+	+	+	0	This site is estimated to provide 10 housing units, and would be a good re-use of previously developed commercial land which is located within a local centre. Redevelopment would be likely to improve noise and air quality issues that may be caused by the current use. The site is sequentially preferable in terms of flooding. While the site is within a local centre and next to a train station, services and facilities are limited in this area, and residents will probably have to travel regularly, and will likely use cars to do so, although there is good access to green space in the immediate area.
Laboratory Site, Pitwood Park Industrial Estate, Waterfield, Tadworth	+	_	0	-	_	_	0	0	0	++	++	0	+	-	0	0	This site is estimated to provide 23 housing units, and is sequentially preferable in terms of flooding. However, housing development would mean the loss of employment land in a designated employment area, and the location on an industrial estate next to a railway line may cause amenity problems for new residents. The site is also some distance from local centres or railway stations, and would increase the need to travel and probably increase the

																	use of cars to do so.
Banstead Football Club, Merland Rise, Epsom, Tadworth	+	0	0	_	+	+	+	-	0	++	++	0	0	0	+	0	This site is estimated to provide 30 housing units, is sequentially preferable in terms of flooding, and would be likely to improve the townscape character compared to the current use of the site. However, the site is some distance from the nearest local centres, and even further from a town centre, and is likely to lead to increased car use and greenhouse gas emissions.
Church of Epiphany, Merstham	+	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0	This site is estimated to provide 30 housing units, and is well-located close to a local centre and a train station with good services. The site is currently vacant, and could be positively brought back into use as housing, as long as consideration is given to the need for religious facilities in the area.

Bellway House, Merstham	+	0	0	+	+	0	0	+	0	0	0	0	+	-	+	0	This site is estimated to provide 30 housing units, and is well-located close to a local centre and next to a train station with reasonable services. The site is currently used for offices, but is not a designated employment site, and redevelopment of land this close to a station for housing may be a good use of previously developed land, and may lead to an improvement in the townscape close to a conservation area. However, the site's proximity to a motorway and a busy main road, and partially within an AQMA, may cause amenity problems for new residents.
Former Oakley Centre, Merstham	+	+	+	+	++	+	+	+	0	++	++	0	+	0	0	0	This site is estimate to provide 30 housing units, and is well-located close to a local centre, and fairly close to a train station with reasonable services. The site is currently vacant and is a locally listed building, and this development offers the opportunity to protect a heritage asset and bring it back into use. The site is sequentially preferable in terms of flooding.

Berkeley House, High Street, Redhill	+	++	0	++		0	0	++	0	++	++	0	+	_	0	0	This site is estimated to provide 25 housing units, and is well-located in a town centre and close to a train station. The site is sequentially preferable in terms of flooding. However, there is no suggestion of retaining the current office use on the site as part of a redevelopment, and a mixed-use scheme would be a better use of previously developed land than a purely housing-focused scheme. There may also be amenity problems for new residents, due to the site being close to main roads and located within an AQMA.
Brethren Meeting Room, 2 Redstone Hill, Redhill	+	+	0	0	-	+	+	0	0	+	+	0	+	0	0	0	This site is estimated to provide 5 housing units, and is sequentially preferable in terms of flooding. The site is close to Earlswood station, providing access to Redhill fairly easily. The site is currently used for religious purposes, and the loss of this use for a small amount of housing may not be a good use of previously developed land unless provision is made for relocating the original use.
Brethren Meeting Room, 43 Woodlands Road, Redhill	+	+	0	0	-	+	+	0	0	++	++	0	+	0	0	0	This site is estimated to provide 5 housing units, and is sequentially preferable in terms of flooding. The site is close to Earlswood station,

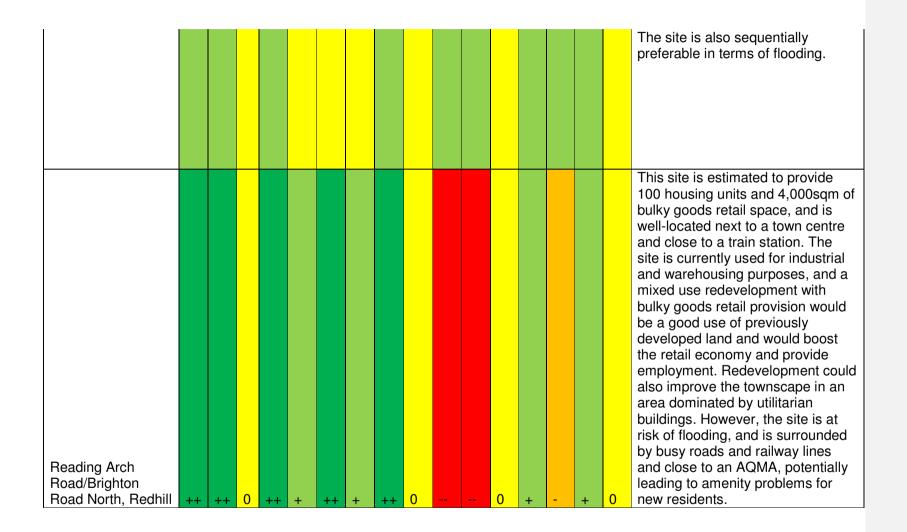
																	providing access to Redhill fairly easily. The site is currently used for religious purposes, and the loss of this use for a small amount of housing may not be a good use of previously developed land unless provision is made for relocating the original use.
Colebrook, Redhill	++	++	0	++	+	++	+	++	0	_	-	0	+	0	0	0	This site is estimated to provide 80 housing units, and is well-located next to a town centre and a train station. The site currently has a day care centre on it, and it is envisaged that community uses will be reprovided in the redevelopment - if this happens, the transition to a mixed use scheme including housing would be a good use of previously developed land. However, the site is at risk of flooding.
16-46 Cromwell Road, Redhill	+	++	0	++	+	+	+	++	0	0	0	0	0	-	+	0	This site is estimated to provide 30 housing units, and is well-located in a town centre and close to a train station. The development is expected to reprovide the existing retail space, so the addition of housing is a good use of previously developed land. However, the site is close to a busy road and within an AQMA, suggesting potential amenity problems for new

																		residents.
Donyngs Car park and Indoor Bowls Centre Car Park	+	+	0	+	+	+	+	+	0	++	++	. (0	+	0	+	0	This site is estimated to provide 40 housing units, and is fairly close to a town centre and a train station, as well as being close to a smaller local centre providing some services. The site is sequentially preferable in terms of flooding. As the site is currently a car park, redevelopment for housing would be a good use of previously developed land near a town centre, and could improve the existing townscape in this area of Redhill.
Extension to the Rear of West Central, Redhill	+	++	0	++	+	+	+	++	0	++	++	. (D.	+	0	0	0	This site is estimated to provide 5 housing units, and is well-located next to a town centre and a train station, and is sequentially preferable in terms of flooding. The site is currently used for parking and servicing, so redevelopment for housing would be a good use of previously developed land.

Former Longmead Centre, Redhill	+	++	+	‡	++	+	+	++	0	0	0	0	+	0	0	0	This site is estimated to provide 20 housing units, and is well-located within a town centre and close to a train station. The site is a listed building that is currently vacant, and redevelopment would be a good use of previously developed land and bring a heritage asset back into use. However, the site is at risk of flooding.
Former Mercedes Garage, Brighton Road, Redhill	+	++	0	++	-	0	0	++	0			0	+	-	0	0	This site is estimated to provide 35 housing units, and is well located near to a town centre and train station. The site is currently vacant, but redevelopment for housing may not be seen as the best use of this previously developed land, due to being surrounded by employment and industrial uses - an attempt to bring back a similar use to the site, or a mixed-use scheme might be preferable. The site is at risk of flooding, and there may be amenity problems for residents based on the proximity to a busy road and an AQMA, and the industrial area that surrounds the site.

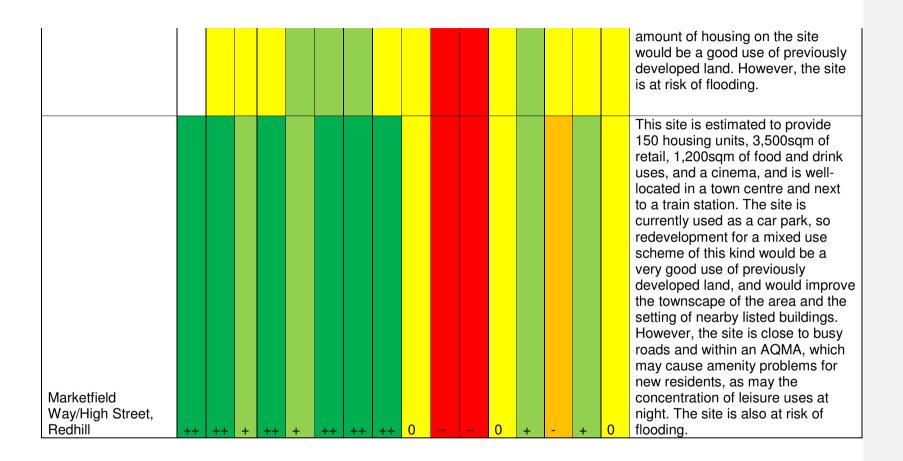
Former Territorial Army Site, Linkfield House, 3 Batts Lane, Redhill	+	++	+	+	+	+	+	+	0	++	++	0	+	0	0	0	This site is estimated to provide 25 housing units, and is fairly close to a town centre and a train station, as well as being close to a smaller local centre providing some services. The site is sequentially preferable in terms of flooding. The site is a listed building which is currently vacant, so redevelopment would be a good use of previously developed land and bring a heritage asset back into use.
																	This site is estimated to provide between 30-60 housing units and 2,500-4,000sqm of office space, and is well-located within a town centre and close to a train station. The site is currently a car park, and a mixed use scheme here would be a good use of previously developed land and would offer an opportunity to improve the townscape of the
Gloucester Road Car Park, Redhill	+	++	0	++	+	++	++	++	0	0	0	0	+	0	+	0	area. However, the site is at risk of flooding.

Grosvenor House, Redhill	++	++	0	++	_	+	0	++	0	0	0	0	+	-	0	0	This site is estimated to provide between 100-120 housing units, and is well-located next to a town centre and close to a train station. The site is currently used for offices, and a mixed use scheme that retains some employment provision might be seen as a better use of previously developed land rather than a proposal that focuses purely on housing. The loss of such an amount of employment space would potentially have negative economic effects. The site is also close to a busy road and an AQMA, which may cause some amenity problems for new residents.
Hockley Business Centre, Hooley Lane, Redhill	+	+	0	+	0	0	0	+	0	+	+	0	+	+	+	0	This site is estimated to provide 30 housing units, and is fairly well-located between a town and local centre, with reasonably easy access to Redhill. The site is currently used for industrial purposes, but has some residential uses surrounding it already - consequently, the development of this land for housing may improve residential amenity and be seen as a fairly good use of previously developed land and an improvement to the townscape.



Land Between Southbound Railway and eastbound Railway (South of Redhill Train Station)	+	0	0	++	+	+	+	++	0	+	+	0	+	 0	0	This site is estimated to provide 20 housing units, and is well-located next to a town centre and close to a railway station. The site is sequentially preferable in terms of flooding, and is currently used as railway land - if the land is no longer needed for railway purposes, housing would be a good way of re-using it, especially in such a convenient location. However, there are likely to be severe amenity issues relating to the fact that the site is surrounded by railway lines on all sides.
Land North of Brook Road, Redhill	+	+	0	+	0	0	0	+	0			0	+	+	0	This site is estimated to provide 12 housing units, and is located fairly close to a town centre and local centre, and with reasonably easy access to Redhill for services and facilities. The site is currently used for commercial units in an area that already has a lot of such uses, and housing could be considered a good use of previously developed land as long as overall employment provision in the area is considered. Redevelopment of the commercial properties may also improve the townscape of the area. However, there may be amenity problems for new residents caused by the

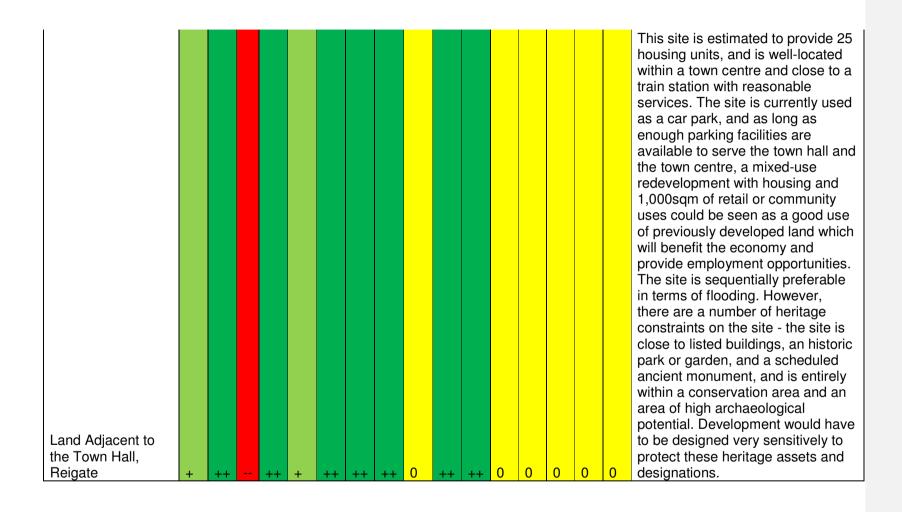
																	proximity to busy roads, a railway line, and industrial uses; and the site is at risk of flooding.
Linkfield Lane Car Park, Redhill	+	++	0	+	+	+	+	+	0	++	++	0	0	0	+	0	This site is estimated to provide 20 housing units, and is well located close to a town centre and train station, and even closer to a local centre that provides some services. The site is currently a car park, and redevelopment would improve the townscape in this area and could be seen as a good use of previously developed land as long as the overall provision of car parking for Redhill town centre is considered. The site is also sequentially preferable in terms of flooding.
Maple Works, Redhill	?	0	0	0	+	+	+	0	0			0	+	0	0	0	The site is close to a local centre which offers limited services, but is some distance from the town centre and train station of Redhill. The site is currently in residential use, so intensification of the

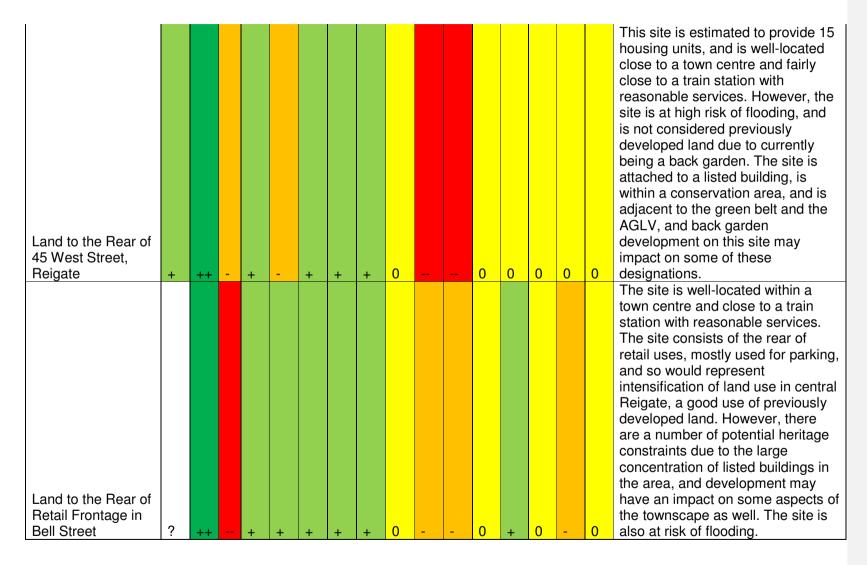


Quarryside Business Park, Redhill	+	0	0	-	+	0	0	_	0	+	+	0	+	+	0	0	This site is estimated to provide 60 housing units, and is sequentially preferable in terms of flooding. The site is currently used for industrial purposes - in this area, most industrial uses are on the western side of the railway and the eastern side, where this site is located, is now mostly residential. redevelopment for housing can therefore be seen as a good use of previously developed land, and may reduce noise and pollution issues from the current industrial site, improving residential amenity. However, the site is some distance from the nearest town centre or train station, and consequently may increase the need to travel and use cars to access services and facilities.
Redhill Law Courts, Redhill	+	++	0	+	+	+	+	+	0	+	+	0	+	0	+	0	This site is estimated to provide 35 housing units or an educational facility, and is well-located close to a town centre and train station, and even closer to a local centre providing some services. The land is currently used as a law court, but this is due to close soon, and redevelopment for housing or educational uses would be a good use of previously developed land.

																	Redevelopment could also potentially improve the streetscape, as the site is surrounded by a c conservation area. The site is also sequentially preferable in terms of flooding.
Royal Mail Sorting Office, Redhill	++	++	0	++	+	++	++	++	0	-	-	0	+	-	+	0	This site is estimated to provide between 80-120 housing units and 3,000sqm of office space, and is well-located next to a town centre and a train station. The site is currently used as a mail sorting office and car park, and redevelopment for a mixed use scheme that keeps office uses would be a good use of previously developed land. The area is currently quite utilitarian in appearance, and redevelopment offers the opportunity to improve the townscape character. However, the site is at risk of flooding, and close to a busy road and an AQMA, which may cause some amenity problems for new residents.
Albert Road North Industrial Estate,	+	++	+	+	+	++	+	+	++	0	0	0	+	0	+	0	This site is estimated to provide 50 housing units, and is well located

Reigate																close to the centre of town and fairly close to a train station with reasonable services. The site is currently designated employment land, but there is a proposal to reprovide employment uses on the site as part of the redevelopment, so this may be seen as a good use of previously developed land to create a mixed use scheme. The site is close to a conservation area and to the green belt, and a mixed use redevelopment may improve the townscape and landscape in this area.
Alma House, 1A Alma Road, Reigate	+	++	0	++	0	0	++	0	0	0	0	+	0	0	0	This site is estimated to provide 12 housing units, and is well-located close to a town centre and a train station with reasonable services. However, the site is currently used for offices, in an area with a lot of similar office uses, and a mixed use scheme might be seen as a better use of previously developed land that maintains some employment uses, rather than a purely housing-based scheme.





Library and Pool House, Reigate	+	++	0	+	0	++	+	+	0		1	0	+	0	0	0	This site is estimated to provide 25 housing units and 1,000sqm of retail or community uses, and is well-located next to a town centre and close to a train station with reasonable services. The reprovision of community uses and potential provision of retail would have positive impacts on the local economy and access to services and facilities. However, the site is at risk of flooding.
Reigate Station Car Park	+	++	0	++	+	+	+	++	0	++	++	0	+	-	+	0	This site is estimated to provide 20 housing units, and is well-located next to a town centre and right next to a train station with reasonable services. The land is currently used as a car park, and redevelopment for housing would be a positive use of previously developed land, as long as there is enough parking provision retained for the train station. Redevelopment of a car park may also improve the townscape character in the area. The site is sequentially preferable in terms of flooding. However, there may be some amenity problems for new residents related to being next to a fairly busy station.

Royal Mail Delivery Office, Rushworth Road, Reigate	+	++	0	++	+	+	0	++	0	++	++	0	+	-	+	0	This site is estimated to provide 12 housing units, and is well-located next to a town centre and right next to a train station with reasonable services. Redevelopment for housing would be a positive use of previously developed land, as long as the existing facilities can be relocated. The site is sequentially preferable in terms of flooding. However, there may be some amenity problems for new residents related to being next to a fairly busy station.
The Orchard, Bell Street, Reigate	?	+	-	+	_	+	+	+	0	_	_	0	+	0	_	0	The site is well-located within a town centre and close to a train station with reasonable service. However, the site is not previously developed, and would see a loss of open space if development were to take place. This might also affect the setting of other open spaces adjacent to this site, damaging the townscape and landscape character. The site is also at risk of flooding.
Garage Block, Kingsley Grove, Woodhatch, Reigate	+	+	0	0	+	+	+	0	0	_	_	0	0	0	+	0	This site is estimated to provide 12 housing units, and would be a good use of previously developed land that would improve the townscape character of the area. The site is close enough to some open spaces

																	and a local centre to encourage some walking, although it will not reduce overall car use by residents. The site is at some significant risk of surface flooding.
Lime Tree School, Alexander Road	+	0	0	1	-	0	0	_	0	++	++	0	+	0	0	0	This site is estimated to provide 18 housing units, and is sequentially preferable in terms of flooding. However, it is some distance from the nearest train station, and the distance from services and facilities is likely to increase the need to travel and to use cars. The site is currently a school, and the loss of an education use and the associated jobs may be seen as bad for the economy and a poor use of previously developed land.
Field on Bonehurst Road Between Cambridge Hotel and Lawson's Timber Yard, Salfords	++	-	-			0	+	-	0	0	0	0	0	0		0	This site is estimated to provide 110 housing units. However, the site is a long way from town centres or train stations; and is located within the green belt and opposite a listed building, potentially having a negative effect on the landscape character and listed building setting. The site is not previously developed, and therefore contrary to the objective of focusing on previously developed land.

Salfords Industrial Estate, Bonehurst Road, Salfords	++	+	0	+	_		_	+	0	+	+	0	+	+	+	0	This site is estimated to provide 440 housing units, and is well-located close to the centre and train station at Salfords - services here are currently limited, but would likely improve with such a large settlement added nearby. The site is sequentially preferably in terms of flooding, and redevelopment of the industrial estate for housing would likely improve the landscape and townscape character and reduce noise and pollution from industry. However, it would also mean the loss of significant amounts of employment, and the site is currently a designated employment area, so this may not be the best use of previously developed land while other sites remain available.
Old Philips Site on the Junction of Cross Oak Lane and A23	++	-	0	-	-	_	0	-	0	-	_	0	+	_	0	0	This site is estimated to provide 60 housing units. However, the site is not located near a town centre or train station, and would almost certainly increase the need to travel and to use cars for new residents. The site is designated employment land, so it would be preferable to retain employment uses on the site, although the site is currently derelict. New residents

																	on a housing development on this site may also be affected by amenity problems due to being located between a major road, a railway line, and an industrial estate.
39-49 High Street, Horley	+	+	0	++	+	++	+	++	0	++	++	0	+	0	+	0	This site is estimated to provide 30 housing units and 1,100sqm or retail or community uses, and is well-located within a town centre and close to a train station. The site is already in mixed-use, and a mixed-use redevelopment to add housing and revitalise the town centre would be a good use of previously developed land. The area is of relatively low sensitivity to change, and development offers the opportunity to improve the townscape. The site is sequentially preferable in terms of flooding.
50-66 Victoria Road, Horley	+	+	0	++	+	++	+	++	0	++	++	0	+	0	0	0	This site is estimated to provide 25 housing units and 1,500sqm or retail or leisure uses that could provide employment and boost the economy, and is well-located within a town centre and close to a train station. The site is already in

																	commercial use, and a mixed-use redevelopment to add housing and revitalise the town centre would be a good use of previously developed land. The site is sequentially preferable in terms of flooding.
59-61 Brighton Road, Horley	+	+	0	++	+	+	0	++	0	++	++	0	+	0	0	0	This site is estimated to provide 20 housing units, and is well-located close to a town centre and train station. Redevelopment would see the loss of only a small amount of employment for a reasonable amount of housing, and the site is sequentially preferable in terms of flooding.
Albert Brewery, Balcombe Road, Horley	+	+		++	0	-	-	++	0	0	0	0	+	0	+	0	This site is estimated to provide 6 housing units, and is well-located close to a town centre and train station. This site is in a utilitarian area near the railway line, and redevelopment could improve the townscape character. However, the site contains a locally listed building designed for industrial uses, which would need to be carefully converted, and redevelopment would see the loss of employment land for only a very small amount of housing.

Brethren Meeting Hall, Whitmore Way, Horley	+	0	0	-	-	+	+	-	0			0	+	0	0	0	This site is estimated to provide 15 housing units. However, the site is a long way from Horley town centre, and would likely increase the need to travel and use cars to access services and facilities. The site is at significant risk of flooding. Redevelopment would see the loss of religious and community uses for only a small amount of housing, and with no current plan to replace these uses, and therefore might not be the best use of previously developed land.
Brethren Meeting Room, The Grove Meeting Hall, The Grove, Horley	+	+	0	++	-	+	+	++	0	++	++	0	0	0	0	0	This site is estimated to provide 5 housing units, and is well-located close to a town centre and train station. The site is sequentially preferable in terms of flooding. Redevelopment would see the loss of religious and community uses for only a small amount of housing, and with no current plan to replace these uses, and therefore might not be the best use of previously developed land.

Bridge Industrial Estate, Horley	+	+	-	++	0		-	++	0	0	0	0	+	0	+	0	This site is estimated to provide 6 housing units, and is well-located close to a town centre and train station. This site is in a utilitarian area near the railway line, and redevelopment could improve the townscape character. However, the site contains a locally listed building designed for industrial uses, which would need to be carefully converted, and redevelopment would see the loss of employment land.
Central Car Park, Consort Way East, Horley	+	+	0	++	+	+	+	++	0	+	+	0	+	0	+	0	This site is estimated to provide 30 housing units, and is well-located in Horley town centre and near a train station. The site is sequentially preferable in terms of flooding, and due to currently being a car park, redevelopment here would improve the townscape and be a good use of previously developed land, as long as enough parking provision is retained across the town centre.
Former Chequers Hotel, Horley	+	0	+	-	++	+	+	-	0	+	+	0	+	0	0	0	This site is estimated to provide 45 housing units, is sequentially preferable in terms of flooding, and would be a good use of previously developed land that brings a vacant heritage asset back into use. However, the site is located some distance from the town

																	centre of train station, and may increase the need to travel and use cars.
High Street Car Park, Horley	+	+	0	++	+	++	++	++	0	+	+	0	+	0	+	0	This site is estimated to provide 30 housing units, and is well-located in Horley town centre and near a train station. The site is also expected to provide 1,000sqm of retail, boosting the economy and providing employment. The site is sequentially preferable in terms of flooding, and due to currently being a car park, redevelopment here would improve the townscape and be a good use of previously developed land, as long as enough parking provision is retained across the town centre.
Horley Library			0		0				0			0	0	0	0	0	This site is estimated to provide 35 housing units and possibly some additional community uses, and is well-located within a town centre and close to a train station. The site is currently in use as a library, and this would only be a good use of previously developed land if the library services can be provided on site or elsewhere. The site is sequentially preferable in terms of flooding.
TIONEY LIDIALY	+	+	U	+	U	+	+	+	U	+	+	U	U	U	U	U	nooung.

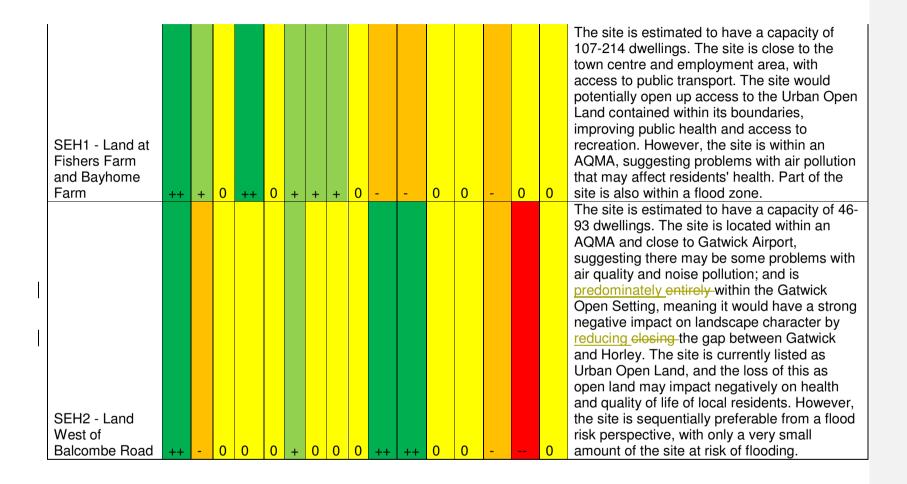
Horley Police Station	+	+	0	++	+	+	+	++	0	++	++	0	+	0	+	0	This site is estimated to provide 20 housing units, and is well-located within a town centre and close to a train station. The land is currently used as a police station, but this use is expected to come to an end soon, potentially leaving the building vacant and making redevelopment on the site a good use of previously developed land. Redevelopment offers an opportunity to improve the townscape character in an area which is sometimes in poor condition. The site is sequentially preferable in terms of flooding.
																	This site is estimated to provide 3 housing units, and is sequentially preferable in terms of flooding. However, it is some distance from the town centre and train station and would likely increase the need to travel and use cars to access services and facilities. The site is already in residential use, and redevelopment for such a small amount of additional housing is probably not a sensible use of previously developed land on a site currently containing listed buildings
Hutchins Farm, Horley	0	0	0	-	-	0	0	-	0	+	+	0	0	0	0	0	that may be impacted by the redevelopment.

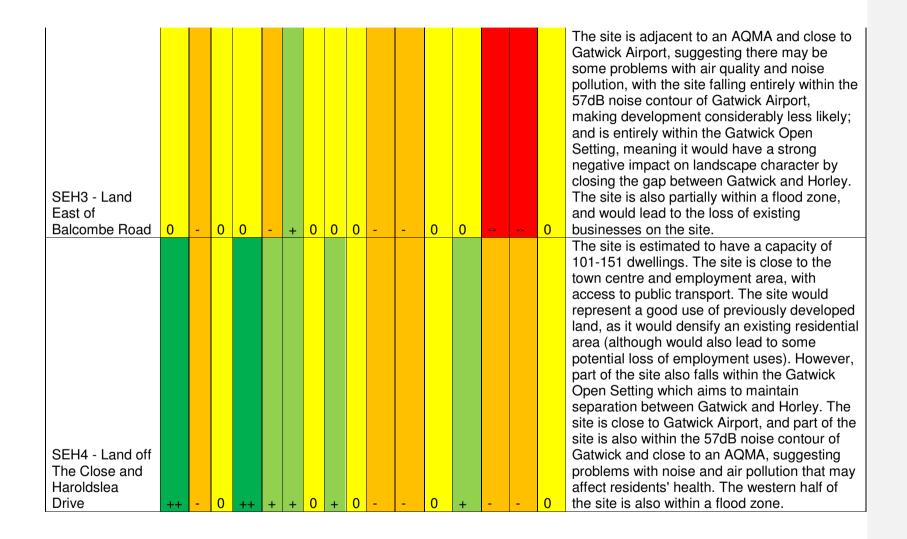
Telephone Exchange, Horley	+	+	0	++	+	+	+	++	0	0	0	0	+	0	0	0	This site is estimated to provide 30 housing units and possibly some additional community uses, and is well-located within a town centre and close to a train station. The site is currently in use, but if the telephone exchange can be relocated, redevelopment would be a good use of previously developed land.
2 Saxley Court and 117 Victoria Road, Horley	+	+	0	++	+	+	+	++	0	++	++	0	+	0	0	0	This site is estimated to provide 60 housing units and retain the existing retail uses, and is well-located within a town centre and close to a train station. The site is sequentially preferable in terms of flooding.
Royal Mail, Horley	+	+	0	++	+	++	+	++	0	++	++	0	+	0	0	0	This site is estimated to provide 15 housing units and 500sqm or retail uses that could provide employment and boost the economy, and is well-located within a town centre and close to a train station. The site is currently in use, but Royal Mail are considering relocating - redevelopment would be a good use of previously developed land if this happens. The site is sequentially preferable in terms of flooding.

Sustainable Urban Extensions Allocations

- 4.28. A total of 33 potential Sustainable Urban Extensions were appraised in the Regulation 18 sustainability appraisal, and the same sites have been appraised here for consistency. The chosen alternatives are sites ERM1, ERM2, ERM3, ERM4, ERM5, SSW2, SSW6, SSW7, SSW9, NWH1, NWH2, and SEH4.
- 4.29. These sites were chosen for a combination of their sustainability appraisal, the likelihood of them coming forward for development, their spatial locations in relation to existing towns, and assessments of their green belt value.
- 4.30. The ERM sites all scored well in the appraisal, with particularly good scores for objectives related to housing, the economy, flood risk, and sustainable transport and greenhouse gases, although some sites scored negatively for landscape impact, biodiversity, and air and noise pollution, and these issues will have to be mitigated against. Sites SSW2 and SSW7 scored similarly well on housing, economy, and flood risk, and did not have the same negative scores as the ERM sites on landscape and biodiversity, though they are located further away from a town centre and will probably be more reliant on unsustainable transport modes. Site SSW6 is a small part of a larger parcel, but was a logical infill to the existing urban area and free from flood risk. Site SSW9 scored similarly, but must also mitigate against harm to heritage assets. The three sites in Horley present more potential negatives, with issues around flooding, noise and air pollution, and landscape impact. However, site SEH4 is very sustainably located close to the town centre, and the NWH sites are close to the growing northwest sector development in Horley, and will thus be well-located for services and additional public transport that will eventually come into being in the area.
- 4.31. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix J. A summary of the assessments for the selected sites can be seen in Appendix O.

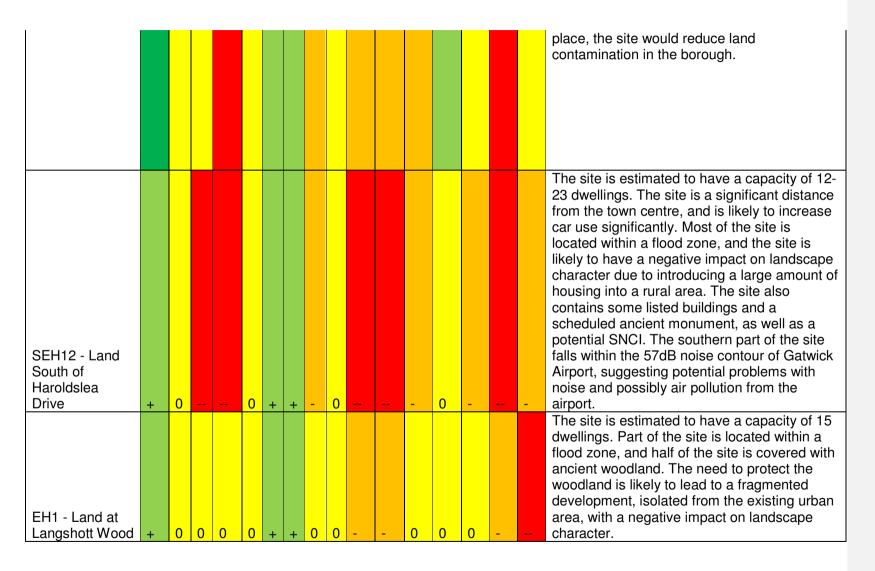
							9	Sus	tair	nable	e Urk	an E	Exter	nsior	ı All	ocat	ions
Site						Su	stai	inal	bilit	y Ok	oject	ive					Comments
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
NWH1 - Land at Meath Green Lane	++	+			0	+	+		0			2	0			0	The site is estimated to have a capacity of 59-119 dwellings. The site is a significant distance from the town centre, and is likely to increase car use significantly. Much of the site is located within a flood zone, and the site is likely to have a negative impact on landscape character due to introducing a large amount of housing into a rural area. The site also contains some listed buildings and an area of archaeological potential. However, the site presents the opportunity to complete the Riverside Green Chain around Horley, potentially having a very beneficial impact on health and wellbeing.
					Ü				J								The site is estimated to have a capacity of 26-52 dwellings. Most of the site is located within a flood zone, and the site is located within an AQMA and close to Gatwick Airport,
NWH2 - Land at Bonehurst Road	+	0	0	0	0	+	+	0	0			0	0	-	0	0	suggesting there may be some problems with air quality and noise pollution.

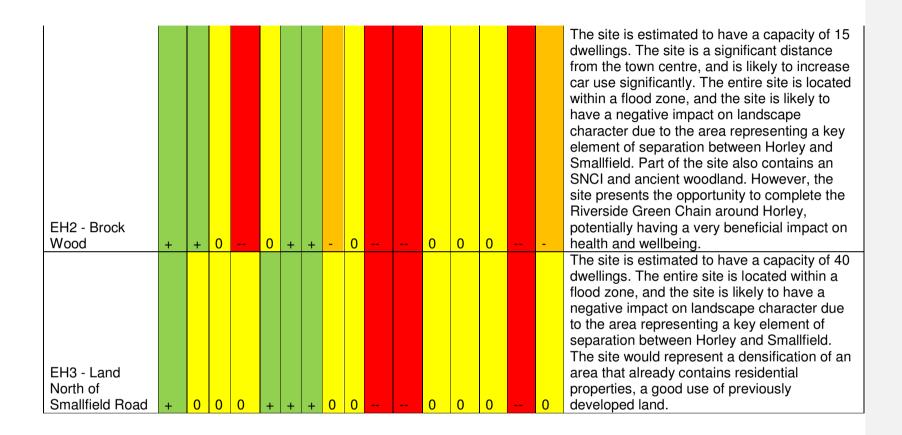


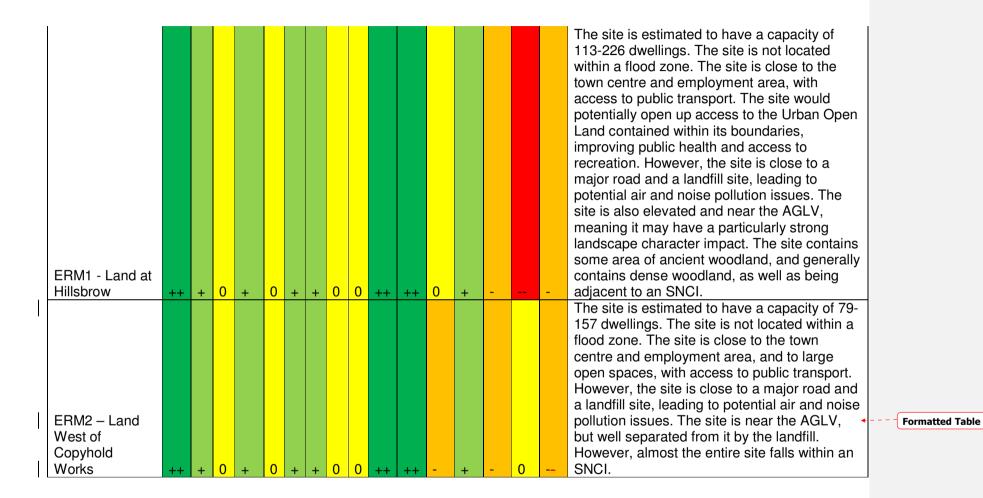


SEH5 - Land West of Burstow Stream	++		0		0	+	+		0	0	0	_	+	_		_	The site is estimated to have a capacity of 158 dwellings. The site is difficult to access and likely to increase car use significantly. The site is likely to have a negative impact on landscape character, which is considered of high priority, and part of the site also falls within the Gatwick Open Setting which aims to maintain separation between Gatwick and Horley. The site is within 100m of the M23, and part of the site falls within the 57dB noise contour of Gatwick, suggesting large problems with noise and air pollution that may affect residents' health.
SEH6 - Land at Newstead Hall		-	0	0	0	+	+	0	0			_	0	0	0		The site is entirely within a flood zone and is largely covered in dense woodland, the removal of which would have a negative impact on biodiversity and potentially on human health due to air quality issues. The site is difficult to access and likely to increase car use significantly.
SEH7 - Land at Wilgers Farm	+	_	0	+	0	+	+	0	C			_	0	0	0	0	The site is estimated to have a capacity of 30-60 dwellings. The site is quite close to the town centre and would likely be fairly accessible through sustainable modes of transport. However, most of the site is located within a flood zone, and the site has previously been earmarked for use as a town park for Horley - using it for housing would obviously preclude the town park being located here.

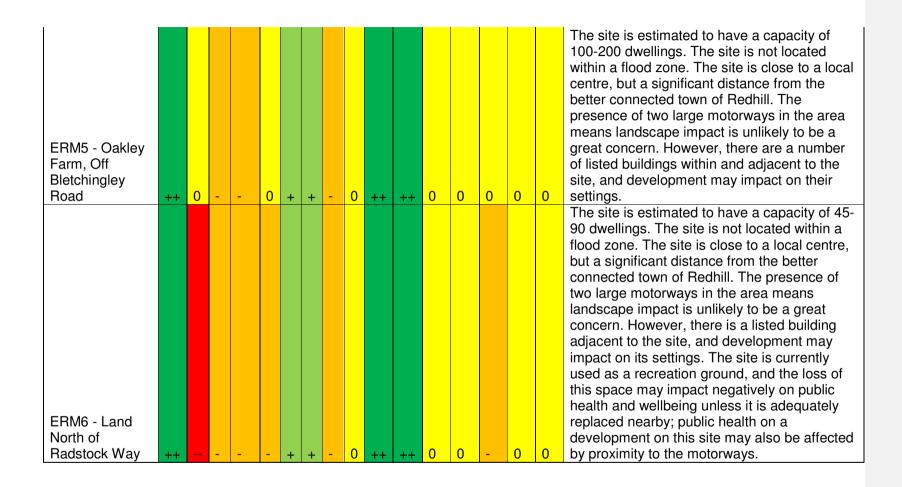
SEH8 - Land at Farney View Farm		0	0	+	0	+	+	0	0	_		_	0	0	0	0	The site is estimated to have a capacity of only 3-7 dwellings, due to being almost entirely located within flood zones. The site is quite close to the town centre and would likely be fairly accessible through sustainable modes of transport, but would likely have some negative impact on landscape character in this rural area.
SEH9 - Land East of Wilgers Farm		0	0	_	0	+	+	_	0			-	0	0	_	0	The site is entirely within a flood zone, and difficult to access and likely to increase car use significantly. The site is also likely to have a negative impact on landscape character, jutting out into the countryside from the current urban area.
SEH10 - Land East of Farney View Farm	+	0	0		0	+	+		0	_		_	0	0	_	0	The site is estimated to have a capacity of 21-42 dwellings. The site is in an area with no public transport, and is likely to increase car use significantly. Most of the site is located within a flood zone, and the site is likely to have a negative impact on landscape character due to introducing a large amount of housing into a rural area.
SEH11 - Land at Harrowsley Green Farm	++	0	0		0	+	+	-	0	-	-	-	+	0		0	The site is estimated to have a capacity of 139-279 dwellings. The site is a significant distance from the town centre, and is likely to increase car use significantly. Part of the site is located within a flood zone, and the site is likely to have a negative impact on landscape character due to introducing a large amount of housing into a rural area. However, due to part of the site needing to be cleared of contamination before development can take





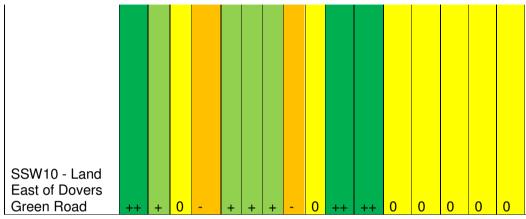


ERM3 - Former Copyhold Works	++	+	0	+	+	+	+	0	0	++	++		++				The site is estimated to have a capacity of 92-183 dwellings. The site is not located within a flood zone. The site is close to the town centre and employment area, and to areas of open space, with access to public transport. The site is currently a landfill, so replacing this with housing would be a good use of previously developed land as long as an overall waste strategy is being pursued across the county and wider region. Residential development here would also necessitate the clearing of any contamination on the site. However, the site is close to a major road and is adjacent to on top of a landfill site, leading to potential air and noise pollution issues. The site is also elevated and near the AGLV, meaning it may have a particularly strong landscape character impact, and is very close to an SNCI.
ERM4 - Land South of Bletchingley Road	++	0	0	-	0	+	+	-	0	++	++	0	0	0	_	_	The site is estimated to have a capacity of 81-163 dwellings. The site is not located within a flood zone. The site is close to a local centre, but a significant distance from the better connected town of Redhill. The site is in an area with long range views possible, and may have an impact on landscape character. There is a wetland nature reserve and an SNCI very close to the site.



SSW4 - Clayhall Farm	++	+	_		0	+	+		0	0	0	0	0	0		0	The site is estimated to have a capacity of 272-543 dwellings. A small amount of the site falls within a flood zone, and some of the rest of it is at risk of surface flooding. The site is some distance from the nearest town centre, although it is closer to a park and football pitch, which may contribute to increasing activity among residents. The site contains some Grade II listed buildings and curtilages, which development could impact. The site is in an area with long range views, and is adjacent to the AGLV, making potential landscape character impact a serious concern.
SSW5 - Land South of Slipshatch Road	++	+	0	-	0	+	+	-	0	0	0	0	0	0	-	_	The site is estimated to have a capacity of 158-317 dwellings, and is likely to be able to provide additional open space in an area that currently lacks it. A small amount of the site falls within a flood zone, and some of the rest of it is at risk of surface flooding. The site is some distance from the nearest town centre. The site is in an area with long range views, and the size of the development is likely to have some impact on landscape character in this area. The site is also adjacent to an SNCI and area of ancient woodland.
SSW6 - Land West of Castle Drive	+	0	0	_	0	+	+	-	0	+	+	0	0	0	-	0	The site is estimated to have a capacity of 15 dwellings. The site is sequentially preferable in terms of flood risk. The site is close to a local centre, but some distance from the more well-connected Reigate town centre.

SSW7 - Hartswood Nursery	+	+	0	-	0	+	+	-	0	++	++	0	0	0	0	0	The site is estimated to have a capacity of 26 dwellings. The site is not located within a flood zone. The site is some distance from the nearest town centre, although it is closer to a sports centre, which may contribute to increasing activity among residents.
SSW8 - Land at Hartswood Playing Fields	++		0	_	_	+	+	_	0	++	++	0	0	0	_	0	The site is estimated to have a capacity of 187 dwellings. The site is not located within a flood zone. The site is close to a local centre, but some distance from the more well-connected Reigate town centre, and as the site is currently used a recreation ground, development on this site would reduce access to sport, leisure and exercise opportunities in the surrounding area. The site is located in a part of the green belt that was rated as a high priority, leading to a potentially significant impact on landscape character.
SSW9 - Land at Dovers Farm	++	+	-	_	0	+	+	-	0	+	+	0	0	0	_	0	The site is estimated to have a capacity of 108 dwellings. Only a small part of the site is located within a flood zone. The site is near a local centre but is some distance from the nearest town centre, although it is closer to a sports centre, which may contribute to increasing activity among residents. The site contains or is adjacent to a number of Grade II listed buildings which may be impacted by development. The site is located in a part of the green belt that was rated as a high priority, leading to a potentially significant impact on landscape character.



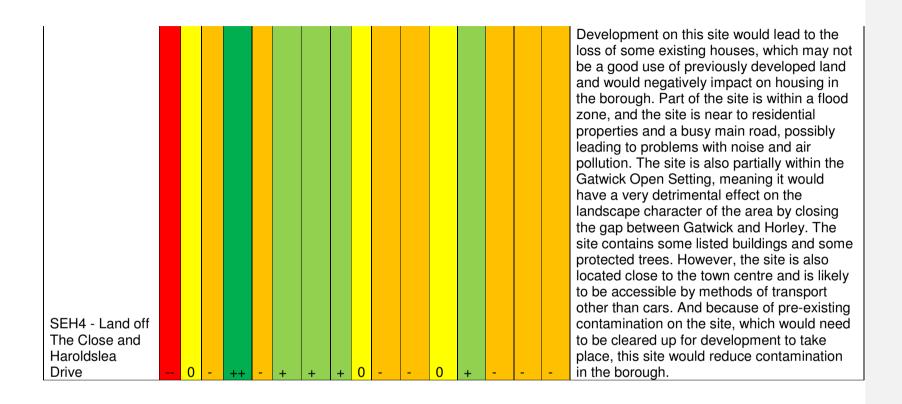
The site is estimated to have a capacity of 101 dwellings. The site is not located within a flood zone. The site is near a local centre but is some distance from the nearest town centre, although it is closer to a sports centre, which may contribute to increasing activity among residents. The site contains or is adjacent to a number of listed buildings, but these are isolated from the bulk of the site and unlikely to be affected. The site is partially previously developed, containing houses and nursing home, and densification of this site could be seen as a good use of land.

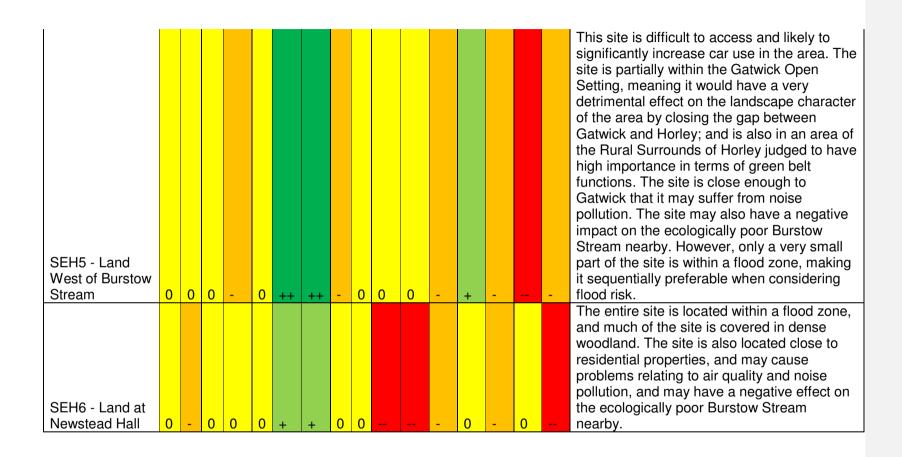
Strategic Employment Site Allocations

- 4.32. In total, 14 sites were assessed as potential Strategic Employment Sites. All of the sites scored well for economic and employment objectives, as this kind of provision has been identified as something that can benefit the economy of the region.
- 4.33. However, many of the sites scored badly on objectives related to sustainable transport, reduction of greenhouse gases, and improvement of air quality due to being located in rural areas of Horley with limited public transport, and therefore likely to increase the use of cars to travel to and from them. Most sites were also partially or wholly located within flood zones, providing more negative scores. A number of sites were partially located within the Gatwick Open Setting designation, which aims to maintain a separation between the airport and the town of Horley, and were subsequently considered to have very negative impacts on landscape character.
- 4.34. A few sites closer to the town centre and train station received positive scores for sustainable transport due to their relatively high level of accessibility. Two sites received positive scores for reducing land contamination these sites are currently contaminated, and this would need to be cleaned up before development could go ahead in these areas.
- 4.35. The <u>Strategic Employment Provision Opportunity Study</u> identified that an employment site in the borough should be a minimum of 20ha in size, a requirement that few of these sites meet. However, as many of the sites are contiguous to one another, there may be a possibility to combine two or more sites into a larger site that fulfils the 20ha requirement.
- 4.36. The chosen alternative <u>site allocation HOR9</u> is a combination of sites SEH1 and SEH2. While containing some negative elements related to landscape impact and noise and air pollution, the sites score more positively than most of the appraised sites in terms of flooding and sustainable transport, and when combined would provide a site large enough to meet the requirement identified in the Strategic Employment Provision Opportunity Study.
- 4.37. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix K.

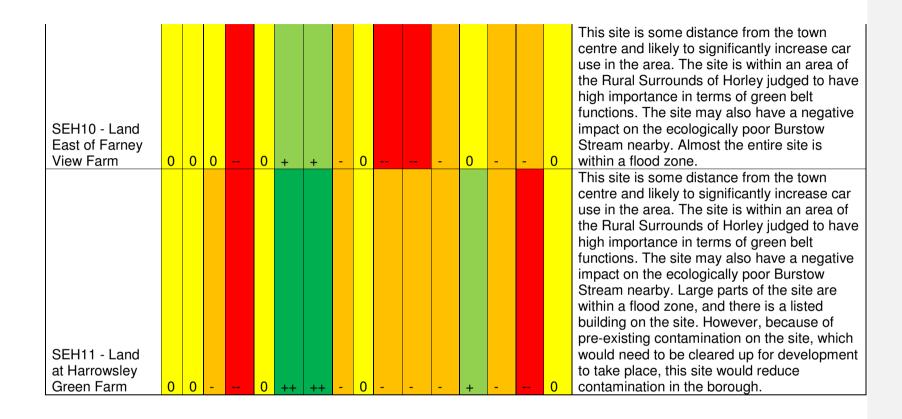
							•	Stra	ited	ic E	mplo	vme	ent S	ite A	Alloc	atio	ns
Cito						Sı	ıstai					_					
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Comments
NWH1 - Land at Meath Green Lane	0	0	1	-	0	+	+	1	0	1	-	?	0	1	-	0	The site is a long distance from the existing town centre or employment area, and is likely to significantly increase car use in the area. Large parts of the site are within flood zones, and there are a number of listed buildings and an archaeological area within the site. The introduction of a large business park on the urban rural fringe is likely to damage the landscape character of the area.
NWH2 - Land at Bonehurst Road	0	0	0	0	0	+	+	0	0	1		0	0		0	0	The majority of the site is located within flood zones, and the site is near to residential properties and a busy main road, possibly leading to problems with noise and air pollution.
SEH1 - Land at Fishers Farm and Bayhome Farm	0	_	0	++	0	+	+	+	0	1	_	0	0		0	0	This site is located reasonably close to the town centre and is likely to be accessible by methods of transport other than cars. However, part of the site is located within flood zones, and the site is near to residential properties and a busy main road, possibly leading to problems with noise and air pollution.

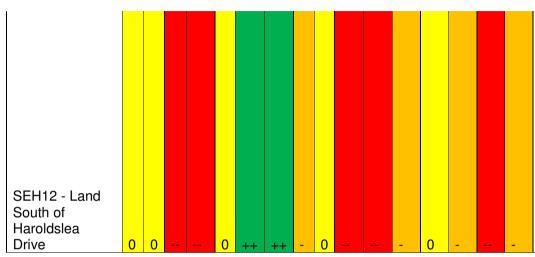
SEH2 - Land Between Balcombe Road and Railway, Horley	0	-	0	0	0	+	+	0	0	++	++	0	0	_	 0	Only a very small amount of this site is located within a flood zone, making it sequentially preferable. However, the site is near to residential properties and a busy main road, possibly leading to problems with noise and air pollution. The site is also entirely within the Gatwick Open Setting, meaning it would have a very detrimental effect on the landscape character of the area by closing the gap between Gatwick and Horley.
SEH3 - Land East of Balcombe Road, Horley	0	0	0	0	-	+	+	0	0	_		0	0	_	 0	Development on this site would lead to the loss of some existing businesses, which may not be a good use of previously developed land. Part of the site is within a flood zone, and the site is near to residential properties and a busy main road, possibly leading to problems with noise and air pollution. The site is also entirely within the Gatwick Open Setting, meaning it would have a very detrimental effect on the landscape character of the area by closing the gap between Gatwick and Horley.





SEH7 - Land at Wilgers Farm	0		-	+	0	+	+	0	0		-	0	0	0	The site is located close to residential properties, and may cause problems relating to air quality and noise pollution, and may have a negative effect on the ecologically poor Burstow Stream nearby. Most of the site is located within a flood zone, and the site contains three listed buildings. The site has previously been earmarked as a potential town park for Horley, and using it for a business park would obviously preclude this leisure and recreation use from coming to fruition. However, the site is reasonably close to the town centre, encouraging travel by methods of transport other than the car.
SEH8 - Land at Farney View Farm	0	0	0	0	0	+	+	0	0	 	_	0	0	0	The site is located close to residential properties, and may cause problems relating to air quality and noise pollution, and may have a negative effect on the ecologically poor Burstow Stream nearby. Most of the site is located within a flood zone. However, the site is reasonably close to the town centre, encouraging travel by methods of transport other than the car.
SEH9 - Land East of Wilgers Farm	0	0	0	-	0	+	+	-	0	 	-	0	-	0	This site is some distance from the town centre and likely to significantly increase car use in the area. The site is within an area of the Rural Surrounds of Horley judged to have high importance in terms of green belt functions. The site may also have a negative impact on the ecologically poor Burstow Stream nearby. The entire site is within a flood zone.



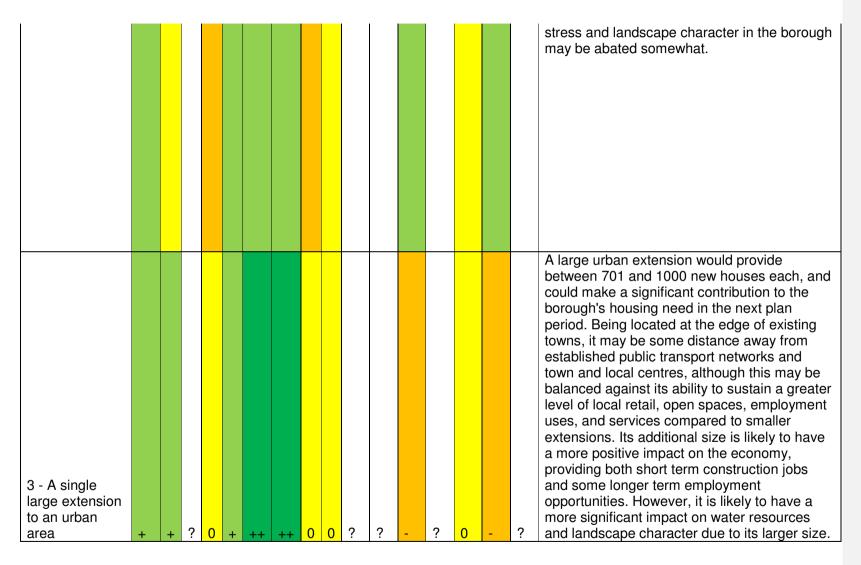


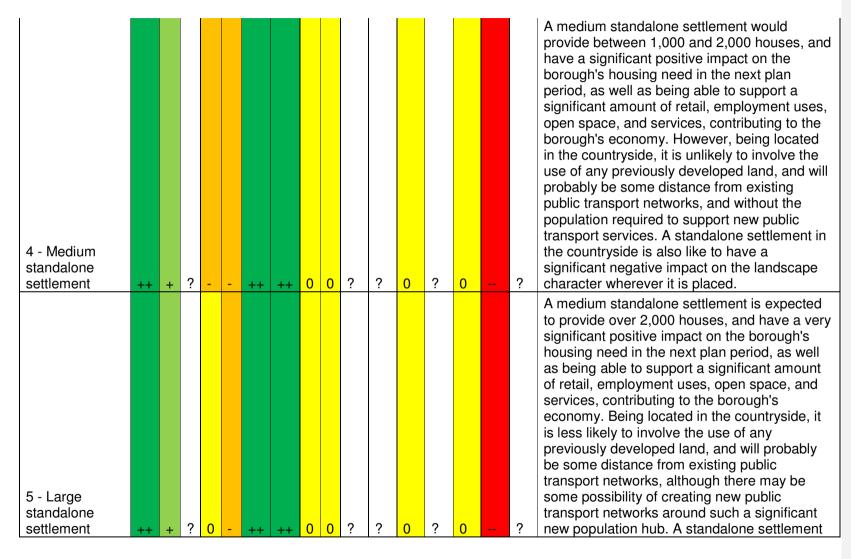
This site is some distance from the town centre and likely to significantly increase car use in the area. The site is within an area of the Rural Surrounds of Horley judged to have high importance in terms of green belt functions. The site may also have a negative impact on the ecologically poor Burstow Stream nearby. Most of the site is within a flood zone, and there is a listed building on the site. The site is close enough to Gatwick that it may suffer from noise pollution issues. The site contains a scheduled ancient monument, three listed buildings, and a potential SNCI, as well as being adjacent to an existing SNCI.

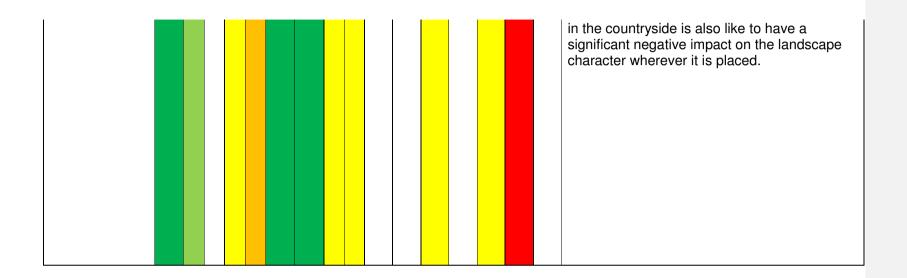
Safeguarded Land Spatial Options

- 4.38. Five spatial options for safeguarded land beyond the end of the plan period were considered small, medium, and large urban extensions, and medium and large standalone settlements. All options scored well for housing and employment objectives, the latter due to construction jobs created by the extra housebuilding. All sites scored poor or neutral marks for objectives related to sustainable transport and reduction of greenhouse gases, due to being located at the edges of towns or in rural areas rather than in town centre locations that better encourage walking, cycling, and public transport.
- 4.39. Small and medium urban extensions were considered more positive in terms of landscape impact due to their smaller size and location at the edge of existing built-up areas, as opposed to standalone settlements in the countryside. Small and medium urban extensions were also considered to disperse pressure on the water system more widely. However, larger extensions and standalone settlements were found to have better impacts on health and wellbeing, due to their ability to provide more open space for residents, and possibly to support additional health services. All of the options had the potential to be sustainable, with some mitigation measures put in place.
- 4.40. There was a relatively high amount of missing or unknowable data for this assessment, as the impact on many of the objectives would depend upon the exact location of a site, rather than the general spatial approach chosen.
- 4.41. The most sustainable option is identified through the appraisal process to be Option 5, a large standalone settlement. This option would easily provide the largest number of houses, and the exceptionally large nature of such a site means that a range of employment options, services, and facilities could also be provided. The size of such a site may also make it easier to provide additional public transport, whereas a medium-sized standalone settlement may have problems justifying additional public transport investment due to its comparatively smaller size. The major problem with a large standalone settlement is its impact on the landscape however, while a large site in the countryside is likely to have a strong impact on landscape character, this is an issue that ultimately depends upon the choice of site. Some sites will have less of a landscape impact, or will find it easier to mitigate their landscape impact than others. As long as the sites are carefully chosen, therefore, this landscape impact problem could be overcome.
- 4.42. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix L.

	1							9	Safe	egua	rded	d Laı	nd S	patia	al Op	tion	s
Objective		_	_		_		ustai				_				l		Comments
1 - Numerous small scale extensions to	1	2	3	4	5	6	7	8	9	10		12	13	14	15	16	Small urban extensions would provide up to 500 new houses each, meaning that several would be needed to contribute to the borough's housing need in the next plan period. Being located at the edge of existing towns, they may be some distance away from established public transport networks and town and local centres, and without the required population to support new public transport or significant levels of retail, employment uses, open space, and services. However, by spreading out new housing across multiple small sites, the impact on water stress and landscape character in the
2 - A few medium extensions to urban areas	+	0	?		+	+	+		0	?	?	+	?	0	+	?	borough may be abated somewhat. Medium urban extensions would provide between 501 and 700 new houses each, and a few of these could make a reasonable contribution to the borough's housing need in the next plan period. Being located at the edge of existing towns, they may be some distance away from established public transport networks and town and local centres, and without the required population to support new public transport. However, they may be able to support some amount of retail, employment uses, open space, and services, and by spreading out new housing across multiple medium-sized sites, the impact on water



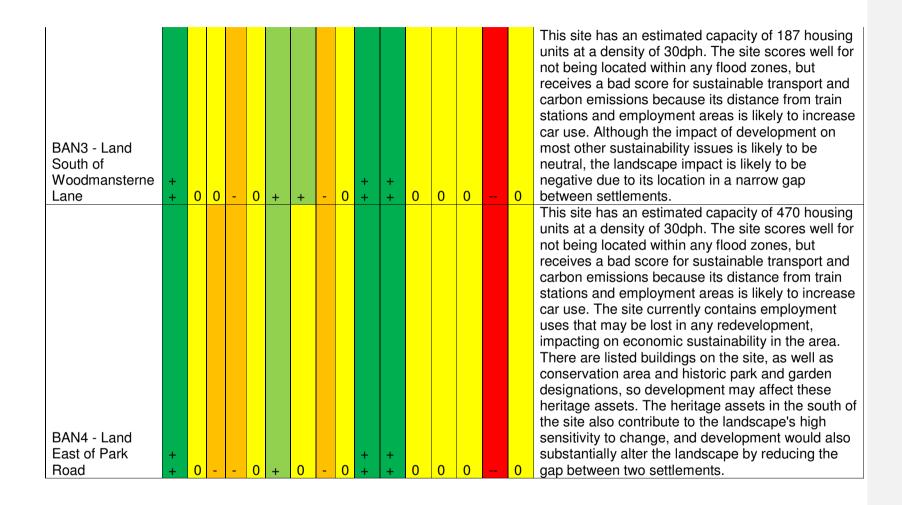




Safeguarded Land Sites

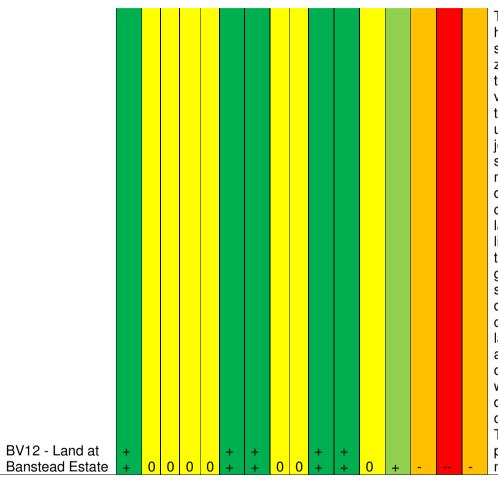
- 4.43. A total of 37 sites were considered for safeguarded land, across all of the five potential spatial options. In this appraisal, the majority of sites received positive scores on objectives related to housing and economic issues, but poorer scores were common for objectives related to sustainable transport, greenhouse gases, and landscape impact. This is related to the distance that most potential safeguarded sites are from town centres, the lack of public transport to these relatively remote areas, and the size of the potential new settlements in rural or suburban edge areas.
- 4.44. Sites in Horley scored particularly poorly, largely due to receiving strong negative scores for flood risk. Sites in South Park and Woodhatch scored badly on sustainable transport and landscape objectives due to their remote locations. Across the rest of the borough, sites were more varied, with a mixture of positive and negative scores on objectives relating to air quality, land contamination, health and wellbeing, and heritage assets.
- 4.45. The chosen alternative is site SAS1. This site could provide significant amounts of housing to meet the needs of the borough in the next plan period if necessary. The site poses a potential problem for landscape character, but is at relatively low flood risk, would involve remediation of contaminated land, and is large enough to provide significant open space and, potentially, additional public transport options when combined with land on the Tandridge side of the border. It is also one of the few sites that could be said to meet the preferred spatial option of a large, standalone settlement.
- 4.46. Notably, these sites are not all large standalone settlements, which was the preferred spatial option. This is in recognition of the fact that the choice on sites has to be a compromise between the preferred spatial option, the sustainability of each site, and the availability of each site; also that the spatial options assessment was undertaken at a generic level, without the benefit of site specific information.
- 4.47. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix M.

	Safeguarded Land Site Allocations														ations		
						Su	stai	nab			ojec						
Site	1	2	3	4	5	6	7	8	9	1 0	1	1 2	1 3	1 4	1 5	1 6	Comments
BAN1 - Land North of Croydon Lane	+ +	-	0	-	0	+	+	-	0	+ +	+++	0	0	0	0	0	This site has an estimated capacity of 311 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a bad score for sustainable transport and carbon emissions because its distance from train stations and employment areas is likely to increase car use. On other sustainability issues, the impact of development on this site would be fairly neutral.
																	This site has an estimated capacity of 328 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a bad score for sustainable transport and carbon emissions because its distance from train stations and employment areas is likely to increase car use. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough.
BAN2 - Land South of Croydon lane	+	0	0	_	0	+	+		0	+	+	0	+	0		0	However, the landscape impact of development on this site is likely to be negative due to its location in a narrow gap between settlements.

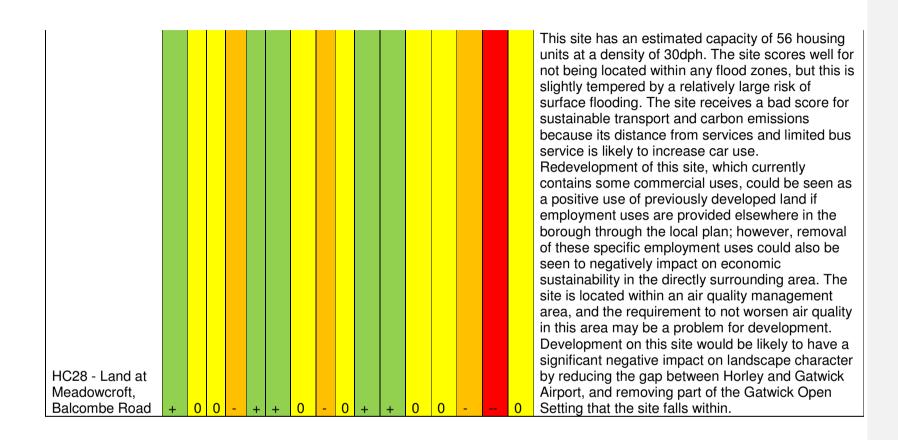


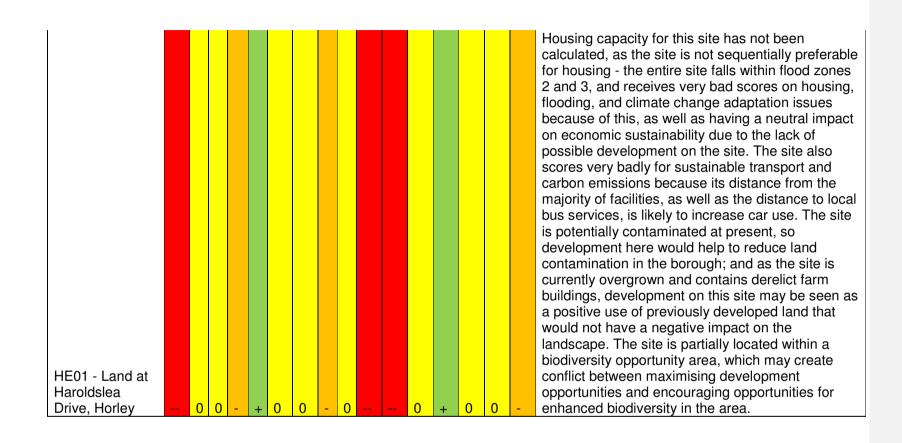
BAN5 - Land West of Park Road	+ +		_	0	0	+	+	0	0	+ +	+ +	0	0	0	-	0	This site has an estimated capacity of 515 housing units at a density of 30dph. The site scores well for not being located within any flood zones, and receives a neutral score for sustainable transport and carbon emissions because of easy access to a road with multiple bus routes as well as proximity to the town centre of Banstead. However, the landscape impact of development on this site is likely to be negative due to the high sensitivity to change of the southern part of the site, which also contains a number of listed buildings and is covered by a conservation area designation.
BAN6 - Land North of Woodmansterne Lane	+ +	0	0		0	+	+		0	+ +	+ +	0	0	0		0	This site has an estimated capacity of 105 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a very bad score for sustainable transport and carbon emissions because its distance from the majority of facilities is likely to increase car use. Development on the site would also be likely to have a negative effect on landscape character in the area by extending the urban area north of Woodmansterne Lane.
BAN7 - Land at Boundary Farm, Woodmansterne	+ +	0	0	-	0	+	+	-	0	+ +	+ +	0	0	0	-	0	This site has an estimated capacity of 154 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a very bad score for sustainable transport and carbon emissions because its distance from the majority of facilities is likely to increase car use. Development on the site would also be likely to have a negative effect on landscape character in the area by extending the urban area north of Woodmansterne Lane.

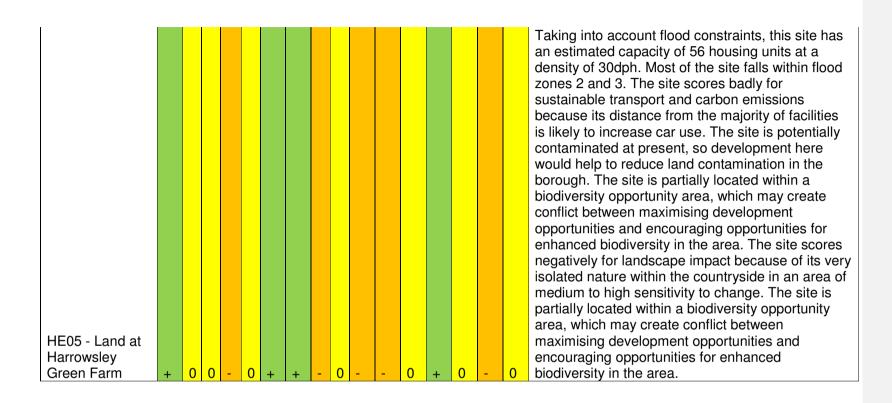
BAN8 - Land South of Cunningham Road, Woodmansterne	+ +		0	0	+	+	-	0	+ +	+ +	0	0	0	0	_	This site has an estimated capacity of 122 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a very bad score for sustainable transport and carbon emissions because its distance from the majority of facilities, as well as the distance to local bus services, is likely to increase car use. The site is entirely located within a biodiversity opportunity area, which may create conflict between maximising development opportunities and encouraging opportunities for enhanced biodiversity in the area.
BAN9 - Land Off Kingscroft Road, Woodmansterne	+ +	-	0	0	+	+	-	0	+ +	++	0	0	0	0	_	This site has an estimated capacity of 187 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a very bad score for sustainable transport and carbon emissions because its distance from the majority of facilities, as well as the distance to local bus services, is likely to increase car use. The site is entirely located within a biodiversity opportunity area, which may create conflict between maximising development opportunities and encouraging opportunities for enhanced biodiversity in the area.

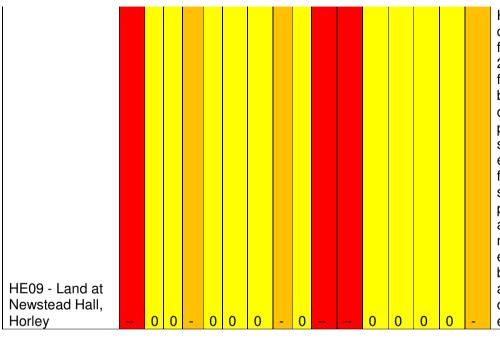


This site has an estimated capacity of 1029 housing units at a density of 30dph. The site scores well for not being located within any flood zones, and receives a neutral score for sustainable transport and carbon emissions because of the very close proximity to a local centre. The size of the site, and the potential to include employment uses and provide a large number of construction jobs during development, gives this site a very high score on economic sustainability issues. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. However, the landscape impact of development on this site is likely to be very negative due to the high sensitivity to change - the entire site falls within the area of great landscape value designation. The site also scores negatively on noise and air pollution issues due to its proximity to Brighton Road. The site contains a number of areas of ancient woodland, a large group of trees with tree protection orders, and a site of nature conservation importance. Part of the site is within a biodiversity opportunity area, which may create conflict between maximising development opportunities and encouraging opportunities for enhanced biodiversity in the area. This site presents a strong contrast between positive impacts on economic sustainability, and negative environmental impacts.

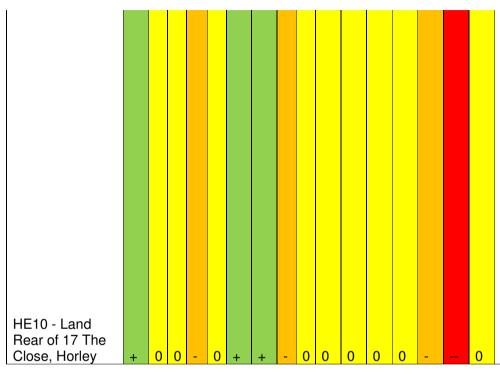




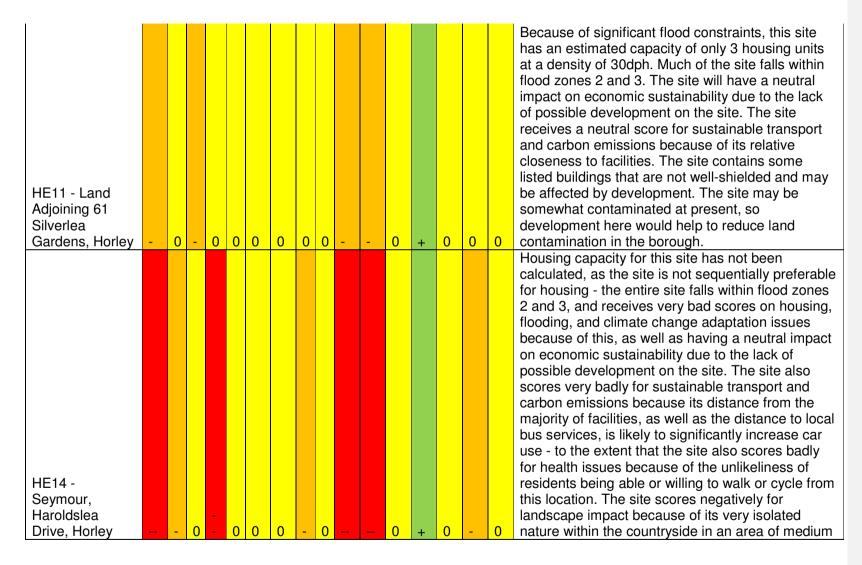


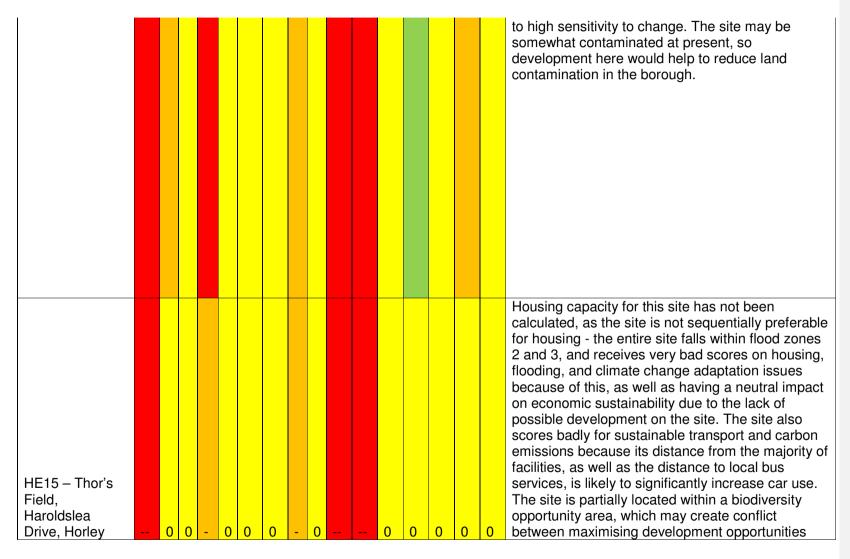


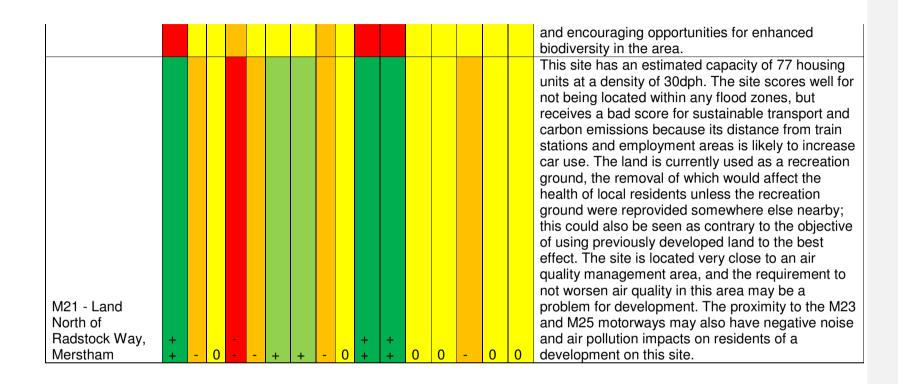
Housing capacity for this site has not been calculated, as the site is not sequentially preferable for housing - the entire site falls within flood zones 2 and 3, and receives very bad scores on housing, flooding, and climate change adaptation issues because of this, as well as having a neutral impact on economic sustainability due to the lack of possible development on the site. The site also scores badly for sustainable transport and carbon emissions because its distance from the majority of facilities, as well as the distance to local bus services, is likely to increase car use. The site is partially located within a biodiversity opportunity area, which may create conflict between maximising development opportunities and encouraging opportunities for enhanced biodiversity in the area. The majority of the site is also covered with trees that have tree protection orders on them, creating a further conflict between environmental protection and development.

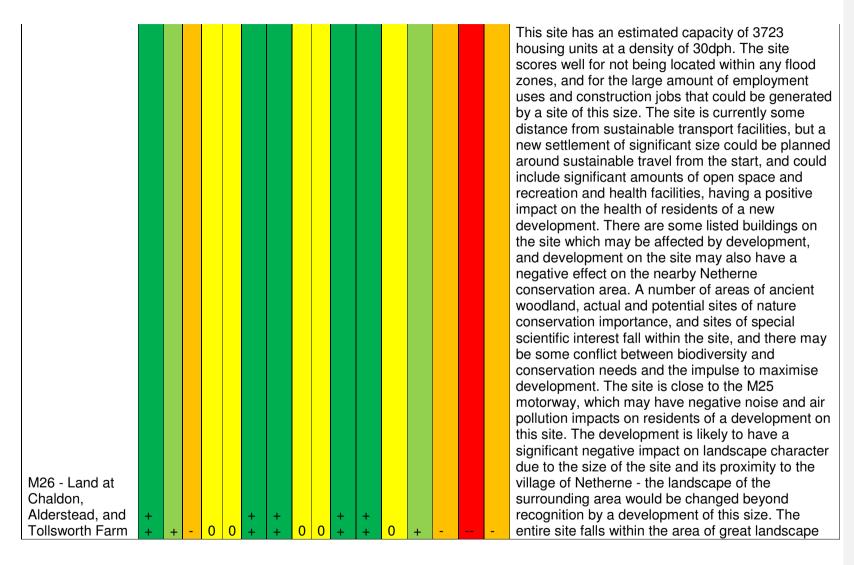


Taking into account flood constraints, this site has an estimated capacity of 46 housing units at a density of 30dph. Part of the site falls within flood zones 2 and 3, but there is still a relatively large proportion of the site that can be built on. The site scores badly for sustainable transport and carbon emissions because its distance from the majority of facilities and limited bus service is likely to increase car use. The site is located very close to an air quality management area, and the requirement to not worsen air quality in this area may be a problem for development. The proximity to Gatwick Airport and the A23 road may also have negative noise and air pollution impacts on residents of a development on this site - in particular, the site is within the 57dB noise contour of the airport, which is usually considered a threshold for community noise annoyance. Development on this site would be likely to have a significant negative impact on landscape character by reducing the gap between Horley and Gatwick Airport, and removing part of the Gatwick Open Setting that the site falls within.

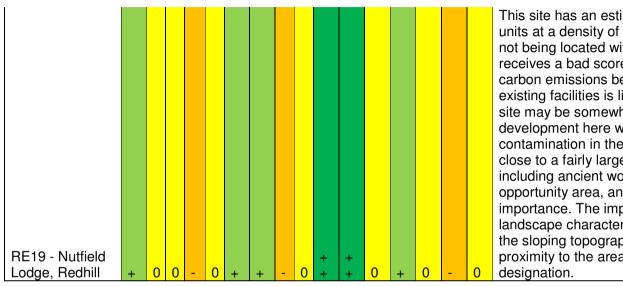




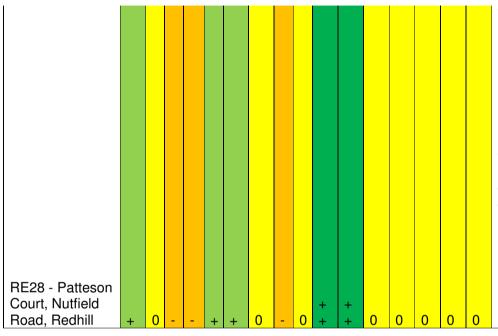




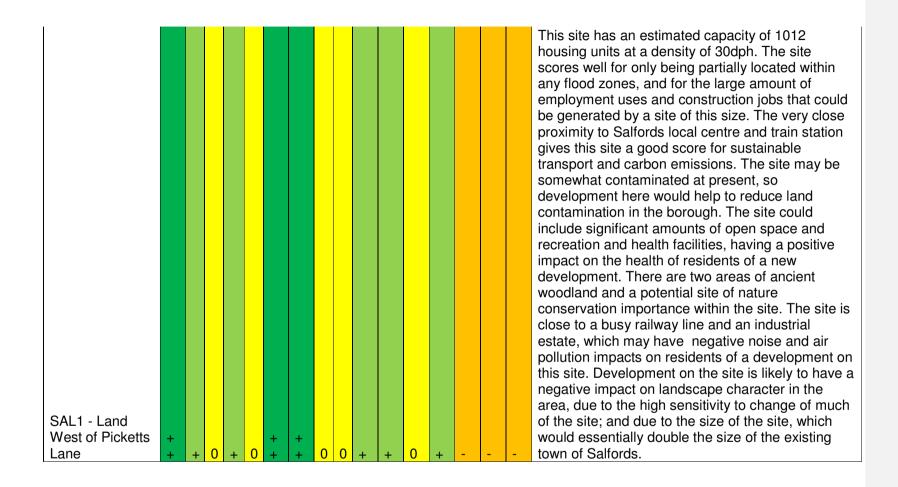


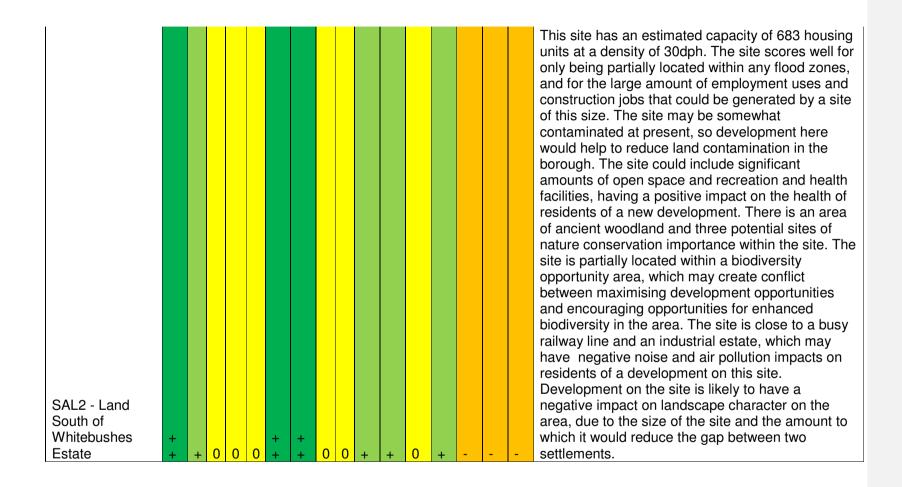


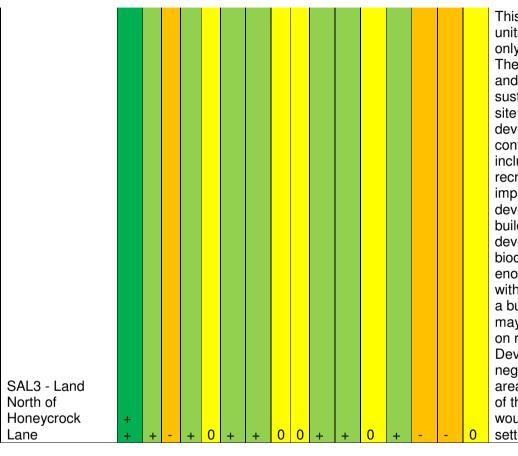
This site has an estimated capacity of 54 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a bad score for sustainable transport and carbon emissions because its distance from existing facilities is likely to increase car use. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. The site is very close to a fairly large number of biodiversity assets, including ancient woodland, a biodiversity opportunity area, and a site of nature conservation importance. The impact of development on the landscape character is likely to be negative due to the sloping topography of the site and the close proximity to the area of great landscape value



This site has an estimated capacity of 15 housing units at a density of 30dph. The site scores well for not being located within any flood zones, but receives a bad score for sustainable transport and carbon emissions because its distance from existing facilities is likely to increase car use. The site is very close to some sensitive biodiversity assets, including a biodiversity opportunity area and a site of nature conservation importance. There is a listed building on the site which may be affected by any development on this small and well-contained site. Redevelopment of this site, which currently contains some commercial uses, could be seen as a positive use of previously developed land if employment uses are provided elsewhere in the borough through the local plan; however, removal of these specific employment uses could also be seen to negatively impact on economic sustainability in the directly surrounding area.

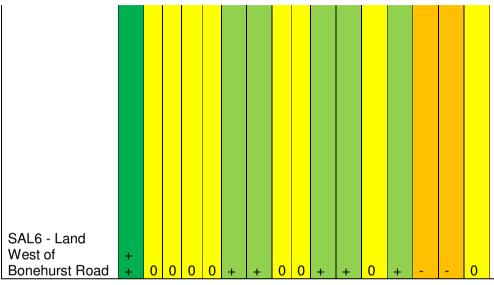




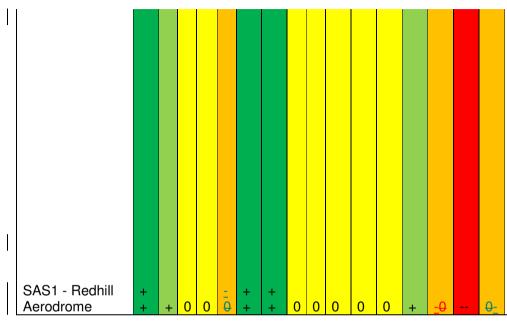


This site has an estimated capacity of 330 housing units at a density of 30dph. The site scores well for only being partially located within any flood zones. The very close proximity to Salfords local centre and train station gives this site a good score for sustainable transport and carbon emissions. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. The site could include significant amounts of open space and recreation and health facilities, having a positive impact on the health of residents of a new development. However, there are four listed buildings on the site that may be affected by development. A small amount of the site is within a biodiversity opportunity area, but this area is small enough that it should be possible to develop without damaging biodiversity. The site is close to a busy railway line and an industrial estate, which may have negative noise and air pollution impacts on residents of a development on this site. Development on the site is likely to have a negative impact on landscape character on the area, due to the high sensitivity to change of much of the site: and due to the size of the site. which would significantly reduce the gap between two settlements.

SAL4 - Land East of Masons' Bridge Road	+ +	0	0	_	0	+	+	-	0	+	+	0	+	0	_	0	This site has an estimated capacity of 391 housing units at a density of 30dph. The site scores well for only being partially located within any flood zones, but receives a bad score for sustainable transport and carbon emissions because its distance from train stations and other facilities is likely to increase car use. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. Development on the site is likely to have a negative impact on landscape character in the area, due to significantly expanding the size of South Earlswood.
SAL5 - Land West of Montfort Rise	++	+		0	0	+	+	0	0	+	+	0	0	0	-	0	This site has an estimated capacity of 242 housing units at a density of 30dph. The site scores well for only being partially located within any flood zones. The site is fairly close to Salfords local centre and train station, and to regular bus services. The site could include some additional open space and would be suitable for walking due to its sustainable location, potentially improving the health of residents. Development on the site is likely to have a negative impact on landscape character on the area, due to the size of the site and the amount to which it would enlarge the town of Salfords, and its location in an area of high sensitivity to change.

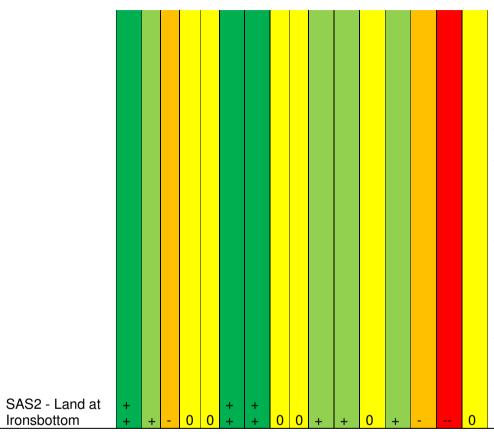


This site has an estimated capacity of 344 housing units at a density of 30dph. The site scores well for only being partially located within any flood zones. The site is fairly close to Salfords local centre and train station, and to regular bus services. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. The site is close to an industrial estate, which may have negative noise and air pollution impacts on residents of a development on this site. Development on the site is likely to have a negative impact on landscape character on the area, due to the size of the site and the amount to which it would enlarge the town of Salfords, the reduction it would cause in the gap between two settlements, and its location in an area of high sensitivity to change.

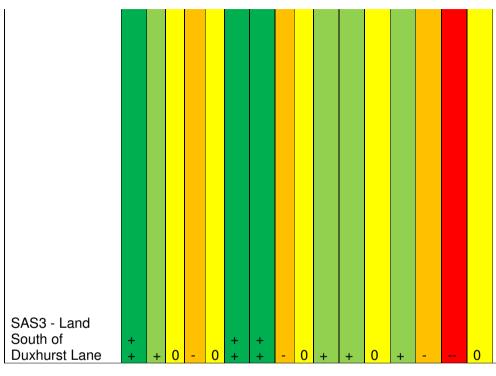


This site has an estimated capacity of 1312 housing units at a density of 30dph. The site scores well for only partially being located within any flood zones, and for the large amount of employment uses and construction jobs that could be generated by a site of this size. The site is currently some distance from sustainable transport facilities, but a new settlement of significant size could be planned around sustainable travel from the start, and could include significant amounts of open space and recreation and health facilities, having a positive impact on the health of residents of a new development. The site may be somewhat contaminated at present, so development here wcould help to reduce land contamination in the borough. The development is likely to have a significant negative impact on landscape character due to the size of the site in a currently undeveloped area in the countryside.

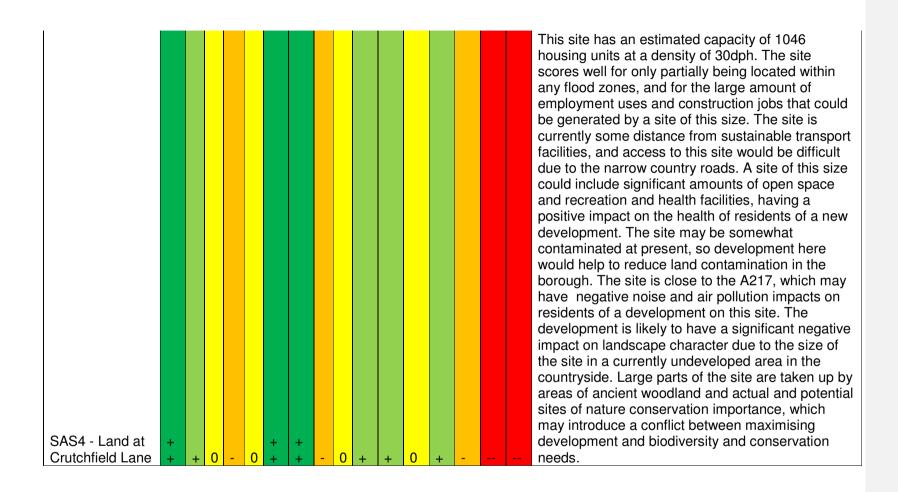
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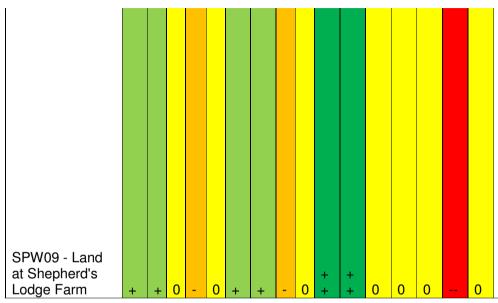
This site has an estimated capacity of 2396 housing units at a density of 30dph. The site scores well for only partially being located within any flood zones, and for the large amount of employment uses and construction jobs that could be generated by a site of this size. The site is currently some distance from sustainable transport facilities, but a new settlement of significant size could be planned around sustainable travel from the start, and could include significant amounts of open space and recreation and health facilities. having a positive impact on the health of residents of a new development. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. There are a large number of listed buildings on and next to the site, and these may be affected by development. The site is close to the A217, which may have negative noise and air pollution impacts on residents of a development on this site. The development is likely to have a significant negative impact on landscape character due to the size of the site and its proximity to the village of Sidlow - the landscape of the surrounding area would be changed beyond recognition by a development of this size.



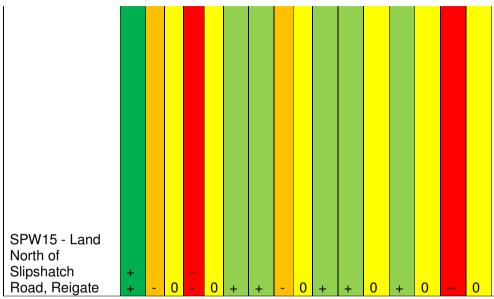
This site has an estimated capacity of 1250 housing units at a density of 30dph. The site scores well for only partially being located within any flood zones, and for the large amount of employment uses and construction jobs that could be generated by a site of this size. The site is currently some distance from sustainable transport facilities, and access to this site would be difficult due to the narrow country roads. A site of this size could include significant amounts of open space and recreation and health facilities, having a positive impact on the health of residents of a new development. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. The site is close to the A217, which may have negative noise and air pollution impacts on residents of a development on this site. The development is likely to have a significant negative impact on landscape character due to the size of the site in a currently undeveloped area in the countryside.



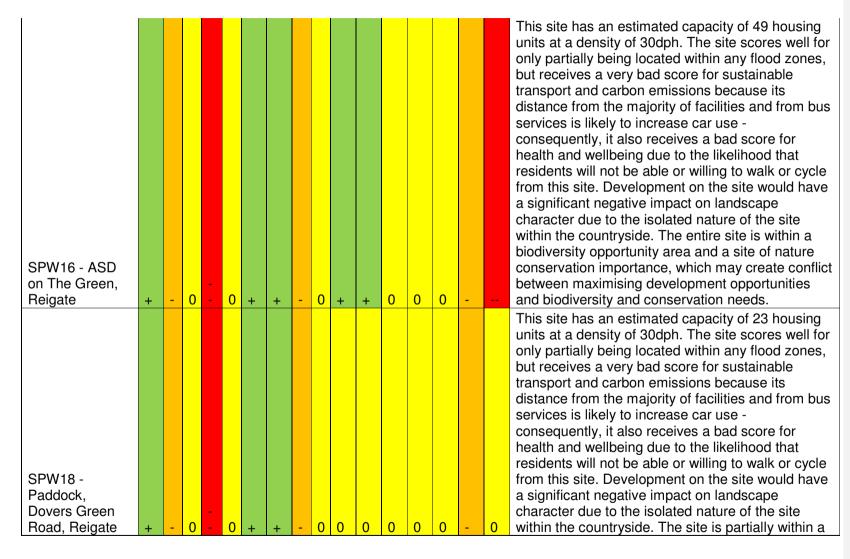


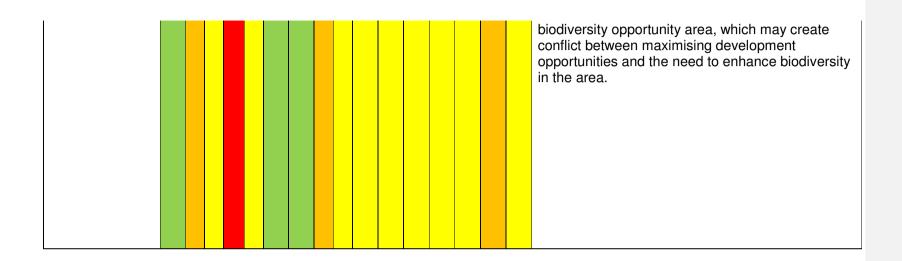


This site has an estimated capacity of 38 housing units at a density of 30dph. The site scores well for having only a very small area of flood zone, and is located near a major park that could encourage healthy activities among residents. The site receives a bad score for sustainable transport and carbon emissions because its distance from train stations and employment areas is likely to increase car use. The development is likely to have a significant negative impact on landscape character due to the size of the site in a currently undeveloped area in the countryside. Development on the site would have a significant negative impact on landscape character due to the sloping topography of the site, the location on a wooded hillside that forms part of the setting of Reigate, and the close proximity of the area of great landscape value designation.



This site has an estimated capacity of 296 housing units at a density of 30dph. The site scores well for only partially being located within any flood zones, but receives a very bad score for sustainable transport and carbon emissions because its distance from the majority of facilities and from bus services is likely to increase car use consequently, it also receives a bad score for health and wellbeing due to the likelihood that residents will not be able or willing to walk or cycle from this site. The site may be somewhat contaminated at present, so development here would help to reduce land contamination in the borough. Development on the site would have a significant negative impact on landscape character due to the close proximity of the area of great landscape value designation and the isolated nature of the site within the countryside.





Gypsy, Traveller, and Travelling Showperson Site Allocations

- 4.48. The Traveller Site Land Availability Assessment evaluated a wide range of sites, the majority of which were dismissed due to one or more major constraints, leading to the final shortlist of 11 sites assessed here.
- 4.49. The chosen alternatives are sites G3, G4, G9b, and G12. These sites were chosen because of their relatively limited impact on landscape character, and their availability although they display some sustainability problems that may need mitigating action. In particular, sites G3, G4, and G11 are some distance from the nearest town or local centres, and consideration will need to be given to how residents will access services and facilities. The same sites are also very close to major roads, and mitigating action may need to be taken to reduce the impacts of noise and air pollution on human health and wellbeing.
- 4.50. The results of the assessment can be seen in the table below. The individual assessments can be seen in Appendix N. A summary of the assessments for the selected sites can be seen in Appendix O.

Gypsy, Traveller, and Travelling Showperson Site Allocations Sustainability Objective																	
Site			_	I _							_						Comments
BV16 - Land South of Woodmansterne Lane,	1	2	3	4	5	6		8	9	10	11	12	13	14	15	16	This site would provide up to 15 pitches and is preferable in terms of flood risk. The site is close to the centre of Banstead, and would reduce the need to travel by car. Some contamination would need to be cleaned up before the site could be inhabited. However, the site may have a negative impact on nearby heritage assets, and is located in an extremely narrow landscape gap between Banstead and
Bunstead BV18 - Land South of Croydon Lane, Banstead (Parcel Option A)	++	0	0	+	0	0	0	+	0	++	++	0	0	0		0	Woodmansterne. This site would provide up to 15 pitches and is preferable in terms of flood risk. The site is close to the centre of Banstead, and would reduce the need to travel by car. However, the site may have a negative impact on the narrow landscape gap between Banstead and Woodmansterne.
BV18 - Land South of Croydon Lane, Banstead (Parcel Option B)	++	0	0	+	0	0	0	+	0	++	++	0	0	0		0	This site would provide up to 15 pitches and is preferable in terms of flood risk. The site is close to the centre of Banstead, and would reduce the need to travel by car. However, the site may have a negative impact on the narrow landscape gap between Banstead and Woodmansterne.

G3 - Woodlea Stables, Peeks Brook Lane, Horley	+		0		+	0	0		0	0	0	0	+	-	0	0	This site would provide up to 4 pitches, would re-use some previously developed land, and would require contamination to be cleaned up before the site could be inhabited. However, the site is a very long distance from the nearest services and facilities, and would likely increase the need to travel by car significantly. The site is also very close to a motorway, and the air and noise pollution from this road is likely to have a negative health impact on residents.
G4 - Treetops/Trentham, Peeks Brook Lane, Horley	+	-	0		+	0	0		0	-	_	0	+	-	0	0	This site would provide up to 2 pitches, would re-use some previously developed land, and would require contamination to be cleaned up before the site could be inhabited. However, the site is a very long distance from the nearest services and facilities, and would likely increase the need to travel by car significantly. The site is at risk of flooding. The site is also very close to a motorway, and the air and noise pollution from this road is likely to have a negative health impact on residents.
G6 - Land at Crossoak Lane/Picketts Lane, Horley	++	0	0	-	0	0	0	_	0	0	0	0	0	0		0	This site would provide up to 10 pitches, but is located some distance from the nearest services and facilities and would likely increase the need to travel by car. The isolated rural location means the site would also likely have a negative

																	landscape impact.
G9a - Land West of Plot 4, Fairacres, Axes Lane, Salfords	+	0	0	+	0	0	0	+	0	0	0	0	0	0	-	0	The site would provide up to 4 plots, and is close to the local centre of Salfords, providing easy access to services and facilities. However, the site is likely to have a negative landscape impact.
G9b – Land South of Fairacres, Axes Lane, Salfords	+	0	0	+	0	0	0	+	0	+	+	0	0	0	0	0	The site would provide up to 5 plots, is preferable in terms of flood risk, and is close to the local centre of Salfords, providing easy access to services and facilities.
G11 - Highlands, Blackhorse Lane,																	The site would provide up to 4 pitches, is preferable in terms of flood risk, and would be located on a plot that is partially previously developed. However, the site is some distance from the nearest services and facilities and is likely to increase the need to travel by car. The site is also very close to a motorway, and the noise and air pollution from this road is likely to have
Lower Kingswood	+	-	0	-	+	0	0	-	0	++	++	0	0	-	0	0	negative health impacts.

G12 - Land at Kents Field, Rectory Lane, Chipstead	+	0	0	0	0	0	0	0	0	++	++	-	0	0	0	0	This site would provide up to 2 pitches, and is preferable in terms of flood risk. However, the site is located in an area at high risk of groundwater contamination, which may be a concern.
The Old Rectory, Rectory Lane, Woodmansterne	+	0	0	0	0	0	0	0	0	0	0		+	0	0	0	This site would provide up to 4 pitches, and contains some contamination which would need to be cleaned up before the site is inhabited. However, the site is located in an area at high risk of groundwater contamination, which may be a concern.

5. Secondary, Cumulative, and Synergistic Effects

- 5.1. In the previous section of this report, the assessment tables have been read horizontally, to demonstrate the sustainability of each individual site, policy, objective, or spatial option. By reading the tables vertically, we can also see which particular objectives are most likely to be negatively impacted by a particular collection of sites. Where an objective received a number of negative scores in a single assessment, this will be explored in the paragraphs below. This does not apply to the airport parking policy options assessment or the safeguarded land spatial options assessment, as only one option was chosen for these assessments. The strategic employment site allocations assessment has also not been considered here, as although two options have been chosen, they are contiguous to one another and essentially form a single site. For the assessments, only sites that were chosen for allocation in the final Development Management Plan document will be considered, as sites that were not allocated cannot contribute to the cumulative impact of the plan.
- 5.2. For clarity, assessment tables containing only the selected sites have been included as <u>Appendix O</u>. Tables have not been included in the appendix for the Development Management Plan objectives and policies, because all of the objectives and policies appraised in the previous section are included in the final Development Management Plan. The comments have been removed from the tables in the appendix to allow the scores to be more easily compared.
- 5.3. Development Management Plan Objectives: The only sustainability objective to score negatively for more than one policy was objective 5, to make the best use of previously developed land. This objective could potentially be impacted by the policies on Traveller sites and cemeteries, as these are very likely to be located on greenfield sites rather than previously developed land. However, these will form a very small proportion of development during the plan period, so the impact should be minimal, and no mitigating action is required.
- 5.4. Development Management Plan Policies: Sustainability objective 5, to make the best use of previously developed land, scored negatively with two policies back garden development and Traveller sites, as all allocated Traveller sites are on green belt land and back garden land is not considered previously developed. As above, however, these are likely to make up a fairly small proportion of development during the plan period, so the impact will be

minimal and no mitigating action is required. Objective 7, to provide suitable employment opportunities scored negatively for the policies on retail warehousing, airport parking, and developing town centre uses outside town centre locations. These three policies all somewhat restrict the development of particular employment uses in particular places, which may somewhat reduce employment opportunities for residents of the borough. However, it is felt that these negative scores are strongly outweighed by the positive scores that this objective received from most of the other EMP and RET policies, and no mitigating action is required.

- 5.5. Urban Site Allocations: Given the number of sites involved in this assessment (28 urban sites are included in the Development Management Plan). objectives that have only scored negatively for two sites have not been considered, as it is not likely that two relatively small urban sites could have a cumulative negative impact when so many other urban sites score neutrally or positively for the same objective. In any event, criteria based polices in the DMP exist to manage and mitigate a wide range of impacts arising from development, and these will be applied to development across all allocated sites. In general, there are very few concerns about the cumulative impact of the allocated urban sites. Six of the sites scored negatively for objectives 10 and 11, to adapt to climate change and reduce flood risk. These sites should be expected to install SUDS to reduce the risk of flooding, and, where possible, to design development on the site to avoid the areas of worst flood risk. Five sites scored negatively on objective 14, to reduce noise and air pollution, due to being located near to sources of noise and pollution like motorways, major roads, and railway lines. Consideration should be given to appropriate shielding and the design of houses in these developments to reduce noise and air quality impacts where possible.
- 5.6. Sustainable Urban Extension Allocations: These sites present a number of potential cumulative impacts. Three of the sites present potential problems for heritage assets (objective 3), and three of the sites score badly for flooding, and consequently for climate change adaptation as well (objectives 10 and 11), but these impacts should be fairly localised, can be mitigated on a site by site basis via application of criteria based DMP policies, and not have a major cumulative impact across the borough. Six of the sites score negatively for objectives 4 and 8, on reducing the need to travel and promoting sustainable transport modes and reducing greenhouse gas emissions. This is due to the distance of the sites from town and local centres, and the lack of access to public transport, services, and facilities. Mitigation for this issue will involve considering better provision of public transport to these extensions, or designing them to include as many of the relevant services as possible - a solution which would also provide better accessibility to services for those living near the extensions. It should also be noted that there are geographical

limitations to new development opportunities in close proximity to the borough's town centres. A number of sites scored badly on objective 14, to reduce noise and air pollution, due to being located near to sources of noise and pollution like motorways and airports. This is again a localised issue, but consideration should be given to appropriate shielding and the design of houses in these developments to reduce noise and air quality impacts where possible. Six of the sites scored badly on objective 15, to protect landscape character, due to being located in various sensitive areas of landscape. Each individual instance of a negative impact on the landscape is, of course, a localised issue - but if a number of sites negatively impact the landscape within a short period of time, the overall character of the borough could be changed, especially as all the extensions would include the removal of land from the green belt. Mitigation against this is provided somewhat by policy MLS1, which aims to phase the urban extensions rather than releasing them for development all at once. However, in addition to this, sensitive design will be needed on each extension to ensure landscape impact is as limited as possible, and greater density on new developments in urban areas should be considered in order to help the borough meet its housing need without having to release all of the urban extensions for development. Development Management Plan policies requiring good design of new housing, green infrastructure, and open space in new developments will also help to mitigate the landscape impact. Finally, four of the sites scored negatively for objective 16, to protect and enhance biodiversity, due to being located in sensitive areas. The loss of biodiversity is a serious issue, and developments in Biodiversity Opportunity Areas must be required to maintain the current level of biodiversity or, preferably, to deliver a net gain in biodiversity; and all urban extensions should be expected to contribute to a borough-wide network of green infrastructure that can promote biodiversity.

5.7. Safeguarded Land Sites: The cumulative impacts of the safeguarded sites are less important at this point, as the sites are not being allocated for development through the DMP, will be further assessed through a subsequent local plan review and will not be developed until at least after the end of the current plan period in 2027. Regardless, only objective 15, to protect landscape character, scored negatively for more than one of the chosen sites. However, this objective scored negatively with all of the sites, and very negatively for one of them. Clearly, the primary cumulative impact of these sites is their potential impact on the countryside, being located in what is currently green belt land in rural locations. The best way to tackle this impact is to try to avoid it becoming an issue in the first place by continuing to encourage sustainable development on brownfield sites in the borough, however in the longer term such opportunities are inevitably going to become more limited. Higher levels of density could also be encouraged on new developments and on redevelopments of existing sites, to increase the

- borough's ability to meet its housing need without having to turn to the safeguarded sites.
- 5.8. Gypsy, Traveller, and Travelling Showperson Sites: Sustainability objective 2, to improve public health, scores negatively for three of these sites, due to their proximity to motorways and the attendant noise and air pollution. The same sites score negatively for objective 14, to reduce air and noise pollution. The overall impact will be fairly small due to the small size of these sites, but consideration should still be given to providing appropriate shielding that could reduce the impact of the motorways on these sites. Three sites also scored negatively on objectives 4 and 8, to reduce the need to travel and encourage sustainable transport modes and to reduce greenhouse gas emissions. This is due to their distance from town and local centres and the services and facilities they contain. Again, the overall impact will be small due to the size of these sites, but consideration should be given as to how access to services and facilities can be provided to these communities without the need for them to use cars to reach local centres. Two sites scored negatively on objective 12, to protect water quality in the borough, due to being located in areas of high sensitivity to groundwater contamination. However, as these sites are contiguous with one another, the problem is isolated to a very small area and will not have a cumulative impact on the whole borough.
- 5.9. One of the major cumulative impact of the policies, objectives, and site allocations contained in the Development Management Plan is likely to be on the landscape character of the borough, and this is primarily due to the potential impact of urban extensions and future development on safeguarded land. The impact will be partially mitigated through the phasing of urban extension sites, as set out in policy MLS1, which allows for urban extension land to only be released for development as and when it is needed to maintain a five year housing land supply, rather than simply releasing it all at once. This will allow greater control over the landscape impact of large new developments. Negative landscape impacts can also be mitigated against by encouraging greater densities on new developments in the urban area, as this will be more likely to allow the borough to meet its agreed housing targets using urban brownfield land only, without the need to release the urban extensions (or, later, the safeguarded land) that would have more of a negative landscape impact. Development Management Plan policies requiring good design of new housing, green infrastructure, and open space in new developments will also help to mitigate the landscape impact.
- 5.10. The <u>sustainability appraisal</u> of the <u>Sustainable Urban Extensions Broad</u>
 <u>Geographic Locations Technical Report</u> also noted that general development in the borough, in combination with the urban extensions, could pose cumulative problems on traffic congestion. The modelling undertaken at this

time noted particular sensitivity to congestion at the Woodhatch junction, and throughout Reigate and Redhill. A Strategic Highway Assessment Report undertaken by Surrey County Council for the Development Management Plan considered the 'worst-case scenario' (that is, without any mitigation) for traffic impacts as a result of baseline growth plus all the proposed development sites in the Development Management Plan. The report found that the Strategic Employment Site is the primary contributor to cumulative traffic impacts - if the Strategic Employment Site is removed from consideration, traffic impacts over the plan period are significantly reduced and more evenly spread across the borough; if it is included, the impacts are relatively strong, and centred on Horley. Mitigation will therefore need to be identified if the Strategic Employment Site is to be brought forward – this will be more appropriately done at the planning permission application stage, at which point a more sitespecific transport assessment can be undertaken, but may include infrastructure improvements or measures to significantly reduce the number of trips generated by the development. The report also identified a number of junctions and stretches of road that will be likely to suffer traffic stress from the proposed developments, and site-specific mitigation measures and infrastructural improvements may need to be identified and undertaken for development sites in these areas.

- 5.11. The sustainability appraisal of the Sustainable Urban Extensions Broad Geographic Locations Technical Report also identified a possible cumulative impact on school places, particularly secondary school places. The Infrastructure Delivery Plan 2017, and the evidence studies informing it, assess the cumulative impact of the development proposed in the Development Management Plan on infrastructure in the borough, including schools, health facilities, and utilities. Infrastructure schemes needed to address these impacts are listed in a schedule in the Infrastructure Delivery Plan, which is also included in the Development Management Plan. These include new schools and extensions to existing schools, particularly in the Redhill and Merstham area, and new or extended medical centres in Reigate and Horley.
- 5.12. The required infrastructural improvement will be funded by a combination of Community Infrastructure Levy income; funding from the Local Enterprise Partnership, Education Funding Agency, Highways England, and Surrey County Council; and through Section 106 planning obligations and Section 278 highways agreements for site-specific infrastructure.

6. Monitoring

- 6.1. Reigate & Banstead Borough Council produces a number of annual monitoring reports covering a range of areas relevant to plan making and the issue covered in the sustainability appraisal.
- 6.2. The Annual Monitoring Report combines a wide range of statistics into a single report, covering housing delivery, employment, economic development, environment and sustainability, infrastructure, and regeneration. The Town and Local Centre Monitors provide information on vacancies and occupiers in town and local centres, and an analysis of the use classes within them. The Commercial Development Monitor looks at planning permissions and completions of commercial developments and analyses the local commercial property market. The Industrial Estates Monitor focuses on the uses and vacancies within the dedicated employment areas of the borough. The Housing Delivery Monitor compares housing delivery to the targets in the plan and provides information on affordable housing delivery and trends in completions and new permissions. The Environment and Sustainability Monitor looks at planning decisions in heritage areas, development within the green belt and flood risk areas, nature conservation and landscape value, air pollution, nature conservation sites, and local transport projects.
- 6.3. In addition to these regular monitoring reports, a review of the Core Strategy must begin by July 2019, five years since the Core Strategy was adopted. This process will evaluate how well targets in the Core Strategy are being met, and statistics collected during this process will help to show how well the Development Management Plan is being implemented as well. Any sustainability appraisal undertaken during the review process will also require the creation of an updated scoping report, which will provide an opportunity to see what progress has been made on the key indicators since the last report.
- 6.4. Through the process of sustainability appraisal, a number of potential key indicators have emerged to track through these monitoring reports, covering the various likely impacts of development and referring back to a number of the sustainability framework objectives. These indicators include:
 - Affordable housing provision
 - Accessible housing provision
 - Amount of development on previously developed land
 - · Amount of development on greenfield sites
 - · Transport modal usage

- Number of trips per day at morning and evening peaks on the strategic road network
- · Carbon dioxide emissions
- Renewable energy generated
- Energy efficiency of new build housing
- · Water efficiency of new build housing
- Monitoring of air quality
- Quality of biodiversity sites
- Water quality
- Access to open or green space
- Access to sport, leisure, and recreation opportunities
- Available school places compared to need for school places
- Waiting times for GP appointments
- Vacancies in town and local centres
- Vacancies in employment areas

Appendix A – Requirements of European Directive 2001/42/EC

The table below runs through the requirements of the Strategic Environmental Assessment Directive, as found in Annex I of the Directive, and indicates where each requirement is fulfilled within this report.

Directive Requirement	Section of This Report	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	 Introduction and Background The Development Management Plan 	
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	 Summary of Scoping Report Baseline Information Appendix C 	
The environmental characteristics of areas likely to be significantly affected	Summary of Scoping ReportBaseline InformationAppendix C	
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	 Summary of Scoping Report Baseline Information Key Sustainability Issues and problems 	
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	 Summary of Scoping Report Relevant Plans, Policies, Programmes, and Sustainability Objectives Appendix B 	
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors – these effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects	 Sustainability Appraisal Assessments Secondary, Cumulative, and Synergistic Effects Appendices F to N 	

The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	 Sustainability Appraisal Assessments Secondary, Cumulative, and Synergistic Effects Appendices F to N
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Sustainability Appraisal Methodology
A description of the measures envisaged concerning monitoring in accordance with Article 10	Monitoring
A non-technical summary of the information provided under the above headings	Non-Technical Summary

Appendix B – Relevant Plans, Policies, Programmes, and Sustainability Objectives

Plan, policy, or	Summary of objectives or requirements	How	to	account	for	these
programme		objec	ctives/requ	irements		
International Level						
<u>Johannesburg</u>	Affirms a worldwide commitment to sustainable	Ву	promoting	social,	economic,	and
Declaration on	development; to a "humane, equitable, and caring	envir	onmental s	ustainability		
<u>Sustainable</u>	global society"; and to the 'three pillars' model of					
Development (2002)	sustainable development.					
UNECE Convention on	The public has the right to easy access to	Ву	disseminati	ng informa	ation widel	y and
Access to Information,	environmental information; the public must be informed	follow	ving prope	er consulta	ation proc	edures
Public Participation in	about projects that may have an environmental impact,	throu	ghout the p	reparation o	of the local	olan.
Decision Making, and	and should be encouraged to participate in decision-					
Access to Justice in	making over such at an early stage; and the public has					
Environmental Matters	a right to judicial recourse in the case of violation of					
(Aarhus Convention)	these principles or other environmental laws.					
<u>(1998)</u>						
UN Framework	The UNFCCC aims to stabilise greenhouse gases at a	Throu	ugh policies	s that enco	urage or re	quire a
Convention on Climate	level that would prevent dangerous levels of climate	reduc	ction in ene	ergy use in	high-consu	mption
Change (1992), and its	change; the Kyoto Protocol sets specific targets for	areas	s such a	s transpor	t, industry	, and
Kyoto Protocol (1997)	countries to achieve this. Despite considerable	housi	ing.			
	controversy over whether the Protocol is currently					
	active, the EU has committed to a 20% reduction in					
	emissions by 2020, based on 1990 levels. These are					
	translated into national targets for each member state,					
	based on their own circumstances, and the UK's target					
	is a 16% reduction.					

The Habitat Agenda (1996)	A global commitment to ensuring adequate shelter for all, and to making human settlements safer, healthier, and more liveable, equitable, sustainable, and productive.	By fulfilling our commitments to affordable housing, open spaces, sustainable use of energy and other natural resources, good air quality and the reduction of all forms of pollution, and safe streets for all users.
Convention on Biological Diversity (1992)	Recognises the importance of biodiversity and the need to use biological resources sustainably and share their benefits equitably. Encourages the application of the precautionary principle to preserve biodiversity.	By protecting and preserving the most biodiverse spaces in the borough, and encouraging a network of spaces that can sustain biodiversity throughout the borough.
Washington Charter on the Conservation of Historic Towns and Urban Areas (1987)	The conservation of historic urban areas should be an integral part of regional planning, and the participation of residents in the conservation process should be encouraged.	By identifying areas of historic character and working with local residents to protect and preserve their character.
European Level		
European Commission 7th Environmental Action Plan (2013)	 Identifies priority objectives for the EU: Protect, conserve, and enhance natural capital Become a resource efficient, low carbon economy Safeguard citizens from environmental pressures and risks to health and wellbeing Improve implementation of environmental laws Widen the evidence base for environmental policy Integrate environmental concerns into wider policy Make cities more sustainable 	By ensuring the DMP takes a sustainable, low-carbon approach in all areas, and considers the ways in which the natural and built environment affects people's health and wellbeing. Additionally, by basing this approach on a wide and robust range of evidence.
Energy Efficiency	Establishes binding measures to reach a 20% energy	By setting requirements for energy efficiency
Directive (2012)	efficiency improvement in all areas of the energy chain by 2020. These include a 1.5% efficiency improvement per year, and 3% of all government owned buildings being renovated each year.	in new developments, and requiring the use of energy efficient technology as part of planning applications.
Biodiversity Strategy to	Provides targets to halt and reverse biodiversity loss:	By setting out policies for a green

2020 (2011)	. Full implementation of FH potential attack	infractructure naturals
2020 (2011)	Full implementation of EU nature legislation	infrastructure network.
	Greater use of green infrastructure	
	 Ensuring sustainable use of fisheries 	
	 Tighter control of invasive species 	
Energy Performance of	Requires all new buildings to be nearly zero energy by	By setting requirements for energy efficiency
Buildings Directive	the end of 2020, and for new buildings and renovations	in new developments.
<u>(2010)</u>	to meet energy performance requirements in the	
	interim.	
Industrial Emissions	Requires industrial emissions to be reduced on an	By setting requirements for the use of low
Directive (2010)	installation-by-installation basis, taking an integrated	emission technology and minimum energy
	approach that covers the environmental performance	efficiency requirements in new industrial and
	of the whole plant, but allowing for flexible means to	employment locations.
	reach targets.	
Environmental Impact	Requires "plans, programmes, and projects likely to	By defining which types of projects will likely
Assessment Directive	have significant effects on the environment" to be	require an EIA.
<u>(1985/2009)</u>	subject to an environmental assessment before	
	approval.	
Birds Directive (2009)	Establishes a network of Special Protection Areas	There are no SPAs in the borough, but the
, ,	(SPAs) to protect 194 threatened species and sub-	needs of birds can be considered when
	species.	thinking about blue and green infrastructure
	·	networks.
Renewable Energy	Requires 20% of all EU energy, and 10% of transport	By exploring the possibility of siting renewable
Directive (2009)	fuel, to come from renewable sources by 2020. The	energy installations in the borough, or using
	UK's energy target is 15%. Provides criteria for the	land for sustainable biofuel growth.
	production of sustainable biofuels.	
Air Quality Directive	Provides upper limits for a very wide range of airborne	By examining the level of air pollution
<u>(2008)</u>	pollutants, including:	throughout the borough, establishing action
	 PM10 – 50ug/m3 daily average not to be 	plans to clean up areas with high
	exceeded more than 35 times a year, and an	concentrations of pollutants, and requiring
	annual average upper limit of 40ug/m3	developments in such areas to not contribute
	 PM2.5 – annual average upper limit of 25ug/m3 	to further pollution.
	NO2 – 200ug/m3 hourly average not to be	·

		·
	exceeded more than 18 times a year, and an annual average upper limit of 40ug/m3	
	 Ozone – 120ug/m3 eight-hour average not to be exceeded more than 25 times a year, averaged 	
	over three years	
	SO2 – 125ug/m3 daily average not to be	
	exceeded more than 3 times a year	
Waste Framework	Sets out a waste hierarchy with prevention of waste at	By examining ways to reduce waste and
Directive (2008)	the top, followed by re-use, recycling, recovery, and	increase re-use and recycling in the borough.
	then disposal. Also introduces the 'polluter pays' principle.	Additionally, by requiring developments that create more waste to pay for mitigation and
		clean-up.
Floods Directive (2007)	Requires states to assess all water courses and coast	By examining the risks of flooding in the
	lines for risk of flooding, to map the extent of humans	borough and applying the sequential test to
	and assets at risk from this flooding, and to take adequate measures to reduce the risk.	direct development away from areas of risk.
EU Sustainable	Emphasises the 'three pillars' model of sustainable	By considering the principles of sustainable
Development Strategy	development consisting of environmental, social, and	policy making throughout, thoroughly
(2001/2006 – review	economic aspects, and sets out a series of principles	examining the coherence of policy choices,
<u>2009)</u>	to guide sustainable policy making, including: solidarity	and following robust consultation procedures
	between and within generations; involvement of	to ensure all stakeholders are included.
	citizens, businesses, and social partners; an open and democratic society; policy coherence across a range of	
	topics and scales; the precautionary principle; and the	
	'polluter pays' principle.	
Freedom of Access to	Implements the requirements of the Aarhus	By consulting the public on the development
Information Directive	Convention (see 'International Level' above).	of the DMP and making relevant evidence
(2003)	Aires to various superiors to anythrough out to produce	available to the public.
Environmental Noise Directive (2002)	Aims to reduce exposure to environmental noise, and requires noise maps and noise management action	By maintaining access to relevant noise maps, establishing action plans for areas with
DITCOUVE (2002)	plans for towns with more than 100,000 inhabitants	high noise pollution, and requiring
	and areas around major roads, railways, and airports.	developments in such areas to not contribute
-		

		to further noise.
Strategic Environmental Assessment Directive (2001)	Requires public plans and programmes to be subject to an environmental assessment before approval.	By submitting the DMP to a sustainability appraisal process.
Water Framework Directive (2000)	Sets out criteria for assessing water quality based on biological quality, hydromorphological quality (the structure of the river banks or bed), physical-chemical quality (temperature, oxygen, nutrients, etc.), and levels of pollutants.	By assessing the quality of water in the borough, establishing action plans for water bodies of poor quality, and requiring developments in such areas to not contribute to further degradation of water quality.
European Landscape Convention (2000)	Calls for a flexible approach to protecting, managing, and planning landscapes at all levels and of all kinds – from areas of recognised beauty to degraded landscapes.	By considering the impact of development on landscapes of all kinds, and thinking about how to minimise landscape impacts and maximise landscape benefits.
European Spatial Development Perspective (1999)	Calls for spatial development to be integrated and strategic, for the creation of polycentric urban areas that are partnered with their rural hinterlands, for improvements to transport and communications infrastructure, and for good management of natural and cultural heritage to conserve regional identity.	By promoting the vitality of town and local centres to create a polycentric borough that is not overly dependent on individual streets or developments; and by creating a sustainable transport network that links the borough together effectively.
Habitats Directive (1992)	Establishes a network of Special Areas of Conservation (SACs) to protect around 900 threatened species and sub-species.	By providing strong protection for the borough's only SAC, the Mole Gap to Reigate Escarpment, and considered habitats when thinking about blue and green infrastructure networks.
European Convention on the Protection of the Archaeological Heritage (1992)	Calls for the integration of conservation practices into urban and regional planning, and for closer collaboration between archaeologists and developers to ensure the protection of heritage assets during development processes.	By providing strong protection to areas of archaeological importance and including conservation issues in the planning process.
European Convention on the Protection of Architectural Heritage	Establishes the approach to conservation that must be taken throughout Europe to preserve areas of architectural importance.	By providing strong protection to areas and individual buildings of architectural importance.

(1005)		
(1985) National Level		
	Coto out the basic requirements of policy regarding	By analyzing the requirements are met in the
Planning Policy for Traveller's Sites (2015)	Sets out the basic requirements of policy regarding	By ensuring the requirements are met in the DMP.
Traveller's Sites (2015)	traveller's sites, requiring local authorities to identify a	DIVIF.
Improving Air Ovelity in	five year supply of sites to meet their needs.	The provisions of this programme do not
Improving Air Quality in	Creates a policy of Targeted Clean Air Zones where	The provisions of this programme do not
the UK (2015)	older, more polluting vehicles will not be allowed to	directly apply to the borough, but the spirit can
	enter, and calls for stronger emissions standards on	be followed by identifying areas of poor
Haritana 0000: Otrotania	new vehicles.	quality and identifying ways to improve them.
Heritage 2020: Strategic	Sets the priorities for heritage management until 2020,	By continuing to respect the historic
Priorities for England's	including identification and understanding, sustainable	environment of the borough in planning
Historic Environment (2015)	management, and public engagement.	policies.
	Establishes as assessed to quetainable waste	Dy fallowing the idea of a weste biography
National Planning Policy	Establishes an approach to sustainable waste	By following the idea of a waste hierarchy
for Waste (2014)	management which takes into account other spatial	privileging reduction, re-use, and recycling,
	planning issues, and encourages communities and businesses to take responsibility for their waste.	and encouraging new developments to minimise waste.
UK National Energy	Implements the requirements of the EU Energy	By encouraging new developments to
Efficiency Action Plan	Efficiency Directive by encouraging businesses and the	minimise energy use.
(2014)	public sector to increase energy efficiency in buildings,	Tillillillise ellergy use.
(2014)	and sets a UK target of 18% final energy consumption	
	reduction by 2020.	
Government Forestry	Creates a hierarchy for the strategic management of	By developing policies to protect woodlands in
and Woodlands Policy	forestry resources – protecting, improving, and	the borough and incorporating them into a
Statement (2013)	expanding them, in that order.	network of green infrastructure.
National Planning Policy	Covering a huge range of topics, this document	By ensuring that the DMP adheres to all
Framework (2012) and	consolidates existing planning policy and guidance into	relevant policies in the Framework.
Planning Practice	a single document.	·
Guidance		
Biodiversity 2020 (2011)	Sets out the priorities of biodiversity policy to 2020,	By creating an accessible network of green
	including an integrated approach to conservation;	infrastructure that reaches into urban areas,
	putting people at the heart of biodiversity policy;	collecting more data on biodiversity issues in

	reducing environmental pressures; and improving knowledge of related issues, with the ultimate aim of halting biodiversity loss.	the borough, and working with surrounding boroughs on these issues.
UK Renewable Energy	Sets a target of 15% of the UK's energy coming from	By identifying if opportunities exist to increase
Roadmap (2011)	renewable sources by 2020, with particular focus on onshore and offshore wind, marine energy, biomass	the amount of renewable energy infrastructure in the borough.
	electricity and heat, ground and air source heat pumps,	in the bolough.
	and 'renewable transport'.	
Creating Growth, Cutting	Places the majority of the focus for sustainable	By examining opportunities to create better
Carbon: Making	transport solutions on local areas, arguing that it is	pedestrian and cycling environments and to
Sustainable Local	shorter trips within local areas that have the most	encourage public transport use for shorter
Transport Happen (2011)	potential to be achieved through walking and cycling.	journeys within the borough.
<u>Laying the Foundations:</u>	Lays out a strategy of providing financial support to	By following government housing targets
A Housing Strategy for	housing and infrastructure building, encouraging the	within the DMP, and examining ways to
England (2011)	growth of the private rented sector to provide more	increase the size of the private rented sector.
	choice to tenants, and providing funding to reduce	
The Network Obsides	concentrations of empty homes.	December of the second of the
The Natural Choice:	Aims to 'mainstream' the value of nature by facilitating	By creating a network of green infrastructure,
Securing the Value of Nature (2011)	local action to prevent nature, creating a green economy, and strengthening connections between	protecting green spaces and woodlands, and encouraging the creation of additional such
Nature (2011)	people and nature.	spaces alongside new developments.
Energy Act (2011)	Sets out a range of measures designed to increase	By encouraging new developments to
	energy efficiency, energy security, and investment in	minimise energy use.
	low carbon energy supplies.	
National Policy	Determines what projects will be considered to be	By following the principles contained in these
Statements for Energy	nationally significant infrastructure projects, and the	policy statements for any large energy
Infrastructure (2011)	principles by which various energy projects will be	generating developments.
	assessed for permission.	
Equality Act (2010)	Combines previous equality legislation into a single	By ensuring that all policies are non-
	act, which sets out the protected characteristics and	discriminatory against any of the protected
	the different forms of discrimination against them which	characteristics.
	are not permitted.	

Flood and Water Management Act (2010)	Gives local authorities responsibility for managing flood risk in their area.	By ensuring development is, where possible, directed away from areas of flood risk.
Air Quality Standards Regulations (2010)	Determines how air quality should be monitored, what air quality plans should contain, and sets the maximum acceptable limits for a range of airborne pollutants. These are in line with the European air quality targets discussed above.	By continuing to measure air quality levels in the borough and creating air quality management plans where limits have been surpassed.
Conservation of Habitats and Species Regulations (2010)	Consolidates previous legislation on the protection of habitats and endangered species, and requires planning authorities to review planning permissions that would impact conservation sites designated at the European level.	By ensuring that European level conservation sites are protected by planning decisions.
Defra's Climate Change Plan (2010)	Describes a range of strategies for adapting to climate change, including managing flood risk, making the most of ecosystems services, increasing green infrastructure, and encouraging all government departments to adapt for climate change.	By embedding climate change awareness into all policies, directing development away from areas of flood risk, and creating a network of green infrastructure.
The Marmot Review: Fair Society, Healthy Lives (2010)	Aims to combat health inequality through six key policy objectives: giving every child the best start in life; enabling all people to have control over their lives and maximise their capabilities; creating fair employment and good work for all; ensuring a healthy standard of living for all; creating healthy and sustainable communities and places; and strengthening the impact of ill-health prevention.	By considering the best way to design healthy and sustainable places, encouraging greater levels of physical activity for transport and recreation, and ensuring that policies take into account the need for high quality education and health infrastructure.
Climate Change Act (2008)	Sets a target of an 80% reduction in greenhouse gases by 2050, based on 1990 levels.	By examining opportunities to increase sustainable transport use, and by setting energy efficiency requirements for new developments.
Future Water: The Government's Water Strategy for England	Offers a vision of what the water sector should look like in 2030: includes clean and improved water bodies, excellent drinking water quality, managed flood risk,	By evaluating the current quality of water in the borough and identifying areas that require improvement.

		,
<u>(2008)</u>	lower greenhouse gas emissions, and "fair, affordable	
	and cost-reflective charges".	
The Air Quality Strategy	Sets out a vision for further reducing air pollution,	By continuing to monitor levels of air pollution
<u>(2007)</u>	particularly from transportation and industrial sources;	in the borough, encouraging sustainable
	and implements European standards for upper limits of	transport modes as much as possible, and
	particular pollutants. For local authorities, the strategy	considering ways to reduce pollution from
	emphasises the use of Air Quality Management Areas.	industrial and other sources.
Natural Environment and	As well as establishing a number of organisations with	By ensuring the DMP does not contradict any
Rural Communities Act	duties related to the environment, this act made	of the provisions made within this act.
(2006)	various provisions related to the protection of birds,	·
	use of pesticides, protection of rights of way, and the	
	duty to conserve biodiversity.	
Securing the Future:	Sustainable development priorities are defined as	By incorporating an understanding of
Delivering UK	sustainable consumption and production, climate	environmental limits and the need for
Sustainable	change, natural resource protection, and sustainable	sustainability into all policies.
Development Strategy	communities. Five principles of sustainable	
(2005)	development are also set out: environmental limits, a	
	strong, healthy and just society, sustainable economy,	
	good governance, and sound science.	
Countryside and Rights	Places a duty on local authorities to protect and	By considering the protection and
of Way Act (2000)	enhance Sites of Special Scientific Interest, requires	management of SSSIs and the AONB in all
	the production of management plans for Areas of	policies, and encouraging new developments
	Outstanding Natural Beauty, and encourages the	to provide public rights of way.
	creation of new pubic rights of way.	
Planning (Listed	Provides the framework for the system of listed	By ensuring the DMP does not contradict any
Buildings and	buildings and their treatment in the planning system,	of the provisions made within this act.
Conservation Areas) Act	and for the designation of conservation areas.	
(1990)		
Ancient Monuments and	Defines the concepts of ancient monuments and	By ensuring the DMP does not contradict any
Archaeological Areas Act	archaeological areas, and provides for their protection.	of the provisions made within this act.
<u>(1979)</u>		
Regional/Sub-regional/Co	ounty Level	

Surrey Local Flood Risk Management Strategy (2017)	Aims to mitigate the risks of flooding in Surrey through partnership working and increasing community resilience. Objective 6 relates to planning, and states that SCC will focus on their role as a statutory consultee on surface water drainage, advise local planning authorities on flood risk, utilise existing and new development to minimise flood risk, and educate planning officers and others on flood risk and drainage.	compatible with the strategy.
Surrey Transport Plan (2016)	The four objectives of the plan are to create effective, reliable, safe, and sustainable transport in Surrey.	By examining opportunities to increase cycling, walking, and public transport use in the borough while maintaining high standards for rail use.
Surrey's Local Resilience Forum Strategic Climate Change Guidance (2016)	Provides some advice on the risks of climate change in Surrey, and the mitigating actions that can be taken.	By considering climate change when developing all policies, and particularly by taking flood risk into account around new developments.
A Rural Statement for Surrey (2016)	Provides short visions for a number of key themes related to rural issues, with the overall aim of 'rural proofing' policy to ensure it takes rural needs into account.	By considering the needs of rural areas and the development they require, particularly when thinking about green belt policies and urban extensions; and by considering ways of strengthening the links between rural and urban areas of the borough.
Surrey Landscape Character Assessment: Reigate and Banstead (2015)	Describes the important characteristics of the landscape in the borough.	Through consideration of how development will impact the existing landscape characteristics.
Biodiversity and Planning in Surrey (2014)	Outlines biodiversity features that should be protected and identifies their distribution within Surrey; also describes existing opportunities to deliver biodiversity enhancements.	deserts, and creating a network of green infrastructure and protecting existing green spaces and woodlands.
Rights of Way Improvement Plan for	Identifies five main objectives for improving rights of way: improving access to services, facilities, and the	By protecting existing rights of way, ensuring new ones are created with new

Surrey (2014) Surrey Hills AONB Management Plan 2014- 2019 (2014)	wider countryside using rights of way; improving connectivity; improving quality; increasing recreational enjoyment; securing coordinated implementation. Sets out how the AONB will be protected and managed while being used for farming, woodland, biodiversity, heritage, and recreation. Local authorities have a statutory duty to consider this plan for developments that will affect the AONB. New developments will need	developments, and exploring the possibilities for combining rights of way and green infrastructure. By ensuring the DMP takes into account the special requirements of the AONB.
Coast 2 Capital LEP Strategic Economic Plan (2014)	to avoid adverse impact on the character of the AONB. Aims to invest significant public and private sector funding to increase jobs in the region through investment in transport and job locations, increasing skills, providing digital infrastructure, and providing a suitable number of houses.	By ensuring the DMP provides suitable locations for jobs and housing.
Surrey's Joint Health and Wellbeing Strategy (2013)	Sets out five broad priorities for health and wellbeing in the county: improving children's health and wellbeing; developing a preventative approach; promoting emotional wellbeing and mental health; improving older adults' health and wellbeing; and safeguarding the population.	By ensuring that the design of places and communities promotes wellbeing, both emotionally and physically.
Surrey Aggregates Recycling Joint Development Plan Document (2013)	Safeguards particular areas of land for use in aggregates recycling or for related infrastructure.	
Gatwick Diamond Local Strategic Statement (2012)	Provides a joint strategic direction and a framework for cooperation among the authorities in the Gatwick Diamond. Calls for a knowledge-based economy, towns with individual character, regeneration of areas that need it, sustainable transport systems, superfast broadband, an attractive rural environment, and overall sustainable development.	By consulting with surrounding boroughs on the proposals in the DMP, to ensure that they meet the overall strategic needs of the Gatwick Diamond area.
Surrey Minerals Plan	Safeguards particular areas of land for use in minerals	By ensuring designations of land in the DMP

Core Strategy	extraction or for related infrastructure. Accompanied by	do not conflict with the needs of this plan.
Development Plan Document (2011)	Minerals Site Restoration SPD (2011), which sets out priority areas for restoration and guidelines for how to restore areas affected by mineral extraction.	
Surrey Climate Change Strategy (2009)	Aims to reduce emissions by improving energy efficiency and minimising transport emissions, to adapt the built environment to the effects of climate change, and to raise awareness of climate change issues.	By ensuring new developments minimise energy usage, and exploring ways to increase cycling, walking, and public transport usage.
Surrey Woodland Study (2008)	Aims to increase the use of and access to woodlands, protect ancient and heritage woodlands, increase biodiversity through wildlife management, encourage tourism, and develop appropriate planning policies to achieve these goals.	By ensuring that woodlands in the borough are adequately protected in planning policies.
Surrey Waste Plan (2008)	Safeguards particular areas of land for use as waste facilities or related infrastructure, sets out a general policy of waste reduction, and describes how the green belt interacts with the need for waste facilities.	By ensuring designations of land in the DMP do not conflict with the needs of this plan.
Surrey Design (2002)	Promotes high quality design on new developments in Surrey.	By ensuring design policies for new developments are consistent with the guidance in Surrey Design, where it is still applicable.
Local Level		
Reigate & Banstead Five Year Plan (2015)	Explains the priorities for Reigate and Banstead until 2020: supporting residents into employment; providing services to allow older people to remain independent; encouraging healthy lifestyles; improving safety through working with the police; encouraging existing businesses and attracting new ones; ensuring public spaces are clean and attractive; delivering housing, employment space, and infrastructure while protecting the existing environment; being financially self-sufficient; communicating and engaging with residents	By developing policies to deliver affordable and other types of housing, employment spaces, and the necessary infrastructure, while maintaining green and open spaces and the historic character of towns and villages within the borough.

	and businesses; increasing the value of the council's property and assets; and maximising the value of the council's staff.	
Reigate & Banstead Economic Development Framework Report (2015)	Sets out an action plan for economic development in the borough, with priorities including: supporting Gatwick airport; developing existing employment areas; promoting new strategic employment areas; supporting both businesses and those looking for work; maintaining the distinctive character of the borough's towns; and providing business-critical infrastructure.	By ensuring the DMP supports the economic priorities of the borough while considering and protecting the social and environmental aspects of sustainability as well.
Reigate & Banstead Core Strategy (2014)	Lays out the overall spatial vision for the borough, along with a number of objectives and policies to achieve this vision. Covers a very wide range of areas, and is the broad vision document that the Development Management Plan aims to flesh out.	By ensuring the DMP is consistent with the principles of the Core Strategy.
Reigate & Banstead Strategic Flood Risk Assessment (2012)	Identifies areas of flood risk in the borough, describes the policy approach taken towards them, and provides advice for developers.	By noting the locations of flood risk and using this information to inform site allocations in the DMP.
Reigate & Banstead Sustainable Energy Strategy (2009)	Aims to empower communities to achieve 80% emission reductions by 2050 through designating 'green action zones' and encouraging action across five themes: community leadership; improved energy efficiency in the council buildings, fleets, and services; sustainable energy in homes, business and the social sector; sustainable energy in new developments; and a fund for local energy projects.	By considering the most effective ways to increase the share of sustainable energy in both new and existing developments in the borough.
Reigate & Banstead Draft Conservation Area Character Appraisals (Various Dates)	Provide details of the important characteristics of various conservation areas around the borough.	By taking into account these characteristics when allocating sites, and in policies relating to heritage and conservation.

Appendix C – Key Baseline Statistics

Social Sustainability				
Indicator	Statistic	Comparators	Trend	Issues
Population	144,100 (2015)	-	+2.1% from 2013, +4.1% from 2011, +6.8% from 2009 – upward trend	Growing population
Proportion of over 60s	22.6% (2011)	23.3% in SE England	+1.7% from 2001 – suggestion of upward trend	Ageing population, albeit younger than the SE England average
Number of dwellings	58,830 (2015)	-	+1.5% from 2013, +2.9% from 2011, +4.4% from 2009 – upward trend	Increase in dwellings slower than population increase
Proportion of homeowners	73.1% (2011)	67.6% in SE England	-5.7% from 2001 – downward trend	Lower than average proportion of renters
Average house price	£458,259 (2016)	£348,999 in SE England	+10.6% from 2015, +15.4% from 2014, +25.5% from 2013 – strong upward trend	High house prices, rapidly increasing
Average monthly rent	£1,137 (2015-16)	£1,347 in Surrey; £959 in SE England	+12.2% from 2013, +23.6% from 2011 – fast upward trend	High rents, rapidly increasing
Proportion of underoccupied houses	76.7% (2011)	74.8% in SE England	-3% from 2001 – downward trend	High proportion of underused rooms
Proportion of overcrowded houses	6.6% (2011)	7.5% in SE England	+1.1% from 2001 – upward trend	Low amount of overcrowding
Number of people accepted as homeless	104 (2016)	-	-25% from 2015, +-0% from 2014, +52.9% from 2013 – fluctuating trend	Reasonably high levels of homelessness
Life expectancy at	81.2 years men,	80.5 years men, 84	+1.3 years men, +1 year women	Population living

birth	84.4 years women (2014)	years women in SE England	from 2009; +3.3 years men, +3 years women from 2004 – upward trend	longer
Healthy life expectancy	68.3 years men, 69.7 years women (2013)	64.2 years men, 66.1 years women in UK (2011)	-	Large gap between life expectancy and healthy life; but population have longer healthy lives than the country as a whole
Adults with excess weight	63.8% (2015)	63.3% in SE England	+0.5% from 2014 – slight upward trend	Well over half of adult population is overweight
Proportion of physically active adults	55.7% (2015)	60.2% in SE England	-7.6% from 2014, -10.2% from 2013, -2.2% from 2012 – no clear trend	Low proportion of active adults, with a sharp reduction in previous two years
Obese children at age 11	13.8% (2015)	16.4% in SE England	-0.7% from 2013, -1.7% from 2011, - 1.5% from 2009 – general downward trend	Low level of obese children, with gradual reduction
Disability Living Allowance claimants	3,890 (2016)	-	-8.4% from 2015, -10.4% from 2014 - downward trend	Around 2.5% of the population is affected by disability
Proportion of people commuting via car	62.2% (2011)	65.5% in SE England	-2.1% from 2001 – downward trend	Slightly lower than average car use
Households with no vehicle	13.8% (2011)	18.6% in SE England	-1.1% from 2001 – suggestion of slow downward trend	Higher than average car ownership suggests high level of car dependency
Crime rate	13.98 per 1,000 people per quarter (2016)	12.94 per 1,000 people per quarter in Surrey	+0.77 from 2015, +3.06 from 2014, +2.27 from 2013 – general upward trend	High levels of crime for the region, and rising

Proportion of children living in poverty Proportion of	9.26% (15.15% adjusted for housing costs) (2016) 7.2% (2014)	10% after housing costs in Wokingham (lowest); 49% after housing costs in Tower Hamlets (highest) 7.3% in Surrey, 8.3% in	-0.28% unadjusted, -0.26% adjusted from 2014 – suggestion of slight downward trend +0.2% from 2013, +0.3% from 2012,	Relatively low levels of child poverty Relatively low level of
households in fuel poverty	7.2% (2014)	SE England	-0.6% from 2011 – trend unclear	fuel poverty
Overall IMD rank	290 (2015)	Waverley, 323 (highest ranking in Surrey), Spelthorne, 236 (lowest ranking in Surrey)	-6 places from 2010 – slight downward trend, but figures are not easily comparable	Relatively not deprived, but one of the more deprived areas in Surrey
Ranking for individual IMD indicators	-Income: 282 -Employment: 288 -Education: 269 -Health: 290 -Crime: 177 -Barriers to Housing and Services: 145 -Living Environment: 274 -Income, children: 262 -Income, older people: 301 (2015)	-Income: Mole Valley, 321; Spelthorne, 239 -Employment: Elmbridge, 320; Spelthorne, 261 -Education: Elmbridge, 314; Spelthorne, 142 -Health: Elmbridge, 317; Spelthorne, 246 -Crime: Waverley, 301; Tandridge, 114 -Barriers to Housing and Services: Elmbridge, 280; Runnymede, 66 -Living Environment: Surrey Heath, 319; Spelthorne, 164 -Income, children: Waverley, 321;	Income +52 from 2010; Employment +61 from 2010 – suggests upward trend, but figures are not easily comparable	Problems with deprivation in domains of crime and barriers to housing and services; relatively deprived compared to some areas of Surrey

		Spelthorne, 189 -Income, older people: Surrey Heath, 322; Runnymede, 266	
IMD ranks in Surrey by ward	-Nork 178 -Tadworth and Walton 173 -Reigate Hill 154 -Meadvale and St Johns 129 -Kingswood with Burgh Heath 126 -Reigate Central 111 -Banstead Village 101 -Horley East 95 -Tattenhams 84 -Chipstead, Hooley and Woodmansterne 82 -Redhill East 78 -Salfords and Sidlow 67 -Earlswood and Whitebushes 59 -Horley West 37 -Redhill West 36		Clustering of deprivation in particular wards with lower scores

	-South Park and Woodhatch 33 -Horley Central 19 -Merstham 10 -Preston 6			
Economic Sustainab	Statistic	Comparator	Trend	Issues
Proportion of	3% (2016)	3% in Surrey, 4.2% in	-1% from 2014, -1.7% from 2012, -	Low levels of
unemployed people	(2010)	SE England	2.6% from 2010 – downward trend	unemployment, and decreasing
Average weekly wage	£629.50 (2016)	£653.90 in Surrey (2015), £582 in SE England	-5.9% from 2014, -8.8% from 2012, - 3.2% from 2010 – general downward trend	Relatively high wages, but decreasing
Average weekly wage by gender	£678 men, £588.30 women	£634 men, £512.30 women in SE England	Men: -8% from 2014, -5.6% from 2012, +1% from 2010 Women: +15.4% from 2014, +8.3% from 2012, -0.3% from 2010 – no clear trends	Large gender gap in wages, similar to 2010 figures despite quite large fluctuations
Number of enterprises	6,855 (2016)	-	+12.6% from 2014, +17.1% from 2012, +22.3% from 2010 – strong upward trend	Growing economy
Business survival rate after 5 years	44.1% (2014)	45.4% in Surrey, 43.8% in SE England	+1.1% from 2013, -6.9% from 2012 – no clear trend	Business survival is around average, but could be improved relative to the rest of Surrey
Proportion of knowledge-based businesses	29.3% (2008)	35.9% in Elmbridge (highest in Surrey), 24.9% in Spelthorne (lowest in Surrey)	No previous data available	Support required for knowledge economy to expand
Proportion of residents with two A-	68% (2016)	66.1% in Surrey, 60.3% in SE England	+11.5% from 2014, +11.1% from 2012, +9.9 from 20010 – strong	Relatively high levels of educational

levels or equivalent			upward trend	achievement, trend
levels of equivalent			upward trend	suggests influx of
				well-educated people
				· · · · · · · · · · · · · · · · · · ·
November of NICCTs	141 (0010)	100 in Coalthaura (nast	Figure 4 fluctuate to a midely to	in recent years
Number of NEETs	141 (2013)	132 in Spelthorne (next	Figures fluctuate too widely to	High number of
		highest in Surrey), 57 in	identify trend	NEETs compared to
		Mole Valley (lowest in		other Surrey
		Surrey)		boroughs
Environmental Susta	inability			
Indicator	Statistic	Comparator	Trend	Issues
Electricity	4,472 kWh (2015)	3,914 kWh in the UK	-2% from 2013, -4.5% from 2011, -	Electricity use
consumption per			5% from 2009 – steady downward	reducing, but still
person per year			trend	significantly higher
				than average
Gas consumption per	16,519 kWh	13,210 kWh in the UK	-2% from 2013, -3.8% from 2011, -	Gas use reducing, but
person per year	(2015)		10.2% from 2008 – strong	still significantly
			downward trend	higher than average
CO2 emissions per	5.8 tonnes (2014)	6 tonnes in Surrey, 6.3	-13% from 2012, -20.5% from 2010,	CO2 emissions low
person per year	, ,	tonnes in the UK	-25% from 2008 – strong downward	and decreasing at a
. ,			trend	faster rate than
				energy use
Domestic solar	1,371 (2015)	-	+44.5% from 2014 – suggests	Domestic solar
installations	, , ,		strong upward trend	becoming more
				accepted as an
				energy source
Waste recycled, re-	48.8% (2016)	65.2% in Rochford	-3.8% from 2015, -3.2% from 2014 –	Levels of recycling
used, or composted	10.070 (20.0)	(best local authority in	downward trend	relatively high,
		SE England), 24.6% in		although increasing
		Lewes (worst local		slowly
		authority in SE		,
		England)		
Proportion of SSSI	52.8% (2015)	37.5% in England	_	SSSIs in the borough
1 10portion of 0001	02.070 (2010)	1 07.070 III Eligialia	1	CCCIS III the borough

land rated 'favourable'				are in relatively good
Proportion of land covered by SAC, SSSI, or LNR designations	18.2% (2015)	19.4% in England (including Ramsar sites and national parks)	-	Amount of the borough protected for biodiversity is about average
Proportion of land covered by ancient woodland	3.9% (2016)	2.3% in UK	-	Higher than average amount of ancient woodland
Number of flood warnings issues by the Environment Agency	24 (2016)	-	+19 from 2015, -4 from 2014, +4 from 2013 – no clear trend	Potentially high risk of flooding in parts of the borough
Number of monitoring stations exceeding EU limits for average NO2 emissions	2 of 8 (2015)	-	-4 from 2006 (6 of 8 exceeded limit) – downward trend	Nitrogen dioxide levels improving
Average NO2 levels across all 8 monitoring stations	35.5 micrograms per m3 (2015)	40 micrograms per m3 is EU limit	-10.38 micrograms from 2006 – downward trend	Nitrogen dioxide levels improving, and achieving targets
Number of days where average ozone levels exceed 100 micrograms per m3	13 (2015)	10 days is the UK standard	+3 from 2014, -17 from 2013, -8 from 2012 – suggests general downward trend	Number of high ozone days improving, but still exceeding targets
Average PM10 concentrations (Volatile Correction Methodology)	19.2 micrograms per m3 (2015)	WHO guideline is 20 micrograms per m3	+0.5 from 2014, -0.9 from 2013, -0.2 from 2012 – levels remaining generally steady	PM10 levels are steady, and around the WHO guideline limit

Appendix D – Framework Objectives and Guiding Questions

Number	Objective	Guiding Questions – Will The Option:
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	 Boost the supply of housing? Promote improvements in the availability and quality of the housing stock? Help provide a supply of affordable homes to meet identified needs? Help to reduce the number of homeless people in the borough? Increase the amount of extra-care or enhanced sheltered accommodation? Provide for the needs of gypsies, travellers, and travelling showpeople? Provide options for self-build provision in the borough? Have a significant detrimental effect on the financial viability of delivering future housing?
2	To facilitate the improved health and wellbeing of the whole population	 Help to improve the health of the community? Improve access to health provision? Encourage healthy lifestyles? Enhance access to greenspace? Help people to remain independent and provide assistance to single parents, the elderly, those with ill health or disability? Reduce crime and fear of crime? Help overcome social exclusion? Help address the issues of deprivation and poverty?
3	To conserve and enhance archaeological, historic, and cultural assets and their setting	 Protect and/or enhance the historic and cultural assets of the borough? Protect registered parks and gardens?

4	To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities	 Preserve or enhance the character or appearance of conservation areas and their settings? Improve access to the authority's cultural assets? Promote sensitive re-use of important buildings where appropriate? Reduce the need to travel, especially by private motorised vehicles? Provide charging infrastructure for electric vehicles? Reduce congestion or minimise unavoidable increases in congestion? Reduce the need for car ownership? Help provide safe walking/cycling/public transport infrastructure, including choice and interchange? Be accommodated within the existing public transport constraints?
		 Reduce the need for road freight? Improve access to the countryside, natural urban greenspace, and historic environments? Improve access to key services (education, employment, recreation, health, community services, and cultural assets)?
5	To make the best use of previously developed land and existing buildings	 Encourage reusing previously developed land provided it is not of high environmental value? Encourage the re-use of existing buildings? Ensure that development is making the best use of land?
6	To support economic growth which is inclusive, innovative, and sustainable	 Support sustainable growth and encourage the provision of a range of jobs that are accessible to residents? Provide for, and support, the needs of businesses, including new or emerging sectors? Facilitate flexible working practices? Promote the viability, vitality, and competitiveness of town centres and encourage their commercial renewal?

		 Facilitate and encourage the building of a skilled local workforce? Encourage mixed-use development? 	
7	To provide for employment opportunities to meet the needs of the local economy	 Provide for the needs of the economy, especially local businesses in both urban and rural areas? Encourage diversity and quality of employment options? Encourage rural diversification? Have a significant detrimental effect on the financial viability of delivery of future employment development? 	
8	To reduce greenhouse gas emissions and move to a low carbon economy	 Reduce emissions? Reduce the need for energy use? Support decentralised energy generation? Facilitate the generation/use of renewable energy? 	
9	To use natural resources prudently	 Encourage the use and supply of sustainable local products or services? Help reduce the environmental impact of products and services? Reduce the use of primary resources, or create markets for recycled materials? Encourage the efficient use of mineral resources? Positively impact on residents' lifestyle choices to encourage their prudent use of natural resources? Promote re-use and recycling of materials? Promote the efficient storage and collection of waste, and allow for waste to be managed close to where it arises? Minimise the production of waste? 	
10	To adapt to the changing climate	 Help in protecting the community from the increased extremes of weather which are predicted to occur more often with climate change (heatwaves, drought, and flooding)? Reduce the opportunities to adapt in the future? 	
11	To reduce flood risk	 Reduce the risk of fluvial, surface water, groundwater, and sewer flooding to existing and future development? 	

12	To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	 Steer development away from areas at risk of flooding? Help to reduce the rate of run-off and encourage sustainable urban drainage systems? Ensure that increased flooding extremes are understood and reduced as far as possible? Improve quality and maintain an adequate supply of water? Reduce pollution of groundwater, watercourses, and rivers from run-off/point-sources? Reduce the amount of nitrates/phosphates entering the water environment? Reduce the demand for water? Encourage water to be stored for re-use?
13	To reduce land contamination and safeguard soul quality and quantity	 Reduce the risk of land contamination and protect good quality soil? Reduce the risk of creating further contamination? Help to remediate contaminated sites and where possible carry this out on-site? Prevent soil erosion? Minimise the loss of best and most versatile agricultural land (grades 1-3a)?
14	To ensure air quality continues to improve and noise and light pollution are reduced	 Help improve air quality? Support specific actions in designated AQMAs? Reduce pollution from traffic? Encourage the creation of tranquil areas? Ensure that people are not exposed to greater levels of noise? Help reduce light pollution?
15	To protect and enhance landscape character	 Protect and enhance the landscape character areas within the borough, including the AONB and AGLV? Protect and enhance the borough's natural urban greenspace? Protect significant views? Protect the urban fringe?

		Protect the open countryside?
16	To conserve and enhance biodiversity	 Prevent fragmentation, increase connectivity and create more habitats? Secure enhancement in biodiversity in all new development? Continue to protect formally designated areas of nature conservation, including the SAC?
		 Take account of the effects of climate change on biodiversity and increase ecosystem resilience where possible? Adequately defend and enhance protected species? Protect SSSIs?

Appendix E – Summary of Responses to Scoping Report Consultation

Oumors!		Changes to Cosmins
Organi sation	Comment	Changes to Scoping Report
Sunoil	There have been recent updates to climate change allowances, which may affect flood risk calculations. This guidance shows anticipated changes in peak river flow, peak rainfall intensity, sea level rise, and offshore wind speed and extreme wave height, and can be found at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances.	This information has been added.
Environment Agency	Guidance has been published setting out when Natural England and the Environment Agency need to be consulted. There is advice for local planning authorities at https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice; for developers at https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals; and for neighbourhood planning groups at https://www.gov.uk/guidance/consulting-on-neighbourhood-plans-and-development-orders.	Noted, but no change to the Scoping Report necessary.
Environ	Important to be sure you are using the latest Environment Agency data as part of the evidence base: http://environment.data.gov.uk/ds/partners/inde x.jsp#/partners/login	This site has been used as the basis for environmental statistics where relevant.
	A new Flood Risk Assessment template is available at https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section. Please help communicate this to your team, customers, and developers, and add a link to it on your planning website.	Noted, but no change to the Scoping Report necessary.
	Please continue to encourage developers to apply to the Environment Agency for early preapplication advice. We recommend adding a link to https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297018/LIT_9015_c2822b.pdf to your website.	Noted, but no change to the Scoping Report necessary.

	In the Mole Valley catchment there are five measures to prevent risk (based around working with local planning authorities to influence spatial planning and supporting them in making updates to Strategic Flood Risk Assessments and local development plans); four measures to prepare for flood risk (based around emergency planning, community flood plans, and refining flood warning services); and nine measures to protect from flood risk (based around managing and maintaining flood defence schemes).	This information has been added.
	The Upper Mole Flood Alleviation Scheme is an ongoing project in the Crawley area to provide flood storage areas to protect local communities.	This information has been added.
	The Redhill Flood Alleviation Scheme will formalise storage already provided by wetlands through working with landowners, and will reduce the risk of flooding to communities in Redhill and Earlswood along the Redhill Brook.	This information has been added.
	The River Mole partnership has identified the following priority issues: man-made modifications to the river; pollution from waste water; and diffuse pollution from farmland. In response to this, it aims to remove barriers that are impeding fish passage and thus contribute to the recovery of populations of brown trout, Atlantic salmon, and European eel; install fish bypasses on the five weirs of the Lower Mole Flood Alleviation Scheme; and restore natural morphology to man-modified parts of the river through channel habitat creation, gravel reintroduction, tree works, and back waters.	This information has been added.
Historic England	Provided a generic guidance document, and said that they have no specific suggestions for the policies, plans, and programmes or baseline data sections, but that we should consult the generic guidance. They have no further comments on the sustainability issues section; they support the use of the East Surrey Sustainability Objectives; and they agree that the appropriate issues are reflected in the scoping report.	Noted, but no change to the Scoping Report necessary.

	Potential Plans, Policies, and Programmes to include: UNESCO World Heritage Convention European Landscape Convention Convention for the Protection of the Architectural Heritage of Europe European Convention on the Protection of Archaeological Heritage Planning (Listed Buildings and Conservation Areas) Act 1990 Ancient Monuments and Archaeological Areas Act 1979 Marine and Coastal Access Act 2009 National Planning Policy Framework National Policy Statements Local Plans Marine Plans National Park/AONB Management Plans Heritage/Conservation Strategies Other Strategies (i.e. Cultural or Tourism) Conservation Character Appraisals and Management Plans World Heritage Site Management Plans Baseline Data: Good Practice Advice Note 1 (https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/) contains advice on relevant sources of evidence.	Most of these were already included, and others were considered not relevant enough for inclusion. However, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 have been added to Appendix A, as have the various Conservation Area Character Appraisals developed by the planning team. Sourcing improved in the updated Scoping Report
	The baseline data should also consider the presence of protected or priority species, including Annex I and regularly occurring migratory birds.	Discussion of other Natura 2000 sites and the presence of protected species within them has been added.
atural England	The baseline data should take into consideration the Surrey Hills AONB and reference the most up-to-date AONB Management Plan.	It is unclear where this would be mentioned in the baseline, considering it is already referred to in the previous section of the report.
Nat	An evidence base of maps, inventories and government policies would be useful in assessing the potential impact of the plan on UK Biodiversity Action Plan priority habitats and local sites.	Information of this kind has already been included in the plan, and it is unclear what additional information this comment requests.

	A measure of biodiversity net gain or loss should be included - the Defra biodiversity offsetting metric or the environment bank biodiversity impact calculator could help.	Assuming this refers to calculating biodiversity net loss or gain over the past year (or a longer period), it is considered that the amount of work that would be needed to determine this would not be proportionate to the requirements of a Sustainability Appraisal Scoping Report.
	Natural England would like to highlight that green space, wild green space, and green infrastructure can all be used to create connected green space suitable for species adaptation to climate change.	Noted, and a forthcoming Green Infrastructure Strategy aims to address this topic in more detail.
	Protected and priority species, and priority habitats and local sites, could be addressed in the issues section.	A paragraph about pressures on local sites, including the SAC and SSSIs is already included.
	Objective 13: 'good quality soil' should be changed to 'best and most versatile (BMV) agricultural land (grades 1-3a)'.	This change has been implemented.
	The plan should not only take account of the effect of climate change on biodiversity, but should also try to increase the resilience of these ecosystems.	A reference to ecosystem resilience has been added to the relevant guiding question under objective 16.
	Objective 16: the SAC should be mentioned in the guiding questions here, not under objective 15.	This change has been implemented.
Surrey County Council	PPPs should include Surrey Local Flood Risk Management Strategy (https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/surrey-local-flood-risk-management-strategy), although a new one is due in 2017.	Added to Appendix A
Surrey Cou	PPPs should include Reigate and Banstead Strategic Flood Risk Assessment 2012 (http://www.reigate-banstead.gov.uk/downloads/file/200/reigate_and_banstead_strategic_flood_risk_assessment_2012).	Added to Appendix A

1	Objective 11 - there is a cost implication of protecting against identified flood risk. Can the fourth guiding question be reworded to: 'Ensure that increased flooding extreme risks are understood and to reduce where possible?'	This change has been implemented.
	Para 3.50 - change the school place numbers to 1765 (reception) and 1323 (secondary).	This change has been implemented.
; ; ;	School place demand figures do not tally with SCC's - they are in the same ball park, however, and there are different ways to interpret demand so they are not necessarily wrong - however, they would like to understand where we got them from.	After explaining the source to SCC, no further response was received. Consequently, these numbers have been retained in the updated report.
	PPPs could include 1857 Burial Act.	It was felt that researching and including legislation from over 150 years ago would not be proportionate.
:	Heritage assets discussion is based on the 1993 SPD which is now very out of date - should use the County Historic Environment Record as a source instead.	These figures have been updated in consultation with the conservation officer.
1	Objective 3 - there is a problem with the lack of museum and archaeological archive facilities for the area, which makes it difficult to fulfil the objective of 'improving access to the authority's cultural assets' unless a suitable public repository for planning-generated archaeological material if identified.	This information has been added.

Appendix F – DMP Objectives Assessment

PE1 - Safeguard existing employment land and premises to ensure that there								
is adequa	is adequate space for businesses to locate in the borough							
Objective	Score	Comments	Potential Mitigation					
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This objective is unlikely to have a negative or positive impact	N/A					
2 - To facilitate the improved health and wellbeing of the whole population	+	Providing access to employment can address issues of poverty, deprivation, and social exclusion	N/A					
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This objective is unlikely to have a negative or positive impact	N/A					
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	Encouraging businesses to locate in the borough may reduce the need for residents to commute, or allow them to commute shorter distances within the borough. This may also increase residents' access to services and facilities	N/A					
5 - To make the best use of previously developed land and existing buildings 6 - To support economic growth which is inclusive, innovative, and sustainable	+	This objective helps to ensure currently existing employment land will continue to be used for that purpose where suitable This objective will help to support the borough's economic growth by encouraging businesses to locate within the	N/A					

		borough. This will also	
		make employment more accessible to residents of	
		the borough	
		This objective aims to	
7 To provide for		ensure that local residents	
7 - To provide for employment		have access to the employment opportunities	
opportunities to		they need by encouraging	
meet the needs of		businesses to locate in	
the local economy	++	the borough	N/A
		This would depend upon	
		the kinds of businesses	New developments for
8 - To reduce		that locate in the borough. The objective does not	employment uses could be encouraged to
greenhouse gas		inherently encourage a	incorporate renewable
emissions and		low carbon economy, but	energy measures to
move to a low		neither does it discourage	reduce greenhouse gas
carbon economy	?	it.	emissions.
		This would depend upon	
9 - To use natural		the kinds of businesses	N1/A
resources prudently	?	that locate in the borough. This objective is unlikely	N/A
10 - To adapt to the		to have a negative or	
changing climate	0	positive impact	N/A
onanging omnate		This objective is unlikely	1 1/7 1
11 - To reduce		to have a negative or	
flood risk	0	positive impact	N/A
12 - To improve the			
water quality of			
rivers and groundwater, and			
maintain an		This objective is unlikely	
adequate supply of		to have a negative or	
water	0	positive impact	N/A
		By encouraging the use of	
		existing employment land,	
		this objective encourages potential contamination	
		caused by employment	
13 - To reduce land		uses to be maintained	
contamination and		within existing areas	
safeguard soil		rather than spreading to	
quality and quantity	+	new sites.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	?	This would depend upon the kinds of businesses that locate in the borough. Employment sites are likely to be safeguarded away from residential areas, reducing the impact of noise and light pollution. However, impacts on air quality are less confined to the direct area around the employment site, and may affect other areas of the borough.	Policies could encourage new developments for employment to demonstrate measures taken to avoid worsening air, noise, or light pollution - particularly if located in areas sensitive to these kinds of pollution, such as AQMAs, or the Gatwick Airport 57 decibel noise contour.
15 - To protect and enhance landscape character	+	By maintaining employment areas in their current locations, this objective protects landscape character in other areas.	N/A
16 - To conserve and enhance		This objective is unlikely to have a negative or	
biodiversity	0	positive impact	N/A

PE2 - Provide flexibility for local businesses to start up, grow, diversify, and prosper							
Objective Score Comments Potential Mitigation							
1 - To provide							
sufficient housing to							
enable people to live							
in a home suitable to		This objective is					
their needs and		unlikely to have a					
which they can		negative or positive					
afford	0	impact	N/A				
		Providing additional					
2 - To facilitate the		access to employment					
improved health and		can address issues of					
wellbeing of the		poverty, deprivation,	NI/A				
whole population	+	and social exclusion	N/A				
3 - To conserve and		This objective is					
enhance		This objective is					
archaeological,		unlikely to have a					
historic, and cultural	0	negative or positive	NI/A				
assets and their	U	impact	N/A				

settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	Encouraging businesses to locate in the borough may reduce the need for residents to commute, or allow them to commute shorter distances within the borough. This may also increase residents' access to services and facilities	N/A
5 - To make the best use of previously developed land and existing buildings	0	This objective is unlikely to have a negative or positive impact	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	This objective encourages an increase in the number and diversity of local businesses, and aims to help local businesses to grow further, all benefitting the economy of the borough	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	This objective encourages an increase in the number and diversity of local businesses, and aims to help local businesses to grow further, providing further employment opportunities for residents of the borough	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	?	This will depend upon the kind of businesses that emerge in the borough	New developments for employment uses could be encouraged to incorporate renewable energy measures to reduce greenhouse gas emissions.

1	1	l 	1
		This will depend upon	
		the kind of businesses	
9 - To use natural		that emerge in the	
resources prudently	?	borough	N/A
		This objective is	
		unlikely to have a	
10 - To adapt to the		negative or positive	
changing climate	0	impact	N/A
		This objective is	
		unlikely to have a	
11 - To reduce flood		negative or positive	
risk	0	impact	N/A
12 - To improve the			
water quality of			
rivers and			
groundwater, and		This objective is	
maintain an		unlikely to have a	
adequate supply of		negative or positive	
water	0	impact	N/A
13 - To reduce land	J	This objective is	14,71
contamination and		unlikely to have a	
safeguard soil		negative or positive	
quality and quantity	0	impact	N/A
quanty and quantity	0	mpaot	Policies could encourage
			new developments for
			employment to
			demonstrate measures
			taken to avoid worsening
			air, noise, or light pollution
			- particularly if located in
14 - To ensure air		This may depend on	areas sensitive to these
quality continues to		the number, size, and	kinds of pollution, such as
improve and noise		location of businesses	AQMAs, or the Gatwick
and light pollution are reduced		encouraged to start or	Airport 57 decibel noise
rare reduced	2	grow under this policy	contour
4.0.000000	?	grow under this policy	contour.
	?	This objective is	contour.
15 - To protect and	?	This objective is unlikely to have a	contour.
15 - To protect and enhance landscape		This objective is unlikely to have a negative or positive	
15 - To protect and	?	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character		This objective is unlikely to have a negative or positive impact This objective is	
15 - To protect and enhance landscape character 16 - To conserve		This objective is unlikely to have a negative or positive impact This objective is unlikely to have a	
15 - To protect and enhance landscape character		This objective is unlikely to have a negative or positive impact This objective is	

PE3 - Help new development to deliver jobs and skills benefits for local people			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people			
to live in a home suitable			
to their needs and which	0	This objective is unlikely to have a	N1/A
they can afford	0	negative or positive impact	N/A
2 - To facilitate the		Providing access to employment	
improved health and		and skills can address issues of	
wellbeing of the whole		poverty, deprivation, and social	NI/A
population 3 - To conserve and	+	exclusion	N/A
enhance archaeological,		This objective is unlikely to have a	
historic, and cultural assets and their settings	0	This objective is unlikely to have a	N/A
assets and their settings	U	negative or positive impact Encouraging businesses to create	IN/A
4 - To reduce the need to		jobs in the borough may reduce the	
travel, encourage		need for residents to commute, or	
sustainable transport		allow them to commute shorter	
options, and improve		distances within the borough. This	
accessibility to all		may also increase residents'	
services and facilities	+	access to services and facilities	N/A
5 - To make the best use	•	access to convices and racingo	14//
of previously developed			
land and existing		This objective is unlikely to have a	
buildings	0	negative or positive impact	N/A
		This objective will encourage the	
6 - To support economic		benefits of economic growth to be	
growth which is inclusive,		shared with all residents, including	
innovative, and		those who are unskilled or	
sustainable	++	otherwise disadvantaged	N/A
		This objective will provide jobs for	
7 - To provide for		local residents and encourage	
employment opportunities		training and skills development that	
to meet the needs of the		will meet the needs of the local	
local economy	++	economy.	N/A
8 - To reduce			
greenhouse gas			
emissions and move to a		This objective is unlikely to have a	
low carbon economy	0	negative or positive impact	N/A
9 - To use natural		This objective is unlikely to have a	
resources prudently	0	negative or positive impact	N/A
10 - To adapt to the		This objective is unlikely to have a	
changing climate	0	negative or positive impact	N/A
		This objective is unlikely to have a	
11 - To reduce flood risk	0	negative or positive impact	N/A
i i i i i caace iiooa iisk	0	nogative of positive impact	1 N/ / N

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character	0	This objective is unlikely to have a negative or positive impact	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

PE4 - Protect the vitality and viability of our town centre shopping areas				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This objective is unlikely to have		
can afford	0	a negative or positive impact	N/A	
		Vital, viable town centres with a		
		range of services, shops, and		
2 - To facilitate the		other facilities available can		
improved health and		encourage walking and social		
wellbeing of the whole		interaction, contributing to health		
population	+	outcomes	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural assets		This objective is unlikely to have		
and their settings	0	a negative or positive impact	N/A	
4 - To reduce the need to		Viable town centres with a range		
travel, encourage		of facilities, services, and shops		
sustainable transport		reduce the need to travel to		
options, and improve		more distant centres and		
accessibility to all services		improve accessibility for local		
and facilities	++	residents	N/A	
		This objective ensures that		
5 - To make the best use of		existing buildings in town centres		
previously developed land		can be prioritised for		
and existing buildings	+	redevelopment as town centre	N/A	

		uses	
6 - To support economic growth which is inclusive, innovative, and sustainable	++	This objective will encourage the vitality, viability, and competitiveness of town centres in the borough	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Competitive, viable town centres will provide employment opportunities for local residents	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	This objective can have some impact on greenhouse gas emissions by discouraging the need to travel to more distant town centres	N/A
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate	0	This objective is unlikely to have a negative or positive impact	N/A
11 - To reduce flood risk 12 - To improve the water	0	This objective is unlikely to have a negative or positive impact	N/A
quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character	0	This objective is unlikely to have a negative or positive impact	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

PE5 - Protect the viability of smaller scale but vital local shopping areas				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This objective is unlikely to have		
can afford	0	a negative or positive impact	N/A	
		Viable local centres with a		
		range of services, shops, and		
		other facilities available can		
2 - To facilitate the improved		encourage walking and social		
health and wellbeing of the		interaction, contributing to		
whole population	+	health outcomes	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural assets	_	This objective is unlikely to have		
and their settings	0	a negative or positive impact	N/A	
4 - To reduce the need to		Viable local centres with a		
travel, encourage		range of facilities, services, and		
sustainable transport		shops are likely to somewhat		
options, and improve		reduce the need to travel to		
accessibility to all services		town centres or more distant	NI/A	
and facilities	+	Centres This objective engures that	N/A	
		This objective ensures that		
5 - To make the best use of		existing buildings in town centres can be prioritised for		
previously developed land		redevelopment as town centre		
and existing buildings	+	uses	N/A	
and existing ballangs	т	This objective will encourage	TN//A	
6 - To support economic		the viability of local centres,		
growth which is inclusive,		encouraging some economic		
innovative, and sustainable	+	activity in these areas	N/A	
7 - To provide for		.,		
employment opportunities to		Viable local centres will provide		
meet the needs of the local		some limited employment		
economy	+	opportunities for local residents	N/A	
<u> </u>		This objective can have some		
		impact on greenhouse gas		
8 - To reduce greenhouse		emissions by discouraging the		
gas emissions and move to		need to travel to more distant		
a low carbon economy	+	town centres	N/A	
9 - To use natural resources		This objective is unlikely to have		
prudently	0	a negative or positive impact	N/A	
10 - To adapt to the		This objective is unlikely to have		
changing climate	0	a negative or positive impact	N/A	
		This objective is unlikely to have		
11 - To reduce flood risk	0	a negative or positive impact	N/A	
TT TO TOUGOU HOUGH HON	U	a negative of positive impact	1 4/ / 7	

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character	0	This objective is unlikely to have a negative or positive impact	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

PE6 - Ensure that both town and local centres are resilient and able to respond to future changes				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient	00010	Comments	Willigation	
housing to enable people				
to live in a home suitable				
to their needs and which		This objective is unlikely to have		
they can afford	0	a negative or positive impact	N/A	
2 - To facilitate the		и подине и розине иприст		
improved health and				
wellbeing of the whole		This objective is unlikely to have		
population	0	a negative or positive impact	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural assets		This objective is unlikely to have		
and their settings	0	a negative or positive impact	N/A	
		By ensuring that town and local		
4 - To reduce the need to		centres continue to remain viable		
travel, encourage		over the longer term, this		
sustainable transport		objective encourages local		
options, and improve		residents to use centres in the		
accessibility to all services		borough rather than driving to	NI/A	
and facilities	+	more distance town centres	N/A	
		This objective encourages		
5 - To make the best use		previously developed land and buildings in town centres to be		
of previously developed		reused where appropriate in		
land and existing buildings	+	response to change	N/A	

6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for	++	By ensuring that town and local centres continue to remain viable over the longer term, this objective encourages continued economic growth within these centres This objective aims to ensure that	N/A
employment opportunities to meet the needs of the local economy	+	employment opportunities in town and local centres continue to be available in the longer term	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This objective is unlikely to have a negative or positive impact	N/A
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate	0	This objective is unlikely to have a negative or positive impact	N/A
11 - To reduce flood risk	0	This objective is unlikely to have a negative or positive impact	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character	0	This objective is unlikely to have a negative or positive impact	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

SC1 - To ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness

Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient	00010	Comments	wiiigation
housing to enable people			
to live in a home suitable		This objective will help the	
to their needs and which		borough to deliver the necessary	
they can afford	+	housing over the plan period	N/A
		Well-designed housing projects	
2 - To facilitate the		can have positive impacts on	
improved health and		health compared to poorly	
wellbeing of the whole population		designed ones, and encourage social interaction	N/A
population	+	This objective aims to protect local	IN/A
3 - To conserve and		character and distinctiveness,	
enhance archaeological,		providing an appropriate setting to	
historic, and cultural		historic and cultural assets and	
assets and their settings	++	landscapes	N/A
4 - To reduce the need to		14.14004	,,,
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This objective is unlikely to have a	
and facilities	0	negative or positive impact	N/A
		This objective aims to make use	
5 - To make the best use		of previously developed land	
of previously developed		where possible for new housing	.
land and existing buildings	++	projects	N/A
6 - To support economic			
growth which is inclusive, innovative, and		This objective is unlikely to have a	
sustainable	0	This objective is unlikely to have a negative or positive impact	N/A
7 - To provide for	U	negative of positive impact	1 1 1 / / \
employment opportunities			
to meet the needs of the		This objective is unlikely to have a	
local economy	0	negative or positive impact	N/A
,		Well-designed housing is likely to	
8 - To reduce greenhouse		be more energy efficient, reducing	
gas emissions and move		greenhouse gas and carbon	
to a low carbon economy	+	emissions	N/A
		This objective aims to encourage	
		the reuse of previously developed	
		land, and good design can also	
9 - To use natural		include reuse of older buildings or	.
resources prudently	++	materials	N/A

10 - To adapt to the changing climate	+	Well-designed houses will be better adapted to climate change, taking advantage of natural heating and cooling capacities	N/A
onanging omnato		This objective is unlikely to have a	. 471
11 - To reduce flood risk	0	negative or positive impact	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	By using previously developed land for new housing developments wherever possible, additional land contamination is kept to a minimum and good quality soil in other areas of the borough is protected	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Well-designed houses are likely to include measures to reduce the impact of light and noise pollution on their inhabitants	N/A
15 - To protect and enhance landscape character	++	By insisting on good design of new housing, this objective ensures that landscapes in the borough will be protected as far as possible	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

SC2 - to ensure an appropriate mix of housing types and sizes, offering a good standard of living to future occupants				
			Potential	
Objective	Score	Comments	Mitigation	
		This objective aims to provide		
1 - To provide sufficient		the wide range of homes		
housing to enable people to		needed in the borough,		
live in a home suitable to		providing a range of sizes and		
their needs and which they		prices to make housing		
can afford	++	accessible to all residents	N/A	
		Well-designed, quality housing		
		in a range of sizes will improve		
2 - To facilitate the improved		quality of life and allow		
health and wellbeing of the		residents to feel control over		
whole population	+	their housing choice	N/A	

3 - To conserve and enhance archaeological,			
historic, and cultural assets	0	This objective is unlikely to have	NI/A
and their settings 4 - To reduce the need to	0	a negative or positive impact	N/A
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This objective is unlikely to have	
and facilities	0	a negative or positive impact	N/A
5 - To make the best use of			
previously developed land		This objective is unlikely to have	
and existing buildings	0	a negative or positive impact	N/A
		New housing projects contribute	
		to economic growth, and this objective ensures that such	
6 - To support economic		growth is inclusive and provides	
growth which is inclusive,		housing to suit the needs of all	
innovative, and sustainable	++	residents	N/A
7 - To provide for			
employment opportunities to			
meet the needs of the local		This objective is unlikely to have	
economy	0	a negative or positive impact	N/A
		This objective could have a	
		small impact on greenhouse gas reductions if it leads to	
8 - To reduce greenhouse		smaller and more energy	
gas emissions and move to		efficient forms of housing in the	
a low carbon economy	+	borough	N/A
9 - To use natural resources		This objective is unlikely to have	
prudently	0	a negative or positive impact	N/A
10 - To adapt to the		This objective is unlikely to have	
changing climate	0	a negative or positive impact	N/A
		This objective is unlikely to have	
11 - To reduce flood risk	0	a negative or positive impact	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain	0	This objective is unlikely to have	NI/A
an adequate supply of water 13 - To reduce land	0	a negative or positive impact	N/A
contamination and			
safeguard soil quality and		This objective is unlikely to have	
quantity	0	a negative or positive impact	N/A
14 - To ensure air quality		Well-designed housing will take	
continues to improve and		into account the need to	
noise and light pollution are		minimise noise and light	
reduced	+	pollution impacts on inhabitants	N/A

15 - To protect and enhance landscape character	+	By offering a range of housing sizes and types, this objective can ensure that development is appropriately sized for protecting the landscape character in particular areas	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

SC3 - To minimise the impacts of development, and the development process on local residents and local amenity					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient					
housing to enable people		This objective is			
to live in a home suitable		unlikely to have a			
to their needs and which		negative or positive			
they can afford	0	impact	N/A		
		Reducing development			
2 - To facilitate the		impacts, such as noise			
improved health and		or dust, will improve the			
wellbeing of the whole		health and wellbeing of	21/2		
population	++	nearby residents	N/A		
3 - To conserve and		This objective is			
enhance archaeological,		unlikely to have a			
historic, and cultural	0	negative or positive	N/A		
assets and their settings 4 - To reduce the need to	U	impact	IN/A		
travel, encourage					
sustainable transport		This objective is			
options, and improve		unlikely to have a			
accessibility to all		negative or positive			
services and facilities	0	impact	N/A		
5 - To make the best use		This objective is	-		
of previously developed		unlikely to have a			
land and existing		negative or positive			
buildings	0	impact	N/A		
6 - To support economic		This objective is			
growth which is inclusive,		unlikely to have a			
innovative, and		negative or positive			
sustainable	0	impact	N/A		
7 - To provide for					
employment		This objective is			
opportunities to meet the		unlikely to have a			
needs of the local		negative or positive	N1/A		
economy	0	impact	N/A		

O To wardings		This abisetive is	
8 - To reduce greenhouse gas		This objective is unlikely to have a	
emissions and move to a			
	0	negative or positive	N/A
low carbon economy	0	impact	IN/A
		This objective is	
O T		unlikely to have a	
9 - To use natural	0	negative or positive	N1/0
resources prudently	0	impact	N/A
		This objective is	
		unlikely to have a	
10 - To adapt to the		negative or positive	
changing climate	0	impact	N/A
		This objective is	
		unlikely to have a	
		negative or positive	
11 - To reduce flood risk	0	impact	N/A
12 - To improve the water			
quality of rivers and		This objective is	
groundwater, and		unlikely to have a	
maintain an adequate		negative or positive	
supply of water	0	impact	N/A
		New developments	
		should aim to keep land	New developments
13 - To reduce land		contamination to a	on contaminated land
contamination and		minimum, and to	should be required to
safeguard soil quality and		restore contaminated	remediate the land
quantity	+	land	before building.
		Reducing the impact of	
		development includes	
14 - To ensure air quality		managing noise, light,	
continues to improve and		dust, and traffic fume	
noise and light pollution		pollution during	
are reduced	++	construction	N/A
		This objective is	
15 - To protect and		unlikely to have a	
enhance landscape		negative or positive	
character	0	impact	N/A
		This objective is	•
		unlikely to have a	
16 - To conserve and		negative or positive	
	0		N/A
enhance biodiversity	0	impact	N/A

SC4 - Protect the most valuable open space within the urban areas				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they	_	This objective is unlikely to have		
can afford	0	a negative or positive impact	N/A	
2 - To facilitate the		Open spaces provide multiple		
improved health and		health and wellbeing benefits for		
wellbeing of the whole		residents and visitors, including		
population	++	opportunities for physical activity	N/A	
		Open spaces often make up part		
		of the setting of historic or		
3 - To conserve and		cultural assets, and the		
enhance archaeological,		protection of open spaces will		
historic, and cultural assets		therefore protect these assets as		
and their settings	+	well	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve				
accessibility to all services		This objective is unlikely to have		
and facilities	0	a negative or positive impact	N/A	
5 - To make the best use of				
previously developed land	_	This objective is unlikely to have		
and existing buildings	0	a negative or positive impact	N/A	
6 - To support economic				
growth which is inclusive,		This objective is unlikely to have		
innovative, and sustainable	0	a negative or positive impact	N/A	
7 - To provide for				
employment opportunities				
to meet the needs of the		This objective is unlikely to have		
local economy	0	a negative or positive impact	N/A	
8 - To reduce greenhouse		The state of the second		
gas emissions and move to	0	This objective is unlikely to have	NI/A	
a low carbon economy	0	a negative or positive impact	N/A	
9 - To use natural resources		This objective is unlikely to have		
prudently	0	a negative or positive impact	N/A	
		Open spaces provide additional		
		drainage capacity in case of		
		extra flooding caused by climate		
		change; and also provide		
10 - To adapt to the		benefits in terms of natural		
changing climate	+	shade and cooling effects	N/A	
		The additional drainage provided		
		by green open spaces is vital in		
11 - To reduce flood risk	++	absorbing water and reducing	N/A	

		the impact of flood events	
12 - To improve the water		The drainage capabilities of	
quality of rivers and groundwater, and maintain		open green spaces is likely to have some influence on	
an adequate supply of		maintaining the quality of water	
water	+	in the borough	N/A
13 - To reduce land			
contamination and		This chiestive is unlikely to have	
safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
quantity	U	Open spaces have a valuable	14/74
		role to play in reducing the	
14 - To ensure air quality		impact of noise and light	
continues to improve and		pollution on nearby residents,	
noise and light pollution are reduced	++	and vegetation helps to improve the local air quality	N/A
100000		Open spaces make a valuable	14/74
15 - To protect and		contribution to the landscape	
enhance landscape		character of the urban areas of	
character	++	the borough	N/A
		Valuable open spaces will be decided partially on their	
		environmental and biodiversity	
		benefits, and open spaces will	
16 - To conserve and		therefore have a positive impact	
enhance biodiversity	++	on protecting biodiversity	N/A

SC5 - Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision					
		Toutagor oport and rootsatt	Potential		
Objective	Score	Comments	Mitigation		
1 - To provide sufficient			_		
housing to enable					
people to live in a home		The provision of open space			
suitable to their needs		helps new developments			
and which they can		contribute to the needs of			
afford	+	inhabitants	N/A		
		The provision of open space			
		and sport and recreation			
2 - To facilitate the		facilities provides			
improved health and		opportunities for physical			
wellbeing of the whole		activity and the			
population	++	improvement of mental and	N/A		

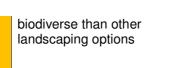
		physical health and wellbeing	
3 - To conserve and enhance archaeological, historic, and cultural		This objective is unlikely to have a negative or positive	
assets and their settings	0	impact	N/A
4 - To reduce the need		Provision of open space and	
to travel, encourage		sport and recreation	
sustainable transport		facilities on new	
options, and improve		developments reduces the need for residents to travel	
accessibility to all services and facilities		for these services	N/A
5 - To make the best use	+	TOT these services	IN/A
of previously developed		This objective is unlikely to	
land and existing		have a negative or positive	
buildings	0	impact	N/A
6 - To support economic		·	
growth which is		This objective is unlikely to	
inclusive, innovative, and		have a negative or positive	
sustainable	0	impact	N/A
7 - To provide for			
employment opportunities to meet the		This objective is unlikely to	
needs of the local		have a negative or positive	
economy	0	impact	N/A
8 - To reduce			
greenhouse gas		This objective is unlikely to	
emissions and move to a		have a negative or positive	
low carbon economy	0	impact	N/A
		This objective is unlikely to	
9 - To use natural	0	have a negative or positive	NI/A
resources prudently	0	Open appears provide	N/A
		Open spaces provide additional drainage capacity	
		in case of extra flooding	
		caused by climate change;	
		and also provide benefits in	
10 - To adapt to the		terms of natural shade and	
changing climate	+	cooling effects	N/A
		The additional drainage	
		provided by green open	
		spaces is vital in absorbing	
11 - To reduce flood risk	++	water and reducing the impact of flood events	N/A
12 - To improve the	7.7	The drainage capabilities of	I N/ / \
water quality of rivers		open green spaces is likely	
and groundwater, and		to have some influence on	
maintain an adequate		maintaining the quality of	
supply of water	+	water in the borough	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	++	Open spaces have a valuable role to play in reducing the impact of noise and light pollution on nearby residents, and vegetation helps to improve the local air quality	N/A
15 - To protect and enhance landscape character	+	If designed well, new open spaces can enhance the landscape character of new developments and the areas surrounding them	N/A
16 - To conserve and enhance biodiversity	+	If designed well, new open spaces can provide a contribution towards biodiversity in the borough, or can be designed in such a way as to protect existing biodiversity on the site	New open spaces should be designed to provide a net biodiversity gain whenever possible

SC6 - Require new developments to provide adequate parking, whilst recognising the need to encourage sustainable transport choices, particularly in the most accessible locations Objective Score Comments Potential Mitigation							
1 - To provide	00016	Comments	1 Otomiai Willigation				
sufficient housing to							
enable people to live in a home							
suitable to their		This objective is unlikely to					
needs and which		have a negative or positive					
they can afford	0	impact	N/A				
			New developments				
0 T (W) (The encouragement of	should be required to				
2 - To facilitate the		sustainable transport choices	incorporate adequate				
improved health and		can contribute to physical	pedestrian and cycle				
wellbeing of the		activity and reduce the	facilities, as well as				
whole population	+	negative impacts of traffic	parking for cars.				
3 - To conserve and		Levels of parking that are	Parking standards				
enhance		adequate to accommodate	should be used to				
archaeological,		the number of cars in the	limit parking to				
historic, and cultural	-	borough may somewhat	sustainable levels				

assets and their settings		undermine the setting of historic and cultural assets	and avoid impacting heritage assets or their settings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	This objective aims to encourage sustainable transport choice, while also making provision for nonsustainable modes due to the inevitability of continued car use throughout the plan period	New developments should be required to incorporate adequate pedestrian and cycle facilities, as well as parking for cars.
5 - To make the best use of previously developed land and existing buildings	0	This objective is unlikely to have a negative or positive impact	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This objective is unlikely to have a negative or positive impact	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This objective is unlikely to have a negative or positive impact	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	?	The encouragement of sustainable transport choices can reduce greenhouse gas and carbon emissions; however, at the same time, this objective encourages car parking and use to be catered for. The exact impact of this objective will depend on the balance of these two approaches	New developments should be required to incorporate adequate pedestrian and cycle facilities, as well as parking for cars.
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate		Providing adequate car parking in a borough where car ownership is growing is likely to mean an increase in hard surfaces, which will cause problems if climate change leads to an increased incidence of flooding events	Parking standards should be used to limit parking to sustainable levels, and use of permeable paving surfaces could be encouraged in the design of parking

			spaces.
11 - To reduce flood risk	-	Providing adequate car parking in a borough where car ownership is growing is likely to mean an increase in hard surfaces, which increases flood risk rather than reducing it	Parking standards should be used to limit parking to sustainable levels, and use of permeable paving surfaces could be encouraged in the design of parking spaces.
12 - To improve the water quality of			
rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	?	The encouragement of sustainable transport choices should lead to an improvement in air and noise pollution; but this is counterbalanced in this objective by the continued reliance on car parking and use. The exact impact of this objective will depend on the balance of these two approaches.	New developments should be required to incorporate adequate pedestrian and cycle facilities, as well as parking for cars.
15 - To protect and enhance landscape character	-	Levels of parking that are adequate to accommodate the number of cars in the borough may somewhat undermine landscape character	Parking standards should be used to limit parking to sustainable levels and avoid impacting landscape settings.
16 - To conserve and enhance biodiversity	-	Providing adequate car parking in a borough where car ownership is growing is likely to mean an increase in hard surfaces, which are less	Parking standards should be used to limit parking to sustainable levels.



SC7 - Ensure new developments are served by safe and well-designed access for vehicles, pedestrians, and cyclists				
	,		Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to their		This objective is unlikely to		
needs and which they can		have a negative or positive		
afford	0	impact	N/A	
		Safe pedestrian and cyclist		
2 - To facilitate the improved		access can encourage		
health and wellbeing of the		healthier lifestyles and		
whole population	+	sustainable transport choices	N/A	
3 - To conserve and enhance				
archaeological, historic, and		This objective is unlikely to		
cultural assets and their		have a negative or positive		
settings	0	impact	N/A	
4 - To reduce the need to				
travel, encourage sustainable				
transport options, and		Safe pedestrian and cyclist		
improve accessibility to all		access can encourage		
services and facilities	+	sustainable transport choices	N/A	
5 - To make the best use of		This objective is unlikely to		
previously developed land		have a negative or positive		
and existing buildings	0	impact	N/A	
6 - To support economic		This objective is unlikely to		
growth which is inclusive,		have a negative or positive		
innovative, and sustainable	0	impact	N/A	
7 - To provide for employment		This objective is unlikely to		
opportunities to meet the		have a negative or positive		
needs of the local economy	0	impact	N/A	
		This objective may encourage		
		some additional use of		
8 - To reduce greenhouse gas		sustainable transport options,		
emissions and move to a low		reducing greenhouse gas and		
carbon economy	+	carbon emissions	N/A	
		This objective is unlikely to		
9 - To use natural resources		have a negative or positive		
prudently	0	impact	N/A	

10. To adopt to the changing		This objective is unlikely to	
10 - To adapt to the changing	0	have a negative or positive	NI/A
climate	0	impact	N/A
		This objective is unlikely to	
44 To sell sellent 201	0	have a negative or positive	NI/A
11 - To reduce flood risk	0	impact	N/A
12 - To improve the water			
quality of rivers and		This objective is unlikely to	
groundwater, and maintain an	_	have a negative or positive	
adequate supply of water	0	impact	N/A
13 - To reduce land		This objective is unlikely to	
contamination and safeguard		have a negative or positive	
soil quality and quantity	0	impact	N/A
		This objective may encourage	
		some additional use of	
14 - To ensure air quality		sustainable transport options,	
continues to improve and		reducing emissions from cars	
noise and light pollution are		and improving air quality	
reduced	+	somewhat	N/A
		This objective is unlikely to	
15 - To protect and enhance		have a negative or positive	
landscape character	0	impact	N/A
		This objective is unlikely to	
16 - To conserve and		have a negative or positive	
enhance biodiversity	0	impact	N/A

SC8 - Encourage new development to incorporate passive and active energy efficiency measures and climate change resilience measures and renewable energy technologies

chorgy techniciegies					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient					
housing to enable					
people to live in a					
home suitable to their		This objective is unlikely			
needs and which they		to have a negative or			
can afford	0	positive impact	N/A		
2 - To facilitate the					
improved health and		This objective is unlikely			
wellbeing of the whole		to have a negative or			
population	0	positive impact	N/A		
3 - To conserve and					
enhance					
archaeological, historic,		This objective is unlikely			
and cultural assets and		to have a negative or			
their settings	0	positive impact	N/A		

4 - To reduce the need			<u> </u>
to travel, encourage			
sustainable transport		This abiastics is collect.	
options, and improve		This objective is unlikely	
accessibility to all		to have a negative or	
services and facilities	0	positive impact	N/A
5 - To make the best			
use of previously		This objective is unlikely	
developed land and		to have a negative or	
existing buildings	0	positive impact	N/A
6 - To support			
economic growth which		This objective is unlikely	
is inclusive, innovative,		to have a negative or	
and sustainable	0	positive impact	N/A
7 - To provide for			
employment			
opportunities to meet		This objective is unlikely	
the needs of the local		to have a negative or	
economy	0	positive impact	N/A
8 - To reduce	U	positive impact	IN/A
		This objective sime to	
greenhouse gas emissions and move to		This objective aims to	
		reduce greenhouse gas	NI/A
a low carbon economy	++	emissions significantly	N/A
		This objective encourages	
		the prudent use of natural	
_		resources by increasing	
9 - To use natural		use of renewable energy	
resources prudently	++	rather than fossil fuels	N/A
		This objective aims for	
		climate change resilience	
		measures to be	
10 - To adapt to the		implemented in all new	
changing climate	++	developments	N/A
		Climate change resilience	
		measures are likely to	
		include additional	
		protection against	
		flooding, due to the likely	
		increase in flood incidents	
11 - To reduce flood		stemming from climate	
risk		change	N/A
12 - To improve the	++	Grange	1 W/ /T
water quality of rivers			
		This objective is walkely	
and groundwater, and		This objective is unlikely	
maintain an adequate	0	to have a negative or	NI/A
supply of water	0	positive impact	N/A
13 - To reduce land			
contamination and		This objective is unlikely	
safeguard soil quality		to have a negative or	
and quantity	0	positive impact	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	The use of renewable energy technologies may somewhat improve air quality due to less reliance on fossil fuels	N/A
15 - To protect and enhance landscape character	?	Renewable energy technologies may have an impact on the landscape, which may be considered negative by some	Policies could set out circumstances in which renewable energy is acceptable from a landscape perspective.
16 - To conserve and enhance biodiversity	+	By reducing the impacts of climate change and the amount of air pollution in the borough, this objective could have a positive impact on conserving biodiversity within the borough.	N/A

SC9 - Direct development away from areas at risk of flooding, and ensure all developments are safe from flood risk and do not increase flood risk elsewhere or result in a reduction in water quality				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford		Directing housing away from areas of flood risk is an important element of delivering the housing the borough needs during the plan period	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	++	Reducing the risk of flooding in developments significantly improves the health and wellbeing of residents	N/A	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This objective is unlikely to have a negative or positive impact	N/A	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	This objective is unlikely to have a negative or positive impact	N/A	

5 - To make the best use of		This objective is unlikely to	
previously developed land		have a negative or positive	
and existing buildings	0	impact	N/A
6 - To support economic		This objective is unlikely to	
growth which is inclusive,		have a negative or positive	
innovative, and sustainable	0	impact	N/A
7 - To provide for employment		This objective is unlikely to	
opportunities to meet the		have a negative or positive	
needs of the local economy	0	impact	N/A
8 - To reduce greenhouse gas		This objective is unlikely to	
emissions and move to a low		have a negative or positive	
carbon economy	0	impact	N/A
		This objective is unlikely to	
9 - To use natural resources		have a negative or positive	
prudently	0	impact	N/A
		Climate change is likely to	
		lead to an increase in flood	
		incidents, and this objective	
10 - To adapt to the changing		aims to adapt to that	
climate	++	possibility	N/A
		This objective aims to reduce	
		flood risk by directing	
		development away from areas	
11 - To reduce flood risk	++	of flood risk	N/A
12 - To improve the water		This objective aims to ensure	
quality of rivers and		that new developments do not	
groundwater, and maintain an		lead to a reduction in water	
adequate supply of water	+	quality	N/A
13 - To reduce land		This objective is unlikely to	
contamination and safeguard		have a negative or positive	
soil quality and quantity	0	impact	N/A
14 - To ensure air quality			
continues to improve and		This objective is unlikely to	
noise and light pollution are		have a negative or positive	
reduced	0	impact	N/A
		This objective is unlikely to	
15 - To protect and enhance		have a negative or positive	
landscape character	0	impact	N/A
		This objective is unlikely to	
16 - To conserve and		have a negative or positive	
enhance biodiversity	0	impact	N/A

SC10 - Ensure new development protects, and enhances wherever possible, the borough's landscapes and biodiversity interest features, providing the highest degree of protection to internationally and nationally designated areas

Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	Protection of biodiversity and landscape areas, particularly internationally designated sites, could have an impact on the ability to deliver new homes in some extreme cases	N/A
2 - To facilitate the improved health and wellbeing of the whole population	+	The continued provision of landscape areas of beauty can have a positive impact on mental health and wellbeing	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The protection of landscapes provides protection for the settings of historic and cultural assets	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	This objective is unlikely to have a negative or positive impact	N/A
5 - To make the best use of previously developed land and existing buildings	0	This objective is unlikely to have a negative or positive impact	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This objective is unlikely to have a negative or positive impact	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This objective is unlikely to have a negative or positive impact	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	Protection of landscape areas may impact on the ability to deliver renewable energy technologies due to their visual impact on the	Policies could set out circumstances in which renewable energy is acceptable.

		landscape	
		Dystostics of landsons	
		Protection of landscape areas may impact on the ability to deliver renewable energy technologies due to	
		their visual impact on the landscape, and this could lead to more use of fossil	Policies could set out circumstances in which
9 - To use natural resources prudently	_	fuels than would otherwise be the case	renewable energy is acceptable.
10 - To adapt to the		Landscape areas can provide some climate change adaptation benefits, including drainage during flooding events and natural	
changing climate	+	shade and cooling	N/A
11 - To reduce flood	+	Landscape areas can reduce flood risk somewhat due to their drainage function	N/A
12 - To improve the		their dramage famotion	14/71
water quality of rivers			
and groundwater, and		This objective is unlikely to	
maintain an adequate		have a negative or positive	
supply of water	0	impact	N/A
13 - To reduce land			
contamination and		This objective is unlikely to	
safeguard soil quality		have a negative or positive	
and quantity	0	impact	N/A
14 - To ensure air			
quality continues to		This ship ships is smalleshed.	
improve and noise and		This objective is unlikely to	
light pollution are reduced	0	have a negative or positive	N/A
	U	impact	IN/A
15 - To protect and enhance landscape		This objective aims to protect and enhance the landscape	
character		character of the borough	N/A
Character	++	This objective aims to	IN/ A
16 - To conserve and		conserve and enhance the	
enhance biodiversity	++	borough's biodiversity	N/A
Simulation blodivorsity		solough a blodivolally	1 1// 1

SC11 - Maximise the contribution of new development to a comprehensive green infrastructure network across the borough					
Olderite	0	0	Potential		
Objective	Score	Comments	Mitigation		
1 - To provide sufficient housing to enable people to					
live in a home suitable to		This ship of a few all the first of the con-			
their needs and which they can afford	0	This objective is unlikely to have	N/A		
can anoru	U	a negative or positive impact A network of green spaces	IN/A		
		across the borough will have a			
2 - To facilitate the		significant impact on increasing			
improved health and		physical activity in the borough			
wellbeing of the whole		and improving mental and			
population	++	physical health and wellbeing	N/A		
3 - To conserve and		The visual contribution of green	-		
enhance archaeological,		infrastructure can contribute to			
historic, and cultural assets		the setting of towns and historic			
and their settings	+	and cultural assets	N/A		
4 - To reduce the need to					
travel, encourage					
sustainable transport		The provision of a network of			
options, and improve		green spaces may encourage			
accessibility to all services		some sustainable transport	21/2		
and facilities 5 - To make the best use of	+	choices in some instances	N/A		
previously developed land		This objective is unlikely to have			
and existing buildings	0	This objective is unlikely to have a negative or positive impact	N/A		
6 - To support economic	U	a negative or positive impact	IN/A		
growth which is inclusive,		This objective is unlikely to have			
innovative, and sustainable	0	a negative or positive impact	N/A		
7 - To provide for		a regular or promise mapage			
employment opportunities					
to meet the needs of the		This objective is unlikely to have			
local economy	0	a negative or positive impact	N/A		
8 - To reduce greenhouse		A green infrastructure network			
gas emissions and move to		will encourage some sustainable			
a low carbon economy	+	transport choices	N/A		
9 - To use natural		This objective is unlikely to have			
resources prudently	0	a negative or positive impact	N/A		
		A green infrastructure network will provide increased drainage			
		capacity to deal with increased			
		flood incidents caused by climate			
10 - To adapt to the		change; and will provide natural			
changing climate	++	shade and cooling functions	N/A		
		Green infrastructure reduces			
11 - To reduce flood risk	++	flood risk through the increased	N/A		

		capacity for drainage it provides	
12 - To improve the water quality of rivers and			
groundwater, and maintain			
an adequate supply of		This objective is unlikely to have	
water	0	a negative or positive impact	N/A
13 - To reduce land			
contamination and			
safeguard soil quality and	0	This objective is unlikely to have	N1/A
quantity	0	a negative or positive impact	N/A
		Green infrastructure may lead to	
		more sustainable transport	
14 - To ensure air quality		choices being made, and can	
continues to improve and		absorb some of the impact of	
noise and light pollution are		noise and light pollution and help	
reduced	+	to provide better air quality.	N/A
		The visual contribution of green	
15 - To protect and		infrastructure can contribute to	
enhance landscape		the landscape settings of the	
character	++	borough	N/A
		A green infrastructure network	
16 - To conserve and		would encourage biodiversity	
enhance biodiversity	++	throughout the borough	N/A

SC12 - Control development in the Green Belt to safeguard its openness, and where possible enhance its beneficial use					
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing to					
enable people to live					
in a home suitable to					
their needs and		This objective is unlikely to			
which they can		have a negative or positive			
afford	0	impact	N/A		
2 - To facilitate the					
improved health and		This objective is unlikely to			
wellbeing of the		have a negative or positive			
whole population	0	impact	N/A		
3 - To conserve and					
enhance					
archaeological,					
historic, and cultural		This objective is unlikely to			
assets and their		have a negative or positive			
settings	0	impact	N/A		

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	Enhancing the beneficial use of the green belt could, in some circumstances, include increasing public access to it. By controlling development in the green belt, development is likely to be focused on urban areas that are more accessible by walking, cycling, and public transport.	New developments on sites released from the green belt should be required to provide public open space, increasing access to these resources.
5 - To make the best use of previously developed land and existing buildings	++	By maintaining a strong green belt around urban centres in the borough, the reuse of previously developed land is encouraged	Priority should be given to developing in existing urban areas and on previously developed land before the release of green belt sites is taken forward.
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This objective is unlikely to have a negative or positive impact	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This objective is unlikely to have a negative or positive impact	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This objective is unlikely to have a negative or positive impact	N/A
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate	0	This objective is unlikely to have a negative or positive impact	Parts of the green belt are located within flood zones and play an important role in absorbing and draining flood waters, and this role should be respected.
11 - To reduce flood risk	0	This objective is unlikely to have a negative or positive impact	Parts of the green belt are located within flood zones and play an important role in absorbing and

			draining flood waters, and this role should be respected.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	++	Much of the best quality soil in the borough is located in the green belt, and this objective ensures its continued protection	Development should be directed away from areas of best quality soil, and soil quality should be an important consideration in decisions about releasing sites from the green belt or not.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character 16 - To conserve and enhance biodiversity	++	This objective aims to protect the landscape function of the green belt, avoiding coalescence between settlements and maintaining openness This objective is unlikely to have a negative or positive impact	N/A

SC13 - Conserve and enhance heritage assets across the borough, supporting their continuing viable use and cultural benefits				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to their		This objective is unlikely to		
needs and which they can		have a negative or positive		
afford	0	impact	N/A	

2 - To facilitate the improved		This objective is unlikely to	
health and wellbeing of the		have a negative or positive	
whole population	0	impact	N/A
3 - To conserve and enhance		P	
archaeological, historic, and		This objective aims to	
cultural assets and their		conserve heritage assets	
settings	++	across the borough	N/A
4 - To reduce the need to		doross the berough	14/71
travel, encourage sustainable			
transport options, and improve		This objective is unlikely to	
accessibility to all services and		have a negative or positive	
facilities	0		N/A
raciiilles	U	impact	IN/A
E. To make the best was of		This objective aims to see	
5 - To make the best use of		existing heritage assets	
previously developed land and		reused for cultural or heritage	N1/A
existing buildings	+	purposes	N/A
6 - To support economic		This objective is unlikely to	
growth which is inclusive,	_	have a negative or positive	
innovative, and sustainable	0	impact	N/A
7 - To provide for employment		This objective is unlikely to	
opportunities to meet the		have a negative or positive	
needs of the local economy	0	impact	N/A
8 - To reduce greenhouse gas		This objective is unlikely to	
emissions and move to a low		have a negative or positive	
carbon economy	0	impact	N/A
		This objective is unlikely to	
9 - To use natural resources		have a negative or positive	
prudently	0	impact	N/A
		This objective is unlikely to	
10 - To adapt to the changing		have a negative or positive	
climate	0	impact	N/A
		This objective is unlikely to	
		have a negative or positive	
11 - To reduce flood risk	0	impact	N/A
12 - To improve the water			<u> </u>
quality of rivers and		This objective is unlikely to	
groundwater, and maintain an		have a negative or positive	
adequate supply of water	0	impact	N/A
13 - To reduce land		This objective is unlikely to	
contamination and safeguard		have a negative or positive	
soil quality and quantity	0	impact	N/A
14 - To ensure air quality	0	mpaot	14//1
continues to improve and		This objective is unlikely to	
noise and light pollution are		have a negative or positive	
reduced	0	impact	N/A
Teduced	U	Heritage assets sometimes	13/73
		contribute to landscape	
		character in parts of the	
15 - To protect and enhance			
		borough, and the preservation of one will	N/A
landscape character	+	preservation of one will	IN/A

		protect the other.	
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

PS1 - Identify a local target for Gypsy, Traveller, and Travelling Showpeople sites, and allocate sites to achieve this target			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	This objective aims to provide suitable housing for the Gypsy, Traveller, and Travelling Showpeople communities	N/A
2 - To facilitate the improved health and wellbeing of the whole population	++	The allocation of these sites will reduce overcrowding among these communities, with significant positive impacts on mental and physical health and wellbeing	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This objective is unlikely to have a negative or positive impact	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	?	The objective aims to provide housing in accessible areas with the necessary services and facilities nearby to reduce the need to travel; though this may be counterbalanced by the traditional nomadism of these communities	N/A
5 - To make the best use of previously developed land and existing buildings	-	Land is unlikely to be made available on previously developed sites for this housing	N/A

6 - To support			
economic growth			
which is inclusive,		This objective is unlikely to	
innovative, and		have a negative or positive	
sustainable	0	impact	N/A
7 - To provide for	0	Impaot	14/71
employment			
opportunities to		This objective is unlikely to	
		This objective is unlikely to	
meet the needs of	0	have a negative or positive	NI/A
the local economy	0	impact	N/A
8 - To reduce			
greenhouse gas			
emissions and move		This objective is unlikely to	
to a low carbon		have a negative or positive	
economy	0	impact	N/A
		This objective is unlikely to	
9 - To use natural		have a negative or positive	
resources prudently	0	impact	N/A
		This objective is unlikely to	
10 - To adapt to the		have a negative or positive	
changing climate	0	impact	N/A
		Sites allocated under this	
		objective will be located	
11 - To reduce flood		away from areas of flood	
risk	+	risk	N/A
12 - To improve the	-	HOR	14/74
water quality of			
rivers and		Sites allocated under this	
groundwater, and		objective will be connected	
maintain an		to adequate local	
adequate supply of		infrastructure to deal with	
water	+	waste water from the sites	N/A
		_,	Developments of this
		The impact on soil quality	type should be directed
		is unknown until the sites	away from
13 - To reduce land		have been allocated, and	contaminated land, as
contamination and		soil quality will need to be	resources are unlikely
safeguard soil		considered when	to exist to adequately
quality and quantity	?	allocating sites	decontaminate the land.
14 - To ensure air			
quality continues to			
improve and noise		This objective is unlikely to	
and light pollution		have a negative or positive	
are reduced	0	impact	N/A
		· · · · · · · · · · · · · · · · · · ·	1

15 - To protect and enhance landscape character	?	The impact on landscape character is unknown until the sites have been allocated, and landscape character will need to be considered when allocating sites	Allocations should be made in line with landscape principles, and taking into account the green belt assessment and potential impacts on landscape designations such as the AONB and the AGLV.
16 - To conserve and enhance biodiversity	?	The impact on biodiversity is unknown until the sites have been allocated, and biodiversity will need to be considered when allocating sites	Allocations should be made in ways that insulate particularly biodiverse habitats from the effects of development. Buffer zones could be required to maintain a safe distance between developments and habitats.

PS2 - Ensure future cemetery and/or crematorium provision is located consistent with sustainability principles			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to		This objective is unlikely to have a	
their needs and which they can afford	0	negative or positive impact	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This objective is unlikely to have a negative or positive impact	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This objective is unlikely to have a negative or positive impact	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve	+	Locating these facilities in sustainable locations will reduce the need for	New cemetery or crematorium facilities could be required to develop a travel plan to demonstrate how traffic will be sustainably managed.

accessibility to all services and facilities		travel to them and potentially enable some sustainable transport choices to reach them	
5 - To make the best use of previously developed land and existing buildings	-	These facilities are likely to be developed on greenfield rather than previously developed land	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This objective is unlikely to have a negative or positive impact	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This objective is unlikely to have a negative or positive impact	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	Locating these facilities in sustainable locations will reduce the need for travel to them and potentially enable some sustainable transport choices to reach them	N/A
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate	0	This objective is unlikely to have a negative or positive impact	N/A
11 - To reduce flood risk	0	This objective is unlikely to have a negative or positive impact	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This objective is unlikely to have a negative or positive impact	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	?	The impact on soil quality is unknown until the sites have been allocated, and soil quality will need to be considered when allocating sites	Developments on contaminated land should be required to remediate the land before building.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	Developments within or adjacent to AQMAs could be required to provide evidence that they will not decrease air quality in the surrounding area, and possibly provide mitigation measures, including green infrastructure, to improve air quality.
15 - To protect and enhance landscape character	?	The impact on landscape character is unknown until the sites have been allocated, and landscape character will need to be considered when allocating sites	Decisions on sites should be made in line with landscape principles, and taking into account the green belt assessment and potential impacts on landscape designations such as the AONB and the AGLV.
16 - To conserve and enhance biodiversity	?	The impact on biodiversity is unknown until the sites have been allocated, and biodiversity will need to be considered when allocating sites	Decisions on sites should be made in ways that insulate particularly biodiverse habitats from the effects of development. Buffer zones could be required to maintain a safe distance between developments and habitats. Developments could be required to demonstrate that they will cause no net loss in biodiversity, and preferably provide a net gain in biodiversity.

PS3 - Allocate sites for development across the borough consistent with the Core Strategy and sustainability principles			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to			J. J
live in a home suitable to their needs and which		The identification of specific sites will boost the supply of housing in	
they can afford	++	the borough	N/A
2 - To facilitate the improved health and wellbeing of the whole population	++	Allocating sites consistent with the Core Strategy, sustainability principles, and the other objectives in the DMP will see large amounts of public open space protected or created, increasing physical activity and improving mental and physical health and wellbeing	New developments in the borough should be required to provide certain amounts of open space, play facilities, or leisure or sport facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	Allocating sites consistent with the Core Strategy, sustainability principles, and the other objectives in the DMP will see heritage assets and their settings protected	New developments should be required to protect heritage assets and their settings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	Allocating sites consistent with the Core Strategy, sustainability principles, and the other objectives in the DMP will see sites selected that reduce the need to travel and enable sustainable transport choices where possible	New developments could be required to provide pedestrian and cycle facilities to encourage sustainable transport use. For developments over a certain size, a travel plan could be required to ensure that traffic is sustainably managed.
5 - To make the best use of previously developed land and existing buildings	++	Allocating sites consistent with the Core Strategy, sustainability principles, and the other objectives in the DMP will see sites selected with a focus on previously developed	N/A

		land before greenfield sites	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	This objective will allocate employment land in the borough	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	This objective will allocate employment land in the borough	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	?	The amount of greenhouse gas emissions that allocated sites will generate is a complex topic which may not become clear until much later. Allocation of sites should take this into account and aim for the lowest level of greenhouse gas emissions possible	The setting of energy efficiency targets for new developments would be effective in reducing carbon emissions, but this is not allowable for residential developments under national planning policy. However, policies can be developed to encourage the use of renewable energy in new developments.
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate 11 - To reduce flood risk	+	Sites will be allocated in a way that accounts for climate change risks Sites will be allocated in a way that avoids flood risk zones	New developments could be required to provide SUDS or other flood reduction measures, as well as green infrastructure to tackle issues related to increasing temperatures. New developments could be required to provide SUDS or other flood reduction measures.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of	0	This objective is unlikely to have a negative or positive impact	N/A

water			
13 - To reduce land contamination and safeguard soil quality and quantity	?	The impact of site allocations on soil quality and land contamination will not be known until the allocations are made	Developments on contaminated land should be required to remediate the land before building.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	?	The impact of site allocations on air quality may be variable. Allocation of sites should take this into account and aim for the lowest impact possible	Developments within or adjacent to AQMAs could be required to provide evidence that they will not decrease air quality in the surrounding area, and possibly provide mitigation measures, including green infrastructure, to improve air quality.
15 - To protect and enhance landscape character	?	The impact of site allocations on landscape character will not be known until the allocations are made	Allocations should be made in line with landscape principles, and taking into account the green belt assessment and potential impacts on landscape designations such as the AONB and the AGLV.
			Allocations should be made in ways that insulate particularly biodiverse habitats from the effects of development. Buffer zones could be required to maintain a safe distance between developments and habitats. Developments could be
16 - To conserve and enhance biodiversity	?	The impact of site allocations on biodiversity will not be known until the allocations are made	required to demonstrate that they will cause no net loss in biodiversity, and preferably provide a net gain in biodiversity.

PS4 - Plan for improvements to existing infrastructure and services and/or the
provision of new infrastructure and services, to meet the needs created by
new development

new development			
Objective	Score	Comments	Potential Mitigation
1 - To provide		This objective will	
sufficient housing to		provide the	
enable people to live		infrastructure that is	
in a home suitable to		needed to create	
their needs and		suitable housing	
which they can afford	+	conditions for residents	N/A
, , , , , , , , , , , , , , , , , , , ,		This objective will	·
2 - To facilitate the		ensure that adequate	
improved health and		healthcare facilities are	
wellbeing of the		provided in the places	
whole population	1.1	where they are needed	N/A
3 - To conserve and	++	where they are needed	IN/A
enhance			
archaeological,		This shipstive is well of	
historic, and cultural		This objective is unlikely	
assets and their		to have a negative or	
settings	0	positive impact	N/A
		Providing necessary	
		services in communities	
4 - To reduce the		will reduce the need for	
need to travel,		residents to travel long	
encourage		distances to reach these	
sustainable transport		services, and potentially	
options, and improve		encourage sustainable	
accessibility to all		transport options such	
services and facilities	++	as walking	N/A
5 - To make the best			
use of previously		This objective is unlikely	
developed land and		to have a negative or	
existing buildings	0	positive impact	N/A
6 - To support			
economic growth			
which is inclusive,		This objective is unlikely	
-			
innovative, and sustainable	0	to have a negative or	N/A
	0	positive impact	IN/A
7 - To provide for			
employment		This ship at 10 100 1	
opportunities to meet		This objective is unlikely	
the needs of the local		to have a negative or	
economy	0	positive impact	N/A
8 - To reduce		This objective allows for	Policies on the provision
greenhouse gas		the provision of	of renewable energy
emissions and move		renewable energy	could help determine
to a low carbon	+	infrastructure where	appropriate locations
to a low carbon		iiiiasiiaotale Wilele	appropriate locations

economy		appropriate	within the borough, or encourage the use of renewable energy in new developments.
9 - To use natural resources prudently	0	This objective is unlikely to have a negative or positive impact	N/A
10 - To adapt to the changing climate	++	This objective allows for the provision of SUDS and other green and grey infrastructure measures to reduce the likelihood of flooding	New developments could be required to provide SUDS or other flood reduction measures. Policies on green infrastructure may also help to reduce the effects of urban heat islands and higher temperatures.
11 - To reduce flood risk	++	This objective allows for the provision of SUDS and other green and grey infrastructure measures to reduce the likelihood of flooding	New developments could be required to provide SUDS or other flood reduction measures.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	This objective allows for the provision of suitable water and sewage infrastructure to serve new developments	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This objective is unlikely to have a negative or positive impact	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This objective is unlikely to have a negative or positive impact	N/A
15 - To protect and enhance landscape character	0	This objective is unlikely to have a negative or positive impact	N/A
16 - To conserve and enhance biodiversity	0	This objective is unlikely to have a negative or positive impact	N/A

Appendix G – Potential Policy Options Assessment

Airport Parking

Airport Parking Option 1: Do not have a specific policy - rely on Core Strategy/NPPF					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This option would not affect this objective.	N/A		
2 - To facilitate the improved health and wellbeing of the whole population	-	This objective. This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. The additional car trips generated by this will have a negative impact on air quality, noise pollution, and traffic congestion, all of which can affect health and wellbeing.	Consideration should be given to measures that can reduce the impact of air and noise pollution from car parking services on local residents.		
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This option would not affect this objective.	N/A		
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. This will increase the need to travel between the airport car parking and the airport itself, adding an extra trip that would not exist if parking at the airport.	A travel plan should be put in place for airport car parks in the borough to ensure that trips are reduced to the minimum level possible.		

5 - To make the best use of previously developed land and existing buildings		This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. If such car parks are built in rural areas, this would be unlikely to involve previously developed land; if such car parks are built in urban areas on previously developed land, this would be a poor use of previously developed land when compared to the housing needs of the borough.	The main form of mitigation for this issue would be to restrict airport parking to the perimeter of the airport itself.
6 - To support economic growth			
which is inclusive, innovative, and sustainable	0	This option would not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. Airport car parking services are generally quite labour intensive, and this would therefore probably provide additional jobs within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural	1	This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. The additional car trips generated by this will have a negative impact on greenhouse gas emissions. This option would not affect	The use of electric vehicles could be encouraged by the provision of electric charging points at off-airport car parks.
resources prudently	0	this objective.	N/A
10 - To adapt to the changing climate	0	This option would not affect this objective.	N/A
11 - To reduce flood risk	0	This option would not affect this objective.	N/A

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce land	0	This option would not affect this objective.	N/A
contamination and			
safeguard soil quality and quantity	0	This option would not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. The additional car trips generated by this will have a negative impact on air quality, noise pollution, and traffic congestion.	Consideration should be given to measures that can reduce the impact of air and noise pollution from car parking services on local residents.
15 - To protect and enhance landscape character 16 - To conserve and		This option would not allow locally specific control over the location of airport car parking, and would likely lead to an increase in airport car parking in the borough. Car parking is a land use that does not generally enhance the landscape or townscape character. This option would not affect	The main form of mitigation for this issue would be to restrict airport parking to the perimeter of the airport itself.
enhance biodiversity	0	this objective.	N/A

Airport Parking Option 2: Retain existing BLP policy which allows airport car parking provision in the borough as long as it is consistent with other policies				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable				
people to live in a home				
suitable to their needs				
and which they can		This option would not affect this		
afford	0	objective.	N/A	
2 - To facilitate the				
improved health and		This option would not affect this		
wellbeing of the whole	0	objective.	N/A	

population			
3 - To conserve and enhance archaeological, historic, and cultural	0	This option would not affect this	NI/A
assets and their settings	0	objective.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	This option would see the majority of airport car parking within the boundary of Gatwick Airport itself. This would reduce additional trips within the borough and support Gatwick Airport's policy of a 40% sustainable transport mode share.	N/A
5 - To make the best use of previously developed land and existing buildings	+	This option would see the majority of airport car parking within the boundary of Gatwick Airport itself. This would allow previously developed land in the borough to be put to better use.	N/A
6 - To support economic			. 471
growth which is inclusive, innovative, and sustainable	0	This option would not affect this objective.	N/A
7 - To provide for			
employment			
opportunities to meet the needs of the local		This option would not affect this	
economy	0	objective.	N/A
8 - To reduce greenhouse gas		This option would see the majority of airport car parking within the boundary of Gatwick Airport itself. This would reduce additional trips within the borough and support Gatwick Airport's policy of a 40% sustainable transport mode share,	
emissions and move to		which would have a positive impact	NI/A
a low carbon economy 9 - To use natural	+	on greenhouse gas emissions. This option would not affect this	N/A
resources prudently	0	objective.	N/A
10 - To adapt to the		This option would not affect this	
changing climate	0	objective.	N/A
11 To reduce fleed risk	0	This option would not affect this	N/A
11 - To reduce flood risk 12 - To improve the	U	objective.	IN/ <i>F</i> A
water quality of rivers and groundwater, and maintain an adequate supply of water	0	This option would not affect this objective.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	0	This option would not affect this objective.	N/A
		This option would see the majority of airport car parking within the	
		boundary of Gatwick Airport itself. This would reduce additional trips	
		within the borough and support	
14 - To ensure air		Gatwick Airport's policy of a 40%	
quality continues to		sustainable transport mode share,	
improve and noise and		which would have a positive impact	
light pollution are reduced		on air quality and noise pollution in the borough.	N/A
reduced	+	This option would see the majority of	IN/A
		airport car parking within the	
		boundary of Gatwick Airport itself.	
		Car parking is a land use that does	
		not generally have a positive impact	
		on landscape or townscape	
		character - however, the landscape	
		of Gatwick Airport is already heavily affected by hard surfacing and	
		utilitarian building styles, and the	
		impact of car parking within the	
15 - To protect and		airport boundaries will therefore be	
enhance landscape		significantly reduced or even	
character	+	eliminated.	N/A
16 - To conserve and		This option would not affect this	
enhance biodiversity	0	objective.	N/A

Airport Parking Option 3: Have specific policy that seeks to resist airport car parking provision in the borough			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable			
people to live in a home			
suitable to their needs			
and which they can		This option would not affect this	
afford	0	objective.	N/A
2 - To facilitate the			
improved health and			
wellbeing of the whole		This option would not affect this	
population	0	objective.	N/A
3 - To conserve and			
enhance archaeological,		This option would not affect this	
historic, and cultural	0	objective.	N/A

assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	This option would likely see all airport car parking within the boundary of Gatwick Airport itself. This would reduce additional trips within the borough and support Gatwick Airport's policy of a 40% sustainable transport mode share.	N/A
5 - To make the best use of previously developed land and existing buildings	++	This option would likely see all airport car parking within the boundary of Gatwick Airport itself. This would allow previously developed land in the borough to be put to better use.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This option would not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This option would not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	This option would likely see all airport car parking within the boundary of Gatwick Airport itself. This would reduce additional trips within the borough and support Gatwick Airport's policy of a 40% sustainable transport mode share, which would have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	This option would not affect this objective.	N/A
10 - To adapt to the changing climate	0	This option would not affect this objective.	N/A
11 - To reduce flood risk	0	This option would not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This option would not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This option would not affect this objective.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	++	This option would likely see all airport car parking within the boundary of Gatwick Airport itself. This would reduce additional trips within the borough and support Gatwick Airport's policy of a 40% sustainable transport mode share, which would have a positive impact on air quality and noise pollution in the borough.	N/A
15 - To protect and enhance landscape character	++	This option would likely see all airport car parking within the boundary of Gatwick Airport itself. Car parking is a land use that does not generally have a positive impact on landscape or townscape character - however, the landscape of Gatwick Airport is already heavily affected by hard surfacing and utilitarian building styles, and the impact of car parking within the airport boundaries will therefore be significantly reduced or even eliminated.	N/A
16 - To conserve and enhance biodiversity	0	This option would not affect this objective.	N/A

Affordable Housing

Affordable Housing Option	Affordable Housing Option 1 - rely on Core Strategy policy				
			Potential		
Objective	Score	Comments	Mitigation		
1 - To provide sufficient housing to		This option would			
enable people to live in a home		maintain levels of			
suitable to their needs and which		affordable housing at			
they can afford	0	their current level.	N/A		
2 - To facilitate the improved health					
and wellbeing of the whole		This option will not			
population	0	affect this objective.	N/A		
3 - To conserve and enhance					
archaeological, historic, and cultural		This option will not			
assets and their settings	0	affect this objective.	N/A		
4 - To reduce the need to travel,					
encourage sustainable transport					
options, and improve accessibility to		This option will not			
all services and facilities	0	affect this objective.	N/A		

5 - To make the best use of			
previously developed land and		This option will not	
existing buildings	0	affect this objective.	N/A
6 - To support economic growth			
which is inclusive, innovative, and		This option will not	
sustainable	0	affect this objective.	N/A
7 - To provide for employment			
opportunities to meet the needs of		This option will not	
the local economy	0	affect this objective.	N/A
8 - To reduce greenhouse gas			
emissions and move to a low carbon		This option will not	
economy	0	affect this objective.	N/A
9 - To use natural resources		This option will not	
prudently	0	affect this objective.	N/A
10 - To adapt to the changing		This option will not	
climate	0	affect this objective.	N/A
		This option will not	
11 - To reduce flood risk	0	affect this objective.	N/A
12 - To improve the water quality of			
rivers and groundwater, and		_	
maintain an adequate supply of		This option will not	N1/A
water	0	affect this objective.	N/A
13 - To reduce land contamination		This series will not	
and safeguard soil quality and	0	This option will not	NI/A
quantity	0	affect this objective.	N/A
14 - To ensure air quality continues			
to improve and noise and light		This option will not	
pollution are reduced	0	affect this objective.	N/A
15 - To protect and enhance		This option will not	
landscape character	0	affect this objective.	N/A
16 - To conserve and enhance		This option will not	
biodiversity	0	affect this objective.	N/A

Affordable Housing Option 2 - have an updated policy on affordable housing				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	This option would maximise the amount of affordable housing coming forward in the borough, ensuring homes that are suitable for a range of needs.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	0	This option will not affect this objective.	N/A	
3 - To conserve and enhance archaeological, historic, and cultural assets and their	0	This option will not affect this objective.	N/A	

settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and	0	This option will not affect this	N/A
facilities 5 - To make the best use of	0	objective.	N/A
previously developed land and existing buildings	0	This option will not affect this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This option will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This option will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This option will not affect this objective.	N/A
9 - To use natural resources prudently	0	This option will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This option will not affect this objective.	N/A
11 - To reduce flood risk	0	This option will not affect this objective.	N/A
12 - To improve the water quality of rivers and			
groundwater, and maintain an adequate supply of water	0	This option will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This option will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This option will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This option will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This option will not affect this objective.	N/A

Specialist Accommodation

Caravans Option 1 -	Caravans Option 1 - rely on Core Strategy national planning policies					
			Potential			
Objective	Score	Comments	Mitigation			
		Relying on national planning				
4 To a City of Materia		policies may mean that the need for				
1 - To provide sufficient		this kind of accommodation is not				
housing to enable people		adequately assessed or catered				
to live in a home suitable		for, although it is unlikely to have a				
to their needs and which	0	negative impact on housing need in	NI/A			
they can afford	0	the borough as a whole.	N/A			
2 - To facilitate the						
improved health and		This aution will not offeet this				
wellbeing of the whole	0	This option will not affect this	N/A			
population 3 - To conserve and	0	objective.	IN/A			
enhance archaeological,		This aption will not affect this				
historic, and cultural	0	This option will not affect this objective.	N/A			
assets and their settings 4 - To reduce the need to	U	objective.	IN/A			
travel, encourage						
sustainable transport						
options, and improve						
accessibility to all		This option will not affect this				
services and facilities	0	objective.	N/A			
5 - To make the best use	0	Objective.	14/73			
of previously developed						
land and existing		This option will not affect this				
buildings	0	objective.	N/A			
6 - To support economic			,			
growth which is inclusive,						
innovative, and		This option will not affect this				
sustainable	0	objective.	N/A			
7 - To provide for		,				
employment						
opportunities to meet the						
needs of the local		This option will not affect this				
economy	0	objective.	N/A			
8 - To reduce		•				
greenhouse gas						
emissions and move to a		This option will not affect this				
low carbon economy	0	objective.	N/A			
9 - To use natural		This option will not affect this				
resources prudently	0	objective.	N/A			
10 - To adapt to the		This option will not affect this				
changing climate	0	objective.	N/A			
		This option will not affect this				
11 - To reduce flood risk	0	objective.	N/A			

12 - To improve the water quality of rivers and groundwater, and maintain an adequate	0	This option will not affect this	NI/A
supply of water 13 - To reduce land	0	objective.	N/A
contamination and			
safeguard soil quality and		This option will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and			
noise and light pollution		This option will not affect this	
are reduced	0	objective.	N/A
15 - To protect and			
enhance landscape		This option will not affect this	
character	0	objective.	N/A
16 - To conserve and		This option will not affect this	
enhance biodiversity	0	objective.	N/A

Caravans Option 2 - have a specific policy on caravans			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient		Including a specific DMP policy	
housing to enable people to		on this topic will ensure that the	
live in a home suitable to		need for this kind of	
their needs and which they		accommodation is adequately	
can afford	+	assessed and catered for.	N/A
2 - To facilitate the improved			
health and wellbeing of the		This option will not affect this	
whole population	0	objective.	N/A
3 - To conserve and enhance			
archaeological, historic, and			
cultural assets and their		This option will not affect this	
settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This option will not affect this	
and facilities	0	objective.	N/A
5 - To make the best use of			
previously developed land		This option will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic			
growth which is inclusive,		This option will not affect this	N1/A
innovative, and sustainable	0	objective.	N/A
7 - To provide for		This option will not affect this	
employment opportunities to	0	objective.	N/A

meet the needs of the local economy			
8 - To reduce greenhouse			
gas emissions and move to a		This option will not affect this	
low carbon economy	0	objective.	N/A
9 - To use natural resources		This option will not affect this	
prudently	0	objective.	N/A
10 - To adapt to the		This option will not affect this	
changing climate	0	objective.	N/A
		This option will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This option will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land			
contamination and safeguard		This option will not affect this	
soil quality and quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and			
noise and light pollution are		This option will not affect this	
reduced	0	objective.	N/A
15 - To protect and enhance		This option will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This option will not affect this	
enhance biodiversity	0	objective.	N/A

Older People's Accommodation Option 1 - rely on NPPF				
•			Potential	
Objective	Score	Comments	Mitigation	
		Relying entirely on the NPPF		
		means that accommodation for		
1 - To provide sufficient		older people may not be given		
housing to enable people		specific attention in planning,		
to live in a home suitable		although this is unlikely to have a		
to their needs and which		negative impact on overall housing		
they can afford	0	provision in the borough.	N/A	
2 - To facilitate the				
improved health and				
wellbeing of the whole		This option will not affect this		
population	0	objective.	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural		This option will not affect this		
assets and their settings	0	objective.	N/A	
4 - To reduce the need to				
travel, encourage		This option will not affect this		
sustainable transport	0	objective.	N/A	

1		1	1 1
options, and improve			
accessibility to all			
services and facilities			
5 - To make the best use			
of previously developed			
land and existing		This option will not affect this	
buildings	0	objective.	N/A
6 - To support economic			
growth which is inclusive,			
innovative, and		This option will not affect this	
sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities			
to meet the needs of the		This option will not affect this	
local economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move		This option will not affect this	
to a low carbon economy	0	objective.	N/A
9 - To use natural		This option will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the		This option will not affect this	
changing climate	0	objective.	N/A
l		This option will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and			
maintain an adequate		This option will not affect this	N1/0
supply of water	0	objective.	N/A
13 - To reduce land			
contamination and		This antique will not affect this	
safeguard soil quality and		This option will not affect this	NI/A
quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and		This option will not offeet this	
noise and light pollution	0	This option will not affect this	NI/A
are reduced 15 - To protect and	U	objective.	N/A
enhance landscape		This option will not offeet this	
character	0	This option will not affect this objective.	N/A
16 - To conserve and	U	This option will not affect this	IN/A
enhance biodiversity	0	objective.	N/A
ennance biodiversity	U	ບນງອບແທຍ.	IN/A

Older People's Accommodation Option 2 - have a specific policy on older people's accommodation			
	people	accommodation	Potential
Objective	Score	Comments	Mitigation
		Having a specific policy on older	
1 - To provide sufficient		people's accommodation can	
housing to enable people to		ensure that this kind of housing	
live in a home suitable to		is given suitable attention in a	
their needs and which they		borough with an ageing	
can afford	+	demographic.	
		A specific policy could ensure	
2 - To facilitate the		the delivery of homes that are	
improved health and		suitable for older people,	
wellbeing of the whole		increasing wellbeing to some	
population	+	extent.	
3 - To conserve and			
enhance archaeological,		This and an odd was affect the	
historic, and cultural assets	0	This option will not affect this	NI/A
and their settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport			
options, and improve accessibility to all services		This option will not affect this	
and facilities	0	objective.	N/A
5 - To make the best use of	U	objective.	IN/A
previously developed land		This option will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic	-		14,71
growth which is inclusive,		This option will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for		,	
employment opportunities			
to meet the needs of the		This option will not affect this	
local economy	0	objective.	N/A
8 - To reduce greenhouse		-	
gas emissions and move to		This option will not affect this	
a low carbon economy	0	objective.	N/A
9 - To use natural		This option will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the		This option will not affect this	
changing climate	0	objective.	N/A
		This option will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain			
an adequate supply of		This option will not affect this	
water	0	objective.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	0	This option will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This option will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This option will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This option will not affect this objective.	N/A

Community Facilities

Community Facilities Option 1 - rely on Core Strategy policy			
		, , , , , , , , , , , , , , , , , , ,	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people			
to live in a home suitable			
to their needs and which		This option will not affect this	N1/A
they can afford	0	objective.	N/A
		Community facilities support	
2 - To facilitate the		social engagement and interaction, which can increase	
improved health and		wellbeing. The Core Strategy	
wellbeing of the whole		policy resists the loss of	
population	+	community facilities.	N/A
p o p o i o i o i		Community facilities are in many	
3 - To conserve and		cases a cultural asset to the	
enhance archaeological,		borough. The Core Strategy policy	
historic, and cultural		resists the loss of community	
assets and their settings	+	facilities.	N/A
		The Core Strategy policy resists	
		the loss of community facilities,	
4 - To reduce the need to		and this can ensure that	
travel, encourage		community facilities remain in	
sustainable transport		their current locations, and the	
options, and improve		people that use them will not have	
accessibility to all services and facilities	_	to travel any further than at present.	N/A
and identities	+	The Core Strategy policy resists	IN//
		the loss of community facilities,	
5 - To make the best use		and this can ensure that existing	
of previously developed		buildings are used for positive	
land and existing buildings	+	reasons.	N/A

1		1	1 1
6 - To support economic			
growth which is inclusive,			
innovative, and		This option will not affect this	
sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities			
to meet the needs of the		This option will not affect this	
local economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move		This option will not affect this	
to a low carbon economy	0	objective.	N/A
9 - To use natural		This option will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the		This option will not affect this	
changing climate	0	objective.	N/A
		This option will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water		•	
quality of rivers and			
groundwater, and maintain			
an adequate supply of		This option will not affect this	
water	0	objective.	N/A
13 - To reduce land		•	
contamination and			
safeguard soil quality and		This option will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality		,	
continues to improve and			
noise and light pollution		This option will not affect this	
are reduced	0	objective.	N/A
15 - To protect and			
enhance landscape		This option will not affect this	
character	0	objective.	N/A
16 - To conserve and		This option will not affect this	
enhance biodiversity	0	objective.	N/A

Community Facilities Option 2 - have an updated policy on community						
	1	facilities				
Potential						
Objective Score Comments Mitigatio						
1 - To provide sufficient	1 - To provide sufficient					
housing to enable people to	housing to enable people to					
live in a home suitable to						
their needs and which they This option will not affect this						
can afford	0	objective.	N/A			

1			1 1
		Community facilities support	
		social engagement and	
		interaction, which can increase	
2 - To facilitate the improved		wellbeing. A policy protecting	
health and wellbeing of the		them can resist the loss of	
whole population	+	community facilities.	N/A
		Community facilities are in	
3 - To conserve and		many cases a cultural asset to	
enhance archaeological,		the borough. A policy protecting	
historic, and cultural assets		them can resist the loss of	
and their settings	+	community facilities.	N/A
4 - To reduce the need to		A policy protecting community	
travel, encourage		facilities can ensure that they	
sustainable transport		remain in their current locations,	
options, and improve		and the people that use them	
accessibility to all services		will not have to travel any	
and facilities	+	further than at present.	N/A
and idomitios		A policy protecting community	14//1
5 - To make the best use of		facilities can ensure that	
previously developed land		existing buildings are used for	
			N/A
and existing buildings 6 - To support economic	+	positive reasons.	IN/A
		This antion will not offeet this	
growth which is inclusive,	0	This option will not affect this	NI/A
innovative, and sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities to		The control of the co	
meet the needs of the local		This option will not affect this	
economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move to		This option will not affect this	
a low carbon economy	0	objective.	N/A
9 - To use natural resources		This option will not affect this	
prudently	0	objective.	N/A
10 - To adapt to the		This option will not affect this	
changing climate	0	objective.	N/A
		This option will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This option will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land		,	
contamination and			
safeguard soil quality and		This option will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and			
noise and light pollution are		This option will not affect this	
reduced	0	objective.	N/A
TOUROGU	U	objective.	1 11/ / 7

15 - To protect and enhance		This option will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This option will not affect this	
enhance biodiversity	0	objective.	N/A

Climate Change Mitigation

Climate Change Option 1 - rely on Core Strategy policies on sustainable development and construction			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to			
their needs and which they		This option will not affect this	
can afford	0	objective.	N/A
		The Core Strategy policies	
		should have a positive impact	
O. To fooilitate the improved		on health and wellbeing	
2 - To facilitate the improved		through the improvement of air	
health and wellbeing of the whole population		quality and reduction of flood risk.	N/A
3 - To conserve and enhance	+	The Core Strategy policies call	IN/A
archaeological, historic, and		for development to take into	
cultural assets and their		account the historic	
settings	+	environment.	N/A
4 - To reduce the need to		CHAIR CHAIRC	14/71
travel, encourage sustainable		The Core Strategy policies call	
transport options, and		for developments to reduce the	
improve accessibility to all		need to travel and encourage	
services and facilities	+	sustainable transport options.	N/A
5 - To make the best use of		The Core Strategy policies give	
previously developed land		priority to previously developed	
and existing buildings	+	land.	N/A
6 - To support economic			
growth which is inclusive,		This option will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities to		This patient will not affect this	
meet the needs of the local	0	This option will not affect this	NI/A
economy	0	objective.	N/A
8 - To reduce greenhouse		The Core Strategy policies will lead to a reduction in	
gas emissions and move to a low carbon economy		greenhouse gas emissions.	N/A
low carbon economy	+	The Core Strategy policies call	IN/A
9 - To use natural resources		for the prudent use of natural	
prudently	+	resources in construction.	N/A
practitiy		100001000 III 00110110011011.	14//1

10 - To adapt to the changing climate	+	The Core Strategy policies require development to adapt to climate change and reduce flood risk.	N/A
11 - To reduce flood risk	+	The Core Strategy policies require development to adapt to climate change and reduce flood risk.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	The Core Strategy policies require development to safeguard water quality.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This option will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	The Core Strategy policies require development to minimise all forms of pollution.	N/A
15 - To protect and enhance landscape character	0	This option will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	+	The Core Strategy policies require development to protect the ecological heritage of the borough, which includes biodiversity.	N/A

Climate Change Option 2 - have a specific policy on renewable energy						
ommute enumge op	generation					
Objective	Score	Comments	Potential Mitigation			
1 - To provide sufficient						
housing to enable						
people to live in a home						
suitable to their needs						
and which they can		This option will not affect				
afford	0	this objective.	N/A			
2 - To facilitate the						
improved health and						
wellbeing of the whole		This option will not affect	N1/A			
population	0	this objective.	N/A			
3 - To conserve and						
enhance						
archaeological, historic,		This postion will not offers				
and cultural assets and	0	This option will not affect	NI/A			
their settings	0	this objective.	N/A			
4 - To reduce the need						
to travel, encourage		This option will not affect				
sustainable transport	0	this objective.	N/A			

Lantings and incorpora		1	I
options, and improve accessibility to all			
services and facilities			
5 - To make the best			
use of previously			
developed land and		This option will not affect	
existing buildings	0	this objective.	N/A
6 - To support economic	U	triis objective.	11/71
growth which is			
inclusive, innovative,		This option will not affect	
and sustainable	0	this objective.	N/A
7 - To provide for		•	
employment		This option may provide a	
opportunities to meet		small amount of additional	
the needs of the local		employment in renewable	
economy	+	energy installation.	N/A
		By increasing renewable	
8 - To reduce		energy generation in the	
greenhouse gas		borough, this option will	
emissions and move to		significantly reduce	N/A
a low carbon economy	++	greenhouse gas emissions. This option will require the	IN/A
		prudent use of natural	
		resources by encouraging	
9 - To use natural		the use of renewable	
resources prudently	++	energy.	N/A
10 - To adapt to the		This option will not affect	
changing climate	0	this objective.	N/A
		By helping to mitigate	
		climate change, this option	
		will reduce flood risk	
11 - To reduce flood risk	+	somewhat.	N/A
12 - To improve the			
water quality of rivers and groundwater, and			
maintain an adequate		This option will not affect	
supply of water	0	this objective.	N/A
13 - To reduce land	Ü	tino objectivo.	14/71
contamination and			
safeguard soil quality		This option will not affect	
and quantity	0	this objective.	N/A
14 - To ensure air		By encouraging renewable	
quality continues to		energy use rather than	
improve and noise and		fossil fuel energy use, this	
light pollution are		option could have some	NI/A
reduced	+	impact on air quality.	N/A

15 - To protect and enhance landscape character	0	In some cases, renewable energy installations may be considered to have negative landscape impacts, although this is a contentious claim, and is also dependent on the specifics of each installation.	Other policies in the DMP deal with the potential landscape impact of renewable energy installations.
16 - To conserve and		This option will not affect	
enhance biodiversity	0	this objective.	N/A

Climate Change Option 3 - have a specific policy on energy and water efficiency			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people			
to live in a home suitable			
to their needs and which		This option will not affect this	
they can afford	0	objective.	N/A
		More energy efficient	
		developments are likely to be	
		healthier in terms of reducing	
		draughts and being easier to heat	
2 - To facilitate the		in the winter, which may also have	
improved health and		a positive impact on reducing fuel	
wellbeing of the whole		poverty. This will improve wellbeing	
population	+	in the borough.	N/A
3 - To conserve and			
enhance archaeological,		The base of the second of the	
historic, and cultural	0	This option will not affect this	N1/A
assets and their settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport			
options, and improve		This ention will not offeet this	
accessibility to all	0	This option will not affect this	N/A
services and facilities	0	objective.	IN/A
5 - To make the best use			
of previously developed		This ention will not offeet this	
land and existing	0	This option will not affect this	N/A
buildings	U	objective.	IN/A
6 - To support economic growth which is inclusive,			
innovative, and		This aption will not affect this	
sustainable	0	This option will not affect this objective.	N/A
Sustailiable	U	objective.	IN/A

	1	1 1
	This continuously was affectable	
_		NI/A
0		N/A
++		N/A
++		N/A
0	objective.	N/A
	change, this option will reduce	
+	flood risk somewhat.	N/A
	This option will increase water	
	efficiency in new developments,	
	helping to maintain an adequate	
++	supply of water in the borough.	N/A
	This option will not affect this	
0	objective.	N/A
	By reducing fossil fuel energy use,	
	this option could have some impact	
+	on air quality.	N/A
	This option will not affect this	
0	objective.	N/A
	This antion will not affect this	
	This option will not affect this	
	++ 0 + ++ 0	By reducing energy use in new developments, this option will significantly reduce greenhouse gas emissions. This option will require the prudent use of natural resources by reducing energy use in new developments. This option will not affect this objective. By helping to mitigate climate change, this option will reduce flood risk somewhat. This option will increase water efficiency in new developments, helping to maintain an adequate supply of water in the borough. This option will not affect this objective. By reducing fossil fuel energy use, this option could have some impact on air quality. This option will not affect this

Climate Change Option 4 - rely on other DMP policies to cover climate change						
mitig	ation ac	lequately				
	Potential					
Objective	Score	Comments	Mitigation			
1 - To provide sufficient housing to						
enable people to live in a home						
suitable to their needs and which		This option will not affect				
they can afford	0	this objective.	N/A			
2 - To facilitate the improved						
health and wellbeing of the whole		This option will not affect				
population	0	this objective.	N/A			

ı		1	1 1
3 - To conserve and enhance			
archaeological, historic, and		This option will not affect	
cultural assets and their settings	0	this objective.	N/A
4 - To reduce the need to travel,		-	
encourage sustainable transport			
options, and improve accessibility		This option will not affect	
to all services and facilities	0	this objective.	N/A
5 - To make the best use of		,	
previously developed land and		This option will not affect	
existing buildings	0	this objective.	N/A
6 - To support economic growth			·
which is inclusive, innovative, and		This option will not affect	
sustainable	0	this objective.	N/A
	O .	tine esjective.	14/71
7 - To provide for employment		This entire will set effect	
opportunities to meet the needs of	0	This option will not affect	NI/A
the local economy	0	this objective.	N/A
		Existing policies on	
8 - To reduce greenhouse gas		sustainable transport	
emissions and move to a low		modes may have some	
carbon economy	+	impact on this objective.	N/A
		Existing policies on	
		sustainable transport	
9 - To use natural resources		modes may have some	
prudently	+	impact on this objective.	N/A
10 - To adapt to the changing		This option will not affect	
climate	0	this objective.	N/A
		This option will not affect	
11 - To reduce flood risk	0	this objective.	N/A
12 - To improve the water quality			
of rivers and groundwater, and			
maintain an adequate supply of		This option will not affect	
water	0	this objective.	N/A
13 - To reduce land contamination			
and safeguard soil quality and		This option will not affect	
quantity	0	this objective.	N/A
		Existing policies on	
14 - To ensure air quality		sustainable transport	
continues to improve and noise		modes may have some	
and light pollution are reduced	+	impact on this objective.	N/A
15 - To protect and enhance		This option will not affect	
landscape character	0	this objective.	N/A
16 - To conserve and enhance		This option will not affect	
biodiversity	0	this objective.	N/A
Significant		and objective.	. 4// 1

Infrastructure

Infrastructure Option 1 - rely on Core Strategy policy			
		•	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	The Core Strategy policy aims to ensure that necessary infrastructure is put in place to ensure the delivery of housing.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	+	The Core Strategy policy aims to protect community facilities and leisure facilities, which can have positive impacts on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This option will not affect this objective.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	This option will not affect this objective.	N/A
5 - To make the best use of previously developed land and existing buildings	0	This option will not affect this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This option will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This option will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This option will not affect this objective.	N/A
9 - To use natural resources prudently	0	This option will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This option will not affect this objective.	N/A
11 - To reduce flood risk 12 - To improve the water	0	This option will not affect this objective.	N/A
quality of rivers and groundwater, and maintain an adequate supply of water	0	This option will not affect this objective.	N/A
13 - To reduce land contamination and safeguard	0	This option will not affect this objective.	N/A

soil quality and quantity			
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This option will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This option will not affect this objective.	N/A
16 - To conserve and		The Core Strategy policy requires the delivery of green infrastructure on new developments, which is good for biodiversity.	N/A
enhance biodiversity	+	for bloaiversity.	IN/A

Infrastructure Option 2 - have an updated policy on infrastructure			
		, , , , , , , , , , , , , , , , , , ,	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to		A policy on infrastructure will	
live in a home suitable to		ensure that necessary	
their needs and which they		infrastructure is put in place to	
can afford	+	ensure the delivery of housing.	N/A
2 - To facilitate the improved			
health and wellbeing of the		This option will not affect this	
whole population	0	objective.	N/A
3 - To conserve and			
enhance archaeological,			
historic, and cultural assets		This option will not affect this	
and their settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport			
options, and improve		T	
accessibility to all services	0	This option will not affect this	N1/A
and facilities	0	objective.	N/A
5 - To make the best use of		This action will not offert this	
previously developed land	0	This option will not affect this	NI/A
and existing buildings 6 - To support economic	0	objective.	N/A
growth which is inclusive,		This option will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for	U	ODJECTIVE.	IN/A
employment opportunities to			
meet the needs of the local		This option will not affect this	
economy	0	objective.	N/A
8 - To reduce greenhouse	3	00,000,00	14//1
gas emissions and move to		This option will not affect this	
a low carbon economy	0	objective.	N/A
2. 12.11 34.1.2011 0001101111		,	

9 - To use natural resources	0	This option will not affect this	N/A
prudently	0	objective.	IN/A
10 - To adapt to the		This option will not affect this	N1/A
changing climate	0	objective.	N/A
		A policy on infrastructure can	
		specify that development that	
		would have an impact on	
		flooding must prove that this	
		impact is mitigatable before	
11 - To reduce flood risk	+	being approved.	N/A
		A policy on infrastructure can	
		specify that development that	
12 - To improve the water		would have an impact on water	
quality of rivers and		quality must prove that this	
groundwater, and maintain		impact is mitigatable before	
an adequate supply of water	+	being approved.	N/A
13 - To reduce land			
contamination and safeguard		This option will not affect this	
soil quality and quantity	0	objective.	N/A
14 - To ensure air quality		•	
continues to improve and			
noise and light pollution are		This option will not affect this	
reduced	0	objective.	N/A
15 - To protect and enhance		This option will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This option will not affect this	
enhance biodiversity	0	objective.	N/A

Safeguarded Land for Development Beyond the Plan Period

Safeguarded Land Option 1 - do not safeguard land			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to		This option may lead to	
their needs and which they		problems with housing delivery	
can afford	-	after the plan period.	N/A
2 - To facilitate the improved			
health and wellbeing of the		This option will not affect this	
whole population	0	objective.	N/A
		If there is a lack of available	
		housing land at the end of the	
		plan period, the borough could	
3 - To conserve and		revert to planning by appeal,	
enhance archaeological,		which would likely have a	
historic, and cultural assets		negative impact on heritage	
and their settings	-	assets.	N/A

1			1
4 - To reduce the need to			
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This option will not affect this	
and facilities	0	objective.	N/A
5 - To make the best use of			
previously developed land		This option will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic			
growth which is inclusive,		This option will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities to			
meet the needs of the local	0	This option will not affect this	N.1/A
economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move to	0	This option will not affect this	N1/A
a low carbon economy	0	objective.	N/A
9 - To use natural resources	0	This option will not affect this	N1/A
prudently	0	objective.	N/A
10 - To adapt to the	0	This option will not affect this	NI/A
changing climate	0	objective.	N/A
11 To reduce fleed viels	0	This option will not affect this	NI/A
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and		This antion will not offeet this	
groundwater, and maintain an adequate supply of water	0	This option will not affect this objective.	N/A
13 - To reduce land	U	objective.	IN/A
contamination and			
safeguard soil quality and		This option will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality	0	objective.	14/74
continues to improve and			
noise and light pollution are		This option will not affect this	
reduced	0	objective.	N/A
		If there is a lack of available	14,71
		housing land at the end of the	
		plan period, the borough could	
		revert to planning by appeal,	
15 - To protect and enhance		which would likely have a	
landscape character	-	negative impact on landscape.	N/A
·		If there is a lack of available	
		housing land at the end of the	
		plan period, the borough could	
		revert to planning by appeal,	
16 - To conserve and		which would likely have a	
enhance biodiversity	-	negative impact on biodiversity.	N/A

Safeguarded Land Option 2 - safeguard land for a particular time period after the end of the current plan period				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable				
people to live in a home				
suitable to their needs		This options should ensure housing		
and which they can		land is available after the current		
afford	+	plan period.	N/A	
2 - To facilitate the				
improved health and		This series will not offer this		
wellbeing of the whole	0	This option will not affect this	NI/A	
population	0	objective.	N/A	
		The safeguarding of land up to an		
		arbitrary time period may lead to more land being safeguarded than		
		would otherwise be the case, in		
		order to meet the self-imposed		
		target. This may lead to less		
		sustainable sites being safeguarded,		
		which may affect heritage assets.		
3 - To conserve and		This is not certain, and so is not		
enhance archaeological,		listed as a negative impact, but		
historic, and cultural		should be considered as a		
assets and their settings	0	possibility.	N/A	
4 - To reduce the need				
to travel, encourage				
sustainable transport				
options, and improve		T		
accessibility to all		This option will not affect this	N1/A	
services and facilities	0	objective.	N/A	
5 - To make the best				
use of previously developed land and		This option will not affect this		
existing buildings	0	objective.	N/A	
6 - To support economic	J	objective.	1 11/7	
growth which is				
inclusive, innovative,		This option will not affect this		
and sustainable	0	objective.	N/A	
7 - To provide for		,		
employment				
opportunities to meet				
the needs of the local		This option will not affect this		
economy	0	objective.	N/A	
8 - To reduce				
greenhouse gas				
emissions and move to		This option will not affect this	N1/0	
a low carbon economy	0	objective.	N/A	

9 - To use natural		This option will not affect this	ĺ
resources prudently	0	objective.	N/A
10 - To adapt to the	O	This option will not affect this	13/73
changing climate	0	objective.	N/A
changing cimiate	Ü	This option will not affect this	14,71
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the	_		
water quality of rivers			
and groundwater, and			
maintain an adequate		This option will not affect this	
supply of water	0	objective.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality		This option will not affect this	
and quantity	0	objective.	N/A
14 - To ensure air			
quality continues to			
improve and noise and			
light pollution are		This option will not affect this	
reduced	0	objective.	N/A
		The safeguarding of land up to an	
		arbitrary time period may lead to	
		more land being safeguarded than	
		would otherwise be the case, in order to meet the self-imposed	
		target. This may lead to less	
		sustainable sites being safeguarded,	
		which may affect landscape. This is	
15 - To protect and		not certain, and so is not listed as a	
enhance landscape		negative impact, but should be	
character	0	considered as a possibility.	N/A
		The safeguarding of land up to an	
		arbitrary time period may lead to	
		more land being safeguarded than	
		would otherwise be the case, in	
		order to meet the self-imposed	
		target. This may lead to less	
		sustainable sites being safeguarded,	
		which may affect biodiversity. This is	
		not certain, and so is not listed as a	
16 - To conserve and		negative impact, but should be	
enhance biodiversity	0	considered as a possibility.	N/A

Safeguarded Land Option 3 - safeguard land using a supply-led approach				
		<u> </u>	Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient housing to		This options should		
enable people to live in a home		ensure housing land is		
suitable to their needs and which		available after the		
they can afford	+	current plan period.	N/A	
2 - To facilitate the improved health				
and wellbeing of the whole		This option will not		
population	0	affect this objective.	N/A	
3 - To conserve and enhance				
archaeological, historic, and cultural		This option will not		
assets and their settings	0	affect this objective.	N/A	
4 - To reduce the need to travel,				
encourage sustainable transport				
options, and improve accessibility to		This option will not		
all services and facilities	0	affect this objective.	N/A	
5 - To make the best use of				
previously developed land and		This option will not		
existing buildings	0	affect this objective.	N/A	
6 - To support economic growth				
which is inclusive, innovative, and		This option will not		
sustainable	0	affect this objective.	N/A	
7 - To provide for employment				
opportunities to meet the needs of		This option will not		
the local economy	0	affect this objective.	N/A	
8 - To reduce greenhouse gas		-		
emissions and move to a low		This option will not		
carbon economy	0	affect this objective.	N/A	
9 - To use natural resources		This option will not		
prudently	0	affect this objective.	N/A	
10 - To adapt to the changing		This option will not		
climate	0	affect this objective.	N/A	
		This option will not		
11 - To reduce flood risk	0	affect this objective.	N/A	
12 - To improve the water quality of				
rivers and groundwater, and				
maintain an adequate supply of		This option will not		
water	0	affect this objective.	N/A	
13 - To reduce land contamination				
and safeguard soil quality and		This option will not		
quantity	0	affect this objective.	N/A	
14 - To ensure air quality continues				
to improve and noise and light		This option will not		
pollution are reduced	0	affect this objective.	N/A	
15 - To protect and enhance		This option will not		
landscape character	0	affect this objective.	N/A	
16 - To conserve and enhance		This option will not		
biodiversity	0	affect this objective.	N/A	

East Surrey Hospital

East Surrey Hospital Option 1 - no change			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to			
their needs and which they can afford	0	This option will not affect this objective.	N/A
2 - To facilitate the improved health and wellbeing of the whole population		This option may have a negative impact on the health and wellbeing of the population as it would restrict the necessary expansion of the hospital, or disperse the needed facilities across the borough, reducing accessibility and increasing travel times.	A large site for new hospital facilities could be found outside the greenbelt, but this is unlikely to be possible due to flooding concerns.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This option will not affect this objective.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	This option may lead to the dispersal of future hospital facilities across the wider area, rather than their concentration on a single site. This could increase travel times and reduce accessibility by public transport compared to an expansion of the existing site.	A large site for new hospital facilities could be found outside the greenbelt, but this is unlikely to be possible due to flooding concerns.
5 - To make the best use of previously developed land and existing buildings	-	This option would not allow for the easy alteration of existing buildings and previously developed land on the hospital site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This option will not affect this objective.	N/A
7 - To provide for employment opportunities to meet	0	This option will not affect this objective.	N/A

the needs of the local economy			
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By potentially increasing the need for travel and for car use, this option may have a negative effect on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	This option will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This option will not affect this objective.	N/A
11 - To reduce flood risk	0	This option will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This option will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity 14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This option will not affect this objective. This option will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	The site is currently in the greenbelt and contributes to the separation between settlements. This option would restrict further development on the site, which may be beneficial in terms of protecting the landscape. On the other hand, the potential dispersal of future hospital facilities across the borough may lead to pressure on other landscape areas, particularly the Rural Surrounds of Horley.	Future development should be carefully designed to ensure that it respects the townscape or landscape of the area it is built in.
16 - To conserve and enhance biodiversity	+	The site is adjacent to areas of ancient woodland and potential SNCIs, and this option would be the most	N/A

likely to ensure these areas
are strongly protected.

East Surr	East Surrey Hospital Option 2 - remove from greenbelt				
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing to					
enable people to live					
in a home suitable to					
their needs and		This option will not affect this			
which they can afford	0	objective.	N/A		
•		This option would allow for the			
		necessary expansion of the			
		hospital to deal with increasing			
2 - To facilitate the		patient numbers, and would			
improved health and		therefore have a positive			
wellbeing of the		impact on the health and			
whole population	+	wellbeing of the borough.	N/A		
3 - To conserve and					
enhance					
archaeological,					
historic, and cultural					
assets and their		This option will not affect this			
settings	0	objective.	N/A		
4 - To reduce the		By consolidating			
need to travel,		improvements to the hospital			
encourage		on a single site, this option			
sustainable transport		would not increase the need to			
options, and improve		travel and would allow access			
accessibility to all		to the site through the existing			
services and facilities	+	public transport options.	N/A		
5 - To make the best		This option would allow for the			
use of previously		alteration of existing buildings			
developed land and		and previously developed land			
existing buildings	+	on the site.	N/A		
6 - To support					
economic growth					
which is inclusive,					
innovative, and		This option will not affect this			
sustainable	0	objective.	N/A		
7 - To provide for					
employment					
opportunities to meet					
the needs of the local		This option will not affect this			
economy	0	objective.	N/A		

8 - To reduce greenhouse gas emissions and move to a low carbon		By not increasing the need to travel, and due to existing public transport options to the hospital, this option will have a positive impact on greenhouse gas emissions compared to	
economy	+	the status quo option.	N/A
9 - To use natural		This option will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the		This option will not affect this	
changing climate	0	objective.	N/A
11 - To reduce flood		This option will not affect this	
risk	0	objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This option will not affect this objective.	N/A
13 - To reduce land	0	objective.	IN/A
contamination and safeguard soil quality and quantity	0	This option will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This option will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	The site is currently in the greenbelt and contributes to the separation between settlements. This option would potentially impact the landscape in the immediately surrounding area by increasing the amount of development. On the other hand, it avoids the potential dispersal of future hospital facilities across the borough, and ensures that the landscape impact is concentrated in one area, where design measures can be more easily implemented to reduce the impact.	Future development should be carefully designed to ensure that it respects the location on the fringe of the greenbelt.

16 - To conserve and enhance biodiversity		The site is adjacent to areas of ancient woodland and potential SNCIs, and buffer zones may be needed to ensure these assets continue to be protected if the hospital expands significantly.	Buffer zones should be placed around ancient woodland or potential SNCIs.
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Appendix H – DMP Policies Assessment

EMP1 - Principal Employment Areas				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to live				
in a home suitable to				
their needs and		This policy will not affect this		
which they can afford	0	objective.	N/A	
2 - To facilitate the				
improved health and				
wellbeing of the		This policy will not affect this		
whole population	0	objective.	N/A	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		This policy will not affect this		
settings	0	objective.	N/A	
4 - To reduce the				
need to travel,				
encourage				
sustainable transport				
options, and improve				
accessibility to all		This policy will not affect this		
services and facilities	0	objective.	N/A	
		This policy will channel		
5 - To make the best		relevant employment uses		
use of previously		into principal employment		
developed land and		areas that are already		
existing buildings	++	appropriate for them.	N/A	
6 - To support		This policy will support the		
economic growth		continued growth of		
which is inclusive,		businesses in the borough by		
innovative, and		safeguarding appropriate land	N1/A	
sustainable	+	for their use.	N/A	
		This policy will support the		
· · ·		continued growth of		
7 - To provide for		businesses in the borough by		
employment		safeguarding appropriate land		
opportunities to meet		for their use, and will		
the needs of the local		consequently provide	NI/A	
economy	+	employment opportunities.	N/A	
8 - To reduce		This walkers will and affect the		
greenhouse gas	0	This policy will not affect this	NI/A	
emissions and move	0	objective.	N/A	

to a low carbon			
economy			
9 - To use natural		This policy will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
11 - To reduce flood		This policy will not affect this	
risk	0	objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		This policy will not affect this	
water	0	objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	By encouraging industrial uses to locate in existing employment areas, this policy safeguards soil quality and protects land from contamination in other areas.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy encourages industrial uses to locate within the borough, which may have an impact on noise and air pollution. However, by encouraging these uses to locate within existing employment areas, the policy keeps these impacts localised in areas that are already accustomed to dealing with them. By encouraging industrial	Consideration should be given to minimising noise and air pollution in new industrial developments on employment sites.
15 - To protect and enhance landscape character 16 - To conserve and enhance biodiversity	+	uses to locate in existing employment areas, this policy safeguards landscape character in other areas. By encouraging industrial uses to locate in existing employment areas, this policy safeguards biodiversity in other areas.	N/A

EMP2 - Local Employment Areas					
Objective Score Comments Potential Mitigation					
1 - To provide					
sufficient housing to This policy will not affect this					
enable people to live	0	objective.	N/A		

in a home suitable to			
their needs and			
which they can afford			
2 - To facilitate the			
improved health and			
wellbeing of the		This policy will not affect this	
whole population	0	objective.	N/A
3 - To conserve and			
enhance archaeological,			
historic, and cultural			
assets and their		This policy will not affect this	
settings	0	objective.	N/A
4 - To reduce the		•	
need to travel,			
encourage			
sustainable transport			
options, and improve accessibility to all		This policy will not affect this	
services and facilities	0	objective.	N/A
Scr vioes and radiities	O	This policy will channel	14/71
5 - To make the best		relevant employment uses	
use of previously		into principal employment	
developed land and		areas that are already	
existing buildings	++	appropriate for them.	N/A
6 - To support		This policy will support the	
economic growth which is inclusive,		continued growth of businesses in the borough by	
innovative, and		safeguarding appropriate land	
sustainable	+	for their use.	N/A
		This policy will support the	-
		continued growth of	
7 - To provide for		businesses in the borough by	
employment		safeguarding appropriate land	
opportunities to meet		for their use, and will	
the needs of the local economy		consequently provide employment opportunities.	N/A
8 - To reduce	+	employment opportunities.	IN/A
greenhouse gas			
emissions and move			
to a low carbon		This policy will not affect this	
economy	0	objective.	N/A
9 - To use natural		This policy will not affect this	N1/A
resources prudently	0	objective. This policy will not affect this	N/A
10 - To adapt to the changing climate	0	objective.	N/A
11 - To reduce flood	U	This policy will not affect this	1 N/ /\
risk	0	objective.	N/A
L			i .

12 - To improve the			
water quality of rivers			
and groundwater,			
and maintain an			
adequate supply of		This policy will not affect this	
water	0	objective.	N/A
		By encouraging industrial	
		uses to locate in existing	
13 - To reduce land		employment areas, this policy	
contamination and		safeguards soil quality and	
safeguard soil quality		protects land from	
and quantity		contamination in other areas.	N/A
and quantity	+		IN/A
		This policy encourages	
		industrial uses to locate within	
		the borough, which may have	
		an impact on noise and air	
		pollution. However, by	
		encouraging these uses to	
		locate within existing	
		employment areas, the policy	
		keeps these impacts localised	Consideration
		in areas that are already	should be given to
14 - To ensure air		accustomed to dealing with	minimising noise
quality continues to		them. The policy also notes	and air pollution in
improve and noise		that development should not	new industrial
and light pollution are		conflict with the amenity of	developments on
reduced	0	neighbouring land uses.	employment sites.
		By encouraging industrial	
		uses to locate in existing	
		employment areas, this policy	
		safeguards landscape	
		character in other areas. The	
		policy also notes that	
		developments should be of an	
15 - To protect and		appropriate scale for the area,	
enhance landscape		protecting local townscape	
character		character.	N/A
Character	+		IN/A
		By encouraging industrial	
		uses to locate in existing	
		employment areas, this policy	
16 - To conserve and		safeguards biodiversity in	
enhance biodiversity	+	other areas.	N/A

EMP3 – Employment Development Outside Employment Areas				
. ,			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to their				
needs and which they can	_	This policy will not affect this		
afford	0	objective.	N/A	
2 - To facilitate the improved		TI: 11 11 11 11 11 11 11 11 11 11 11 11 11		
health and wellbeing of the	0	This policy will not affect this	N1/A	
whole population	0	objective.	N/A	
3 - To conserve and enhance				
archaeological, historic, and cultural assets and their		This policy will not offect this		
	0	This policy will not affect this objective.	N/A	
settings 4 - To reduce the need to	U	objective.	IN/A	
travel, encourage sustainable				
transport options, and improve				
accessibility to all services and		This policy will not affect this		
facilities	0	objective.	N/A	
5 - To make the best use of		0.5]00.110.	1 4,7 1	
previously developed land and		This policy will not affect this		
existing buildings	0	objective.	N/A	
		This policy will support the		
		provision of some		
6 - To support economic		employment uses in the		
growth which is inclusive,		borough, which will help		
innovative, and sustainable	+	support the economy.	N/A	
		This policy will support the		
7 - To provide for employment		provision of some		
opportunities to meet the		employment opportunities	N1/A	
needs of the local economy	+	around the borough.	N/A	
8 - To reduce greenhouse gas		This carry was a manager		
emissions and move to a low	0	This policy will not affect this	NI/A	
carbon economy 9 - To use natural resources	0	objective.	N/A	
prudently	0	This policy will not affect this objective.	N/A	
10 - To adapt to the changing	U	This policy will not affect this	IN/ A	
climate	0	objective.	N/A	
- Similato	0	This policy will not affect this	1 1// 1	
11 - To reduce flood risk	0	objective.	N/A	
12 - To improve the water				
quality of rivers and				
groundwater, and maintain an		This policy will not affect this		
adequate supply of water	0	objective.	N/A	
13 - To reduce land		•		
contamination and safeguard		This policy will not affect this		
soil quality and quantity	0	objective.	N/A	

14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	The policy requires employment uses outside of employment areas to ensure they do not worsen air or noise pollution for local residents.	N/A
15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and enhance		This policy will not affect this	
biodiversity	0	objective.	N/A

EMP4 - Safeguarding Employment Land and Premises			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to			
their needs and which they		This policy will not affect this	
can afford	0	objective.	N/A
2 - To facilitate the improved			
health and wellbeing of the		This policy will not affect this	
whole population	0	objective.	N/A
3 - To conserve and			
enhance archaeological,		This call and a final office to the control of the	
historic, and cultural assets		This policy will not affect this	N1/A
and their settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport options, and improve			
accessibility to all services		This policy will not affect this	
and facilities	0	objective.	N/A
and facilities	U	This policy will ensure that land	IN/A
		currently used for employment is	
		kept in that use, providing	
5 - To make the best use of		economic benefits that mean it	
previously developed land		represents the best use of that	
and existing buildings	+	land and those buildings.	N/A
		This policy will resist the loss of	
6 - To support economic		employment uses in the	
growth which is inclusive,		borough, which will help support	
innovative, and sustainable	+	the economy.	N/A
7 - To provide for		•	
employment opportunities to		This policy will resist the loss of	
meet the needs of the local		employment opportunities in the	
economy	++	borough.	N/A
8 - To reduce greenhouse		This policy will not affect this	
gas emissions and move to	0	objective.	N/A

a low carbon economy			
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

EMP5 - Local Skills and Training Opportunities			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to			
their needs and which they		This policy will not affect this	
can afford	0	objective.	N/A
		Creating access to employment	
		and training opportunities for	
		local residents can help to	
2 - To facilitate the improved		counter social isolation and	
health and wellbeing of the		health issues caused by	NI/A
whole population	+	unemployment.	N/A
3 - To conserve and			
enhance archaeological,		This policy will not offeet this	
historic, and cultural assets	0	This policy will not affect this	NI/A
and their settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport		This policy will not offeet this	
options, and improve	0	This policy will not affect this	NI/A
accessibility to all services	0	objective.	N/A

and facilities			
5 - To make the best use of			
previously developed land and existing buildings	0	This policy will not affect this objective.	N/A
6 - To support economic		- 1. " " . " . " . " . " . " . " . " . " .	
growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A
7 - To provide for			
employment opportunities to meet the needs of the local		This policy will create employment and training	
economy	++	opportunities for local residents.	N/A
8 - To reduce greenhouse			
gas emissions and move to	0	This policy will not affect this objective.	N/A
a low carbon economy 9 - To use natural resources	0	This policy will not affect this	IN/A
prudently	0	objective.	N/A
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water	U	objective.	IN/A
quality of rivers and			
groundwater, and maintain		This policy will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land			
contamination and safeguard soil quality and		This policy will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and			
noise and light pollution are	0	This policy will not affect this	1
reduced	0	objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and	J	This policy will not affect this	
enhance biodiversity	0	objective.	N/A

RET1 - Development Within Identified Retail Frontages and Local Centres					
			Potential		
Objective	Score	Comments	Mitigation		
1 - To provide					
sufficient housing to					
enable people to live					
in a home suitable to					
their needs and which		This policy will not affect this			
they can afford	0	objective.	N/A		

10 - 1 - 1			İ
2 - To facilitate the			
improved health and			
wellbeing of the whole		This policy will not affect this	
population	0	objective.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		This policy will not affect this	
settings	0	objective.	N/A
		By maintaining active ground	
		floor frontages with retail and	Town and local
		other town centre uses, this	centres should
4 - To reduce the need		policy encourages people to	be made as
to travel, encourage		continue to use walkable and	accessible as
sustainable transport		accessible town centres for	possible by
options, and improve		shopping and community	public transport,
accessibility to all		activities, reducing the need to	walking, and
services and facilities	+	travel to out-of-town stores.	cycling.
		The policy encourages the	-
5 - To make the best		continued use of existing retail	
use of previously		areas for that purpose - the use	
developed land and		of town centres for retail is a	
existing buildings	+	good use of land.	N/A
6 - To support			
economic growth		This policy encourages the	
which is inclusive,		continued presence of retail	
innovative, and		and other town centre uses,	
sustainable	+	which supports the economy.	N/A
7 - To provide for		This policy encourages the	
employment		continued presence of retail	
opportunities to meet		and other town centre uses,	
the needs of the local		which provides employment	
economy	+	opportunities.	N/A
8 - To reduce		- 1 1	
greenhouse gas		If the policy reduces the need	
emissions and move		to travel by car, it will also have	
to a low carbon		a positive impact on	
economy	+	greenhouse gas emissions.	N/A
9 - To use natural		This policy will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
11 - To reduce flood		This policy will not affect this	
risk	0	objective.	N/A
12 - To improve the			
water quality of rivers			
and groundwater, and			
maintain an adequate		This policy will not affect this	
supply of water	0	objective.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	The policy acknowledges the need for new development to not harm amenity through noise, and to not have an unacceptable impact on traffic which could worsen air pollution.	N/A
15 - To protect and enhance landscape character 16 - To conserve and enhance biodiversity	+	The policy requires new development to protect and enhance the public realm, improving the local townscape. This policy will not affect this objective.	N/A N/A

	RET2 - Town Centre Frontages				
			Potential		
Objective	Score	Comments	Mitigation		
1 - To provide sufficient					
housing to enable					
people to live in a					
home suitable to their		-			
needs and which they		This policy will not affect this	N1/A		
can afford	0	objective.	N/A		
2 - To facilitate the					
improved health and		This policy will not offeet this			
wellbeing of the whole	0	This policy will not affect this objective.	N/A		
population 3 - To conserve and	U	objective.	IN/A		
enhance					
archaeological, historic,					
and cultural assets and		This policy will not affect this			
their settings	0	objective.	N/A		
		By maintaining retail and other	-		
		town centre uses in town			
		centres, this policy encourages	Town centres		
4 - To reduce the need		people to continue to use	should be made		
to travel, encourage		walkable and accessible town	as accessible as		
sustainable transport		centres for shopping and	possible by		
options, and improve		community activities, reducing	public transport,		
accessibility to all		the need to travel to out-of-	walking, and		
services and facilities	+	town stores.	cycling.		
5 - To make the best		The policy encourages the			
use of previously		continued use of existing retail			
developed land and	+	areas for that purpose - the	N/A		

existing buildings		use of town centres for retail is a good use of land.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	This policy encourages the continued presence of retail and other town centre uses, which supports the economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy		This policy encourages the continued presence of retail and other town centre uses, which provides employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	If the policy reduces the need to travel by car, it will also have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently 10 - To adapt to the	0	This policy will not affect this objective. This policy will not affect this	N/A
changing climate 11 - To reduce flood risk	0	objective. This policy will not affect this objective.	N/A N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity 14 - To ensure air	0	This policy will not affect this objective.	N/A
quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

RET3 - Local Centres						
Potential						
Objective Score Comments Mitigation						
1 - To provide sufficient						
housing to enable		This policy will not affect this				
people to live in a home	0	objective.	N/A			

suitable to their needs and which they can afford			
2 - To facilitate the improved health and wellbeing of the whole population	0	This policy will not affect this objective.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This policy will not affect this objective.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	By maintaining retail and community uses in local centre, this policy encourages people to continue to use local centres for shopping and community activities, reducing the need to travel to out-of-town stores or town centres.	Local centres should be made as accessible as possible by public transport, walking, and cycling.
5 - To make the best use of previously developed land and existing buildings	+	The policy encourages the continued use of existing retail areas for that purpose - the use of local centres for retail is a good use of land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	This policy encourages the continued presence of retail uses, which supports the economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	This policy encourages the continued presence of retail uses, which provides employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	If the policy reduces the need to travel by car, it will also have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate 11 - To reduce flood	0	This policy will not affect this objective. This policy will not affect this	N/A
risk 12 - To improve the	0	objective.	N/A
water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A

13 - To reduce land contamination and			
safeguard soil quality		This policy will not affect this	
and quantity	0	objective.	N/A
14 - To ensure air			
quality continues to			
improve and noise and			
light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
15 - To protect and			
enhance landscape		This policy will not affect this	
character	0	objective.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

RET4 - Development in Smaller Centres and Isolated Shops				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable				
people to live in a home				
suitable to their needs				
and which they can		This policy will not affect this		
afford	0	objective.	N/A	
2 - To facilitate the				
improved health and				
wellbeing of the whole		This policy will not affect this		
population	0	objective.	N/A	
3 - To conserve and				
enhance				
archaeological, historic,		This is allowed by a stable		
and cultural assets and		This policy will not affect this	NI/A	
their settings 4 - To reduce the need	0	objective.	N/A	
to travel, encourage				
sustainable transport options, and improve				
accessibility to all		This policy will not affect this		
services and facilities	0	objective.	N/A	
services and facilities	U	This policy requires land currently	IN/A	
		being used for retail to continue to be		
		put to the same use, unless a greater		
		benefit can be achieved by another		
5 - To make the best		use, particularly community uses.		
use of previously		This attempts to retain retail land		
developed land and		where it currently is, but recognises		
existing buildings	+	that under certain circumstances,	N/A	

		there may be a better use for the land.	
6 - To support		This policy allows for the loss of retail, which could lead to some	
economic growth which is inclusive, innovative, and sustainable	0	economic losses for the local area - but only if a particular set of criteria are met.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy allows for the loss of retail, which could lead to the loss of employment land - but only if a particular set of criteria are met.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

RET5 - Development of Town Centre Uses Outside Town and Local Centres				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to live				
in a home suitable to				
their needs and		This policy will not affect		
which they can afford	0	this objective.	N/A	
2 - To facilitate the		•		
improved health and				
wellbeing of the		This policy will not affect		
whole population	0	this objective.	N/A	
3 - To conserve and		,		
enhance				
archaeological,				
historic, and cultural				
assets and their		This policy will not affect		
settings	0	this objective.	N/A	
		This policy encourages		
		retail uses to be		
4 - To reduce the		concentrated in town and		
need to travel,		local centres, which are		
encourage		likely to be more accessible		
sustainable transport		by public transport, walking,		
options, and improve		and cycling. This can		
accessibility to all		reduce the need to travel to		
services and facilities	+	out-of-town stores.		
		This policy encourages		
5 - To make the best		town centre locations to be		
use of previously		used for town centre uses,		
developed land and		which would be the most		
existing buildings	+	appropriate use of land.	N/A	
		The policy may in some		
		cases lead to retail		
		developments being		
		rejected - however, it also		
		encourages vital and active		
6 - To support		town and local centres by		
economic growth		encouraging retail uses to		
which is inclusive,		locate in them, which may		
innovative, and		balance any economic		
sustainable	0	losses from this policy.	N/A	
			Other policies	
			encourage the	
		In some circumstances, this	location of retail uses	
7 - To provide for		policy may lead to retail	in town and local	
employment		developments being	centres, and these	
opportunities to meet		rejected, which would have	locations may be able	
the needs of the local		a negative impact on	to provide enough	
economy	-	employment opportunities.	employment to	

			counteract any potential loss from this policy.
8 - To reduce		If this policy reduces the	
greenhouse gas		need to travel by car, it will	
emissions and move		also have a positive impact	
to a low carbon		on greenhouse gas	
economy	+	emissions.	N/A
9 - To use natural		This policy will not affect	
resources prudently	0	this objective.	N/A
10 - To adapt to the		This policy will not affect	
changing climate	0	this objective.	N/A
11 - To reduce flood		This policy will not affect	
risk	0	this objective.	N/A
12 - To improve the			
water quality of rivers			
and groundwater,			
and maintain an		This policy will not offeet	
adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land	U	this objective.	IN/A
contamination and			
safeguard soil quality		This policy will not affect	
and quantity	0	this objective.	N/A
14 - To ensure air	J		
quality continues to			
improve and noise			
and light pollution are		This policy will not affect	
reduced	0	this objective.	N/A
		This policy encourages	
		retail uses to be	
		concentrated in town and	
		local centre locations,	
15 - To protect and		which may help to protect	
enhance landscape		the landscape of other	NI/A
character	+	areas.	N/A
16 - To conserve and	0	This policy will not affect	NI/A
enhance biodiversity	0	this objective.	N/A

RET6 - Retail Warehousing					
			B		
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to					
enable people to live					
in a home suitable to					
their needs and		This policy will not affect			
which they can afford	0	this objective.	N/A		
2 - To facilitate the		•			
improved health and					
wellbeing of the		This policy will not affect			
whole population	0	this objective.	N/A		
3 - To conserve and enhance					
archaeological,					
historic, and cultural					
assets and their		This policy will not affect			
settings	0	this objective.	N/A		
4 - To reduce the					
need to travel,					
encourage					
sustainable transport					
options, and improve accessibility to all		This policy will not affect			
services and facilities	0	this objective.	N/A		
		This policy encourages			
		retail warehouses to be			
5 - To make the best		located in existing retail			
use of previously		warehousing areas, which			
developed land and		would be the most	N/A		
existing buildings	+	appropriate use of land. The policy may in some	IN/A		
		cases lead to retail			
		warehouse developments			
		being rejected - however,			
6 - To support		this aims to protect the			
economic growth		viability of existing town			
which is inclusive,		centre locations, so the			
innovative, and	0	overall economic impact	NI/A		
sustainable	0	should not be negative.	N/A Other policies		
		In some circumstances,	encourage the location		
7 - To provide for		this policy may lead to	of retail uses in town		
employment		retail developments being	and local centres, and		
opportunities to meet		rejected, which would have	these locations may		
the needs of the local		a negative impact on	be able to provide		
economy	-	employment opportunities.	enough employment to		

			counteract any
			potential loss from this
			policy.
8 - To reduce			
greenhouse gas			
emissions and move			
to a low carbon		This policy will not affect	
economy	0	this objective.	N/A
9 - To use natural		This policy will not affect	
resources prudently	0	this objective.	N/A
10 - To adapt to the		This policy will not affect	
changing climate	0	this objective.	N/A
11 - To reduce flood		This policy will not affect	
risk	0	this objective.	N/A
12 - To improve the			
water quality of rivers			
and groundwater,			
and maintain an			
adequate supply of		This policy will not affect	
water	0	this objective.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality		This policy will not affect	
and quantity	0	this objective.	N/A
14 - To ensure air			
quality continues to			
improve and noise			
and light pollution are		This policy will not affect	
reduced	0	this objective.	N/A
		This policy encourages	
		retail warehouses to be	
		concentrated in existing	
15 To protect and		retail warehousing areas, which may help to protect	
15 - To protect and enhance landscape		the landscape of other	
character		areas.	N/A
16 - To conserve and	+	This policy will not affect	IN/A
enhance biodiversity	0	this objective.	N/A
ermance biodiversity	U	แแจ บบุธธแหระ.	1 N / / \

DES1 - Design of New Development				
DE31-1		o. How borolopinoin	Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to		The policy requires well-		
live in a home suitable to their		designed new housing that		
needs and which they can		meets the needs of current		
afford	+	and future residents.		
2 - To facilitate the improved health and wellbeing of the whole population	+	The policy requires development to be designed to minimise crime opportunities, which can contribute to the wellbeing of residents.		
3 - To conserve and enhance	'	Testaerits.		
archaeological, historic, and				
cultural assets and their		This policy will not affect this		
settings	0	objective.	N/A	
4 - To reduce the need to		•		
travel, encourage sustainable				
transport options, and				
improve accessibility to all		This policy will not affect this		
services and facilities	0	objective.	N/A	
5 - To make the best use of				
previously developed land	_	This policy will not affect this		
and existing buildings	0	objective.	N/A	
6 - To support economic		T		
growth which is inclusive,	0	This policy will not affect this	NI/A	
innovative, and sustainable	0	objective.	N/A	
7 - To provide for employment		This policy will not offeet this		
opportunities to meet the	0	This policy will not affect this	N/A	
needs of the local economy 8 - To reduce greenhouse gas	U	objective. The policy requires new	IN/A	
emissions and move to a low		developments to be designed		
carbon economy	+	to mitigate climate change.		
9 - To use natural resources	Т	This policy will not affect this		
prudently	0	objective.	N/A	
p. 220mj		The policy requires new		
10 - To adapt to the changing		developments to be designed		
climate	+	to adapt to climate change.		
		This policy will not affect this		
11 - To reduce flood risk	0	objective.	N/A	
12 - To improve the water		•		
quality of rivers and				
groundwater, and maintain an		This policy will not affect this		
adequate supply of water	0	objective.	N/A	

13 - To reduce land			
contamination and safeguard		This policy will not affect this	
soil quality and quantity	0	objective.	N/A
14 - To ensure air quality		The policy requires new	
continues to improve and		development to avoid an	
noise and light pollution are		unacceptable increase in	
reduced	+	noise or air pollution.	
		The policy requires new	
		development to reinforce local	
15 - To protect and enhance		distinctiveness and respect	
landscape character	+	the local character of the area.	N/A
		The policy requires new	
		developments to contribute to	
16 - To conserve and		the green infrastructure	
enhance biodiversity	+	network of the borough.	

DES2 - Residential Garden Land Development					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	The policy supports back garden development, with some restrictions, and thus encourages housing.	V		
2 - To facilitate the improved health and wellbeing of the whole population	0	This policy will not affect this objective.	N/A		
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This policy will not affect this objective.	N/A		
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	This policy will not affect this objective.	N/A		
5 - To make the best use of previously developed land and existing buildings	_	Back gardens are not considered previously developed land, so by providing encouragement for back garden development, this policy somewhat encourages building on undeveloped land.	N/A		
6 - To support economic growth which is inclusive, innovative, and	0	This policy will not affect this objective.	N/A		

sustainable			
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	+	The policy requires back garden developments to respect the prevailing character of the area.	
16 - To conserve and enhance biodiversity	+	The policy requires back garden developments to maintain soft landscaping and biodiversity features like hedgerows wherever possible.	

DES3 - Residential Areas of Special Character			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to live			
in a home suitable to their		The policy allows for some	
needs and which they can		residential development in	
afford	+	RASCs.	N/A

2 - To facilitate the improved			
health and wellbeing of the		This policy will not affect this	
whole population	0	objective.	N/A
3 - To conserve and enhance			
archaeological, historic, and			
cultural assets and their	0	This policy will not affect this	N1/A
settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage sustainable transport options, and improve			
accessibility to all services and		This policy will not affect this	
facilities	0	objective.	N/A
5 - To make the best use of			
previously developed land and		This policy will not affect this	
existing buildings	0	objective.	N/A
6 - To support economic growth			
which is inclusive, innovative,		This policy will not affect this	
and sustainable	0	objective.	N/A
7 - To provide for employment		This call a 19 and 16 a	
opportunities to meet the needs	0	This policy will not affect this	N/A
of the local economy 8 - To reduce greenhouse gas	U	objective.	IN/A
emissions and move to a low		This policy will not affect this	
carbon economy	0	objective.	N/A
9 - To use natural resources		This policy will not affect this	14/71
prudently	0	objective.	N/A
10 - To adapt to the changing		This policy will not affect this	
climate	0	objective.	N/A
		This policy will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and		This policy will not offeet this	
groundwater, and maintain an	0	This policy will not affect this objective.	N/A
adequate supply of water 13 - To reduce land	U	objective.	IN//
contamination and safeguard		This policy will not affect this	
soil quality and quantity	0	objective.	N/A
14 - To ensure air quality		,	
continues to improve and noise		This policy will not affect this	
and light pollution are reduced	0	objective.	N/A
		The policy requires	
		development within RASCs	
Le +		to be sensitively designed to	
15 - To protect and enhance		preserve the existing	NI/A
landscape character 16 - To conserve and enhance	+	townscape character.	N/A
biodiversity	0	This policy will not affect this objective.	N/A
Diodiversity	U	บบุฮบแขช.	14/7

DES4 - Housing Mix				
_		9	Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient		This policy requires housing		
housing to enable people to live		in a range of sizes to be built		
in a home suitable to their		in the borough, ensuring that		
needs and which they can		housing meets the needs of		
afford	+	a range of people.	N/A	
2 - To facilitate the improved		<u> </u>		
health and wellbeing of the		This policy will not affect this		
whole population	0	objective.	N/A	
3 - To conserve and enhance		,		
archaeological, historic, and				
cultural assets and their		This policy will not affect this		
settings	0	objective.	N/A	
4 - To reduce the need to		,		
travel, encourage sustainable				
transport options, and improve				
accessibility to all services and		This policy will not affect this		
facilities	0	objective.	N/A	
5 - To make the best use of		,		
previously developed land and		This policy will not affect this		
existing buildings	0	objective.	N/A	
6 - To support economic growth				
which is inclusive, innovative,		This policy will not affect this		
and sustainable	0	objective.	N/A	
7 - To provide for employment				
opportunities to meet the needs		This policy will not affect this		
of the local economy	0	objective.	N/A	
8 - To reduce greenhouse gas		,		
emissions and move to a low		This policy will not affect this		
carbon economy	0	objective.	N/A	
9 - To use natural resources		This policy will not affect this		
prudently	0	objective.	N/A	
10 - To adapt to the changing		This policy will not affect this		
climate	0	objective.	N/A	
		This policy will not affect this		
11 - To reduce flood risk	0	objective.	N/A	
12 - To improve the water		•		
quality of rivers and				
groundwater, and maintain an		This policy will not affect this		
adequate supply of water	0	objective.	N/A	
13 - To reduce land		•		
contamination and safeguard		This policy will not affect this		
soil quality and quantity	0	objective.	N/A	
14 - To ensure air quality		•		
continues to improve and noise		This policy will not affect this		
and light pollution are reduced	0	objective.	N/A	
and light policiton are reduced	J	objective.	: 4/ / 1	

15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and enhance		This policy will not affect this	
biodiversity	0	objective.	N/A

DES5 - Delivering High Quality Homes						
			Potential			
Objective	Score	Comments	Mitigation			
1 - To provide sufficient						
housing to enable people		The policy requires housing to be				
to live in a home suitable		healthy and habitable, and suitable				
to their needs and which		to the needs of people who will live				
they can afford	+	in it.	N/A			
2 - To facilitate the improved health and wellbeing of the whole population	+	The policy aims to ensure homes in the borough are healthy to live in and provide sufficient light and space for residents. The policy also requires provision for outdoor amenity space, which can contribute to health and wellbeing.	N/A			
3 - To conserve and						
enhance archaeological, historic, and cultural assets and their settings	0	This policy will not affect this objective.	N/A			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	This policy will not affect this objective.	N/A			
5 - To make the best use of previously developed land and existing buildings	0	This policy will not affect this objective.	N/A			
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A			
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A			
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A			
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A			

10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	The policy requires the minimisation of noise and pollution impacts in new development.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

DES6 - Affordable Housing				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient		This policy makes provision for		
housing to enable people to		affordable housing and for a		
live in a home suitable to their		range of tenures, to ensure		
needs and which they can		that housing is available for		
afford	+	those with different needs.	N/A	
		The policy includes a		
		requirement to make a certain		
		amount of dwellings		
2 - To facilitate the improved		accessible to people in		
health and wellbeing of the		wheelchairs, assisting the		
whole population	+	wellbeing of these people.	N/A	
3 - To conserve and enhance				
archaeological, historic, and				
cultural assets and their		This policy will not affect this		
settings	0	objective.	N/A	
4 - To reduce the need to				
travel, encourage sustainable				
transport options, and				
improve accessibility to all		This policy will not affect this		
services and facilities	0	objective.	N/A	

1			1
5 - To make the best use of		T	
previously developed land	0	This policy will not affect this	NI/A
and existing buildings	0	objective.	N/A
6 - To support economic growth which is inclusive,		This policy will not offeet this	
innovative, and sustainable	0	This policy will not affect this objective.	N/A
	U	objective.	IN/A
7 - To provide for employment		T	
opportunities to meet the	0	This policy will not affect this	NI/A
needs of the local economy	0	objective.	N/A
8 - To reduce greenhouse		This call a superior	
gas emissions and move to a	0	This policy will not affect this	NI/A
low carbon economy	0	objective.	N/A
9 - To use natural resources	0	This policy will not affect this	NI/A
prudently 10 - To adapt to the changing	0	objective. This policy will not affect this	N/A
climate	0	objective.	N/A
Climate	U	This policy will not affect this	IN/A
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water	U	objective.	IN//A
quality of rivers and			
groundwater, and maintain an		This policy will not affect this	
adequate supply of water	0	objective.	N/A
13 - To reduce land	J		14/71
contamination and safeguard		This policy will not affect this	
soil quality and quantity	0	objective.	N/A
14 - To ensure air quality		,	
continues to improve and			
noise and light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

DES7 - Specialist Accommodation					
			Potential		
Objective	Score	Comments	Mitigation		
1 - To provide sufficient					
housing to enable					
people to live in a home		The policy supports alternative types			
suitable to their needs		of housing, allowing for a range of			
and which they can		housing types to meet the needs of			
afford	+	different people.	N/A		

2 - To facilitate the		The policy supports the creation of accommodation for older people that allows them to lead their lives in as independent a manner as possible, contributing to wellbeing. The policy	
improved health and		also requires a certain amount of	
wellbeing of the whole		dwellings to be accessible to	
population	+	disabled people.	N/A
3 - To conserve and		1 1	
enhance archaeological,			
historic, and cultural		This policy will not affect this	
assets and their settings	0	objective.	N/A
4 - To reduce the need		,	
to travel, encourage			
sustainable transport		This policy encourages	
options, and improve		accommodation for older people to	
accessibility to all		be located near shops and facilities,	
services and facilities	+	reducing the need to travel.	N/A
5 - To make the best		<u> </u>	
use of previously			
developed land and		This policy will not affect this	
existing buildings	0	objective.	N/A
6 - To support economic		•	
growth which is			
inclusive, innovative,		This policy will not affect this	
and sustainable	0	objective.	N/A
7 - To provide for			
employment			
opportunities to meet			
the needs of the local		This policy will not affect this	
economy	0	objective.	N/A
		By encouraging the location of	
		accommodation for older people	
		near services and shops, this policy	
8 - To reduce		will reduce the need for older people	
greenhouse gas		to use cars, and thus have a positive	
emissions and move to		impact on greenhouse gas	N1/A
a low carbon economy	+	emissions.	N/A
9 - To use natural		This policy will not affect this	N.1./A
resources prudently	0	objective.	N/A
10 - To adapt to the	0	This policy will not affect this	NI/A
changing climate	0	objective.	N/A
		The policy states that caravans	
11 To reduce fleed riels		should be located away from areas of flood risk.	N/A
11 - To reduce flood risk	+	OF HOUGHSK.	IN/A
12 - To improve the water quality of rivers			
and groundwater, and			
maintain an adequate		This policy will not affect this	
supply of water	0	objective.	N/A
Supply of water	U	ออเรอแขอ.	1 N/ / \

13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air			
quality continues to improve and noise and			
light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
		The policy requires new caravan	
15 - To protect and		developments to take account of the	
enhance landscape		landscape character of the	
character	+	surrounding area.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

DES8 - Construction Management				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This policy will not affect this		
can afford	0	objective.	N/A	
		By reducing air, noise and light		
		pollution and land contamination		
2 - To facilitate the		during the construction period,		
improved health and		this policy will have a positive		
wellbeing of the whole		impact on health and wellbeing		
population	+	in the borough.	N/A	
3 - To conserve and				
enhance archaeological,		-		
historic, and cultural assets	0	This policy will not affect this	N1/A	
and their settings	0	objective.	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve		This malian will need affect this		
accessibility to all services	0	This policy will not affect this	NI/A	
and facilities	0	objective.	N/A	
5 - To make the best use of		This policy will not offert this		
previously developed land	0	This policy will not affect this	NI/A	
and existing buildings	0	objective.	N/A	
6 - To support economic		This malian will not affect this		
growth which is inclusive,	0	This policy will not affect this	NI/A	
innovative, and sustainable	0	objective.	N/A	
7 - To provide for		This policy will not affect this		
employment opportunities to	0	objective.	N/A	

meet the needs of the local			
economy			
8 - To reduce greenhouse			
gas emissions and move to		This policy will not affect this	
a low carbon economy	0	objective.	N/A
9 - To use natural resources		This policy will not affect this	
prudently	0	objective.	N/A
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
		This policy will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This policy will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land		The policy requires new	
contamination and		developments to reduce land	
safeguard soil quality and		contamination to the minimum	
quantity	+	possible during construction.	N/A
		The policy requires new	
14 - To ensure air quality		development to ensure it will not	
continues to improve and		have a significant adverse effect	
noise and light pollution are		on air, noise, or light pollution	
reduced	+	during the construction period.	N/A
15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

DES9 - Pollution and Contaminated Land				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This policy will not affect this		
can afford	0	objective.	N/A	
		By reducing air, noise and light		
		pollution and land		
		contamination, this policy will		
2 - To facilitate the improved		have a positive impact on		
health and wellbeing of the		health and wellbeing in the		
whole population	+	borough.	N/A	
3 - To conserve and enhance				
archaeological, historic, and				
cultural assets and their		This policy will not affect this		
settings	0	objective.	N/A	

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4 - To reduce the need to			
travel, encourage sustainable			
transport options, and			
improve accessibility to all		This policy will not affect this	
services and facilities	0	objective.	N/A
5 - To make the best use of			
previously developed land		This policy will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic			
growth which is inclusive,		This policy will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities to			
meet the needs of the local		This policy will not affect this	
economy	0	objective.	N/A
8 - To reduce greenhouse		•	
gas emissions and move to a		This policy will not affect this	
low carbon economy	0	objective.	N/A
9 - To use natural resources		This policy will not affect this	
prudently	0	objective.	N/A
10 - To adapt to the changing		This policy will not affect this	
climate	0	objective.	N/A
		This policy will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water		-	
quality of rivers and			
groundwater, and maintain		This policy will not affect this	
an adequate supply of water	0	objective.	N/A
		The policy requires	
13 - To reduce land		contaminated land to be	
contamination and safeguard		cleaned before development	
soil quality and quantity	+	can take place.	N/A
		The policy requires new	
14 - To ensure air quality		development to ensure it will	
continues to improve and		not have a significant adverse	
noise and light pollution are		effect on air, noise, or light	
reduced	+	pollution.	N/A
15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A
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DES10 - Advertisements and Shop Front Design				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This policy will not affect this		
can afford	0	objective.	N/A	
		The policy requires adverts to		
		not have a negative impact on		
2 - To facilitate the improved		residential amenity through light		
health and wellbeing of the		pollution, and this can have a		
whole population	+	positive impact on wellbeing.	N/A	
3 - To conserve and		The policy requires		
enhance archaeological,		advertisements to not have a		
historic, and cultural assets		negative impact on heritage		
and their settings	+	assets.	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve				
accessibility to all services	0	This policy will not affect this	21/2	
and facilities	0	objective.	N/A	
5 - To make the best use of		T		
previously developed land	0	This policy will not affect this	N1/A	
and existing buildings	0	objective.	N/A	
6 - To support economic		This waller will not offer this		
growth which is inclusive,	0	This policy will not affect this	NI/A	
innovative, and sustainable	0	objective.	N/A	
7 - To provide for				
employment opportunities to meet the needs of the local		This policy will not offeet this		
	0	This policy will not affect this	NI/A	
economy	0	objective.	N/A	
8 - To reduce greenhouse		This policy will not offeet this		
gas emissions and move to a low carbon economy	0	This policy will not affect this	N/A	
9 - To use natural resources	0	objective. This policy will not affect this	IN/A	
prudently	0	objective.	N/A	
	U		1 N/ /\text{\tin}\etx{\text{\tin}\etx{\text{\ti}\tint{\text{\tin}\text{\text{\text{\text{\text{\tex{\tex	
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A	
Changing Cilinate	U	This policy will not affect this	IN/A	
11 - To reduce flood risk	0	objective.	N/A	
12 - To improve the water	U	objective.	1 N/ /\text{\tin}\etx{\text{\tin}\etx{\text{\ti}\tint{\text{\tin}\text{\text{\text{\text{\text{\tex{\tex	
quality of rivers and				
		This policy will not affect this		
groundwater, and maintain	0	objective.	N/A	
an adequate supply of water 13 - To reduce land	U	objective.	1 N/ /\text{\tin}\etx{\text{\tin}\etx{\text{\ti}\tint{\text{\tin}\text{\text{\text{\text{\text{\tex{\tex	
contamination and		This policy will not affect this		
safeguard soil quality and	0	objective.	N/A	
Salegualu Soli quality allu	U	objective.	1 W/ / T	

quantity			
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The policy requires adverts to not have a negative impact on residential amenity through light pollution.	N/A
reduced	+	This policy will ensure the	IN/A
		townscape character is not	
15 - To protect and enhance		adversely affected by	
landscape character	+	advertisements.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

OSR1 - Urban Open Space			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people			
to live in a home suitable		T	
to their needs and which		This policy will not affect this	N1/A
they can afford	0	objective.	N/A
		This policy will encourage the	
		protection of existing areas of	
2 - To facilitate the		Urban Open Space, which provide recreational and exercise	
improved health and		opportunities. Green spaces also	
wellbeing of the whole		provide health benefits in terms of	
population		air quality and mental wellbeing.	N/A
3 - To conserve and	+	all quality and mental wellbeing.	IN/A
enhance archaeological,			
historic, and cultural		This policy will not affect this	
assets and their settings	0	objective.	N/A
4 - To reduce the need to		,	
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This policy will not affect this	
and facilities	0	objective.	N/A
		This policy will somewhat	
		encourage development onto	
5 - To make the best use		areas of urban land that have	
of previously developed		already been developed, rather	1.1/0
land and existing buildings	+	than using open spaces.	N/A
6 - To support economic			
growth which is inclusive,		This policy will not offeet this	
innovative, and sustainable	0	This policy will not affect this objective.	N/A
Sustailiable	U	Objective.	IN/A

			•
7 - To provide for			
employment opportunities			
to meet the needs of the		This policy will not affect this	
local economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move		This policy will not affect this	
to a low carbon economy	0	objective.	N/A
9 - To use natural	U	This policy will not affect this	IN/A
	0		NI/A
resources prudently	0	objective.	N/A
		Urban Open Space often includes	
		a lot of green space, which helps	
		to regulate water flow and avoid	
10 - To adapt to the		the flooding that may be more	
changing climate	+	common due to climate change.	N/A
		Urban Open Space often includes	
		a lot of green space, which helps	
		to regulate water flow and reduce	
11 - To reduce flood risk	+	the flooding.	N/A
12 - To improve the water	-	the heeding.	14/71
quality of rivers and			
groundwater, and		The same of the sa	
maintain an adequate	0	This policy will not affect this	NI/A
supply of water	0	objective.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality and		This policy will not affect this	
quantity	0	objective.	N/A
		Urban Open Space often contains	
14 - To ensure air quality		trees and other soft landscaping	
continues to improve and		features that can improve air	
noise and light pollution		quality and provide areas of	
are reduced	+	tranquillity in the urban area.	N/A
4.0.0000		Urban Open Space provides an	,,,
		important contribution to the	
		character of the borough's towns,	
15. To mucho st sund		and in many cases has been	
15 - To protect and		designated at least partially	
enhance landscape		because of that character	
character	++	contribution.	N/A
		Many Urban Open Spaces contain	
		some biodiversity features,	
		including trees and hedgerows,	
16 - To conserve and		and this policy will protect those	
enhance biodiversity	+	assets.	N/A

OSR2 - Open Space in New Developments				
Potential				
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people				
to live in a home suitable				
to their needs and which		This policy will not affect this		
they can afford	0	objective.	N/A	
		This policy will encourage the		
		provision of new areas of Urban		
		Open Space, play areas, and		
		recreation facilities, which provide		
2 - To facilitate the		recreational and exercise		
improved health and		opportunities. Green spaces also		
wellbeing of the whole		provide health benefits in terms of		
population	+	air quality and mental wellbeing.	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural		This policy will not affect this		
assets and their settings	0	objective.	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve				
accessibility to all		This policy will not affect this	N1/A	
services and facilities	0	objective.	N/A	
5 - To make the best use				
of previously developed		T		
land and existing		This policy will not affect this	N1/A	
buildings	0	objective.	N/A	
6 - To support economic				
growth which is inclusive,		This malian will make affect their		
innovative, and		This policy will not affect this	NI/A	
sustainable	0	objective.	N/A	
7 - To provide for				
employment				
opportunities to meet the needs of the local		This policy will not offeet this		
	0	This policy will not affect this	NI/A	
economy 8 - To reduce	0	objective.	N/A	
greenhouse gas				
emissions and move to a		This policy will not affect this		
low carbon economy	0	objective.	N/A	
9 - To use natural	U	This policy will not affect this	IN/ /\	
resources prudently	0	objective.	N/A	
resources prodering	U	บบุธธแห ธ .	IN/A	

I		Library Construction of the control	l I
		Urban Open Space often includes a	
		lot of green space, which helps to	
10. To adopt to the		regulate water flow and avoid the	
10 - To adapt to the		flooding that may be more common	N/A
changing climate	+	due to climate change. Urban Open Space often includes a	IN/A
		lot of green space, which helps to regulate water flow and reduce the	
11 - To reduce flood risk		flooding.	N/A
12 - To improve the	+	nooding.	IN/A
water quality of rivers			
and groundwater, and			
maintain an adequate		This policy will not affect this	
supply of water	0	objective.	N/A
13 - To reduce land	U	- COJOCHVO.	14/71
contamination and			
safeguard soil quality		This policy will not affect this	
and quantity	0	objective.	N/A
and quality	-	Urban Open Space often contains	. 471
14 - To ensure air quality		trees and other soft landscaping	
continues to improve and		features that can improve air quality	
noise and light pollution		and provide areas of tranquillity in	
are reduced	+	the urban area.	N/A
		Urban Open Space provides an	
		important contribution to the	
		character of the borough's towns,	
		and open spaces on new	
15 - To protect and		developments will contribute to	
enhance landscape		maintaining a pleasant character in	
character	+	the surrounding area.	N/A
		Many Urban Open Spaces contain	
		some biodiversity features,	
		including trees and hedgerows, and	
16 - To conserve and		this policy will encourage the	
enhance biodiversity	+	creation of these kinds of assets.	N/A

OSR3 - Outdoor Sport and Recreation							
Objective	Score	Comments	Potential Mitigation				
1 - To provide							
sufficient housing to							
enable people to live							
in a home suitable							
to their needs and							
which they can		This policy will not affect					
afford	0	this objective.	N/A				

		The policy somewhat restricts the development of sport and recreation facilities which would have health benefits through providing access to exercise opportunities. However, the policy does	Use the Open Space, Sports, and Recreation study to identify parts of the borough with a relative lack of sport and recreation facilities, and consider
2 - To facilitate the improved health and wellbeing of the	0	not actively resist such developments, so the impact is neutral rather	ways to encourage more development of such facilities in these
whole population 3 - To conserve and enhance archaeological, historic, and cultural assets and their	0	This policy will not affect this objective.	locations.
settings 4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all	0	tills objective.	N/A
services and facilities	0	This policy will not affect this objective.	N/A
5 - To make the best use of previously developed land and	0	This policy will not affect this objective.	N/A
existing buildings 6 - To support economic growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A

11 - To reduce flood	0	This policy will not affect	NI/A
risk 12 - To improve the	U	this objective.	N/A
water quality of			
rivers and			
groundwater, and			
maintain an			
adequate supply of		This policy will not affect	
water	0	this objective.	N/A
13 - To reduce land			
contamination and			
safeguard soil		This policy will not affect	N1/A
quality and quantity	0	this objective.	N/A
14 - To ensure air quality continues to			
improve and noise			
and light pollution		This policy will not affect	
are reduced	0	this objective.	N/A
0.0000000		The policy aims to ensure	
		that new or upgraded sport	
		and recreation facilities do	
		not impact on landscape or	
15 - To protect and		townscape character,	
enhance landscape		particularly in green belt	NI/A
character	+	The policy appoifies that	N/A
		The policy specifies that biodiversity features should	
16 - To conserve		be considered in the	
and enhance		development of new sport	
biodiversity	+	and recreation facilities.	N/A

TAP1 - Access, Parking and Servicing					
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing to					
enable people to					
live in a home					
suitable to their					
needs and which		This policy will not affect			
they can afford	0	this objective.	N/A		
		The policy requires that the			
		safety of pedestrians and			
		cyclists be considered in the	Guidance could be		
2 - To facilitate the		design of new development,	provided in an SPD to		
improved health		and requires pedestrian and	explain safe design for		
and wellbeing of the		cycling routes to be	pedestrians and		
whole population	+	incorporated, encouraging	cyclists.		

		healthier modes of transport.	
3 - To conserve and enhance			
archaeological,			
historic, and cultural			
assets and their		This policy will not affect	
settings	0	this objective.	N/A
4 - To reduce the		The policy requires pedestrian and cycling	
need to travel,		routes to be incorporated in	
encourage		new developments and	
sustainable		connect to existing	
transport options,		sustainable transport	Guidance could be
and improve		networks where possible,	provided in an SPD to
accessibility to all services and		encouraging the use of sustainable modes of	explain safe design for pedestrians and
facilities	+	transport.	cyclists.
5 - To make the			- January
best use of			
previously		This call a sub-section	
developed land and	0	This policy will not affect this objective.	N/A
existing buildings 6 - To support	U	this objective.	IN/A
economic growth			
which is inclusive,			
innovative, and		This policy will not affect	
sustainable	0	this objective.	N/A
7 - To provide for employment			
opportunities to			
meet the needs of		This policy will not affect	
the local economy	0	this objective.	N/A
		The policy somewhat	
		encourages the use of walking and cycling as	
		methods of transport, both	
		of which are low carbon.	
		The policy also requires	
8 - To reduce		electric vehicle charging	
greenhouse gas emissions and		points on all new developments, encouraging	
move to a low		the shift to a low carbon	
carbon economy	+	economy.	N/A
9 - To use natural	0	This policy will not affect	N/A

resources prudently		this objective.	
10 - To adapt to the changing climate	0	The policy does not specifically help with climate change adaptation, but does encourage climate change mitigation through the use of sustainable modes of transport and electric vehicles.	New developments could be encouraged to provide permeable parking spaces that will help to deal with increased flooding that may be caused by climate change.
11 - To reduce flood		By encouraging sustainable modes of transport and electric vehicles, the policy encourages climate change mitigation, which reduces the likelihood of increased flooding. However, at the same time, the additional parking spaces that will be created through the policy are likely to be hard standing, which encourages surface water run-off which contributes to flooding. The overall impact is therefore likely to be neutral rather	New developments could be encouraged to provide permeable parking spaces that will help to deal with increased flooding that may be caused by
risk 12 - To improve the	0	than positive.	climate change.
water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The policy somewhat encourages sustainable modes of transport and electric vehicles - however, the policy does not discourage the use of cars enough for this to have a positive impact on air or noise pollution caused by cars.	Applying parking standards more stringently in town centre locations may help to reduce car use in these areas which are worst-affected by air and noise pollution, but it remains to be seen if this happens in practice.

15 - To protect and enhance landscape character	+	The level of parking spaces encouraged by this policy should ensure that untidy or inappropriate parking is kept to a minimum, preserving landscape character. At the same time, it should ensure that there is not an overabundance of parking spaces, which would damage the character of towns and the landscape.	N/A
16 - To conserve			
and enhance		This policy will not affect	
biodiversity	0	this objective.	N/A

TAP2 - Airport Car Parking						
Objective						
To provide sufficient housing to enable people to live	000.0	Commente	T Grommar Winigation			
in a home suitable to their needs and which		This policy will not affect this				
they can afford	0	objective.	N/A			
2 - To facilitate the improved health and wellbeing of the whole population		The provision of large areas of airport parking in the borough may have affected the health of residents through additional air and noise pollution.	N/A			
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This policy will not affect this objective.	N/A			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The policy aims to support Gatwick Airport's sustainable transport strategy, which encourages passengers to use sustainable modes of transport to reach the airport.	N/A			
5 - To make the best use of previously developed land and existing buildings	+	The policy somewhat encourages previously developed land in the borough to be used for	N/A			

		housing or other beneficial uses, rather than for large areas of parking.	
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy		Airport parking is a very labour intensive industry, and discouraging it in the borough potentially restricts some employment options that would otherwise be available.	A number of policies in Theme 1 of the DMP aim to promote employment in the borough, which could counteract the negative impact of this policy.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The policy aims to support Gatwick Airport's sustainable transport strategy, which encourages passengers to use sustainable modes of transport to reach the airport, reducing greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	+	Large areas of airport parking in the borough would likely consist of hard standing, which has a negative effect on flood risk due to encouraging surface water run-off. Other kinds of development are more likely to include soft landscaping that helps to absorb the impacts of flooding.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality	0	This policy will not affect this objective.	N/A

and quantity			
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	By encouraging the use of sustainable transport for passengers to arrive at Gatwick, and by discouraging large areas of airport parking in the borough, this policy reduces air and noise pollution, particularly in the south of the borough near the airport.	N/A
15 - To protect and enhance landscape character	+	Large areas of airport parking would have a negative impact on landscape character in the borough, and this policy restricts that impact.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

CCF1 - Climate Change Mitigation			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This policy will not affect this objective.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This policy will not affect this objective.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This policy will not affect this objective.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	This policy will not affect this objective.	N/A

5 - To make the best use of previously		This policy encourages sustainable construction techniques, which may	
developed land and		include the reuse of existing	
existing buildings	+	buildings where possible.	N/A
6 - To support economic			
growth which is		-	
inclusive, innovative,	0	This policy will not affect this	N1/A
and sustainable	0	objective.	N/A
7 - To provide for			
employment			
opportunities to meet the needs of the local		This policy will not offeet this	
	0	This policy will not affect this	N/A
economy	0	objective.	IN/A
8 - To reduce		This policy calls for greater aparay	
greenhouse gas emissions and move to		This policy calls for greater energy	
		efficiency and the use of renewable	NI/A
a low carbon economy	++	energy wherever possible.	N/A
		This policy requires the use of the tighter water efficiency standard and	
		the maximum possible level of	
		energy efficiency in new	
		developments, preserving natural	
		resources as far as possible. The	
		policy also encourages sustainable	
9 - To use natural		construction techniques that may	
resources prudently	++	use fewer resources.	N/A
resources pradertily	- 1 1	The policy does not specifically help	14/71
		with climate change adaptation, but	
		does encourage climate change	
		mitigation through the use of	
10 - To adapt to the		renewable energy and resource	
changing climate	0	efficiency.	N/A
3 3		This policy will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the			
water quality of rivers			
and groundwater, and			
maintain an adequate		This policy will not affect this	
supply of water	0	objective.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality		This policy will not affect this	
and quantity	0	objective.	N/A
14 - To ensure air			
quality continues to			
improve and noise and			
light pollution are		This policy will not affect this	21/2
reduced	0	objective.	N/A
15 - To protect and		This policy will not affect this	
enhance landscape	0	objective.	N/A

character			
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

CCE2 Flood Biok					
	CCF2 - Flood Risk				
Objective	Score	Comments	Potential Mitigation		
Objective 1 - To provide sufficient	Score	Comments	iviiliyaliUII		
housing to enable people to					
live in a home suitable to					
their needs and which they		This policy will not affect this			
can afford	0	This policy will not affect this objective.	N/A		
2 - To facilitate the improved	U	objective.	IN/A		
health and wellbeing of the		Reducing flood risk reduces			
whole population	+	the health risks of flooding.	N/A		
3 - To conserve and enhance	т	the fleath fisks of flooding.	11/73		
archaeological, historic, and					
cultural assets and their		This policy will not affect this			
settings	0	objective.	N/A		
4 - To reduce the need to					
travel, encourage sustainable					
transport options, and					
improve accessibility to all		This policy will not affect this			
services and facilities	0	objective.	N/A		
5 - To make the best use of		-			
previously developed land		This policy will not affect this			
and existing buildings	0	objective.	N/A		
6 - To support economic					
growth which is inclusive,		This policy will not affect this			
innovative, and sustainable	0	objective.	N/A		
7 - To provide for					
employment opportunities to					
meet the needs of the local		This policy will not affect this			
economy	0	objective.	N/A		
8 - To reduce greenhouse		This walks will say to first the			
gas emissions and move to a	0	This policy will not affect this	NI/A		
low carbon economy	0	objective.	N/A		
9 - To use natural resources	0	This policy will not affect this	NI/A		
prudently	0	Objective.	N/A		
		Climate change is likely to			
		increase flood risk, so having a policy that robustly deals with			
		minimising the risks assists			
10 - To adapt to the changing		with adapting to climate			
climate	44	change.	N/A		
omnate	++	onanye.	14/7		

1		l 	i i
		The policy aims to reduce flood	
		risk through location and	
11 - To reduce flood risk	++	design of new development.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This policy will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land		•	
contamination and safeguard		This policy will not affect this	
soil quality and quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and			
noise and light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

NHE1 - Landscape Protection					
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing to					
enable people to live					
in a home suitable to					
their needs and		This policy will not			
which they can afford	0	affect this objective.	N/A		
		Areas of landscape			
		value perform a role in			
		public health and			
		wellbeing through their potential effect on			
2 - To facilitate the		mental wellbeing, and			
improved health and		in the amount of green			
wellbeing of the		space they often			
whole population	+	provide.	N/A		
1 1		A number of heritage			
3 - To conserve and		assets are located in			
enhance		areas of landscape			
archaeological,		value, and protecting			
historic, and cultural		the latter will also			
assets and their		protect the setting and			
settings	+	character of the former.	N/A		
4 - To reduce the					
need to travel,		_			
encourage		This policy will not			
sustainable transport	0	affect this objective.	N/A		

options, and improve			
accessibility to all services and facilities			
5 - To make the best use of previously developed land and existing buildings	0	This policy will not affect this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	The policy supports developments that will assist rural businesses or the rural economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The policy is somewhat restrictive of some forms of renewable energy due to their assumed landscape impact.	Policy CCF1 provides some encouragement for renewable energy in terms of microgeneration and renewable energy on new developments that may counteract this policy to some extent.
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	++	This policy aims to protect the landscape character of the	N/A

		borough, particularly in landscape designation areas such as the AONB.	
16 - To conserve and		This policy will not	
enhance biodiversity	0	affect this objective.	N/A

NHE2 - Protecting and Enhancing Biodiversity and Areas of Geological Importance			
	_	_	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to		This malian will mak affect this	
their needs and which they can afford	0	This policy will not affect this	N/A
2 - To facilitate the improved	U	objective.	IN/A
health and wellbeing of the		This policy will not affect this	
whole population	0	objective.	N/A
3 - To conserve and enhance	5	00,000,00	14//1
archaeological, historic, and			
cultural assets and their		This policy will not affect this	
settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This policy will not affect this	N1/A
and facilities 5 - To make the best use of	0	objective.	N/A
previously developed land		This policy will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic	U	objective.	IN/A
growth which is inclusive,		This policy will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities to			
meet the needs of the local		This policy will not affect this	
economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move to a		This policy will not affect this	
low carbon economy	0	objective.	N/A
		Biodiversity is an important	
		natural resource, and one	
9 - To use natural resources		which is difficult to replace once it has been damaged; this	
prudently	++	policy strongly protects it.	N/A
Pradently	TT	policy strongly protects it.	11/7

10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	The policy requires new developments not to have a negative impact on Biodiversity Opportunity Areas, which includes the River Mole and its tributaries.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	++	This policy strongly protects areas of biodiversity across the borough.	N/A

NHE3 - Protecting Trees, Woodland Areas and Natural Habitats			
	0	0	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient housing			
to enable people to live in a			
home suitable to their needs		This policy will not affect this	
and which they can afford	0	objective.	N/A
		Trees play an important role	
2 - To facilitate the improved		in improving air quality and	
health and wellbeing of the		contribute to mental	
whole population	+	wellbeing.	N/A
3 - To conserve and enhance		<u> </u>	·
archaeological, historic, and			
cultural assets and their		This policy will not affect this	
settings	0	objective.	N/A
4 - To reduce the need to travel,	Ü	esjeenve.	14/71
encourage sustainable			
transport options, and improve			
		This wall account and affect this	
accessibility to all services and		This policy will not affect this	N1/A
facilities	0	objective.	N/A
5 - To make the best use of			
previously developed land and		This policy will not affect this	
existing buildings	0	objective.	N/A

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ot affect this N/A
IN/A
at affact this
ot affect this N/A
portant role
enhouse
olicy will mpact on
N/A
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NHE4 - Green/Blue Infrastructure						
	Potential					
Objective	Score	Comments	Mitigation			
1 - To provide sufficient						
housing to enable people						
to live in a home suitable						
to their needs and which		This policy will not affect this				
they can afford	0	objective.	N/A			

		Green and blue infrastructure	
		contribute to health and wellbeing	
		through regulating air quality and	
O To footilise to the		noise pollution, providing areas of	
2 - To facilitate the		tranquillity, providing access to	
improved health and		open space and recreation	
wellbeing of the whole		opportunities, and the mental	NI/A
population	+	wellbeing benefits of green areas.	N/A
3 - To conserve and			
enhance archaeological,		This wall account was affect this	
historic, and cultural	0	This policy will not affect this	NI/A
assets and their settings	0	objective.	N/A
4 - To reduce the need			
to travel, encourage			
sustainable transport			
options, and improve		This wall account was affect this	
accessibility to all	0	This policy will not affect this	NI/A
services and facilities 5 - To make the best use	0	objective.	N/A
of previously developed			
land and existing		This policy will not offect this	
buildings	0	This policy will not affect this objective.	N/A
6 - To support economic	U	objective.	IN/A
growth which is			
inclusive, innovative, and		This policy will not affect this	
sustainable	0	objective.	N/A
7 - To provide for	U	objective.	IN//A
employment			
opportunities to meet the			
needs of the local		This policy will not affect this	
economy	0	objective.	N/A
8 - To reduce		Green infrastructure plays a role in	
greenhouse gas		regulating greenhouse gases, so	
emissions and move to a		protecting and enhancing it helps to	
low carbon economy	+	control emissions.	N/A
•		The policy aims to protect	
		biodiversity, which is an important	
9 - To use natural		natural resource that provides	
resources prudently	+	multiple benefits to local residents.	N/A
		Green infrastructure helps to slow	
		surface water run-off, and thus	
		reduces flood risk, which might	
10 - To adapt to the		otherwise increase due to climate	
changing climate	+	change.	N/A
		Green infrastructure helps to slow	
		surface water run-off, and thus	
11 - To reduce flood risk	+	reduces flood risk.	N/A

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	The policy requires the best practice management of blue infrastructure across the borough, which would include maintaining existing water quality and improving it where possible.	N/A
13 - To reduce land contamination and			
safeguard soil quality		This policy will not affect this	
and quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and		Green infrastructure helps to	
noise and light pollution		regulate air quality and reduce the	
are reduced	+	impact of noise pollution.	N/A
		Blue and green infrastructure plays an important role in the landscape	
15 - To protect and		character of the borough, and this	
enhance landscape		policy aims to preserve and	
character	+	enhance it.	N/A
		The policy calls for biodiversity to be	
16 - To conserve and		enhanced and incorporated into	
enhance biodiversity	+	new developments.	N/A

NHE5 - Development within the Green Belt				
	_	_	Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This policy will not affect this		
can afford	0	objective.	N/A	
2 - To facilitate the				
improved health and				
wellbeing of the whole		This policy will not affect this		
population	0	objective.	N/A	
3 - To conserve and				
enhance archaeological,		The policy will preserve the		
historic, and cultural assets		existing setting of heritage		
and their settings	+	assets located in the green belt.	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve				
accessibility to all services		This policy will not affect this		
and facilities	0	objective.	N/A	

5 - To make the best use of previously developed land and existing buildings	++	By providing restrictions on new development in the green belt, the policy encourages development to be located in existing urban areas where more land is likely to be previously developed.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	+	By restricting development in the green belt, this policy will maintain landscape character in the borough.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

NHE6 - Reuse and Adaptation of Buildings in the Green Belt and the Rural Surrounds of Horley					
		an ound of money	Potential		
Objective	Score	Comments	Mitigation		
,		This policy restricts the conversion of	<u> </u>		
		rural buildings to residential uses			
		except in specific circumstances.			
		However, this is not considered to			
		negatively affect this objective, as the			
		amount of housing produced from			
1 - To provide sufficient		such conversions would be very			
housing to enable		limited under any circumstances, and			
people to live in a home		the location of such conversions			
suitable to their needs		would not be appropriate to the			
and which they can	0	housing needs of most of the	N1/A		
afford	0	borough.	N/A		
2 - To facilitate the					
improved health and		This waller will was affect this			
wellbeing of the whole	0	This policy will not affect this objective.	N/A		
population 3 - To conserve and	0	objective.	IN/A		
enhance		The policy requires conversions in			
archaeological, historic,		rural areas to maintain the character			
and cultural assets and		of existing buildings and ensure no			
their settings	+	damage is done to historic assets.	N/A		
4 - To reduce the need	•	damage to derive to motorio accosto.	14/71		
to travel, encourage					
sustainable transport					
options, and improve					
accessibility to all		This policy will not affect this			
services and facilities	0	objective.	N/A		
5 - To make the best		This policy encourages the reuse			
use of previously		and adaptation of previously			
developed land and		developed land in the greenbelt and			
existing buildings	++	Rural Surrounds of Horley.	N/A		
		This policy supports the reuse of			
6 - To support		industrial or agricultural buildings in			
economic growth which		rural areas for the same use or for			
is inclusive, innovative,		other uses that will contribute the	N/A		
and sustainable 7 - To provide for	+	rural economy.	IN/A		
employment		By supporting uses that contribute to			
opportunities to meet		the rural economy, this policy may			
the needs of the local		provide some appropriate			
economy	+	employment uses in the countryside.	N/A		
8 - To reduce		The symbol does in the country older			
greenhouse gas					
emissions and move to		This policy will not affect this			
a low carbon economy	0	objective.	N/A		

1		The reuse of existing buildings is a	
9 - To use natural		sustainable use of the natural	
resources prudently	+	resources embedded within them.	N/A
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
11 - To reduce flood		This policy will not affect this	
risk	0	objective.	N/A
12 - To improve the			
water quality of rivers			
and groundwater, and			
maintain an adequate		This policy will not affect this	
supply of water	0	objective.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality		This policy will not affect this	
and quantity	0	objective.	N/A
14 - To ensure air			
quality continues to			
improve and noise and			
light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
		The policy requires conversions	
l		within rural areas to maintain the	
15 - To protect and		landscape character and openness	
enhance landscape		of the greenbelt or rural surrounds of	1
character	+	Horley.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

NHE7 - Rural Surrounds of Horley				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to				
live in a home suitable to				
their needs and which they		This policy will not affect this		
can afford	0	objective.	N/A	
2 - To facilitate the				
improved health and				
wellbeing of the whole		This policy will not affect this		
population	0	objective.	N/A	
3 - To conserve and		The Rural Surrounds of Horley		
enhance archaeological,		contain some heritage assets		
historic, and cultural assets		that will be protected by this		
and their settings	+	policy.	N/A	
4 - To reduce the need to				
travel, encourage		This policy will not affect this		
sustainable transport	0	objective.	N/A	

options, and improve accessibility to all services			
and facilities		Dy reatricting development in the	
		By restricting development in the Rural Surrounds of Horley, this	
		policy helps to concentrate	
5 - To make the best use of		development on previously	
previously developed land		developed land within the urban	
and existing buildings	+	area of Horley.	N/A
6 - To support economic		,	
growth which is inclusive,		This policy will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for		-	
employment opportunities			
to meet the needs of the		This policy will not affect this	
local economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move to		This policy will not affect this	
a low carbon economy	0	objective.	N/A
9 - To use natural resources		This policy will not affect this	
prudently	0	objective.	N/A
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
44 To sell sellent del		This policy will not affect this	N1/A
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This policy will not offect this	
an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land	U	objective.	IN/A
contamination and			
safeguard soil quality and		This policy will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality	0	00]001110.	14/71
continues to improve and			
noise and light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
15 - To protect and		This policy provides strong	
enhance landscape		protection for the rural landscape	
character	+	of the Rural Surrounds of Horley.	N/A
		The policy specifically requires	
		the nature conservation value of	
		the area to be maintained, and	
		restricting development in this	
16 - To conserve and		area will help to protect the	
enhance biodiversity	+	biodiversity that exists within it.	N/A

NHE8 - Horse Keeping and Equestrian Development				
			Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient				
housing to enable people to live in a home suitable to their				
		This policy will not offeet this		
needs and which they can afford	0	This policy will not affect this objective.	N/A	
2 - To facilitate the improved	U	objective.	IN/A	
health and wellbeing of the		This policy will not affect this		
whole population	0	objective.	N/A	
3 - To conserve and enhance	O	objective.	14/71	
archaeological, historic, and				
cultural assets and their		This policy will not affect this		
settings	0	objective.	N/A	
4 - To reduce the need to		,	-	
travel, encourage sustainable				
transport options, and				
improve accessibility to all		This policy will not affect this		
services and facilities	0	objective.	N/A	
5 - To make the best use of				
previously developed land		This policy will not affect this		
and existing buildings	0	objective.	N/A	
		The policy supports new		
6 - To support economic		equestrian development,		
growth which is inclusive,		which could provide some	NI/A	
innovative, and sustainable	+	benefits to the rural economy.	N/A	
7 To provide for employment		The policy supports new equestrian development,		
7 - To provide for employment opportunities to meet the		which will provide some		
needs of the local economy	+	employment opportunities.	N/A	
8 - To reduce greenhouse gas	т	строутон орронаниез.	1 W/ /*\	
emissions and move to a low		This policy will not affect this		
carbon economy	0	objective.	N/A	
9 - To use natural resources		This policy will not affect this		
prudently	0	objective.	N/A	
10 - To adapt to the changing		This policy will not affect this		
climate	0	objective.	N/A	
		This policy will not affect this		
11 - To reduce flood risk	0	objective.	N/A	
12 - To improve the water				
quality of rivers and				
groundwater, and maintain an		This policy will not affect this		
adequate supply of water	0	objective.	N/A	
13 - To reduce land				
contamination and safeguard		This policy will not affect this		
soil quality and quantity	0	objective.	N/A	

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
		The policy aims to ensure that new equestrian developments	
		do not have a negative impact	
15 - To protect and enhance		on the landscape character of	
landscape character	+	the borough.	
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

NHE9 - Heritage Assets				
	INITES -	Heritage Assets	Potential	
Objective	Score	Comments	Mitigation	
1 - To provide sufficient	00010	Commonio	wiiigation	
housing to enable people to				
live in a home suitable to				
their needs and which they		This policy will not affect this		
can afford	0	objective.	N/A	
2 - To facilitate the improved				
health and wellbeing of the		This policy will not affect this		
whole population	0	objective.	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural assets		The policy strongly protects		
and their settings	++	heritage assets in the borough.	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve				
accessibility to all services		This policy will not affect this		
and facilities	0	objective.	N/A	
5 - To make the best use of		The policy encourages the re-		
previously developed land		use of heritage assets that are	N1/A	
and existing buildings	+	currently vacant.	N/A	
6 - To support economic		This policy will not offert this		
growth which is inclusive,	0	This policy will not affect this	NI/A	
innovative, and sustainable	0	objective.	N/A	
7 - To provide for				
employment opportunities to meet the needs of the local		This policy will not affect this		
economy	0	objective.	N/A	
8 - To reduce greenhouse	U	objective.	IN/ A	
gas emissions and move to		This policy will not affect this		
a low carbon economy	0	objective.	N/A	
9 - To use natural resources	0	This policy will not affect this	N/A	
3 - 10 use Hatural resources	U	This policy will hot affect this	IN//	

prudently		objective.	
10 - To adapt to the		This policy will not affect this	
changing climate	0	objective.	N/A
		This policy will not affect this	
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This policy will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land		•	
contamination and			
safeguard soil quality and		This policy will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and			
noise and light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
		Historic parks and gardens,	
		along with other heritage	
		assets, are an important part of	
		the townscape character and	
		landscape character of the	
15 - To protect and enhance		borough, and this policy	
landscape character	+	protects them.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

GTT1 - Gypsy, Traveller and Travelling Showperson Accommodation			
Giri Gypoy, Havener an			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient housing		This policy provides for the	
to enable people to live in a		housing needs of a	
home suitable to their needs		particular part of the	
and which they can afford	+	population.	N/A
2 - To facilitate the improved			
health and wellbeing of the		This policy will not affect this	
whole population	0	objective.	N/A
3 - To conserve and enhance			
archaeological, historic, and			
cultural assets and their		This policy will not affect this	
settings	0	objective.	N/A
4 - To reduce the need to			
travel, encourage sustainable			
transport options, and improve			
accessibility to all services and		This policy will not affect this	
facilities	0	objective.	N/A

5 - To make the best use of previously developed land and existing buildings	-	The sites allocated are all within the green belt, so this policy does not generally encourage the use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

CEM1 - Cemetery and Crematorium Provision			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to			
their needs and which they		This policy will not affect this	
can afford	0	objective.	N/A
2 - To facilitate the			
improved health and			
wellbeing of the whole		This policy will not affect this	
population	0	objective.	N/A

3 - To conserve and enhance archaeological, historic, and cultural assets	0	This policy will not affect this	N/A
and their settings 4 - To reduce the need to	0	objective.	IN/A
travel, encourage			
sustainable transport			
options, and improve			
accessibility to all services		This policy will not affect this	
and facilities	0	objective.	N/A
5 - To make the best use of			
previously developed land		This policy will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic			
growth which is inclusive,	0	This policy will not affect this	NI/A
innovative, and sustainable	0	objective.	N/A
7 - To provide for employment opportunities			
to meet the needs of the		This policy will not affect this	
local economy	0	objective.	N/A
8 - To reduce greenhouse			
gas emissions and move to		This policy will not affect this	
a low carbon economy	0	objective.	N/A
9 - To use natural		This policy will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the	0	This policy will not affect this	NI/A
changing climate	0	objective. This policy will not affect this	N/A
11 - To reduce flood risk	0	objective.	N/A
TT TOTEGACE HOCA HISK	U	The policy requires new	14//
12 - To improve the water		cemetery or crematorium	
quality of rivers and		developments to not be located	
groundwater, and maintain		in areas of high water tables or	
an adequate supply of		groundwater protection zones, to	
water	+	ensure water quality is protected.	N/A
13 - To reduce land		The policy requires	
contamination and		contaminated sites to be	
safeguard soil quality and		remediated before development takes place.	N/A
quantity	+	The policy requires	IN/A
14 - To ensure air quality		developments not to have a	
continues to improve and		negative impact on surrounding	
noise and light pollution are		amenity through air or noise	
reduced	+	pollution.	N/A
		The policy requires	
15 - To protect and		developments not to have a	
enhance landscape		negative impact on local	NI/A
character	+	landscape character.	N/A

		The policy requires	
		developments not to have a	
16 - To conserve and		negative impact on biodiversity	
enhance biodiversity	+	resources.	N/A

INF1 - Infrastructure			
			Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient		The delivery of appropriate	
housing to enable people to		infrastructure is a vital part of	
live in a home suitable to		delivering new housing, and this	
their needs and which they		policy enables that infrastructure	
can afford	+	to be delivered.	N/A
		Infrastructure includes health	
		facilities, community facilities	
2 - To facilitate the		that bring people together, and	
improved health and		sport and recreation facilities, all	
wellbeing of the whole		of which contribute to health and	NI/A
population 3 - To conserve and	+	wellbeing.	N/A
enhance archaeological,			
historic, and cultural assets		This policy will not affect this	
and their settings	0	objective.	N/A
4 - To reduce the need to	U	objective.	TN//A
travel, encourage		By providing health, community,	
sustainable transport		education, and sport and	
options, and improve		recreation facilities in new	
accessibility to all services		developments, this policy will	
and facilities	+	reduce the need to travel.	N/A
5 - To make the best use of			
previously developed land		This policy will not affect this	
and existing buildings	0	objective.	N/A
6 - To support economic			
growth which is inclusive,		This policy will not affect this	
innovative, and sustainable	0	objective.	N/A
7 - To provide for			
employment opportunities to		This calls will all affects to	
meet the needs of the local		This policy will not affect this	N1/A
economy	0	objective.	N/A
8 - To reduce greenhouse		This policy will not offeet this	
gas emissions and move to	0	This policy will not affect this	N/A
a low carbon economy 9 - To use natural resources	0	objective. This policy will not affect this	IN/A
prudently	0	objective.	N/A
proderitiy	U	•	IN/A
10. To odouble the		Infrastructure includes flood	
10 - To adapt to the		defence facilities, which will	NI/A
changing climate	+	become more necessary if	N/A

		flooding increases due to climate change.	
		Infrastructure includes flood	
11 - To reduce flood risk	+	defence facilities.	N/A
12 - To improve the water			
quality of rivers and			
groundwater, and maintain		This policy will not affect this	
an adequate supply of water	0	objective.	N/A
13 - To reduce land		•	
contamination and			
safeguard soil quality and		This policy will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality		•	
continues to improve and			
noise and light pollution are		This policy will not affect this	
reduced	0	objective.	N/A
15 - To protect and enhance		This policy will not affect this	
landscape character	0	objective.	N/A
16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

INF2 - Community Facilities			
		-	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to their			
needs and which they can		This policy will not affect this	
afford	0	objective.	N/A
2 - To facilitate the improved			
health and wellbeing of the		This policy will not affect this	
whole population	0	objective.	N/A
3 - To conserve and enhance			
archaeological, historic, and		T	
cultural assets and their	0	This policy will not affect this	N1/A
settings	0	objective.	N/A
4 T		By encouraging the continued	
4 - To reduce the need to		provision of community	
travel, encourage sustainable		facilities, this policy will reduce the need for residents to travel	
transport options, and			
improve accessibility to all services and facilities		further away to access these services.	N/A
Services and racilities	+		IN/A
		The policy encourages buildings that are currently	
5 - To make the best use of		used for community facilities to	
previously developed land		continue to be used for those	
and existing buildings	_	purposes.	N/A
and existing buildings	T	purposos.	1 1 ///1

6 - To support economic growth which is inclusive, innovative, and sustainable	+	The policy encourages the viability of town and local centres by encouraging the retention of community facilities that bring visitors to these areas.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural resources	0	This policy will not affect this objective. This policy will not affect this	N/A
prudently	0	objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

INF3 - Electronic Communication Networks			
IIII 5 - Eic		Communication Networks	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable people to			
live in a home suitable to			
their needs and which they		This policy will not affect this	
can afford	0	objective.	N/A
2 - To facilitate the			
improved health and			
wellbeing of the whole		This policy will not affect this	
population	0	objective.	N/A

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This policy will not affect this objective.	N/A
4 - To reduce the need to travel, encourage			
sustainable transport		Improved telecommunications	
options, and improve		infrastructure can reduce the	
accessibility to all services and facilities	+	need to travel somewhat, especially for business reasons.	N/A
5 - To make the best use of		osposiany for sacrifice reasone.	14/71
previously developed land		This policy will not affect this	
and existing buildings	0	objective. Access to superfast broadband	N/A
6 - To support economic		is helpful for businesses,	
growth which is inclusive,		including businesses run from	
innovative, and sustainable	+	people's homes.	N/A
7 - To provide for employment opportunities			
to meet the needs of the		This policy will not affect this	
local economy	0	objective.	N/A
		If this policy reduces the need to	
8 - To reduce greenhouse gas emissions and move to		travel, it will also have a positive impact on greenhouse gas	
a low carbon economy	+	emissions.	N/A
9 - To use natural	-	This policy will not affect this	
resources prudently	0	objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
Changing climate	U	This policy will not affect this	IN//A
11 - To reduce flood risk	0	objective.	N/A
12 - To improve the water			
quality of rivers and groundwater, and maintain			
an adequate supply of		This policy will not affect this	
water	0	objective.	N/A
13 - To reduce land			
contamination and safeguard soil quality and		This policy will not affect this	
quantity	0	objective.	N/A
14 - To ensure air quality			
continues to improve and		This patient all parts (for this	
noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
roddodd	0	The policy acknowledges the	1 W/ / A
		need for telecommunications	
15 - To protect and		infrastructure to minimise its	
enhance landscape character	+	impact on landscape and townscape character.	N/A
on and oto		tomodapo oriaración.	. 1// 1

16 - To conserve and		This policy will not affect this	
enhance biodiversity	0	objective.	N/A

MLS1 - Phasing of Urban Extension Sites				
Potentia				
Objective	Score	Comments	Mitigation	
1 - To provide sufficient		This policy helps to phase the	3	
housing to enable people		release of urban extension sites,		
to live in a home suitable to		allowing for suitable housing land		
their needs and which they		to be developed as and when		
can afford	+	required in the borough.	N/A	
2 - To facilitate the				
improved health and				
wellbeing of the whole		This policy will not affect this		
population	0	objective.	N/A	
3 - To conserve and				
enhance archaeological,				
historic, and cultural assets		This policy will not affect this		
and their settings	0	objective.	N/A	
4 - To reduce the need to				
travel, encourage				
sustainable transport				
options, and improve				
accessibility to all services		This policy will not affect this		
and facilities	0	objective.	N/A	
		By not immediately releasing all		
		allocated urban extensions sites,		
		the policy encourages the full use		
5 - To make the best use		of brownfield land first, only		
of previously developed		releasing previously undeveloped	N1/A	
land and existing buildings	+	sites as and when needed.	N/A	
6 - To support economic		This is alian will used offered this		
growth which is inclusive,		This policy will not affect this	NI/A	
innovative, and sustainable	0	objective.	N/A	
7 - To provide for				
employment opportunities to meet the needs of the		This policy will not offeet this		
local economy	0	This policy will not affect this objective.	N/A	
8 - To reduce greenhouse	0	objective.	IN/A	
gas emissions and move to		This policy will not affect this		
a low carbon economy	0	objective.	N/A	
9 - To use natural	0	This policy will not affect this	1 N/ /\tau	
resources prudently	0	objective.	N/A	
10 - To adapt to the	0	This policy will not affect this	1 N/ /-1	
changing climate	0	objective.	N/A	
Changing omnate		This policy will not affect this	1 1// 1	
11 - To reduce flood risk	0	objective.	N/A	
11 10 TOUGOO HOOG HON	9	objective.	1 4/ / 1	

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	+	By not immediately releasing all allocated urban extension sites, the policy allows for more careful management of the landscape impacts of large additional housing developments.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

MLS2 - Safeguarded Land for Development Beyond the Plan Period					
Potential					
Score	Comments	Mitigation			
	The policy provides for land to be	- 3			
	safeguarded for potential use as				
	housing in the next plan period.				
	However, while this may have a				
	positive impact on this objective in				
	the future, this is currently				
	uncertain, so the current impact is				
0	neutral.	N/A			
0	objective.	N/A			
	The book of the second of the				
0		N1/A			
0	objective.	N/A			
	This policy will not affect this				
0		N/A			
	Score	Score Comments The policy provides for land to be safeguarded for potential use as housing in the next plan period. However, while this may have a positive impact on this objective in the future, this is currently uncertain, so the current impact is neutral. This policy will not affect this objective. This policy will not affect this objective. This policy will not affect this			

5 - To make the best use of previously developed			
land and existing buildings	0	This policy will not affect this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	This policy will not affect this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	This policy will not affect this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This policy will not affect this objective.	N/A
9 - To use natural resources prudently	0	This policy will not affect this objective.	N/A
10 - To adapt to the changing climate	0	This policy will not affect this objective.	N/A
11 - To reduce flood risk	0	This policy will not affect this objective.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This policy will not affect this objective.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	This policy will not affect this objective.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This policy will not affect this objective.	N/A
15 - To protect and enhance landscape character	0	This policy will not affect this objective.	N/A
16 - To conserve and enhance biodiversity	0	This policy will not affect this objective.	N/A

Appendix I – DMP Urban Site Allocation Assessments

136-168 High Street, Banstead					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 40 homes. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.		
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a medium-sized park and a number of sports courts directly to the south of the site, encouraging access to sport and recreation facilities. There are a number of clinics and pharmacies within easy reach of the site. This site would have a very positive impact on health and wellbeing.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.		
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a single locally listed building just to the east of the site, separated from it by one other building. There is also an Area of High Archaeological Potential and a Conservation Area slightly to the east of the site, although both are well separated by other buildings.	Development should be designed to ensure there is no impact on listed buildings, or the conservation area.		

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is very conveniently located in the town centre of Banstead, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, although the town's train station is some distance from the town centre, and services do not run very often. Overall, however, this site should have a positive impact on accessibility of services and reduction of the need to travel.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed with shops and houses, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre, as well as providing additional retail space.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment is expected to provide up to 1,500sqm of leisure, retail, or community uses which would provide longer term employment options. The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low	N/A Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

		carbon economy.	
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling. Development should provide SUDS or other flood defences where
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
		The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia' of medium-low sensitivity to change. The green belt begins close to the south of the site, and development here should be careful not to impact	Development should be sensitively designed to respect the townscape
15 - To protect and enhance landscape character	0	too strongly on the appearance of the town from the countryside.	character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

The Horseshoe, Banstead					
Objective	Score		Potential Mitigation		
		This site may provide			
		some housing to enable			
		the redevelopment of the			
1 - To provide		site, but the primary focus			
sufficient housing		is on community and			
to enable people to		public services.			
live in a home		Consequently, this site is			
suitable to their		unlikely to have much			
needs and which		effect on housing in the			
they can afford	0	borough.	N/A		

2 - To facilitate the improved health and wellbeing of the whole population	++	The site contains some public open space which is expected to be retained, and may be made more accessible through redevelopment. The site may also be used to provide healthcare services and improve existing healthcare services. The northern part of the Horseshoe road is a public right of way which should be retained.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities. Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two locally listed buildings within the Horseshoe area, although neither of them are within the specific areas currently considered for redevelopment. The leafy character of the area means redevelopment can probably take place without undue impact on these assets.	Development should be designed to ensure there is no impact on listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is accessibly located at Banstead town centre and would be easily accessible by bus and, to a lesser extent, train (Banstead station is some distance from the town centre and does not have frequent services). Redevelopment on this site would increase accessibility to services for local residents.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed with community facilities, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and possibly providing some additional	N/A

		housing.	
6 - To support economic growth which is inclusive, innovative, and		Redevelopment on this site may pull in more people from the surrounding areas to Banstead town centre to use the services provided here, providing some support for local	
sustainable	+	businesses. Redevelopment would provide short-term	N/A
7 - To provide for employment opportunities to meet the needs of		construction opportunities, and the improved community facilities would provide longer term	
the local economy	++	employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to

			provide shade and cooling.
11 - To reduce flood risk	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape		The site is in an urban area, and development on this site should be designed to respect the existing character. The Townscape Character Assessment identified this area as separate in character from the rest of Banstead town, mostly of 1960s-70s provenance, and of low sensitivity to change due to the amount of car parking on the site at present, and also notes the parkland setting of the	Development should be sensitively designed to respect the townscape character, and the proximity to the urban-
character	0	site. The green belt is	rural fringe.

		adjacent to the western edge of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Danisha ad Oansananiika Oanska				
Banstead Community Centre				
Objective	Score	Comments	Potential Mitigation	
1 - To provide		It is estimated that this site		
sufficient housing		could provide up to 15		
to enable people to		homes. This site would	Housing should be	
live in a home		have a positive impact on	provided in a range of	
suitable to their		housing in the borough,	sizes, types, and tenures	
needs and which		considering the site	to provide for the needs	
they can afford	+	currently has no housing.	of a range of people.	
		The site is well-located in		
		a town centre,		
		encouraging walking and		
		cycling to services rather		
		than car use. There is a		
		medium-sized park and a		
		number of sports courts	Improved public transport	
		directly to the west of the	access could further	
		site, encouraging access	reduce car use, and	
		to sport and recreation	development on this site	
		facilities. There are a	could consider providing	
		number of clinics and	improved bicycle and	
		pharmacies within easy	pedestrian facilities that	
		reach of the site. This site	connect with existing	
		would have a very positive	networks. Some	
		impact on health and	consideration could be	
2 - To facilitate the		wellbeing. There is a	given to providing	
improved health		public right of way along	additional public open	
and wellbeing of		the south and west of the	space or play facilities.	
the whole		site that should be	Public rights of way	
population	1.1	retained.	should be retained.	
ροραιατίστι	TT	retaineu.	Silvulu de l'etallieu.	

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site is within a Conservation Area, partially within an Area of High Archaeological Potential, and directly adjacent to a Grade II listed building and curtilage. Redevelopment on this site would need to be very sensitive to the requirements of these heritage assets, and this may restrain the possibilities of development somewhat.	Development should be designed to ensure there is no impact on listed buildings, or the conservation area. The area of High Archaeological Potential should be fully explored before any development takes place on that part of the site.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is very conveniently located in the town centre of Banstead, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, although the town's train station is some distance from the town centre, and services do not run very often. Overall, however, this site should have a positive impact on accessibility of services and reduction of the need to travel.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings 6 - To support economic growth which is inclusive, innovative, and sustainable	+	The land is previously developed with community facilities, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and providing some additional housing. Redevelopment on this site may pull in more people from the surrounding areas to Banstead town centre to use the services provided here, providing some	N/A

		support for local businesses. Additional housing on the site would help support retail in Banstead.	
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the improved community facilities would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to

			manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia' of mediumlow sensitivity to change. The green belt begins close to the southwest of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, and the proximity to the urbanrural fringe.
16 - To conserve and enhance biodiversity	0	There is a group of TPOs on the southern boundary of the site.	Trees with TPOs should be retained.

Land at Wellesford Close, Banstead			
Objective	Score	Comments	Potential Mitigation
1 - To provide	220.0		
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide up to 15	provided in a range of
suitable to their		homes. This site would	sizes, types, and tenures
needs and which		have a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.
		The site is some distance	
		from the town centre of	
		Banstead, which	
		potentially encourages	
		additional car use rather	Improved public transport
		than walking and cycling	access could further
		to services. GP services	reduce car use, and
		are also some distance	development on this site
		away from the site. However, there is a	could consider providing improved bicycle and
		recreation ground close to	pedestrian facilities that
		the site, encouraging	connect with existing
2 - To facilitate the		access to sport and	networks. Some
improved health		recreation facilities.	consideration could be
and wellbeing of		Overall, the site is unlikely	given to providing
the whole		to have a positive impact	additional public open
population	0	on health and wellbeing.	space or play facilities.
3 - To conserve			
and enhance			
archaeological,			
historic, and			
cultural assets and		There are no heritage	
their settings	0	constraints on the site.	N/A
		The site is some distance	
		from the nearest town	
		centre and a considerable distance from a train	
4 - To reduce the		station (Banstead) that	Improved public transport
need to travel,		only has limited services,	access could further
encourage		although buses do pass	reduce car use, and
sustainable		the site. The distance from	development on this site
transport options,		services and transport	could consider providing
and improve		options mean this site is	improved bicycle and
accessibility to all		likely to encourage the	pedestrian facilities that
services and		need to travel and the use	connect with existing
facilities	-	of cars to do so.	networks.
5 - To make the		The site is not previously	
best use of		developed, and was at	
previously		one point used as	
developed land		allotments. With other	
and existing	-	urban sites available, this	N/A

buildings		could be seen as a bad way of achieving this objective.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is not sustainably located in a way that will reduce car travel, and the increase in car use will have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site does not fall within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site does not fall within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff;

			and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, although it is fairly close to a busy A road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. The green belt begins adjacent to the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside. This area of green belt is also part of the Area of Great Landscape Value, and development must ensure it does not have a negative impact on this	Development should be sensitively designed to respect the townscape character, and the proximity to the urbanrural fringe, and should consider views into and out of the AGLV.

		designation.	
		There are groups of trees	
16 - To conserve		with TPOs on the east,	
and enhance		south, and west	Trees with TPOs should
biodiversity	0	boundaries of the site.	be retained.

Land at Kingswood Station			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide up to 35	provided in a range of
suitable to their		homes. This site would	sizes, types, and tenures
needs and which		have a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.
		The site is well located in a	Improved public
		local centre and next to a	transport access could
		train station, although one	further reduce car use,
		with infrequent services.	and development on this
		There is a lot of open	site could consider
		space in the area, but it is not necessarily publically	providing improved bicycle and pedestrian
		accessible. Although there	facilities that connect
		are some services in the	with existing networks.
2 - To facilitate the		local centre, they are	Some consideration
improved health		somewhat limited, which	could be given to
and wellbeing of		may increase the use of	providing additional
the whole		cars to visit services and	public open space or
population	0	facilities elsewhere.	play facilities.
		There is a locally listed	
		building (the train station)	
		and a conservation area	
3 - To conserve		directly adjacent to the site.	
and enhance		However, as the site is	Development should be
archaeological,		currently in industrial and	designed to improve the
historic, and		warehousing use,	setting of the listed
cultural assets and		redevelopment offers a	building and the
their settings	+	very clear opportunity to	conservation area.

		actually improve the setting of these assets.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located in a local centre and next to a train station, but services are infrequent and have limited destinations, and bus services pass some distance away from the site. The services available in the local centre are also somewhat limited. While the site is not likely to lead to a drastic increase in car use, it is also not likely to reduce car use or make services notably more accessible than at present.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	++	The site is currently in industrial and warehousing use, and redevelopment here would be a very good use of land that is close to a station and adjacent to a conservation area.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be likely to support retail in the local centre, although it would include the removal of existing employment uses, which may have an impact on economic growth in the local area.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this may be counterbalanced by the loss of existing employment uses on the site, possibly removing job opportunities for people in the local area unless another site is found for them.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.

8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site is unlikely to have a significant impact on the move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Almost the entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Almost the entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A

water			
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. The site is close to a Residential Area of Special Character, but this is on the other side of the railway line, so development on this site is unlikely to have a strong impact. The green belt begins close to the west of the site, and development here should be careful not to impact too strongly on the appearance of the town	Development should be
15 - To protect and enhance landscape character	+	from the countryside. As the site is currently an industrial and warehouse use, development here presents the opportunity to	sensitively designed to respect the townscape character, and the proximity to the urbanrural fringe.

		improve the townscape character.	
16 - To conserve and enhance biodiversity	0	There is a group of TPOs adjacent to the northwestern edge of the site which should be protected.	Trees with TPOs should be retained.

Legal and General, Kingswood						
Olairation						
Objective	Score	Comments	Potential Mitigation			
1 - To provide						
sufficient housing						
to enable people to			Housing should be			
live in a home		At the time of undertaking	provided in a range of			
suitable to their		the appraisal, the potential	sizes, types, and tenures			
needs and which		capacity of the site is	to provide for the needs			
they can afford	?	unclear.	of a range of people.			
		The site is located close to				
		the local centre of				
		Kingswood, but a long way				
		from any town centres, and				
		may encourage car use				
		rather than walking and				
		cycling to reach the				
		majority of services. The				
		site currently contains a				
		recreation ground, and the				
		loss of this to development	Development on this site			
		could have a negative	could consider providing			
		impact on access to sports	improved bicycle and			
		and recreation, although	pedestrian facilities that			
2 - To facilitate the		there is an area of	connect with existing			
improved health		common land to the	networks. Additional			
and wellbeing of		southwest of the site.	public open space or			
the whole		Overall, this site is likely to	play facilities should be			
population	-	have a negative impact on	provided.			

		health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located close to a local centre and train station, but services are infrequent and have limited destinations, and bus services pass some distance away from the site. The services available in the local centre are also somewhat limited. While the site is not likely to lead to a drastic increase in car use, it is also not likely to reduce car use or make services notably more accessible than at present.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently in office use, but is not located within an employment area, so redevelopment for housing may be seen as a reasonably good use of land that is close to a station. However, this must be balanced against the significant amount of employment space that would be lost.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment	0	Redevelopment on this site would be likely to support retail in the local centre, although it would include the removal of existing employment uses, which may have an impact on economic growth in the local area. Redevelopment would provide short-term	Consideration can be given to maintaining some employment uses on site, or another site could be found for the current employment uses. Consideration can be given to maintaining
opportunities to meet the needs of	0	construction opportunities, but this may be	some employment uses on site, or another site

the local economy		counterbalanced by the loss of existing employment uses on the site.	could be found for the current employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site is unlikely to have a significant impact on the move to a low carbon economy. Materials used in	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
9 - To use natural resources prudently	0	construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	Only very small amounts of the site are at risk of surface flooding, and none of the site is within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	Only very small amounts of the site are at risk of surface flooding, and none of the site is within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and		The site is close to an area that is considered highly	
groundwater, and maintain an		sensitive to groundwater contamination, so care must be taken to ensure	Groundwater protection
adequate supply of water	0	this situation is not worsened.	measures may be required.
water	<u> </u>	This site has been identified as potentially contaminated, and any	required.
		contamination would need to be remediated before	Contamination should be
13 - To reduce land contamination		development can take place, reducing overall	investigated and remediated before
and safeguard soil quality and quantity	+	contamination in the borough.	development goes ahead.
		The site does not currently suffer from any noise, light,	
14 - To ensure air		or air pollution constraints. Care must be taken during	A construction
quality continues to improve and noise		construction to avoid light or noise pollution impacts	statement could be used to set out how
and light pollution are reduced	0	on nearby residential properties.	construction impacts will be mitigated.
		The site is in an urban area, and development on	
		this site should be designed to respect the	
		existing character of the town, which is identified by	
		the Townscape Character Assessment as '1930s-50s	
		suburbia'. The site is close	
		to a Residential Area of Special Character and a	
		conservation area, but these are far enough away	
		that development on the site is unlikely to strongly	
		impact them. The site is within the green belt, and	
		partially within the Area of Great Landscape Value -	
		while redevelopment of the existing building is unlikely	Development should be
15. To protect and		to make much of an impact, any additional	sensitively designed to
15 - To protect and enhance		development in the	respect the townscape character, the AGLV,
landscape character	-	grounds would have a strong impact on the local	and the location within the green belt.

		landscape character, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	
16 - To conserve and enhance		There is a group of TPOs and two individual TPOs	Trees with TPOs should
biodiversity	0	on the site.	be retained.

Former City Gate Mini, 90 The Avenue, Tadworth			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing	Score	Comments	Housing should be
to enable people		It is estimated that this site	provided in a range of
to live in a home		could provide up to 10	sizes, types, and
suitable to their		housing units. This site would	tenures to provide for
needs and which		have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		The site is well located in a local centre and next to a train station, although one with infrequent services. Banstead Heath is fairly close	Improved public transport access could
2 - To facilitate the		to the site, providing access to open space and recreation opportunities. Although there are some services in the local centre, they are somewhat limited, which may increase the use of cars to visit services and facilities	further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration
improved health		elsewhere. Overall, however,	could be given to
and wellbeing of		the effect of this site on	providing additional
the whole		health and wellbeing should	public open space or
population	+	be somewhat positive.	play facilities.
3 - To conserve		There is a locally listed building adjacent to the site. However, as the site is currently in use for	
and enhance		commercial/industrial use,	Development should
archaeological,		redevelopment offers a	be designed to
historic, and		possibility of actually	improve the setting of
cultural assets		improving the setting of these	the listed building and
and their settings	+	assets.	the conservation area.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located in a local centre and next to a train station, but services are infrequent and have limited destinations. Bus services also pass close to the site. The services available in the local centre are also somewhat limited. While the site is not likely to lead to a drastic increase in car use, it is also not likely to reduce car use or make services notably more accessible than at present.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently in use as a tyre centre, and redevelopment here could potentially be seen as a good use of land that is close to a station; however, this must be balanced by the loss of potential commercial space in a local centre.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be likely to support retail in the local centre, although it would include the removal of existing employment uses, which may have an impact on economic growth in the local area.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this may be counterbalanced by the loss of existing employment uses on the site, possibly removing job opportunities for people in the local area unless another site is found for them.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.

8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site is unlikely to have a significant impact on the move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to	Groundwater protection measures may be required.

maintain an adequate supply of water		contamination, but the site is unlikely to have a strong impact on water quality or supply.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing a car-based commercial use with residential. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. As the site is currently a garage, redevelopment offers the opportunity to improve the townscape character of the area.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Laboratory Site, Pitwood Park Industrial Estate, Tadworth				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 23	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford	+	borough.	of a range of people.	

2 - To facilitate the improved health and wellbeing of the whole population		The site is located some distance from local centres or railway stations, and there is only a small amount of publically accessible open space near the site. Although GP services are easily accessible, residents on this site are likely to be reliant on cars rather than walking or cycling, and this will have a negative impact on health and wellbeing.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is located a long distance from a train station or local centre, although one bus service does pass the site. The distance from services and transport facilities is likely to increase the need to travel and the use of cars to do so.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The site is currently in use as an industrial laboratory in an employment area, and the loss of this employment land could be seen as a bad use of previously developed land, especially considering the close proximity to other industrial uses.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable		The removal of industrial employment on this site may negatively affect the local economy while providing little boost to retail due to the distance from town centres.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment

			uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this may be counterbalanced by the loss of existing employment uses on the site, possibly removing job opportunities for people in the local area unless another site is found for them.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Housing development on this site is likely to increase car use, having a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.

11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site may contain some contamination due to its current industrial use, and this would need to be cleaned up before development could go ahead, reducing the overall amount of contamination across the borough.	Contamination on the site should be remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	The site is adjacent to a railway line and to the remainder of the industrial employment site, both of which may present noise amenity issues to residents of a new development on this site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not mention this area in detail, but colour codes it as an area of '1930s-50s suburbia'. The site is	Development should be sensitively designed to respect the townscape character.

		currently well-hidden from the surrounding residential area, and redevelopment for housing is unlikely to have a strong impact on townscape character.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Banstead Football Club, Merland Rise, Epsom, Tadworth				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing				
to enable people to		It is estimated that this site	Housing should be	
live in a home		could provide 30 housing	provided in a range of	
suitable to their		units. This site would have	sizes, types, and tenures	
needs and which		a positive impact on	to provide for the needs	
they can afford	+	housing in the borough.	of a range of people.	
		The site is located		
		between the local centres		
		of Tattenham Corner and		
		Tadworth, but is some		
		distance from both, which		
		may lead to an increase in		
		car use. However,		
		development on this site		
		would contribute to the		
		improvement of the		
		surrounding open space	Development on this site	
2 - To facilitate the		and the leisure and	could consider providing	
improved health		recreation facilities it	improved bicycle and	
and wellbeing of		contains, which provides	pedestrian facilities that	
the whole		wide health benefits to	connect with existing	
population	0	local residents.	networks.	
3 - To conserve				
and enhance				
archaeological,				
historic, and				
cultural assets and		There are no heritage		
their settings	0	constraints on this site.	N/A	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is located between two local centres and train stations, and bus services pass close to the site, but services are infrequent and have limited destinations. The services available in the local centre are also somewhat limited. Because of this, the site is likely to lead to an increase in the need to travel and to use cars to access services and facilities.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used as a car park for the football club, and development here would be a good way to provide additional housing, assuming that suitable football club parking can be provided without impacting on the adjacent open space.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centres.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The location of the site is likely to increase car travel, and will therefore have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is within flood zones 3 or 3, or areas of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is within flood zones 3 or 3, or areas of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	A construction statement could be used to set out how construction impacts will be mitigated.

		properties.	
15 - To protect and		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Epsom, but the area is primarily residential. As the site is currently a car park, redevelopment offers	Development should be sensitively designed to
enhance landscape character	+	the opportunity to improve the townscape of the area.	respect and improve the townscape character.
16 - To conserve	T .	the townscape of the area.	townscape character.
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Church of Eninhany Maratham				
Church of Epiphany, Merstham				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 30	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford	+	borough.	of a range of people.	
		The site is close to a local		
		centre in Merstham, and is		
		a walkable distance from a		
		train station and a main		
		road with multiple bus		
		services, encouraging		
		walking and cycling to		
		services rather than car		
		use. There is a large		
		amount of open space in	Development on this site	
		Merstham, which is easily	could consider providing	
		accessible from this site,	improved bicycle and	
		encouraging access to	pedestrian facilities that	
		open space, exercise, and	connect with existing	
2 - To facilitate the		play. GP services are easy	networks. Some	
improved health		to access. Overall, this site	consideration could be	
and wellbeing of		would have a positive	given to providing	
the whole		impact on health and	additional public open	
population	+	wellbeing.	space or play facilities.	

3 - To conserve			
and enhance			
archaeological,			
historic, and			
cultural assets and		There are no heritage	
their settings	0	constraints on the site.	N/A
their settings	U		IN/A
		The site is conveniently	
		located near a local	
		centre, train station, and	
4 - To reduce the		bus services, providing	
need to travel,		reasonably easy access to	
encourage		a range of services,	
sustainable		facilities, and shopping	Development on this site
transport options,		options. This site should	could consider providing
and improve		have a fairly positive	improved bicycle and
accessibility to all		impact on accessibility of	pedestrian facilities that
services and		services and reduction of	
			connect with existing
facilities	+	the need to travel.	networks.
		The site has previously	
		been used as a church but	
		is currently vacant.	
		Redevelopment on this	
		site would provide an	
		opportunity to contribute to	
		housing need in the area	
		while reusing currently	
		vacant land. However, it	Consideration should be
5 - To make the		would lead to the loss of a	given to the need for
best use of			religious facilities in the
		religious building for its	
previously		original use, and	area and across the
developed land		consideration should be	borough, and whether
and existing		given to the need for such	such uses can be
buildings	+	facilities in the area.	relocated elsewhere.
6 - To support		Redevelopment on this	
economic growth		site would be likely to	
which is inclusive,		support existing retail in	
innovative, and		the local centre to a small	
sustainable	+	extent.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would	
meet the needs of			
		provide short-term	NI/A
the local economy	+	construction opportunities.	N/A
		The site is sustainably	Improved public
		located, and would	transport access could
8 - To reduce		encourage walking,	further reduce car use,
greenhouse gas		cycling, and use of public	and development on this
emissions and		transport over car use.	site could consider
move to a low		Consequently, it would	providing improved
carbon economy	+	have a positive impact on	bicycle and pedestrian

		attempts to move to a low carbon economy.	facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Most of the site is at risk of surface flooding, although none of it falls within flood zones 2 and 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk 12 - To improve the water quality of rivers and groundwater, and maintain an	0	Most of the site is at risk of surface flooding, although none of it falls within flood zones 2 and 3. This site is not expected to	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
adequate supply of water	0	have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be	A construction statement could be used to set out how construction impacts will

are reduced		taken during construction to avoid light or noise pollution impacts on nearby residential properties.	be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Assessment puts this site on the border between the residential, shopping, and community development area of Merstham, and an area of post-war red brick estates. Both of these areas are considered of low sensitivity to change, and a new development on this site would be unlikely to have a significant impact on the townscape.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Bellway House, Merstham			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 30	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	The site is well located near a local centre and next to a train station, and bus services also pass by closely, reducing the need for car use. There is a lot of open space in the Merstham area, but it is generally on the other side of the railway tracks. The site is also very close to a motorway and a busy main road, and the air quality problems this causes may have some impacts on health.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Part of the site is within a Conservation Area, and part is within an Area of High Archaeological Potential. However, redevelopment may be able to improve the character of the Conservation Area, so this is not necessarily a constraint.	Development should be designed to ensure there is no impact on the conservation area. The area of High Archaeological Potential should be fully explored before any development takes place on that part of the site.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is located near a local centre and next to a train station, with bus services also passing by closely. The services available in the local centre are somewhat limited, but the larger town of Redhill is easily accessible using public transport. Overall, the site is likely to encourage the use of sustainable transport options.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used for offices. However, the location so close to a transport hub means that redevelopment for housing could be seen as a good use of previously developed land, as long as the need for	N/A

		employment land in the area is considered.	
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss of employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located near a local centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	The northern part of the site is partially within flood zones 2 and 3, and contains a larger area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.

11 - To reduce flood risk	0	The northern part of the site is partially within flood zones 2 and 3, and contains a larger area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution		The southwestern part of the site is within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is very close to both the A23 and the M25, which may cause some problems regarding noise and air pollution for residents of a development on this site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts

15 - To protect and enhance landscape		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The surrounding area is a Conservation Area, and a small part of the site falls within this designation, so development should be particularly careful to maintain a respectful relationship to the existing townscape, with reference to the draft Conservation Area Character Appraisal. The site is also adjacent to the Area of Great Landscape Value. The Townscape Character Assessment notes that this part of the AGLV has been judged to share few characteristics with the Area of Outstanding Natural Beauty, and it is likely to be significantly less sensitive to change due to encompassing the M25 motorway - but development on this site should still take care not to unduly effect the character of the AGLV. However, as much of the site currently consists of hard standing and a storage depot, there are clear opportunities here to create a development that would be more respectful of the townscape and landscape	Development should be sensitively designed to respect and improve the townscape character and the character of the conservation area, and to ensure that there is no negative impact on the
character 16 - To conserve	+	of the surrounding area.	character of the AGLV.
and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Former Oakley Centre, Merstham					
Objective	Objective Score Comments Potential Mitigation				
1 - To provide					
sufficient housing		It is estimated that this site			
to enable people to		could provide up to 30	Housing should be		
live in a home		housing units. This site	provided in a range of		
suitable to their		would have a positive	sizes, types, and tenures		
needs and which		impact on housing in the	to provide for the needs		
they can afford	+	borough.	of a range of people.		
2 - To facilitate the improved health and wellbeing of the whole		The site is close to a local centre in Merstham, and reasonably close to a train station and a main road with multiple bus services. There is a large amount of open space in Merstham, which is easily accessible from this site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open		
population	+	wellbeing.	space or play facilities.		
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The Oakley Centre itself is a locally listed building, and this site offers the opportunity to bring a currently vacant heritage asset into active use again.	The locally listed building should be carefully preserved during redevelopment.		
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the best use of previously developed land	+	The site is fairly close to a local centre, train station, and bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel. The site has previously been used as a youth centre but is currently vacant. Redevelopment	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.		
and existing		on this site would provide			
buildings	++	an opportunity to increase	N/A		
- Zandingo		an opportunity to morease	1 4/ / 1		

		access to housing and protecting a heritage asset at risk of neglect.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the local centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with

			design measures to manage surface runoff; and avoid building on areas at risk of flooding
			or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond to the east of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape		The site is partially in an urban area and partially within the green belt. Development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies the surrounding area as postwar red brick estates of low sensitivity to change. Redevelopment on this site should not have a strong impact on townscape character, as the external appearance of the locally listed	Development should be sensitively designed to respect the townscape character and the proximity to the green
character	0	building will need to be	belt.

		maintained. Any additional development on the site will need to be sensitively related to both the listed building and the green belt area that makes up the eastern portion of the site.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

	Merstham Library				
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.		
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is close to a local centre in Merstham, and is a walkable distance from a train station and a main road with multiple bus services, encouraging walking and cycling to services rather than car use. There is a large amount of open space in Merstham, which is easily accessible from this site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing. There is a County Site of	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.		
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Archaeological Importance and Scheduled Monument directly to the west of the site, although this should not be affected by development.	N/A		

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located near a local centre, train station, and bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	++	The site is currently used as a library, but new premises for the library are currently being developed as part of regeneration work. This will leave the site vacant, and using it for housing and community uses would be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the local centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and community uses on the site after development may provide some longer term employment.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should

		water and energy. This applies equally to all sites.	be encouraged in new developments.
10 - To adapt to the changing climate		The western part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	_	The western part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Assessment notes that this site is an area of community facilities of medium-low sensitivity to change, and a new development on this site would be unlikely to have a significant impact on the townscape. The green belt begins immediately to the west of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character and the proximity to the green belt.
16 - To conserve and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A
Diodiversity	U	constraints on the site.	IN/A

Belfry, Redhill				
Objective	Score	Comments	Potential Mitigation	
		The capacity of this site for		
1 - To provide		housing is unclear at this		
sufficient housing		point, due to technical	Housing should be	
to enable people to		challenges relating to its	provided in a range of	
live in a home		ongoing use as a shopping	sizes, types, and	
suitable to their		centre, and the uncertainty	tenures to provide for	
needs and which		surrounding its availability	the needs of a range of	
they can afford	0	for such a use.	people.	
_		The site is well-located in a	Development on this	
		town centre, encouraging	site could consider	
		walking and cycling to	providing improved	
		services rather than car	bicycle and pedestrian	
		use. There is a large park to	facilities that connect	
		the north of the site, and	with existing networks.	
2 - To facilitate the		reasonably easy access to	Some consideration	
improved health		a large leisure centre to the	could be given to	
and wellbeing of		west of the town,	providing additional	
the whole		encouraging access to	public open space or	
population	++	sport and recreation	play facilities.	

		facilities. The nearest GP services are also quite accessible. Overall, this site would have a very positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a conservation area and a locally listed building adjacent to the site to the northeast. However, as redevelopment would most likely retain or improve the current building, it is unlikely to have a negative impact on these heritage assets.	Development should be designed to improve the setting of the listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a shopping centre, and redevelopment on this site would likely retain this use while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for	++	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		Almost the entire site is located within flood zone 2, and a significant proportion of the site is also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		Almost the entire site is located within flood zone 2, and a significant proportion of the site is also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is partially within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A25 road, and very close to the A23 road. There is a potential risk that the concentration of leisure uses near to the site could cause noise amenity problems for residents of a new development particularly in the evening.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as part of the High Street area, and of medium sensitivity to change. The High Street is noted to have a sometimes uncomplementary mix of architecture, and redevelopment on this site should be careful not to further this impression and to relate sensitively to the High Street conservation area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Berkeley House, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			Housing should be
to enable people to		It is estimated that this site	provided in a range of
live in a home		could provide 25 housing	sizes, types, and
suitable to their		units. This site would have	tenures to provide for
needs and which		a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, and easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. The nearest GP services are also quite accessible. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve	TT	ricaliti and wellbeing.	play lacilities.
and enhance			
archaeological,			
historic, and			
cultural assets and		There are no heritage	
their settings	0	constraints on the site.	N/A
		The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

1		The land is currently	
		developed as offices, and	
		redevelopment provides	
		some opportunity to	
		increase access to housing.	
		However, there is currently	
		no proposal to retain any	
		employment uses, which	
5 - To make the		raises questions over	
best use of		whether purely residential development is the best use	
previously		of previously developed	
developed land		land in town centre areas,	
and existing		where a mixed use scheme	
buildings	_	might be more appropriate.	N/A
		Redevelopment on this site	
		would be likely to support	
		retail in the town centre,	Consideration can be
		although it would include	given to maintaining
6 - To support		the removal of existing	some employment uses
economic growth		employment uses, which	on site, or another site
which is inclusive,		may have an impact on	could be found for the
innovative, and	0	economic growth in the	current employment
sustainable	0	local area.	uses.
		Redevelopment would provide short-term	
7 - To provide for		construction opportunities,	
employment		but this must be balanced	
opportunities to		against the loss of	
meet the needs of		employment provision on	
the local economy	0	the site.	N/A
		The site is very sustainably	Improved public
		located in a town centre	transport access could
		location, and would	further reduce car use,
		encourage walking, cycling,	and development on
8 - To reduce		and use of public transport	this site could consider
greenhouse gas		over car use. Consequently,	providing improved
emissions and		it would have a positive	bicycle and pedestrian
move to a low carbon economy	++	to a low carbon economy.	facilities that connect with existing networks.
carbon economy	TT	to a low carbon economy.	Sustainable
		Materials used in	construction methods
		construction may have	that reduce natural
		some effect on natural	resource use should be
		resources, and new	encouraged. High levels
		residents will consume	of water and energy
9 - To use natural		natural resources including	efficiency should be
resources		water and energy. This	encouraged in new
prudently	0	applies equally to all sites.	developments.

10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is partially within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A25 road, and very close to the A23 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as part of the High Street area, and of medium sensitivity to change. The High Street is noted to have a sometimes uncomplementary mix of architecture, but as redevelopment is likely to involve conversion of the existing building, this should not have an impact on the	Development should be sensitively designed to respect and improve the
character	0	townscape character.	townscape character.
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Brethren Meeting Room, 2 Redstone Hill, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			Housing should be
to enable people		It is estimated that this site	provided in a range of
to live in a home		could provide up to 5	sizes, types, and
suitable to their		housing units. This site	tenures to provide for
needs and which		would have a positive impact	the needs of a range of
they can afford	+	on housing in the borough.	people.
		The site is located between Earlswood and Redhill, in a location which is fairly walkable to both. The site is close to a large area of common land, which encourages access to physical activity and recreation. GP services are	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
2 - To facilitate the		also easily accessible from	Some consideration
improved health		this location. Overall, the site	could be given to
and wellbeing of		will likely have a slightly	providing additional
the whole		positive impact on health and	public open space or
population	+	wellbeing.	play facilities.

3 - To conserve			
and enhance			
archaeological,			
historic, and			
cultural assets and		There are no heritage	
their settings	0	constraints on this site.	N/A
		The site is close to	
		Earlswood station, although	
		some distance from Redhill	
		station - however, there are	
		trains to Redhill and beyond	
4 - To reduce the		from Earlswood, and	
need to travel,		infrequent buses also stop	
encourage		close to the site. However,	
sustainable		the distance from many	Development on this
transport options,		services and retail options	site could consider
and improve		may encourage some extra	providing improved
accessibility to all		amount of car travel, and the	bicycle and pedestrian
services and		site is not likely to have a	facilities that connect
facilities	0	positive impact overall.	with existing networks.
		The site is currently used for	
5 - To make the		worship and some	
best use of		community uses, and the	
previously		loss of these uses for a small	
developed land		amount of housing may not	
and existing		be seen as a good use of	21/2
buildings	-	previously developed land.	N/A
6 - To support		Dealer of constant and the con-	
economic growth		Redevelopment on this site	
which is inclusive,		would be likely to support	
innovative, and		retail in the local centre to a	NI/A
sustainable	+	small degree.	N/A
7 - To provide for			
employment opportunities to		Padayalanmant would	
meet the needs of		Redevelopment would provide short-term	
		•	N/A
the local economy	+	construction opportunities.	Improved public
			transport access could further reduce car use,
		The site is not likely to have	and development on
8 - To reduce		a positive impact on reducing	this site could consider
greenhouse gas		car use, and is therefore	providing improved
emissions and		unlikely to have a positive	bicycle and pedestrian
move to a low		impact on greenhouse gas	facilities that connect
carbon economy	0	emissions either.	with existing networks.
carbon economy	U	CITII0010110 CILLICI.	with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	A very small amount of the site is within flood zone 2, and small amounts of the site are also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	A very small amount of the site is within flood zone 2, and small amounts of the site are also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Earlswood as consisting of Victorian/Edwardian development. Redevelopment on this site should not have a strong impact on townscape character due to the small size of the proposed development.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve		3.3 . 3.4	
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Brethren Meeting Room, 43 Woodlands Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			Housing should be
to enable people		It is estimated that this site	provided in a range of
to live in a home		could provide up to 5	sizes, types, and
suitable to their		housing units. This site	tenures to provide for
needs and which		would have a positive impact	the needs of a range of
they can afford	+	on housing in the borough.	people.
		The site is located near to a	Development on this
		local centre and train station,	site could consider
		but some distance from the	providing improved
		nearest town centre, which	bicycle and pedestrian
		may encourage car use	facilities that connect
2 - To facilitate the		rather than walking or	with existing networks.
improved health		cycling. However, the site is	Some consideration
and wellbeing of		very close to a large area of	could be given to
the whole		common land, which	providing additional
population	+	encourages access to	public open space or

		physical activity and recreation. GP services are also easily accessible from this location. Overall, the site will likely have a slightly positive impact on health and wellbeing.	play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is close to Earlswood station, although some distance from Redhill station - however, there are trains to Redhill and beyond from Earlswood, and infrequent buses also stop close to the site. However, the distance from many services and retail options may encourage some extra amount of car travel, and the site is not likely to have a positive impact overall.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently used for worship and some community uses, and the loss of these uses for a small amount of housing may not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centre to a small degree.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low	0	The site is not likely to have a positive impact on reducing car use, and is therefore unlikely to have a positive	Improved public transport access could further reduce car use, and development on

carbon economy		impact on greenhouse gas emissions either.	this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce land	0	This site is not expected to have any impact on water quality or supply. This site has been identified as potentially contaminated,	N/A Contamination should
contamination and safeguard soil quality and quantity	+	and any contamination would need to be remediated before development can take place, reducing overall	be investigated and remediated before development goes ahead.

		contamination in the borough.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Earlswood as consisting of Victorian/Edwardian development. The green belt also begins close to the site to the west, and the location on the urban-rural fringe should be reflected in the design. Redevelopment on this site should not have a strong impact on townscape character due to the small size of the proposed development.	Development should be sensitively designed to respect and improve the townscape character, and the proximity to the urbanrural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Colebrook, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide		It is estimated that this site	
sufficient housing		could provide up to 80	
to enable people to		housing units, including	Housing should be
live in a home		housing for older people.	provided in a range of
suitable to their		This site would have a	sizes, types, and tenures
needs and which		very positive impact on	to provide for the needs
they can afford	++	housing in the borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the northwest of the site, and access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. There is a very small amount of public right of way along the northeastern edge of the site, which should be retained. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities. Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. Redevelopment is anticipated to provide some community uses on site, further increasing access to services in the area. This site should have a very positive impact on accessibility of services and reduction of	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

		the need to travel.	
5 - To make the best use of previously developed land and existing		The land is previously developed as a day care centre and garden centre, and redevelopment on this site would provide an opportunity to revitalise the town centre and improve access to community facilities while increasing access to services and housing. However, it will be important to ensure the need for day care services in the area is taken into account, and these services possibly	Consideration should be given to the need for day
buildings	+	relocated elsewhere. Redevelopment on this	care facilities in the area.
6 - To support economic growth which is inclusive, innovative, and sustainable		site would be likely to support existing retail in the town centre, and provision of community uses on the site would provide some	N/A
sustamable	++	employment. Redevelopment would	IN/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	provide short-term construction opportunities, and the provision of community uses on the site would provide longer term employment options, although this is balanced against the loss of current employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		The southern part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	_	The southern part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill between a 'utilitarian rail' area of low sensitivity to change, with buildings in poor condition; and an area of 1980s residential estates of medium-low sensitivity to change. Redevelopment offers an opportunity to improve the townscape character in an area close to the town centre. However, there is currently a large amount of open space on the site as well, and redevelopment may see this space reduce, potentially harming the character of the site somewhat.	Development should be sensitively designed to respect and improve the townscape character. Development should aim to retain as much existing open space as possible.
16 - To conserve and enhance biodiversity	0	There are some trees with TPOs on the western, northern, and southern edges of the site that would need to be retained.	Trees with TPOs should be retained.

16-46 Cromwell Road, Redhill				
Objective	Score	Comments	Potential Mitigation	
1 - To provide	555.5		1 Otomai imaganon	
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 30	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford	+	borough.	of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole		The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre and common land to the south, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. GP services are reasonably easy to access. Overall, this site would have a very positive impact on health and	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open	
population 3 - To conserve and enhance archaeological, historic, and cultural assets and	0	There are no heritage constraints on the site.	space or play facilities. N/A	
their settings 4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.	

		positive impact on	
		accessibility of services and reduction of the need	
		to travel.	
		The land is previously developed with shops and	
		houses, and	
5 - To make the		redevelopment on this site	
best use of previously		would provide an opportunity to revitalise the	
developed land		town centre while	
and existing		increasing access to	
buildings	+	services and housing.	N/A
6 - To support		Redevelopment on this site would be likely to	
economic growth		support retail in the town	
which is inclusive,		centre, as well as	
innovative, and sustainable	+	providing improved retail space.	N/A
		Redevelopment would	
		provide short-term construction opportunities,	
		and improved retail space	
		(although it is expected to	
7 - To provide for employment		deliver no net increase in retail space, so longer	
opportunities to		term retail jobs will likely	
meet the needs of		remain the same as	N1/A
the local economy	+	present). The site is very	N/A
		sustainably located in a	Improved public
		town centre location, and	transport access could
		would encourage walking, cycling, and use of public	further reduce car use, and development on this
8 - To reduce		transport over car use.	site could consider
greenhouse gas		Consequently, it would	providing improved
emissions and move to a low		have a positive impact on attempts to move to a low	bicycle and pedestrian facilities that connect
carbon economy	++	carbon economy.	with existing networks.
		Materials used in	Sustainable construction methods that reduce
		construction may have some effect on natural	natural resource use
		resources, and new	should be encouraged.
9 - To use natural		residents will consume natural resources including	High levels of water and
resources		water and energy. This	energy efficiency should be encouraged in new
prudently	0	applies equally to all sites.	developments.

10 - To adapt to the changing climate	0	Large parts of the site are at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Large parts of the site are at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A25 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character +	identifies this area of Redhill as within the High Street area, but adjacent to an area of 1960s-70s estates. These have a medium to medium-low sensitivity to change, and redevelopment here provides an opportunity to improve the townscape of the area. Being at the very edge of the High Street character area, redevelopment could be designed to represent the transition between the town centre and the residential areas beyond.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	There are no biodiversity constraints on the site.	N/A

Donyngs Car Park and Indoor Bowls Centre Car park			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide 40 housing	provided in a range of
suitable to their		units. This site would have	sizes, types, and tenures
needs and which		a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is fairly well-located, close to a local centre and a reasonable distance from the town centre of Redhill, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, a large area of common land to the south, and the site is very close to a large leisure centre, encouraging access to sport and recreation facilities. The nearest GP services are also very close. The loss of a car park for the leisure centre may discourage some users from visiting, however. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building and area of high archaeological potential adjacent to the site.	Development should respect the setting of the listed building and ensure the area of archaeological potential is not affected by development.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is close to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is fairly close to the site and has regular services to a wide range of destinations. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing buildings	+	The site is currently used as a car park for the leisure centre and bowls club, both of which are already quite accessible by public transport. Development on this site could therefore be seen as a good use of previously developed land, offering the possibility for additional housing near a town centre.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would possibly support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located close to a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating

			and cooling, and planting
			should be considered to
			provide shade and
			cooling.
			Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
			design measures to
			manage surface runoff;
		The site is not within a	and avoid building on
11 - To reduce		flood zone or area at risk	areas at risk of flooding
flood risk	++	of surface flooding.	or surface flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and			
maintain an		This site is not expected to	
adequate supply of		have any impact on water	
water	0	quality or supply.	N/A
		This site has been	
		identified as potentially	
		contaminated, and any	
		contamination would need	
		to be remediated before	Contamination should be
13 - To reduce land		development can take	investigated and
contamination and		place, reducing overall	remediated before
safeguard soil		contamination in the	development goes
quality and quantity	+	borough.	ahead.
		The site does not currently	
		suffer from any noise,	
		light, or air pollution	
44 T		constraints. Care must be	
14 - To ensure air		taken during construction	A
quality continues to		to avoid light or noise	A construction statement
improve and noise		pollution impacts on	could be used to set out
and light pollution	0	nearby residential	how construction impacts
are reduced	0	properties.	will be mitigated.

15 - To protect and enhance landscape		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not refer specifically to this area. The area is fairly open for an urban site, close to playing fields and allotments, and development on the site should be careful not to alter this characteristic too much, and to respect the existing listed building. Development on this site will change the streetscape and townscape in this area, but as the site is currently a car park, there is an opportunity to improve the	Development should be sensitively designed to respect and improve the
character	+	situation here.	townscape character.
16 - To conserve and enhance biodiversity	0	There are some trees with TPOs on the western boundary of the site.	Trees with TPOs should be protected.

Extension to the Rear of West Central, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide 5 housing	provided in a range of
suitable to their		units. This site would have	sizes, types, and tenures
needs and which		a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the northwest of the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is adjacent to a number of locally listed buildings, a Grade II listed building, and a conservation area. As this site is merely an extension to an existing building, and to the rear of the listed buildings, there is likely to be no negative impact on these heritage assets.	Development should be designed to improve the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the best use of previously developed land	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel. The land is currently used for servicing and parking, and redevelopment on this site would provide an	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

and existing buildings		opportunity to revitalise the town centre while increasing access to services and housing.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments. Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites
10 - To adapt to the changing climate	++	The site is not within a flood zone or an area at risk of surface flooding.	should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with

			design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the			or sarrace necaring.
water quality of			
rivers and			
groundwater, and		This site is not expected to	
maintain an adequate supply of		This site is not expected to have any impact on water	
water	0	quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to, but not within or adjacent to, an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The concentration of leisure uses in the surrounding area may cause noise issues for residents, particularly at night. However, the location on a pedestrianised street may reduce road noise and air pollution somewhat.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area as part of Redhill High Street and of medium sensitivity to change. However, as the proposed development is	Development should be sensitively designed to respect and improve the townscape character.

		an extension to the rear of an existing building, this is likely to have little impact on the townscape.	
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

	Former Longmead Centre, Redhill			
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 20 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a children's playground next to the site, a large park to the north of the town centre and common land to the south, and easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. GP services are reasonably easy to access. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The Longmead Centre itself is a locally listed building, and this site offers the opportunity to bring a currently vacant heritage asset into active use again.	The locally listed building should be carefully preserved during redevelopment.	

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		The site is very	
		conveniently located in	
		the town centre of Redhill,	
		providing easy access to	
		a range of services,	
		facilities, and shopping	
		options. Bus services run	
4 - To reduce the		through the town, and the	
need to travel.		train station is very close	
encourage		to the site and has regular	
sustainable		services to a wide range	Development on this site
transport options,		of destinations. This site	could consider providing
and improve		should have a positive	improved bicycle and
accessibility to all		impact on accessibility of	pedestrian facilities that
services and		services and reduction of	connect with existing
facilities	++	the need to travel.	networks.
		The site has previously	
		been used as an adult	
		education centre but is	
		currently vacant.	
		Redevelopment on this	
		site would provide an	
5 - To make the		opportunity to revitalise	
best use of		the town centre while	
previously		increasing access to	
developed land		housing and protecting a	
and existing		heritage asset at risk of	
buildings	++	neglect.	N/A
6 - To support			
economic growth		Redevelopment on this	
which is inclusive,		site would be likely to	
innovative, and		support retail in the town	
sustainable	+	centre.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would	
meet the needs of		provide short-term	
the local economy	+	construction opportunities.	N/A
		The site is very	
		sustainably located in a	Improved public transport
		town centre location, and	access could further
		would encourage walking,	reduce car use, and
_		cycling, and use of public	development on this site
8 - To reduce		transport over car use.	could consider providing
greenhouse gas		Consequently, it would	improved bicycle and
emissions and		have a positive impact on	pedestrian facilities that
move to a low		attempts to move to a low	connect with existing
carbon economy	++	carbon economy.	networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
		The site is in an urban area, and development on	
		this site should be	
		designed to respect the	
		existing character of the town. The Townscape	
		Character Assessment	
		identifies this area of	
		Redhill as an area of	
		1960s-70s estates with medium-low sensitivity to	
		change. Redevelopment	
		on this site should not	
		have a strong impact on	
15 - To protect and		townscape character, as the external appearance	Development should be
enhance		of the locally listed	sensitively designed to
landscape		building will need to be	respect and improve the
character	0	maintained.	townscape character.
16 - To conserve			
and enhance	0	There are no biodiversity	NI/A
biodiversity	0	constraints on the site.	N/A

Former Mercedes Garage, Brighton Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			Housing should be
sufficient housing		It is estimated that this site	provided in a range of
to enable people		could provide 35 housing	sizes, types, and
to live in a home		units. This site would have a	tenures to provide for
suitable to their		positive impact on housing in	the needs of a range of
needs and which	+	the borough.	people.

they can afford			
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, a large area of common land to the south, and easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. The nearest GP services are on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently close to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The land is currently not in use, and has previously been used as a car showroom. As the site is currently vacant, it may be argued that redevelopment for housing is a good use of the land. However, the site is in the middle of an area of	N/A

		employment uses, surrounded by warehousing, commercial, and industrial uses, and placing housing here would seem potentially an inappropriate loss of employment land.	
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would possibly support existing retail in the town centre, but this would be balanced against the loss of existing employment land on the site and the undermining of the integrity of an area of employment uses.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this must be balanced against the loss of employment provision on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located close to a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		Almost the entire site is located within flood zone 2, and a significant proportion of the site is also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should

			encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		Almost the entire site is located within flood zone 2, and a significant proportion of the site is also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is directly adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A23 road and a busy railway line. The proximity to industrial, commercial and warehouse uses may also cause noise and air quality amenity issues for residents of a development on this site.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business/commercial area of low sensitivity to change and with buildings of a utilitarian character. The site is separated from the town centre by railways, and development here is unlikely to have a negative impact on the town centre. However, redevelopment also offers little opportunity to improve the townscape character of this area, as the single housing development in an area of industrial uses would seem incongruous.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve	,	200	to Joapo ona aston
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A
Signivoroity	9	concuanto on the oite.	1 4/ 7 4

Former Territorial Army Site, Linkfield House, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide 25 housing	provided in a range of
suitable to their		units. This site would have	sizes, types, and tenures
needs and which		a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.
		The site is fairly well-	
		located, close to a local	Development on this site
		centre and a reasonable	could consider providing
		distance from the town	improved bicycle and
		centre of Redhill,	pedestrian facilities that
O To foo!!!toto the		encouraging walking and	connect with existing
2 - To facilitate the		cycling to services rather than car use. There is a	networks. Some
improved health			consideration could be
and wellbeing of		large park to the north of	given to providing
the whole		the town centre, a large	additional public open
population	++	area of common land to	space or play facilities.

ı			I
		the south, and the site is	
		very close to a large	
		leisure centre,	
		encouraging access to	
		sport and recreation	
		facilities. The nearest GP	
		services are also very	
		close. Overall, this site	
		would have a very positive	
		impact on health and	
		wellbeing.	
		There is a locally listed	
		building on the site, and	The area of high
		the site is entirely within	archaeological potential
3 - To conserve		an area of high	should be fully explored
and enhance		archaeological potential.	before development
archaeological,		Development on this site	takes place. The listed
historic, and		would likely protect the	building should be
cultural assets and		listed building by bringing	carefully preserved
their settings	+	it back into use.	during redevelopment.
tilon cottilige	•	The site is close to the	aag reacte.cpe
		town centre of Redhill,	
		providing easy access to a	
		range of services,	
		facilities, and shopping	
		options. Bus services run	
4 - To reduce the		through the town, and the	
need to travel,		train station is fairly close	
encourage		to the site and has regular	
sustainable		services to a wide range	Development on this site
transport options,		of destinations. This site	could consider providing
and improve		should have a positive	improved bicycle and
accessibility to all		impact on accessibility of	pedestrian facilities that
services and		services and reduction of	connect with existing
facilities	+	the need to travel.	networks.
		The site was previously	
		used a territorial army	
		centre, and is currently	
5 - To make the		vacant. Redevelopment	
best use of		on this site would be a	
previously		good use of previously	
developed land		developed land and would	
and existing		bring vacant buildings	
buildings		back into use.	N/A
	+	Dack IIILO USE.	IN/A
6 - To support		Padayalanment on this	
economic growth		Redevelopment on this	
which is inclusive,		site would possibly	
innovative, and		support existing retail in	
sustainable	+	the town centre.	N/A

7 - To provide for			
employment			
opportunities to		Redevelopment would	
meet the needs of		provide short-term	
the local economy	+	construction opportunities.	N/A
-		The site is sustainably	
		located close to a town	Improved public transport
		centre location, and would	access could further
		encourage walking,	reduce car use, and
		cycling, and use of public	development on this site
8 - To reduce		transport over car use.	could consider providing
greenhouse gas		Consequently, it would	improved bicycle and
emissions and		have a positive impact on	pedestrian facilities that
move to a low		attempts to move to a low	connect with existing
carbon economy	+	carbon economy.	networks.
		Materials used in	Sustainable construction
		construction may have some effect on natural	Sustainable construction methods that reduce
		resources, and new	natural resource use
		residents will consume	should be encouraged.
		natural resources	High levels of water and
9 - To use natural		including water and	energy efficiency should
resources		energy. This applies	be encouraged in new
prudently	0	equally to all sites.	developments.
		'	Development should
			provide SUDS or other
			flood defences where
			appropriate; and avoid
			building on areas at risk
			of flooding or surface
			flooding. Design of sites
			should encourage the
			use of passive heating
10 To adopt to		The cite is not within a	and cooling, and planting
10 - To adapt to		The site is not within a flood zone or area at risk	should be considered to
the changing climate		of surface flooding.	provide shade and cooling.
Cilitale	++	or surface hooding.	Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
			design measures to
			manage surface runoff;
		The site is not within a	and avoid building on
11 - To reduce		flood zone or area at risk	areas at risk of flooding
flood risk	++	of surface flooding.	or surface flooding.
12 - To improve			
the water quality of		This site is not expected	
rivers and		to have any impact on	
groundwater, and	0	water quality or supply.	N/A

maintain an adequate supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not refer specifically to this area. The area is fairly open for an urban site, close to playing fields and allotments, and development on the site should be careful not to alter this characteristic too much, and to respect the existing listed building. As there is a listed building that needs to be preserved, redevelopment on this site is unlikely to affect the character of the area very much.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance		There are no biodiversity	N/A
biodiversity	0	constraints on the site.	N/A

Gloucester Road Car Park, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide between 30	Housing should be
live in a home		and 60 housing units. This	provided in a range of
suitable to their		site would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
		The site is well-located in a town centre,	
		encouraging walking and	
		cycling to services rather	
		than car use. There is a	
		large park close to the	
		east of the site, and easy	
		access to a large leisure	Development on this site
		centre to the west of the	could consider providing
		town, encouraging access	improved bicycle and
		to sport and recreation	pedestrian facilities that
		facilities. GP services are	connect with existing
2 - To facilitate the		reasonably easy to	networks. Some
improved health		access. Overall, this site	consideration could be
and wellbeing of		would have a very positive	given to providing
the whole		impact on health and	additional public open
population	++	wellbeing.	space or play facilities.
3 - To conserve			
and enhance			
archaeological, historic, and			
cultural assets and		There are no heritage	
their settings	0	constraints on the site.	N/A
their cottinge		The site is very	14/7
		conveniently located in the	
		town centre of Redhill,	
		providing easy access to a	
		range of services,	
		facilities, and shopping	
		options. Bus services run	
4 - To reduce the		through the town, and the	
need to travel,		train station is very close	
encourage		to the site and has regular	
sustainable		services to a wide range of	Development on this site
transport options,		destinations. This site	could consider providing
and improve		should have a positive	improved bicycle and
accessibility to all		impact on accessibility of	pedestrian facilities that
services and		services and reduction of	connect with existing
facilities	++	the need to travel.	networks.

5 - To make the best use of previously developed land and existing		The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to	
buildings	+	services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional office space and encouraging new employment uses.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide between 2,500-4,000sqm of office space, which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface

development can take place, reducing overall contamination in the borough. The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to improve and noise development can take place, reducing overall contamination in the borough. The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on could be used to set out				flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling. Development should
water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce land contamination and safeguard soil quality and quantity 15 - To esure air quality contamination to improve and noise 16 - To ensure air quality continues to improve and noise 17 - This site is not expected to have any impact on water quality or supply. 18 - This site is not expected to have any impact on water quality or supply. 19 - This site is not expected to have any impact on water quality or supply. 10 - This site is not expected to have any impact on water quality or supply. 10 - This site is not expected to have any impact on water quality or supply. 10 - This site is not expected to have any impact on water quality or supply. 11 - To reduce land contamination would need to be remediated before development and safeguard soil quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on construction statement could be used to set out	flood risk	0	surface flooding, although none of the site falls within	provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding
identified as potentially contaminated, and any contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough. The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on identified as potentially contaminated, and any contamination would need to be remediated before development goes ahead. Consideration should be investigated and remediated before development goes ahead. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out	water quality of rivers and groundwater, and maintain an adequate supply of	0	have any impact on water quality or supply.	N/A
The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out	land contamination and safeguard soil	+	identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the	remediated before development goes
are reduced 0 properties. will be mitigated.	14 - To ensure air quality continues to improve and noise and light pollution		The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as an area of 1960s-70s estates with medium-low sensitivity to change. As the site is currently a car park, redevelopment offers an opportunity to improve the townscape character in an area close to the town centre.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve		The control of the co	
and enhance		There are no biodiversity	NI/A
biodiversity	0	constraints on the site.	N/A

Comments It is estimated that this site could provide between 100	Potential Mitigation
could provide between 100	Housing should be
and 120 housing units. This site would have a very positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park adjacent to the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
	very positive impact on housing in the borough. The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park adjacent to the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of

		impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located on the edge of the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The land is currently developed as offices, and redevelopment provides some opportunity to increase access to housing. However, there is currently no proposal to retain any employment uses, which raises questions over whether purely residential development is the best use of previously developed land in town centre areas, where a mixed use scheme might be more appropriate.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre, although this must be balanced against the loss of	N/A

		significant employment provision on the site.	
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this must be balanced against the loss of significant employment provision on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Much of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Much of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The southern edge of the site is adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The eastern part of the site is also directly adjacent to the busy A25 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business and commercial area of low sensitivity to change. Redevelopment aims to convert the existing building, which should not have an impact on the townscape character, although the proposal to potentially add storeys to the building may require more sensitivity.	Development should be sensitively designed to respect and improve the townscape character and prevailing building heights.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Hockley Business Centre, Redhill				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is not located in a town or local centre, but is a walkable distance from both Redhill and Earlswood, somewhat encouraging walking and cycling to services rather than car use. There is a large area of common land to the west of the site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed engine shed in the south of the site which will need to be treated sensitively.	The locally listed building should be carefully preserved during redevelopment.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently between the town centre of Redhill and the local centre of Earlswood, and close to a main road with regular bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.	

5 - To make the best use of previously developed land and existing buildings	0	The site is currently used for industrial and commercial units, in an area of the borough that already contains a relatively large amount of such uses. Consequently, redevelopment could be seen as a good use of previously developed land. However, this must be balanced against the need for employment land in the area and the question of whether residential would be an appropriate use in this area.	Consideration should be given to the need for employment land in the local area and across the borough as a whole, and to the possibility of relocating existing employment uses.
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss of employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the area, which is of primarily Edwardian/Victorian developments. As the site currently consists of industrial and warehouse spaces, redevelopment here is likely to contribute to improving the residential character of the area.	Development should be sensitively designed to respect the existing character.
16 - To conserve			
and enhance	_	There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Reading Arch Road/Brighton Road North, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide up to 100 housing units. This site would have a very positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a fairly easy access to both a large park to the north of the town centre, and a large area of common land to the west of the site, and access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

3 - To conserve and enhance			
archaeological, historic, and			
cultural assets		There are no heritage	
and their settings	0	constraints on the site.	N/A
		The site is very conveniently located next to the town	
		centre of Redhill, providing	
		easy access to a range of	
		services, facilities, and shopping options. Bus	
		services run through the	
4 - To reduce the		town, and the train station is	
need to travel,		very close to the site and has	
encourage sustainable		regular services to a wide range of destinations. This	Development on this
transport options,		site should have a very	site could consider
and improve		positive impact on	providing improved
accessibility to all services and		accessibility of services and reduction of the need to	bicycle and pedestrian facilities that connect
facilities	++	travel.	with existing networks.
		The land is previously	
		developed as industrial, storage, and car showroom	
		uses, and redevelopment on	
		this site would provide an	
5 - To make the		opportunity to revitalise the	
best use of previously		town centre while increasing access to housing. The loss	
developed land		of existing employment uses	
and existing		would be balanced by the	
buildings	+	proposed retail space. Redevelopment on this site	N/A
6 - To support		would be likely to support	
economic growth		existing retail in the town	
which is inclusive, innovative, and		centre and would provide an additional bulky goods retail	
sustainable	++	space of around 4,000sqm.	N/A
		Redevelopment would	
		provide short-term	
		construction opportunities, and the provision of retail	
		uses on the site would	
7 - To provide for		provide longer term	
employment opportunities to		employment options, although this is balanced	
meet the needs of		against the loss of current	
the local economy	+	employment uses on the site.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		Almost the entire site is located within flood zones 2 and 3, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		Almost the entire site is located within flood zones 2 and 3, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The site is sandwiched between the busy A23 road and two railway lines, which is likely to have some impacts on noise and air pollution for residents. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character 16 - To conserve	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business/commercial area of low sensitivity to change and with buildings of a utilitarian character. The site is separated from the town centre by railways, and development here is unlikely to have a negative impact on the town centre. Redevelopment offers an opportunity to improve the townscape character of this area quite significantly.	Development should be sensitively designed to respect and improve the townscape character.
and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Land Between Southbound Railway and eastbound Railway (South of Redhill Train Station)			
Objective	Score	Comments	Potential Mitigation
1 - To provide	220.0		
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 20	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
		The site is well-located	
		next to a town centre,	
		encouraging walking and	
		cycling to services rather	
		than car use, assuming	
		access can be arranged.	
		There is a fairly easy	
		access to both a large	
		park to the north of the	
		town centre, and a large	
		area of common land to	
		the west of the site, and	
		access to a large leisure centre to the west of the	
		town, encouraging access	
		to sport and recreation	
		facilities. However, the	
		nearest GP services are	
		also on the other side of	
		town. Generally, the	
		location in between three	
		railway lines may cause a	
		large amount of noise	Development on this site
		problems for residents,	could consider providing
		which may have a more	improved bicycle and
		serious impact on health	pedestrian facilities that
		and wellbeing. When	connect with existing
2 - To facilitate the		these are balanced	networks. Some
improved health		against each other, the	consideration could be
and wellbeing of		site is not likely to have a	given to providing
the whole		positive impact on health	additional public open
population	0	and wellbeing.	space or play facilities.
3 - To conserve			
and enhance			
archaeological,			
historic, and		The second second second	
cultural assets and	0	There are no heritage	N1/A
their settings	0	constraints on the site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located next to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as railway land, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new	Sustainable construction methods that reduce natural resource use should be encouraged.

		residents will consume natural resources including water and energy. This applies equally to all sites.	High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only small areas of the site are at risk of surface flooding, and none of the site falls within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only small areas of the site are at risk of surface flooding, and none of the site falls within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	The current use as railway land means the site is likely to be contaminated. This contamination would need to be remediated before development can go ahead, which would reduce the overall level of contamination across the borough.	Contamination on the site should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is located in the intersection between three railway lines, which is likely to have severe noise amenity issues for residents. The use of diesel trains on some of	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.

		these lines is likely to cause air pollution issues as well. This will be a difficult issue to mitigate against.	
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The site is an area which is currently railway land and would be separated from the town by railways in all directions. Development on this site will therefore be an unusual addition to the townscape, and while it is unlikely to be less appealing than the current railway land, it may also appear somewhat incongruous as an island of residential development in a heavily industrialised area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Land North of Brook Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			Housing should be
to enable people		It is estimated that this site	provided in a range of
to live in a home		could provide up to 12	sizes, types, and
suitable to their		housing units. This site	tenures to provide for
needs and which		would have a positive impact	the needs of a range of
they can afford	+	on housing in the borough.	people.

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is not located in a town or local centre, but is a walkable distance from both Redhill and Earlswood, somewhat encouraging walking and cycling to services rather than car use. There is a large area of common land to the west of the site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance		<u> </u>	
archaeological,			
historic, and cultural assets and		There are no heritage	
their settings	0	constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently between the town centre of Redhill and the local centre of Earlswood, and close to a main road with regular bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of		The site is currently used for industrial and commercial units, in an area of the borough that already contains a relatively large amount of such uses. Consequently, redevelopment could be seen as a good use of previously developed land. However, this must be	Consideration should be given to the need for employment land in the local area and across the borough as a
previously developed land and existing buildings	0	balanced against the need for employment land in the area and the question of whether residential would be	whole, and to the possibility of relocating existing employment uses.

		an appropriate use in this area.	
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss of employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		The entire site is within flood zones 2 and 3, and much of the site is at risk of surface flooding as well.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		The entire site is within flood zones 2 and 3, and much of the site is at risk of surface	Development should provide SUDS or other flood defences where

		flooding as well.	appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	Due to the current garage use on the site, there is likely to be some contamination. This will need to be remediated before development can go ahead, reducing the overall level of contamination in the borough.	Contamination on the site should be examined and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		Redevelopment on this site is likely to reduce noise and air pollution in the area somewhat by replacing industrial uses with residential. However, residents of the new development would be in close proximity to other industrial uses, a railway line, and a busy road, which may cause noise and air quality problems. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the area, which is of primarily Edwardian/Victorian developments. As the site currently consists of industrial and warehouse spaces, redevelopment here	Development should be sensitively designed to respect the existing character.

		is likely to contribute to improving the residential character of the area.	
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

	Linkfield Lane Car Park, Redhill			
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing				
to enable people to		It is estimated that this site	Housing should be	
live in a home		could provide 20 housing	provided in a range of	
suitable to their		units. This site would have	sizes, types, and tenures	
needs and which		a positive impact on	to provide for the needs	
they can afford	+	housing in the borough.	of a range of people.	
		The site is fairly well-		
		located, very close to a		
		local centre and a		
		reasonable distance from		
		the town centre of Redhill,		
		encouraging walking and		
		cycling to services rather		
		than car use. There is a		
		large park to the north of		
		the town centre, a large		
		area of common land to		
		the south, and the site is		
		very close to a large	Development on this site	
		leisure centre,	could consider providing	
		encouraging access to	improved bicycle and	
		sport and recreation	pedestrian facilities that	
O T ("")		facilities. The nearest GP	connect with existing	
2 - To facilitate the		services are also very	networks. Some	
improved health		close. Overall, this site	consideration could be	
and wellbeing of		would have a very positive	given to providing	
the whole		impact on health and	additional public open	
population 3 - To conserve	++	wellbeing.	space or play facilities.	
and enhance		There is a locally listed building close to the site to	The area of high	
archaeological,		the east, and the site is	The area of high archaeological potential	
historic, and		entirely within an area of	should be fully explored	
cultural assets and		high archaeological	before development	
their settings	0	potential.	takes place.	
men semiys	U	poterniai.	ianes piace.	

		The site is close to the	
		town centre of Redhill,	
		providing easy access to a	
		range of services,	
		facilities, and shopping	
4 To wood too the		options. Bus services run	
4 - To reduce the need to travel,		through the town, and the train station is fairly close	
encourage		to the site and has regular	
sustainable		services to a wide range of	Development on this site
transport options,		destinations. This site	could consider providing
and improve		should have a positive	improved bicycle and
accessibility to all		impact on accessibility of	pedestrian facilities that
services and		services and reduction of	connect with existing
facilities	+	the need to travel.	networks.
		The land is previously	
		developed as a car park,	
5 - To make the		and redevelopment on this	
best use of		site would provide an	
previously		opportunity to revitalise the	
developed land and existing		town centre while increasing access to	
buildings	+	services and housing.	N/A
6 - To support		services and nodsing.	IN//A
economic growth		Redevelopment on this	
which is inclusive,		site would possibly support	
innovative, and		existing retail in the local	
sustainable	+	centre.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would	
meet the needs of		provide short-term	N1/A
the local economy	+	construction opportunities.	N/A
		The site is sustainably located close to a town	Improved public
		centre location, and would	Improved public transport access could
		encourage walking,	further reduce car use,
		cycling, and use of public	and development on this
8 - To reduce		transport over car use.	site could consider
greenhouse gas		Consequently, it would	providing improved
emissions and		have a positive impact on	bicycle and pedestrian
move to a low		attempts to move to a low	facilities that connect
carbon economy	+	carbon economy.	with existing networks.
		Materials used in	Sustainable construction
		construction may have	methods that reduce
		some effect on natural resources, and new	natural resource use should be encouraged.
9 - To use natural		residents will consume	High levels of water and
resources		natural resources including	energy efficiency should
prudently	0	water and energy. This	be encouraged in new
p. 440.11.1	J	and onlygg, into	25 31100a1ag0a 111 11011

		applies equally to all sites.	developments.
10 - To adapt to the changing climate	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is surrounded by busy roads and close to a railway line, which may cause some noise and air quality amenity issues for residents. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not refer specifically to this area, but colour codes it as an area of '1960s-70s estates'. As the site is currently a car park, redevelopment is likely to improve the townscape character in the surrounding area.	Development should be sensitively designed to respect and improve the townscape character. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
16 - To conserve		Th	
and enhance		There are no biodiversity	N1/A
biodiversity	0	constraints on the site.	N/A

Maple Works, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to			Housing should be
live in a home suitable to their needs and which		At the time of undertaking the appraisal, the potential	provided in a range of sizes, types, and tenures
they can afford	?	capacity of the site is unclear.	to provide for the needs of a range of people.
		The site is a long distance from a train station, although it is quite close to a local centre - in general, this is likely to encourage car use rather than walking or cycling to access services. The site is located next to a sewage works, which may cause some quality of life issues for residents. There	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing
2 - To facilitate the improved health		is an area of common land to the south of South	networks. Some consideration could be
and wellbeing of the whole population	0	Earlswood, which encourages access to recreation and leisure	given to providing additional public open
population	U	recreation and leisure	space or play facilities.

		activity. The site is close to a hospital, so access to health care is convenient. Overall, the site is likely to have a neutral impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is some distance from the nearest train station, but buses to Redhill pass the site closely and frequently, giving access to a wider range of destinations. The site is close to a local centre, but this offers only limited services. The distance from many services and retail options may encourage some extra amount of car travel, and the site is not likely to have a positive impact overall.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently in residential use, and intensification to create additional housing would be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centre to a small degree.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low	0	The site is not likely to have a positive impact on reducing car use, and is therefore unlikely to have	Improved public transport access could further reduce car use, and development on this

carbon economy		a positive impact on greenhouse gas emissions either.	site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies agreely to all sites	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new
10 - To adapt to the changing climate		The site is almost entirely within flood zone 3, and also has some areas at risk of surface flooding.	developments. Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is almost entirely within flood zone 3, and also has some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small drain that runs past the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the	Contamination should be investigated and remediated before development goes ahead.

		borough.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. The green belt begins close to the north of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, and the proximity to the urbanrural fringe.
16 - To conserve and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Marketfield Way/High Street, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			Haveler about the
sufficient housing to enable people		It is estimated that this site	Housing should be provided in a range of
to live in a home		could provide up to 150	sizes, types, and
suitable to their		housing units. This site would	tenures to provide for
needs and which		have a very positive impact	the needs of a range of
they can afford	++	on housing in the borough.	people.

2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The site is surrounded by locally listed buildings to the west, north, and east. However, as the site is currently in use as a car park, redevelopment offers a very clear opportunity to actually improve the setting of these assets.	Development should be designed to improve the setting of the listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. The site would also provide a number of new retail and leisure services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to	N/A

		services and housing.	
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as providing additional retail space, food and drink options, and a new cinema	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment is expected to provide up to 3,500sqm of retail uses, 1,200sqm of food and drink uses, and a six screen cinema, all of which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		The entire site is located within flood zone 2, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered

			to provide shade and cooling.
11 - To reduce		The entire site is located within flood zone 2, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is partially within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A23 road, and very close to the A25 road. There is a potential risk that the concentration of leisure uses on the site could cause noise amenity problems for residents of the new development particularly in the evening.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business/commercial area of low sensitivity to change, and notes that the 3-5 storey buildings in this area add height and mass to the town centre and provide a strong sense of enclosure. As the site is currently a car park, it does not really contribute to this character, and redevelopment offers an opportunity to better respect the townscape character and increase the legibility and coherence of the town centre.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Quarryside Business Park, Redhill			
Objective	Score		Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 60	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
		The site is some distance	Improved public
		from the town centres of	transport access could
		both Redhill and	reduce car use, and
		Merstham, and	development on this site
		consequently from their	could consider providing
		train stations. Although	improved bicycle and
		buses pass by, the site is	pedestrian facilities that
2 - To facilitate the		some distance from the	connect with existing
improved health		main bus routes on	networks. Some
and wellbeing of		London Road. There is a	consideration could be
the whole		large public park fairly	given to providing
population	0	close by, and a medical	additional public open

		centre is very close to the site. Overall, the site is unlikely to encourage much additional activity, and will have a neutral impact on health and wellbeing.	space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is some distance from the town centres of both Redhill and Merstham, and consequently from their train stations. Although buses pass by, the site is some distance from the main bus routes on London Road. There are some facilities, including a grocery store, in the area already, but it is likely that residents of this site would regularly use cars to travel to the town centres to access more services.	Improved public transport access could reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used for industrial and commercial units. The area already has a large amount of such units, most of which are on the other side of the railway tracks; while the eastern side of the railway tracks is now primarily residential. Consequently, redevelopment could be seen as a good use of previously developed land, as long as the need for employment land in the area is considered.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss of employment land. Redevelopment would provide short-term	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is in a location that is likely to encourage car use among residents, and will therefore make a fairly large contribution towards greenhouse gas emissions.	Improved public transport access could reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff;

			and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A small stream passes the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The surrounding area consists of very recent development, and a new development on this site would be very unlikely to have a significant negative impact on the townscape.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Objective 1 - To provide sufficient housing to enable people to live in a home suitable to their	Score	Comments It is estimated that this site could provide up to 35 housing units, combining flats and family housing. This site would have a	Potential Mitigation Housing should be
sufficient housing to enable people to live in a home suitable to their		could provide up to 35 housing units, combining flats and family housing.	
to enable people to live in a home suitable to their		housing units, combining flats and family housing.	
live in a home suitable to their		flats and family housing.	
suitable to their			
		This site would have a	provided in a range of
		Time one weard have a	sizes, types, and tenures
needs and which		positive impact on housing	to provide for the needs
they can afford	+	in the borough.	of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located close to a town centre, encouraging walking and cycling to services rather than car use. There is a large area of common land to the south of the site, and access to a large leisure centre very nearby, encouraging access to sport and recreation facilities. GP services are easily accessible. There is a very small amount of public right of way along the northeastern edge of the site, which should be retained. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities. Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are a number of locally listed buildings near the site, but these are well-shielded by trees and the layout of the built environment. The Shaws Corner Conservation Area is adjacent to the site to the south and east. Redevelopment would have to be careful not to impact upon the character of the area.	Development should be designed to ensure there is no impact on the conservation area.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located near the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is reasonably close to the site and has regular services to a wide range of destinations. Redevelopment will either provide housing or a new school - if the latter, this would increase access to services in the area. This site should have a positive impact on accessibility of services and reduction of the need to travel. The land is previously	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
		developed as a law court, but this is due to close	
5 - To make the best use of previously developed land and existing buildings	+	soon, and redevelopment on this site would provide an opportunity to increase access to services or housing. This would be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and if a school is provided on the site this would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian

		have a positive impact on attempts to move to a low carbon economy.	facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall	Contamination should be investigated and remediated before development goes ahead.

		contamination in the borough.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, and is somewhat set back from the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The surrounding area is a Conservation Area, so development should be particularly careful to maintain a respectful relationship to the existing townscape, with reference to the draft Conservation Area Character Appraisal. The Law Court buildings do not detract from the Conservation Area character, but do not particularly add to it either, so redevelopment of the site offers a potential opportunity to improve the relationship between the site and the Conservation Area.	Development should be sensitively designed to respect and improve the townscape character and the character of the conservation area.
and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Royal Mail Sorting Office, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their		It is estimated that this site could provide between 80 and 120 housing units. This site would have a	Housing should be provided in a range of
needs and which		very positive impact on	sizes, types, and tenures to provide for the needs
2 - To facilitate the improved health and wellbeing of the whole	++	housing in the borough. The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the northwest of the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site would have a very positive impact on health	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	and wellbeing. There is a locally listed building (the train station) directly adjacent to the site, and an Area of High Archaeological Potential near the site - however, this is on the other side of the railway tracks, so development on this site is unlikely to affect it.	Development should be designed to improve the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

		positive impact on accessibility of services and reduction of the need to travel.	
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a mail sorting office and associated car park, and redevelopment on this site would provide an opportunity to revitalise the town centre and diversify employment uses while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional office space and encouraging new employment uses.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide up to 3,000sqm of office space, which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new

		applies equally to all sites.	developments.
10 - To adapt to the changing climate		The southern part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		The southern part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The southern edge of the site is adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also directly adjacent to the busy A25 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as 'utilitarian rail', and of low sensitivity to change, with buildings in poor condition. Redevelopment offers an opportunity to improve the townscape character in an area close to the town centre.	Development should be sensitively designed to respect and improve the townscape character.
		There are some trees with	
16 - To conserve		TPOs on the eastern edge	
and enhance		of the site that would need	Trees with TPOs should
biodiversity	0	to be retained.	be retained.

Albert Road North Industrial Estate, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 50 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is fairly close to the town centre of Reigate, although there is a fifteen minute walk through suburban streets to reach the train station or bus services. However, the site should overall encourage walking and cycling rather than car use. There is a recreation ground near the site, and a large park in the town centre, encouraging access to open space, exercise, and play. GP services are easy	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

		to access. Overall, this site would have a positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The site is adjacent to a conservation area and a locally listed building, although both of these are well shielded from the site by trees. As the site is currently an industrial estate, redevelopment may offer the opportunity to enhance the setting of these assets rather than detract from them.	Development should aim to enhance the setting of the conservation area and locally listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a light industrial employment site, and redevelopment on this site would provide an opportunity to revitalise the site while increasing access to housing. The current redevelopment proposal plans to reprovide employment space on the site.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development on this site would retain 7,500sqm of employment space, aimed primarily at small workshops and business incubators, having a potentially very positive impact on innovation and small businesses in the local economy. The additional housing will also support local retail in the town.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the re-provision of employment uses on the site would provide longer term employment options that would largely balance out the loss of existing employment uses.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Around half of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating

			and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Around half of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, and is somewhat set back from the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties. The removal of the existing light industrial uses may reduce noise in the surrounding area somewhat, but is expected to be replaced by other, similar employment uses, so this will not make much of a difference in the long	A construction statement could be used to set out how construction impacts will be mitigated.

		term.	
		The site is in an urban	
		area, and development on	
		this site should be	
		designed to respect the	
		existing character of the	
		town, which is identified by	
		the Townscape Character	
		Assessment as an area of	
		Victorian and Edwardian	
		residential and commercial	
		development of high-	
		medium sensitivity to	
		change. The green belt	
		begins directly to the west	
		of the site, and	
		development here should	
		be careful not to impact	
		too strongly on the	
		appearance of the town	
		from the countryside.	
		Ultimately, as the site is	
		currently used for light	Development should be
		industrial purposes only,	sensitively designed to
		redevelopment offers an	respect and enhance the
15 - To protect and		opportunity to enhance the	townscape character,
enhance landscape		townscape character in the	and the proximity to the
character	+	area.	urban-rural fringe.
		There is a small group of	
		TPOs along the site	
		boundary to the	
		southwest. The site is also	A buffer zone may be
		adjacent to a Potential	required between
		SNCI in the west, and a	development on the site
16 - To conserve		buffer zone may be	and the potential SNCI.
and enhance		appropriate to protect this	Trees with TPOs should
biodiversity	0	asset.	be retained.
Diodiversity	U	นงงธเ.	be retained.

Alma House			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide 12 housing	provided in a range of
suitable to their		units. This site would have	sizes, types, and tenures
needs and which		a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre and very close to a train station, encouraging walking and cycling to services rather than car use. GP services are also very nearby. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	A conservation area and three locally listed buildings are adjacent to the site to the northwest, and the locally listed station building is close to the site to the southwest. Redevelopment on this site should be sensitively designed to protect the setting of these heritage assets	The setting of heritage assets should be respected during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located on the edge of the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run near the site, and the train station is very close to the site and has regular services to Redhill and beyond. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The land is currently developed as offices, and redevelopment provides some opportunity to increase access to housing. However, there is currently no proposal to retain any employment uses, which raises questions over whether	N/A

		purely residential development is the best use of previously developed land in town centre areas, where a mixed use scheme might be more appropriate.	
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be likely to support existing retail in the town centre to some extent, but this is balanced against the loss of employment provision on the site.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this must be balanced against the loss of employment provision on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	A significant part of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the

			use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	A significant part of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Reigate, but the site is next to a conservation area and redevelopment should be careful to protect the setting and character of this area. Redevelopment is likely to involve conversion the existing building, which should not have an impact on the townscape character.	Development should be sensitively designed to respect and improve the townscape character and prevailing building heights.
16 - To conserve			3
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A
biodiversity	U	constraints on the site.	IN/A

Land Adjacent to the Town Hall, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 25 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. There is easy access to a large park to the south of the town, encouraging exercise. GP services are also easily accessible from this site. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		The site is entirely within a large Area of High Archaeological Potential. The site is entirely within a Conservation Area. The site is close to an Historic Park or Garden and Scheduled Ancient Monument, and could potentially be visible from that elevated site (the Castle Grounds). The site is adjacent to a locally listed building (Site of Former Moat and Dry Fosse) and a Grade II listed building (the Town Hall itself). Overall, development on this site would need to be extremely sensitively designed to not have a negative impact on any of these heritage assets.	Development should be designed to ensure there is no impact on the conservation area, listed buildings, or historic park and garden. The area of High Archaeological Potential should be fully explored before any development takes place on that part of the site.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will re-provide up to 1,000sqm of space for retail or community uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently use as a car park. Development on this site could be seen as a good use of previously developed land, but only as long as adequate car parking for the town hall is made	N/A

		available elsewhere.	
6 - To support economic growth which is inclusive, innovative, and		Development on this site would provide an additional 1,000sqm of retail in Reigate as well as supporting existing	N/A
sustainable	++	retail in the town centre. Redevelopment would	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	provide short-term construction opportunities, and the provision of retail uses on the site would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to			Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered
the changing climate	++	None of the site is at risk of flooding.	to provide shade and cooling.

11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce land contamination and safeguard soil quality and	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply. There are no known contamination issues with this	Groundwater protection measures may be required. Existing water features should be protected.
quantity 14 - To ensure air quality continues to improve and noise and light pollution are	0	site. The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by	Development should be sure not to worsen air quality within the
15 - To protect and enhance landscape character	0	development on this site. The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as a business/commercial area of medium sensitivity to change, usually well-landscaped to fit with the setting of Reigate Castle and forming an important green gateway to the northern part of the town. Redevelopment on this site is unlikely to have a significant impact on townscape character in the area, as long as the many heritage assets and	Development should be sensitively designed to respect and improve the townscape character.

		designations in the area are respected.	
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

Land to the Dean of 45 West Otrest Deinste			
		he Rear of 45 West Street, I	
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 15	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
		The site is fairly close to	
		the town centre of Reigate,	
		and a walkable distance to	
		the train station, so the site	
		should overall encourage	
		walking and cycling rather	
		than car use. There is a	Development on this site
		large park in the town	could consider providing
		centre, encouraging	improved bicycle and
		access to open space,	pedestrian facilities that
		exercise, and play. GP	connect with existing
2 - To facilitate the		services are easy to	networks. Some
improved health		access. Overall, this site	consideration could be
and wellbeing of		would have a positive	given to providing
the whole		impact on health and	additional public open
population	++	wellbeing.	space or play facilities.
		45 West Street is a Grade	
		II listed building, with	Development should aim
		another Grade II listed	to enhance the setting of
		building next to it to the	the conservation area
		west. The site is within a	and locally listed
		conservation area and	building. Development
3 - To conserve		next to an area of high	should ensure it does not
and enhance		archaeological potential.	impact on the area of
archaeological,		Development on this site	high archaeological
historic, and		might impact on the setting	potential without full
cultural assets and		of the listed buildings and	exploration being
their settings	-	the conservation area.	undertaken first.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The land is currently the rear garden to a building and is not considered to be previously developed. Because of this, development on this site could not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		Most of the site is within flood zones 2 or 3, and many areas are also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		Most of the site is within flood zones 2 or 3, and many areas are also at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A small tributary of the River Mole runs along the boundary of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is within an Air Quality Management Area and would need to ensure that air quality is not worsened by development on this site. Care must be taken during construction	A construction statement could be used to set out how construction impacts will be mitigated.

		to avoid light or noise pollution impacts on nearby residential properties.	
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the area. The site is within a conservation area, and development should refer to the character appraisal for the conservation area for guidance. The green belt and the Area of Great Landscape Value are both adjacent to the site to the south, and development will have to be very sensitive to views into and out of the AGLV, and to the need to provide an appropriate appearance for the urban-rural fringe.	Development should be sensitively designed to respect and enhance the townscape character, and the proximity to the urban-rural fringe.
	U	·	urban-rurai iringe.
16 - To conserve		There are some individual	T '' TDO I ''
and enhance		trees with TPOs on the	Trees with TPOs should
biodiversity	0	site.	be retained.

Land to the Rear of Retail Frontage in Bell Street			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which		At the time of undertaking the appraisal, the potential capacity of the site is	Housing should be provided in a range of sizes, types, and tenures to provide for the needs
they can afford	?	unclear.	of a range of people.
		The site is well-located within a town centre, encouraging walking and	Development on this site could consider providing improved bicycle and
2 - To facilitate the improved health and wellbeing of the whole		cycling to services rather than car use. There is easy access to a large park to the west of the site,	pedestrian facilities that connect with existing networks. Some consideration could be
population	++	encouraging exercise.	given to providing

		However, the nearest GP services are on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		The site is within a conservation area, an area of high archaeological potential, and a very small part of the site is within the boundaries of an historic park or garden. There are also several locally listed and Grade II listed buildings on the site, and one Grade II* listed building. Development on this site would pose a risk of altering the setting of a large number of heritage assets and designations.	Development should be designed to ensure there is no impact on the conservation area, listed buildings, or historic park/garden. The area of archaeological potential should be fully explored before development goes ahead.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land currently acts as the rear area for the various buildings on Bell Street, and mostly operates as parking. The site is almost entirely formed from hard standing, and	N/A

		intensification for housing would be a good use of previously developed land.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	_	A significant amount of the site is within flood zones 2 and 3 or in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	_	A significant amount of the site is within flood zones 2 and 3 or in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to

			manage surface runoff; and avoid building on areas at risk of flooding
			or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small issue running slightly to the south of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Part of the site is within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as part of the High Street and of high sensitivity to change - development on this site would have to take place very sensitively to complement the existing Georgian and Edwardian buildings, many of which are listed, and there is a risk that the existing character could be	Development should be sensitively designed to respect and improve the
enhance landscape character	_	undermined. The green belt begins at the park	townscape and landscape character.

		which is to the southwest of the site, but as most of this site involves developing land at the back of the buildings on the other side of the road, there should be little impact on the landscape character.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Library and Deal Hayes, Dairets					
	Library and Pool House, Reigate				
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing		It is estimated that this site	Housing should be		
to enable people		could provide up to 25	provided in a range of		
to live in a home		housing units, combining flats	sizes, types, and		
suitable to their		and family housing. This site	tenures to provide for		
needs and which		would have a positive impact	the needs of a range of		
they can afford	+	on housing in the borough.	people.		
		The site is well-located next			
		to a town centre, encouraging			
		walking and cycling to	Development on this		
		services rather than car use.	site could consider		
		There is easy access to a	providing improved		
		large park to the west of the	bicycle and pedestrian		
		site, encouraging exercise.	facilities that connect		
		However, the nearest GP	with existing networks.		
2 - To facilitate the		services are on the other side	Some consideration		
improved health		of town. Overall, this site	could be given to		
and wellbeing of		would have a very positive	providing additional		
the whole		impact on health and	public open space or		
population	++	wellbeing.	play facilities.		
		A Conservation Area is			
3 - To conserve		adjacent to the site to the			
and enhance		south, north, and east.			
archaeological,		Redevelopment would have	Development should		
historic, and		to be careful not to impact	be designed to ensure		
cultural assets		upon the character of the	there is no impact on		
and their settings	0	area.	the conservation area.		

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will re-provide up to 1,000sqm of space for retail or community uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The land is previously developed as a library, swimming pool, and some commercial and retail uses, and redevelopment on this site would provide an opportunity to retain the community uses while increasing access to housing. However, careful consideration would need to be given to ensure that no community facilities are lost in the redevelopment, and there is also a risk of loss of retail and employment opportunities. Redevelopment on this site would be likely to support	Consideration should be given to the retention or relocation of community uses, and to the need for retail and commercial land and employment opportunities in the local area and across the borough.
6 - To support economic growth which is inclusive, innovative, and sustainable	++	existing retail in the town centre, but this is balanced against the potential loss of some retail and commercial space.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy		Redevelopment would provide short-term construction opportunities, and the re-provision of retail or community uses on the site would provide longer term employment options, although this is balanced against the potential loss of current employment uses on the site.	N/A
the local economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling,	Improved public transport access could further reduce car use, and development on
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to		Around half of the site falls within flood zones 2 or 3 or	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered
the changing climate	-	within areas at risk of surface flooding.	to provide shade and cooling. Development should
11 - To reduce flood risk	-	Around half of the site falls within flood zones 2 or 3 or within areas at risk of surface flooding.	provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on

			areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small issue running slightly to the south of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as a business/commercial area of medium sensitivity to change, visually secluded by topography, and consisting of a range of styles. Redevelopment on this site is unlikely to have a significant impact on townscape character in the area.	Development should be sensitively designed to respect and improve the townscape character.
and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

		Reigate Station Car Park	
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide 20 housing	provided in a range of
suitable to their		units. This site would have	sizes, types, and tenures
needs and which		a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.
		The site is well-located	
		next to a town centre and	Development on this site
		very close to a train	could consider providing
		station, encouraging	improved bicycle and
		walking and cycling to	pedestrian facilities that
		services rather than car	connect with existing
2 - To facilitate the		use. GP services are also	networks. Some
improved health		very nearby. Overall, this	consideration could be
and wellbeing of		site would have a very	given to providing
the whole		positive impact on health	additional public open
population 3 - To conserve	++	and wellbeing.	space or play facilities.
and enhance		The locally listed train station building is on the	Views to and from the
archaeological,		other side of the railway	station should be
historic, and		tracks, and housing on this	considered when
cultural assets and		site would be visible from	designing a development
their settings	0	the station.	on this site.
then settings	U	The site is very	on this site.
		conveniently located on	
		the edge of the town	
		centre of Reigate,	
		providing easy access to a	
		range of services,	
		facilities, and shopping	
		options. Bus services run	
4 - To reduce the		near the site, and the train	
need to travel,		station is very close to the	
encourage		site and has regular	
sustainable		services to Redhill and	Development on this site
transport options,		beyond. This site should	could consider providing
and improve		have a very positive	improved bicycle and
accessibility to all		impact on accessibility of	pedestrian facilities that
services and facilities		services and reduction of the need to travel.	connect with existing networks.
iaciiilies	++	The land is currently	HELWUINS.
5 - To make the		developed as a car park,	
best use of		and redevelopment for	
previously		housing near to a town	
developed land		centre could be seen as a	
and existing		positive use of previously	
buildings	+	developed land, especially	N/A
		as a sope a laria, copedially	

		if station parking is intensified to maintain the same amount as before.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with

			design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the		There are no water features on or near the	
water quality of		site. Groundwater in the	
rivers and		area is potentially sensitive to contamination, but the	
groundwater, and maintain an		site is unlikely to have a	Groundwater protection
adequate supply of		strong impact on water	measures may be
water	0	quality or supply.	required.
		This site has been identified as potentially	
		contaminated, and any	
		contamination would need	0
13 - To reduce land		to be remediated before development can take	Contamination should be investigated and
contamination and		place, reducing overall	remediated before
safeguard soil		contamination in the	development goes
quality and quantity	+	borough. The site is very close to a	ahead. A construction statement
		railway line, and this may	could be used to set out
		cause some noise amenity	how construction impacts
		issues for residents of new housings. Care must be	will be mitigated. Consideration should be
14 - To ensure air		taken during construction	given to how to reduce
quality continues to		to avoid light or noise	noise and air quality
improve and noise and light pollution		pollution impacts on nearby residential	problems for residents of a new development on
are reduced	-	properties.	this site.
		The site is in an urban	
		area, and development on this site should be	
		designed to respect the	
		existing character of the	
		town. The Townscape Character Assessment	
		does not specify the	
		character of this area of	
		Reigate, but it combines commercial uses with	
		housing. As the site is	
45 5		currently a car park,	Development should be
15 - To protect and enhance landscape		redevelopment offers the opportunity to improve the	sensitively designed to respect and improve the
character	+	townscape of the area.	townscape character.
16 - To conserve		There are two groups of	Trees with TPOs should
and enhance	0	trees with TPOs on the	be retained.

site.	biodiversity		southern boundary of the site.	
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Royal Mail Delivery Office, Rushworth Road, Reigate				
Objective 1 To provide	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing				
to enable people to live in a home		It is estimated that this site could provide 12 housing	Housing should be provided in a range of	
suitable to their		units. This site would have	sizes, types, and tenures	
needs and which		a positive impact on	to provide for the needs	
they can afford	+	housing in the borough.	of a range of people.	
they can allord	Т	The site is well-located	or a range or people.	
		next to a town centre and	Development on this site	
		very close to a train	could consider providing	
		station, encouraging	improved bicycle and	
		walking and cycling to	pedestrian facilities that	
		services rather than car	connect with existing	
2 - To facilitate the		use. GP services are also	networks. Some	
improved health		very nearby. Overall, this	consideration could be	
and wellbeing of		site would have a very	given to providing	
the whole		positive impact on health	additional public open	
population	++	and wellbeing.	space or play facilities.	
3 - To conserve				
and enhance				
archaeological,				
historic, and				
cultural assets and	0	There are no heritage	N1/A	
their settings	0	constraints on this site.	N/A	
		The site is very		
		conveniently located on the edge of the town		
		centre of Reigate,		
		providing easy access to a		
		range of services,		
		facilities, and shopping		
		options. Bus services run		
4 - To reduce the		near the site, and the train		
need to travel,		station is very close to the		
encourage		site and has regular		
sustainable		services to Redhill and	Development on this site	
transport options,		beyond. This site should	could consider providing	
and improve		have a very positive	improved bicycle and	
accessibility to all		impact on accessibility of	pedestrian facilities that	
services and		services and reduction of	connect with existing	
facilities	++	the need to travel.	networks.	

5 - To make the best use of previously developed land and existing buildings 6 - To support	+	The land is previously developed as a mail sorting office, and would provide an opportunity to revitalise the town centre while increasing access to services and housing. This would be dependent on the relocation of existing uses, however.	N/A
economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, although this is balanced against the loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site does not fall within flood zones 2 or 3, although a small part of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting

			should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site does not fall within flood zones 2 or 3, although a small part of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	The site is very close to a railway line, and this may cause some noise amenity issues for residents of new housings. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Reigate, but it combines	Development should be sensitively designed to respect and improve the townscape character.

		commercial uses with housing. As the site is currently a utilitarian service building, redevelopment offers the opportunity to improve the townscape of the area.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

The Overhand Bell Chinest Deinste				
Ohiaatius	1	Orchard, Bell Street, Reiga		
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to			Housing should be	
live in a home		At the time of undertaking	provided in a range of	
suitable to their		the appraisal, the potential	sizes, types, and tenures	
needs and which		capacity of the site is	to provide for the needs	
they can afford	?	unclear.	of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. There is easy access to a large park to the west of the site, encouraging exercise. However, the nearest GP services are on the other side of town, and the site is currently an open space, the loss of which may affect health and wellbeing. Overall, this site would have a somewhat positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.	
3 - To conserve		The site is within a	space of play facilities.	
and enhance		conservation area, and		
archaeological,		development on this site	Development should be	
historic, and		would likely affect the	designed to ensure there	
cultural assets and		setting of the conservation	is no impact on the	
their settings	-	area.	conservation area.	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The land is currently not developed and is an open space attached to a memorial garden and playing field. Consequently, this would probably not be seen as a good use of land while previously developed urban sites remain available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
		The site is not within flood	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting
10 - To adapt to the changing climate		zones 2 or 3, but the entire site is at risk of surface flooding.	should be considered to provide shade and cooling.
11 - To reduce flood risk		The site is not within flood zones 2 or 3, but the entire site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small issue running slightly to the south of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to, but not within, an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as part of the High Street and of high	
15 - To protect and enhance landscape character	-	sensitivity to change. The site is currently within an area of open space, and would likely have a strong impact on the character of the remaining open space, as well as leading to the loss of some open space.	Development should be sensitively designed to respect and improve the townscape and landscape character, and to have as little impact as possible on nearby open space.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Garage Block, Kingsley Grove, Woodhatch, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing			
to enable people to		It is estimated that this site	Housing should be
live in a home		could provide 12 housing	provided in a range of
suitable to their		units. This site would have	sizes, types, and tenures
needs and which		a positive impact on	to provide for the needs
they can afford	+	housing in the borough.	of a range of people.
		The site is close to	Development on this site
		Earlswood Common,	could consider providing
		providing access to open	improved bicycle and
		space for exercise and	pedestrian facilities that
		recreation. GP services	connect with existing
2 - To facilitate the		are easily accessible from	networks. Some
improved health		the site. The site is a long	consideration could be
and wellbeing of		distance from the nearest	given to providing
the whole		town centre or train	additional public open
population	+	station, which may	space or play facilities.

		increase the use of cars rather than walking or cycling, but is close to a local centre that provides some services and facilities.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located close to a local centre, but is quite a distance from the nearest town centre or train station. Buses pass close to the site, but overall this site will be unlikely to reduce the need to travel or to use cars.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a garage, but is not well used by local residents, and redevelopment on this site would provide an opportunity to increase access to housing in the area.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The location of the site means it is unlikely to reduce the use of cars, and will therefore not reduce greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect

			with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing		The site does not fall within flood zones 2 or 3, but almost all of the site is	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and
climate	-	at risk of surface flooding.	cooling. Development should provide SUDS or other
11 - To reduce flood risk	-	The site does not fall within flood zones 2 or 3, but almost all of the site is at risk of surface flooding.	flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on	A construction statement could be used to set out how construction impacts will be mitigated.

		nearby residential properties.	
		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Woodhatch, but the area is primarily residential. As the site is currently a	
15 - To protect and enhance landscape		garage block, redevelopment offers the opportunity to improve the	Development should be sensitively designed to respect and improve the
character	+	townscape of the area.	townscape character.
16 - To conserve		There are some individual	
and enhance		TPOs scattered around	Trees with TPOs should
biodiversity	0	the site.	be protected.

Lime Tree School, Alexander Road			
Score	Comments	Potential Mitigation	
	It is estimated that this site	Housing should be	
		provided in a range of	
		sizes, types, and tenures	
		to provide for the needs	
+		of a range of people.	
	_		
	, ,		
		Lancia de la la Participa de la companya	
		Improved public transport	
		access could further	
	<u> </u>	reduce car use, and	
		development on this site	
		could consider providing improved bicycle and	
		pedestrian facilities that	
		connect with existing	
	-	networks. Some	
		consideration could be	
		given to providing	
		additional public open	
0	_	space or play facilities.	
	+	It is estimated that this site could provide up to 18 homes. This site would have a positive impact on housing in the borough. The site is a long distance from a town centre and railway, although it is closer to the Woodhatch local centre, and will generally encourage car use rather than walking and cycling to services. GP services are quite nearby. There is a very large park fairly close to the north of the site, encouraging access to sport and recreation facilities. Overall, the site is unlikely to have a	

		and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	_	The site is some distance from the nearest town centre and a considerable distance from a train station, although buses pass fairly close to the site. The distance from services and transport options mean this site is likely to encourage the need to travel and the use of cars to do so.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	_	The site is currently developed as a school, and unless this use were maintained or moved to an appropriate location, the loss of this use for housing would not be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be likely to support retail in the local centre to a small extent, but this must be balanced against the loss of employment use.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this must be balanced against the potential loss of long term employment in the school.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not sustainably located in a way that will reduce car travel, and the increase in car use will have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that

			connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site does not fall within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site does not fall within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. Redevelopment on this site is unlikely to have a strong impact on townscape character, except possibly through the loss of the open space represented by the school playing fields.	Development should be sensitively designed to respect the townscape character, and should consider maintaining existing open space.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Field on Bonehurst Road Between Cambridge Hotel and Lawson's Timber Yard, Salfords			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 110	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	++	borough.	of a range of people.
		The site is not located in a	Development on this site
		town or local centre, and is	could consider providing
		a long distance from	improved bicycle and
2 - To facilitate the		Horley town centre, and	pedestrian facilities that
improved health		located in an area with	connect with existing
and wellbeing of		little access to public open	networks. Some
the whole		space or health services.	consideration could be
population	-	Being located away from	given to providing

		other residential areas and next to a main road, this site could have a negative impact on health and wellbeing.	additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		The Cambridge Hotel is a Grade II listed building with listed curtilage, and its setting would possibly be affected by a large housing development so nearby in a currently open area.	Development should be designed sensitively to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		Although bus services pass by the site, it is a long way to a town or local centre or a train station, and development of housing on this site would almost certainly increase the need to travel and the need to use cars to do so.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The site is not previously developed, and this would therefore not be a suitable way of achieving this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be unlikely to provide a boost to retail in the area due to the large distance from local or town centres.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	Consideration should be given to the relocation of employment uses. Improved public
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is not located in a sustainable manner, and would most likely increase the use of cars and have a negative impact on greenhouse gas emissions.	transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing		A small part of the site is within flood zone 2 and also within areas at risk of	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and
climate	0	surface flooding.	Development should
11 - To reduce flood risk	0	A small part of the site is within flood zone 2 and also within areas at risk of surface flooding.	provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond and a drain on the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity 14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	There are no known contamination issues with this site. The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on the nearby caravan site.	N/A A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape		The site is entirely within the green belt, and also within the relatively small gap between Horley and Salfords. Development on this site would therefore have a very strong impact on the landscape of the	Development should be sensitively designed to respect the location on
character		area.	the rural-urban fringe.
		The site contains a	Trees with TPOs should be retained. Development should not have a negative impact
		number of individual and	on the BOA, and should
16 - To conserve		group TPOs. The site is	aim to improve
and enhance		adjacent to a Biodiversity	biodiversity within it if
biodiversity	0	Opportunity Area.	possible.

Salfords Industrial Estate, Bonehurst Road, Salfords				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 440	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a very positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford	++	borough.	of a range of people.	
		The site is located close to		
		the local centre and train		
		station of Salfords, and the	Development on this site	
		addition of so much	could consider providing	
		housing would probably	improved bicycle and	
		require additional services and public open space to	pedestrian facilities that connect with existing	
2 - To facilitate the		be added, encouraging	networks. Some	
improved health		walking, cycling, and	consideration could be	
and wellbeing of		access to recreation and	given to providing	
the whole		leisure as well as health	additional public open	
population	+	facilities.	space or play facilities.	
3 - To conserve				
and enhance				
archaeological,		There are two locally listed	Development should be	
historic, and		buildings adjacent to the	sensitively designed to	
cultural assets and		site on the other side of	respect the setting of	
their settings	0	the main road.	locally listed buildings.	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The town is close to a local centre, which would likely increase in size and the number of services offered if this much additional housing was created next to it. The site is also close to a railway station with services to Redhill, London, and Gatwick. A development on this site could be fairly compact and reduce the need to travel or use cars.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The site is currently used as an industrial estate, and redevelopment for housing would see the loss of significant amounts of employment land - this may not be considered the best use of previously developed land while other urban sites exist. Redevelopment on this site would be likely to	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable		provide a significant boost to retail in the area, but this would be balanced against the loss of significant amounts of industrial employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy		Redevelopment would provide short-term construction opportunities, but this is balanced against the potential loss of significant amounts of longer term employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is located close to a station and a local centre, and would be likely to encourage walking and cycling, having a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	The site is not located within a flood zone, and only fairly small amounts of it are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	The site is not located within a flood zone, and only fairly small amounts of it are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are a number of small drains on the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	site is sandwiched between a main road and a railway line, which may cause air quality and noise amenity problems for residents. The reduction in industrial uses is likely to be an overall positive for this objective, however. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. A construction statement could be used to set out how construction impacts will be mitigated.
are reduced	T	The site is in an urban area, and the existing character of the area is industrial and utilitarian. The Townscape Character Assessment notes that the area of Salfords to the north of the industrial area is of the character '1930s-50s suburbia'. The green belt is adjacent to the site, and development on this site should be sensitively designed to respect its location on the rural-urban fringe. However, as the site is currently an	De miligated.
15 - To protect and enhance landscape character 16 - To conserve and enhance	+	industrial estate, redevelopment offers the opportunity to create a significantly more attractive streetscape and townscape in this area. There are some individual and group TPOs on the	Development should be sensitively designed to respect the location on the rural-urban fringe. Trees with TPOs should

Old Philips Site on the Junction of Cross Oak Lane and the A23				
Objective	Score	Comments	Potential Mitigation	
1 - To provide	50016	Commonto	1 Otomai wiiigation	
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 60	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford		borough.	of a range of people.	
they can allold	++	The site is not located in a	or a range or people.	
		town or local centre, and is		
		a long distance from		
		•		
		Horley town centre, and located in an area with	Dovolonment on this site	
			Development on this site	
		little access to public open	could consider providing	
		space or health services.	improved bicycle and	
		Being located in an	pedestrian facilities that	
O To foo!!!toto the		industrial estate away from	connect with existing	
2 - To facilitate the		other residential areas and	networks. Some	
improved health		next to a main road and a	consideration could be	
and wellbeing of		railway line, this site could	given to providing	
the whole		have a negative impact on	additional public open	
population	-	health and wellbeing.	space or play facilities.	
3 - To conserve				
and enhance				
archaeological,				
historic, and		- ·		
cultural assets and	0	There are no heritage	N/A	
their settings	0	constraints on this site.	N/A	
4 - To reduce the		Although bus services		
need to travel,		pass by the site, it is a		
encourage		long way to a town or local		
sustainable		centre or a train station,	Development on this site	
transport options,		and development of	could consider providing	
and improve		housing on this site would	improved bicycle and	
accessibility to all		almost certainly increase	pedestrian facilities that	
services and		the need to travel and the	connect with existing	
facilities	-	need to use cars to do so.	networks.	
		The site is currently		
		derelict. However, the site		
		is designated as		
		employment land and is		
		located in an industrial		
		estate area, meaning		
5 - To make the		redevelopment as housing		
best use of		is unlikely to be the best		
previously		possible use of this land,		
developed land		regardless of whether it		
and existing		would take the site out of		
buildings	-	dereliction.	N/A	

6 - To support economic growth which is inclusive, innovative, and sustainable	_	Redevelopment on this site would be unlikely to provide a boost to retail in the area due to the large distance from local or town centres, and would see the loss of some employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the potential reuse of the site as employment land which would provide longer term jobs.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is not located in a sustainable manner, and would most likely increase the use of cars and have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
		The northern area of the	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating
10 - To adapt to the changing climate	-	site is partially within flood zones 2 and 3, and within areas at risk of surface flooding.	and cooling, and planting should be considered to provide shade and cooling.

11 - To reduce flood risk	_	The northern area of the site is partially within flood zones 2 and 3, and within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a drain around the boundary of the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. However, there are no other residential properties in the area to benefit from this improvement, and residents of a development on this site would likely suffer from air quality and noise amenity issues due to being located between a major road, an industrial estate, and a railway line.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.

15 - To protect and enhance landscape character	0	The site is in an urban area, and the existing character of the area is industrial and utilitarian. Residential development on this site would likely seem incongruous. The green belt is adjacent to the site to the south, and development on this site should be sensitively designed to respect its location on the rural-urban fringe.	Development should be sensitively designed to respect the location on the rural-urban fringe.
16 - To conserve and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

39-49 High Street, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and	0	The site is adjacent to a locally listed building.	Development should aim to respect the setting of the listed building.

their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 1,100sqm of space for further retail and community uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as retail, office and community uses, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially re-providing retail and community space.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,100sqm of retail and community space, which	N/A

		would provide longer term employment options, although this would be balanced against the loss of existing employment uses from the site	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	Only a very small area of the site is at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk 12 - To improve the	++	Only a very small area of the site is at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3. There are no water	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
water quality of rivers and	0	features on or near the site, and the site is unlikely	N/A

groundwater, and maintain an adequate supply of water		to have any effect on water quality or supply.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
are reduced		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as within the High Street area, but also as being where the High Street tails off as it reaches the railway line. The architecture in the area is varied, not always complementary, and sometimes in poor condition, and the area as a whole is of medium-low sensitivity to change. Redevelopment thus offers an opportunity to improve	Development should be
15 - To protect and enhance landscape character	+	the townscape character in an area close to the town centre.	sensitively designed to respect and improve the townscape character.

16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on this site.	N/A

50-66 Victoria Road, Horley				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 25 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 1,500sqm of space for further retail or leisure uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings 6 - To support economic growth which is inclusive, innovative, and sustainable	+	The land is previously developed as retail and commercial units, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to housing. It is anticipated that some retail provision would be kept, or possibly replaced by leisure uses that would also complement a town centre location. Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional retail or leisure space.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,500sqm of retail or leisure space, which would provide longer term employment options, although this has to be balanced against the loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy. Materials used in construction may have some effect on natural resources, and new	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Sustainable construction methods that reduce natural resource use should be encouraged.
9 - To use natural resources prudently	0	residents will consume natural resources including water and energy. This applies equally to all sites.	High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	Only very small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	Only very small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff;

			and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		There are no water features on or near the site, and the site is unlikely to have any effect on	
water 13 - To reduce land contamination and safeguard soil quality and quantity	+	water quality or supply. This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	N/A Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on the townscape character of the area.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

59-61 Brighton Road, Horley				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 20	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the borough.	to provide for the needs of a range of people.	
they can afford	+	The site is well-located	or a range or people.	
		next to a town centre,		
		encouraging walking and		
		cycling to services rather		
		than car use. GP services		
		are very easily accessible	Development on this site	
		from this site. However,	could consider providing	
		there is a lack of publically	improved bicycle and	
		accessible open space in	pedestrian facilities that	
		Horley, and this site is	connect with existing	
2 - To facilitate the		likely to be too small to	networks. Some	
improved health		address this shortage.	consideration could be	
and wellbeing of the whole		Overall, this site would have a positive impact on	given to providing additional public open	
population	+	health and wellbeing.	space or play facilities.	
3 - To conserve	т	nealth and wellbeing.	space of play facilities.	
and enhance			Design of development	
archaeological,		There is a locally listed	should be careful not to	
historic, and		building around the corner	negatively impact the	
cultural assets and		from the site, and a war	war memorial and listed	
their settings	0	memorial to the north.	building.	
		The site is conveniently		
		located next to the town		
		centre of Horley, providing		
		easy access to a range of		
		services, facilities, and		
		shopping options. Bus		
		services run through the town, and the train station		
		is a fairly short walk from		
4 - To reduce the		the site and has fairly		
need to travel,		regular services and		
encourage		provides good access to		
sustainable		further trains at Redhill.	Development on this site	
transport options,		This site should have a	could consider providing	
and improve		positive impact on	improved bicycle and	
accessibility to all		accessibility of services	pedestrian facilities that	
services and		and reduction of the need	connect with existing	
facilities	++	to travel.	networks.	

5 - To make the best use of previously developed land and existing buildings 6 - To support	+	The land is previously developed as a go-karting centre. Redevelopment on this site could provide a good opportunity to increase access to services and housing, while losing only a small amount of employment.	N/A
economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, although this is balanced against the potential loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site does not fall within flood zones 2 or 3, although a small part of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to

I		1	provide shade and
			cooling.
			Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
		The site does not fall	design measures to
		within flood zones 2 or 3,	manage surface runoff;
		although a small part of	and avoid building on
11 - To reduce		the site is at risk of surface	areas at risk of flooding
flood risk	++	flooding.	or surface flooding.
12 - To improve the			
water quality of			
rivers and		There are no water	
groundwater, and		features on or near the	
maintain an		site, and the site is unlikely	
adequate supply of		to have any effect on	
water	0	water quality or supply.	N/A
		This site has been	
		identified as potentially	
		contaminated, and any	
		contamination would need	
		to be remediated before	Contamination should be
13 - To reduce land		development can take	investigated and
contamination and		place, reducing overall	remediated before
safeguard soil		contamination in the	development goes
quality and quantity	+	borough.	ahead.
		The site does not currently	
		suffer from any noise,	
		light, or air pollution	
		constraints. Care must be	
14 - To ensure air		taken during construction	
quality continues to		to avoid light or noise	A construction statement
improve and noise		pollution impacts on	could be used to set out
and light pollution	0	nearby residential	how construction impacts
are reduced	0	properties.	will be mitigated.
		The site is in an urban	
		area, and development on	
		this site should be	
		designed to respect the existing character of the	
		o o	
		town. The Townscape Character Assessment	
		identifies this area of	
		Horley as a residential	
		area of 1960s and 70s	
		estates with some newer	Development should be
15 - To protect and		infill developments, and of	sensitively designed to
enhance landscape		a medium-low sensitivity to	respect the townscape
character	0	change. Redevelopment	character.
5.74140101	J	J. S.	J

		on this site is unlikely to have a strong impact on the townscape character of the area.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

Albert Brewery, Balcombe Road, Horley			
tial Mitigation			
ng should be			
ed in a range of			
types, and tenures			
vide for the needs			
inge of people.			
opment on this site			
consider providing			
ved bicycle and			
trian facilities that			
ct with existing rks. Some			
leration could be			
to providing onal public open			
or play facilities.			
or play facilities.			
opment should be			
ively designed to			
ct the listed			
ng and its setting.			

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very close to Horley station and town centre, encouraging walking, cycling, and public transport use rather than car use.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently used for industrial employment uses, and the loss of these uses in a town centre may not be seen as a good use of previously developed land for such a small amount of housing.	Consideration should be given to the need for employment land in the local area and across the borough.
6 - To support economic growth which is inclusive, innovative, and sustainable	-	Redevelopment on this site would be likely to support retail in the town centre to a small degree, however this is balanced against the loss of employment on the site.	Consideration should be given to the need for employment land in the local area and across the borough.
7 - To provide for employment opportunities to meet the needs of the local economy		Redevelopment would provide short-term construction opportunities, but would lead to the loss of some long term employment uses unless these were relocated somewhere appropriate.	Consideration should be given to the need for employment land in the local area and across the borough.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located close to a town centre and railway station, and should have a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a drain near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	Due to its current industrial use, the site may contain some contamination. This would have to be remediated before development could go ahead, reducing the overall level of contamination in the borough.	Contamination should be remediated before development begins.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Development on this site would likely reduce noise issues somewhat in the local area by turning an industrial use into a residential one. However, residents of the new development would be close to a busy railway line, which may cause some noise amenity	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.

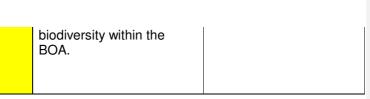
		issues, and would also be	
		close to the remaining	
		industrial area to the north	
		and east of the site, and	
		possibly to the west as	
		well if this site was	
		developed without the	
		Bridge Industrial Estate	
		site also being developed.	
		The site is in an urban	
		area, and development on	
		this site should be	
		designed to respect the	
		existing character of the	
		town. The Townscape	
		Character Assessment	
		identifies this area of	
		Horley as an area of utilitarian rail-related	
		buildings in poor condition	
		and of low sensitivity to change, but with some	
		recent residential infill and	
		listed buildings of higher	
		sensitivity. Redevelopment	
		on this site therefore offers	
		the potential to improve	
		the streetscape and	Development should be
		townscape of the area,	sensitively designed to
		providing architecture that	respect and improve the
15 - To protect and		is complimentary to the	townscape character,
enhance landscape		existing residential infills	and to respect the setting
character	+	and the listed building.	of the listed building.
16 - To conserve		9 -	J.
and enhance		There are no biodiversity	
biodiversity	0	constraints on this site.	N/A

Brethren Meeting Room, Whitmore Way, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 15	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	The site is located on the very edge of the urban area of Horley, and is not likely to encourage walking or cycling rather than car use. There is also a lack of publically accessible open space in the area, reducing access to physical activity opportunities, although the site is close to the leisure centre. GP services are closer to the centre of town. Overall, the site is not likely to have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	_	The site is a long way from Horley town centre or train station, and although buses to Redhill pass fairly close to the site, this site is likely to lead to increased car use to access services and retail.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	_	The site is currently used for worship and some community uses, and the loss of these uses for a small amount of housing may not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to	+	Redevelopment on this site would be likely to support retail in the town centre to a small degree. Redevelopment would provide short-term	N/A
opportunities to meet the needs of	+	provide short-term construction opportunities.	N/A

the local economy			
8 - To reduce greenhouse gas emissions and move to a low carbon economy	_	The site is not located in a sustainable area, and is likely to increase car use and have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate		Almost the entire site is located within flood zone 3, as well as containing areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		Almost the entire site is located within flood zone 3, as well as containing areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are two drains near the site, and the River Mole is also close to the edge of the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specifically refer to this area of Horley. Redevelopment on this site should not have a strong impact on townscape character due to the small size of the proposed development in an area that is already predominantly residential. The green belt begins slightly to the south of the site, and development here should respect the location on the urban-rural fringe.	Development should be sensitively designed to respect and improve the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	The site is within the River Mole Biodiversity Opportunity Area, and should therefore be extremely careful not damage biodiversity in the surrounding area. Ideally, development should be designed to enhance	Development should aim to improve biodiversity within the BOA, or at the very least have a completely neutral impact on it.



Brethren Meeting Room, The Grove, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which		It is estimated that this site could provide up to 5 housing units. This site would have a positive impact on housing in the	Housing should be provided in a range of sizes, types, and tenures to provide for the needs
2 - To facilitate the improved health and wellbeing of the whole population	+	borough. The site is located very close to Horley station and town centre, encouraging walking and cycling rather than car use. However, there is a lack of publically accessible open space in the area, reducing access to physical activity opportunities. GP services are easily accessible from this location. Overall, the site will likely have a slightly positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings 4 - To reduce the	0	There are no heritage constraints on this site.	N/A
need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very close to Horley station and town centre, encouraging walking, cycling, and public transport use rather than car use.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously	_	The site is currently used for worship and some community uses, and the	N/A

developed land and existing buildings 6 - To support economic growth which is inclusive,		loss of these uses for a small amount of housing may not be seen as a good use of previously developed land. Redevelopment on this site would be likely to	
innovative, and sustainable	+	support retail in the town centre to a small degree.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural resources	++	The site is sustainably located close to a town centre and railway station, and should have a positive impact on greenhouse gas emissions. Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new
10 - To adapt to the changing climate	++	The site is not within a flood zone or an area at risk of surface flooding.	developments. Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to

			manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a drain near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as 'Residential 1960s-70s Estates' of medium-low sensitivity to change. Redevelopment on this site should not have a strong impact on	Development should be
15 - To protect and enhance landscape character	0	townscape character due to the small size of the proposed development.	sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There is a group of trees with TPOs on the northwest boundary of the site.	Trees with TPOs should be retained.

Bridge Industrial Estate, Horley						
Objective	Objective Score Comments Potential Mitigation					
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which		It is estimated that this site could provide up to 49 housing units. This site would have a positive impact on housing in the	Housing should be provided in a range of sizes, types, and tenures to provide for the needs			
2 - To facilitate the	+	borough. The site is well-located close to a town centre, encouraging walking and cycling to services rather than car use. There is a lack of publically accessible space throughout Horley. GP services are easily accessible in the town centre. Development on the site would also see the industrial estate cleaned up of any contamination.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some			
improved health and wellbeing of the whole population	+	Overall, this site would likely have a slight positive impact on health and wellbeing.	consideration could be given to providing additional public open space or play facilities.			
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		The site contains a locally listed building, and development on this site will need to relate carefully and sensitively to this heritage asset. As the locally listed building is designed for industrial uses, there is a risk that residential development around it could undermine the character.	Development should be sensitively designed to respect the listed building and its setting.			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very close to Horley station and town centre, encouraging walking, cycling, and public transport use rather than car use.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.			

5 - To make the best use of previously developed land and existing buildings	0	The site is currently used for industrial employment uses, and the loss of these uses in a town centre may not be seen as a good use of previously developed land, although this is balanced against the possibility to provide a significant amount of sustainably-located housing.	Consideration should be given to the need for employment land in the local area and across the borough.
6 - To support economic growth which is inclusive, innovative, and sustainable		Redevelopment on this site would be likely to support retail in the town centre to a small degree, however this is balanced against the loss of a significant amount of employment land.	Consideration should be given to the need for employment land in the local area and across the borough.
7 - To provide for employment opportunities to meet the needs of the local economy	_	Redevelopment would provide short-term construction opportunities, but would lead to the loss of a significant amount of long term employment uses unless these were relocated somewhere appropriate.	Consideration should be given to the need for employment land in the local area and across the borough.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located close to a town centre and railway station, and should have a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a drain near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	Due to its current use as an industrial estate, the site may contain some contamination. This would have to be remediated before development could go ahead, reducing the overall level of contamination in the borough.	Contamination should be remediated before development begins.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Development on this site would likely reduce noise issues somewhat in the local area by turning an industrial estate into a residential area. However, residents of the new development would be next to a busy railway line, which may cause some noise amenity issues, and	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.

		would also be close to the	
		remaining industrial area	
		to the north and east of the	
		site.	
		The site is in an urban	
		area, and development on	
		this site should be	
		designed to respect the	
		existing character of the	
		town. The Townscape	
		Character Assessment	
		identifies this area of	
		Horley as an area of	
		utilitarian rail-related	
		buildings in poor condition and of low sensitivity to	
		change, but with some	
		recent residential infill and	
		listed buildings of higher	
		sensitivity. Redevelopment	
		on this site therefore offers	
		the potential to improve	
		the streetscape and	Development should be
		townscape of the area,	sensitively designed to
		providing architecture that	respect and improve the
15 - To protect and		is complimentary to the	townscape character,
enhance landscape		existing residential infills	and to respect the setting
character	+	and the listed building.	of the listed building.
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on this site.	N/A

Central Car Park, Consort Way East, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 30	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance		-	
archaeological, historic, and cultural assets and their settings	0	The site is adjacent to a grade II listed building.	Development should aim to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive,	+	Redevelopment on this site would be likely to support existing retail in	N/A

innovative, and sustainable		the town centre.	
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply. This site has been	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a utilitarian rail corridor of mostly mediumpoor condition and of low sensitivity to change, though with a few elements of greater sensitivity (including the listed building). As the site is currently a car park, redevelopment offers an opportunity to improve the townscape character in an area close to the town	Development should be sensitively designed to respect and improve the
character 16 - To conserve	+	centre.	townscape character.
and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

Former Chequers Hotel, Bonehurst Road, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 45	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is located some distance from a town centre, which may encourage car use rather than walking and cycling to services. The nearest GP services are some distance away. There is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. This site would not have a positive impact on health and wellbeing, although the effect is unlikely to be too negative.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The hotel itself is partially a locally listed building, and this site offers the opportunity to bring a currently vacant heritage asset into active use again.	The locally listed building should be carefully preserved during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the town centre of Horley, and does not have easy access to services, facilities, and shopping options. Bus services run past the site, and the train station has fairly regular services and provides good access to further trains at Redhill, although it is some distance away. The distance of this site	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing		from the town centre is likely to increase the use of cars and will not increase access to services. The site has previously been used as a hotel but is currently vacant. Redevelopment on this site would provide an opportunity to protect a heritage asset at risk of neglect while increasing	N/A
buildings 6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to somewhat support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	Redevelopment would provide short-term construction opportunities. The site is not sustainably located and is some distance from a town centre, and would encourage car use rather than walking and cycling. Consequently, it would have a negative impact on attempts to move to a low carbon economy.	N/A Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Parts of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites

			should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Parts of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not discuss this area of Horley in any detail, but	Development should be sensitively designed to respect the townscape character.

		as the listed building will need to be retained, redevelopment on this site is unlikely to have a strong impact on the townscape character of the surrounding area.	
16 - To conserve and enhance biodiversity	0	There are two trees with TPOs on the site.	Trees with TPOs should be retained.

High Street Car Park, Horley				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 30	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford	+	borough.	of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.	
3 - To conserve and enhance		Troduct and trolloomig.	opaco o. piay idomitoo.	
archaeological,				
historic, and			Development should aim	
cultural assets and		The site is adjacent to a	to respect the setting of	
their settings	0	grade II listed building.	the listed building.	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 1,000sqm of space for further retail uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional retail space.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,000sqm of retail space, which would provide longer term employment options.	N/A

8 - To reduce greenhouse gas emissions and		The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to make the site.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect
move to a low carbon economy	++	attempts to move to a low carbon economy.	with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a utilitarian rail corridor of mostly mediumpoor condition and of low sensitivity to change, though with a few elements of greater sensitivity (including the listed building). As the site is currently a car park, redevelopment offers an opportunity to improve the townscape character in an area close to the town centre.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

Horley Library				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 35 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population 3 - To conserve	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.	
and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide some community uses, potentially maintaining a high level of access to services. However, the proposed retention of car parking for	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.	

		community uses can be seen as somewhat encouraging car use. This site should overall have a positive impact on accessibility of services and reduction of the need to travel.	
5 - To make the best use of previously developed land and existing buildings	0	The land is previously developed as a library. Redevelopment on this site could provide an opportunity to revitalise the town centre while increasing access to services and housing. However, this would only be a good use of previously developed land if the library services can be adequately relocated.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and if the redevelopment re-provides space for community uses there is the potential for longer term employment options, although this must be balanced against the potential loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only a fairly small area at the north of the site is at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only a fairly small area at the north of the site is at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints.	N/A

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on the townscape character of the area.	Development should be sensitively designed to respect the townscape character.
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on this site.	N/A

Horley Police Station			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 20 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance	0	The site is adjacent to a locally listed building.	Development should aim to respect the setting of

archaeological, historic, and			the listed building.
cultural assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a police station, but is marked for disposal by Surrey County Council, and is therefore at risk of becoming vacant. Redevelopment on this site therefore provides an opportunity to revitalise the town centre while increasing access to housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use.	Improved public transport access could further reduce car use, and development on this site could consider providing improved

		Consequently, it would have a positive impact on attempts to move to a low carbon economy.	bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall	Contamination should be investigated and remediated before development goes ahead.

		contamination in the borough.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
		The site is in an urban area, and development on this site should be	
		designed to respect the existing character of the	
		town. The Townscape Character Assessment identifies this area of	
		Horley as within the High Street area, where the	
		architecture in the area is varied, not always	
		complementary, and sometimes in poor condition, and the area as	
		a whole is of medium-low sensitivity to change.	
		Redevelopment thus offers an opportunity to improve	Development should be
15 - To protect and enhance landscape		the townscape character in an area close to the town	sensitively designed to respect and improve the
character	+	centre.	townscape character.
16 - To conserve		<u> </u>	
and enhance		There are no biodiversity	
biodiversity	0	constraints on this site.	N/A

Hutchins Farm, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide		It is estimated that this	
sufficient housing		site could provide up to 3	Housing should be
to enable people to		housing units. This site	provided in a range of
live in a home		will not have a strong	sizes, types, and tenures
suitable to their		impact on housing in the	to provide for the needs of
needs and which	0	borough.	a range of people.

they can afford			
2 - To facilitate the improved health and wellbeing of the whole population	0	Due to the small amount of housing that would be provided on this site, and the inaccessible nature of the green space currently on the site, development here is unlikely to affect health and wellbeing of the whole population.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains a Grade II listed building and two Grade II listed curtilages. Development would need to sensitively retain and protect the setting of these buildings.	The listed buildings should be carefully preserved during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the town centre of Horley, and does not have easy access to services, facilities, and shopping options. Bus services run past the site, and the train station has fairly regular services and provides good access to further trains at Redhill, although it is some distance away. The distance of this site from the town centre is likely to increase the use of cars and will not increase access to services.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings		The site is currently in residential use, and redevelopment here would only be a good use of previously developed land if it were made significantly denser. This is unlikely to be possible due to the listed nature of the buildings.	N/A

redevelopment on this which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to meet the needs of the local economy The small size of redevelopment on this objective. The site is not sustainably located and is some distance from a town centre, and would encourage car use rather than walking and cycling. Consequently, it would have a negative impact on attempts to move to a low carbon economy. Materials used in consume natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites. Parts of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3. Parts of the site are at some risk of surface flooding, although none of the site falls within Flood defences where appropriate, along with design measures to be provide SUDS or other flood defences where appropriate, along with design measures to	la = .		l 	
which is inclusive, innovative, and sustainable 0 this objective. 7 - To provide for employment opportunities to meet the needs of the local economy 0 this objective. 8 - To reduce greenhouse gas emissions and move to a low carbon economy - low carbon economy	6 - To support		The small size of	
innovative, and sustainable 0 this objective. 7 - To provide for employment opportunities to meet the needs of the local economy 0 this objective. 8 - To reduce greenhouse gas emissions and move to a low carbon economy - low carbon econom				
Sustainable 0 this objective. N/A 7 - To provide for employment opportunities to meet the needs of the local economy 0 this objective. 8 - To reduce greenhouse gas emissions and move to a low carbon economy - low carbon economy - low carbon economy - Materials used in construction may have some effect on natural resources prudently 0 equally to all sites. 9 - To use natural resources prudently 0 - To adapt to the changing climate - Parts of the site are at some risk of surface parts of the site are at some risk of surfa				
7 - To provide for employment or proportunities to meet the needs of the local economy of the	innovative, and		have a strong impact on	
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Parts of the site are at some risk of surface appropriate, along with design measures to				
some risk of surface design measures to				
1				
			flooding, although none of	manage surface runoff;
11 - To reduce the site falls within Flood and avoid building on				
flood risk + Zones 2 or 3. areas at risk of flooding or	flood risk	+	Zones 2 or 3.	areas at risk of flooding or

		surface flooding.
0	There is a small pond on the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
U	quality of Supply.	Should be protected.
0	There are no known contamination issues on this site.	N/A
0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not discuss this area of Horley in any detail, but notes that it consists of pre-Victorian development. As the listed buildings will need to be retained, redevelopment on this site is unlikely to have a strong impact on the townscape character of the surrounding area.	Development should be sensitively designed to respect the townscape character.
	There are three groups of trees with TPOs on the site in the southwestern corner. Due to their location in a corner of the site, development is unlikely to affect them	Trees with TPOs should be retained.
	0	the site. Beyond this, the site is not expected to have any impact on water quality or supply. There are no known contamination issues on this site. The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties. The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not discuss this area of Horley in any detail, but notes that it consists of pre-Victorian development. As the listed buildings will need to be retained, redevelopment on this site is unlikely to have a strong impact on the townscape character of the surrounding area. There are three groups of trees with TPOs on the site in the southwestern corner. Due to their location in a corner of the site, development is unlikely to affect them

To	elephon	e Exchange, Victoria Road,	Horley
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 30	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
		The site is well-located	
		within a town centre,	
		encouraging walking and	
		cycling to services rather	
		than car use. GP services	
		are also easily accessible	Development on this site
		from this site. However,	could consider providing
		there is a lack of publically	improved bicycle and
		accessible open space in	pedestrian facilities that
2 - To facilitate the		Horley, and this site is likely to be too small to	connect with existing networks. Some
improved health		address this shortage.	consideration could be
and wellbeing of		Overall, this site would	given to providing
the whole		have a positive impact on	additional public open
population	+	health and wellbeing.	space or play facilities.
3 - To conserve		Trouter and Wondowig.	space of play facilities.
and enhance			
archaeological,			
historic, and			
cultural assets and		There are no heritage	
their settings	0	constraints on this site.	N/A
		The site is conveniently	
		located within the town	
		centre of Horley, providing	
		easy access to a range of	
		services, facilities, and	
		shopping options. Bus	
		services run through the	
		town, and the train station	
. _		is a short walk from the	
4 - To reduce the		site and has fairly regular	
need to travel,		services and provides	
encourage		good access to further	Davidania ant an data situ
sustainable		trains at Redhill. It is	Development on this site
transport options,		anticipated that the site will	could consider providing
and improve accessibility to all		provide some community uses, potentially	improved bicycle and pedestrian facilities that
services and		maintaining a high level of	connect with existing
facilities		access to services. This	networks.
iacillics	TT	access to services. This	HELWUINS.

		site should have a positive	
		impact on accessibility of	
		services and reduction of	
		the need to travel.	
		The land is previously	
		developed as a telephone	
		exchange. Redevelopment	
Г Т l th		on this site could provide	
5 - To make the		an opportunity to revitalise the town centre while	
best use of			
previously developed land		increasing access to services and housing,	
and existing		assuming the existing use	
buildings	+	can be relocated.	N/A
6 - To support	<u> </u>	can be relocated.	14//
economic growth		Redevelopment on this	
which is inclusive,		site would be likely to	
innovative, and		support retail in the town	
sustainable	+	centre.	N/A
		Redevelopment would	
		provide short-term	
		construction opportunities,	
		and if the redevelopment	
		re-provides space for	
		community uses there is	
		the potential for longer term employment options,	
7 - To provide for		although this must be	
employment		balanced against the	
opportunities to		potential loss of existing	
meet the needs of		employment uses on the	
the local economy	+	site.	N/A
		The site is sustainably	
		located in a town centre	Improved public
		location, and would	transport access could
		encourage walking,	further reduce car use,
O To radicas		cycling, and use of public	and development on this
8 - To reduce greenhouse gas		transport over car use.	site could consider
emissions and		Consequently, it would have a positive impact on	providing improved bicycle and pedestrian
move to a low		attempts to move to a low	facilities that connect
carbon economy	++	carbon economy.	with existing networks.
		Materials used in	Sustainable construction
		construction may have	methods that reduce
		some effect on natural	natural resource use
		resources, and new	should be encouraged.
9 - To use natural		residents will consume	High levels of water and
resources		natural resources including	energy efficiency should
prudently	0	water and energy. This	be encouraged in new

		applies equally to all sites.	developments.
10 - To adapt to the changing climate	0	Around half of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Around half of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on the townscape character of the area.	Development should be sensitively designed to respect the townscape character.
16 - To conserve	Ü		
and enhance		There are no biodiversity	
biodiversity	0	constraints on this site.	N/A

2 Saxley Court and 117 Victoria Road, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing		It is estimated that this site	
to enable people to		could provide up to 60	Housing should be
live in a home		housing units. This site	provided in a range of
suitable to their		would have a positive	sizes, types, and tenures
needs and which		impact on housing in the	to provide for the needs
they can afford	+	borough.	of a range of people.
		The site is well-located	
		within a town centre,	
		encouraging walking and	
		cycling to services rather	
		than car use. GP services	
		are also easily accessible	Development on this site
		from this site. However,	could consider providing
		there is a lack of publically	improved bicycle and
		accessible open space in	pedestrian facilities that
O T (1111 1 11		Horley, and this site is	connect with existing
2 - To facilitate the		likely to be too small to	networks. Some
improved health		address this shortage.	consideration could be
and wellbeing of		Overall, this site would	given to providing
the whole		have a positive impact on	additional public open
population	+	health and wellbeing.	space or play facilities.
3 - To conserve		Thore are no howten-	
and enhance		There are no heritage	NI/A
archaeological,	0	constraints on this site.	N/A

historic, and cultural assets and			
their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide some community uses, potentially maintaining a high level of access to services. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings 6 - To support economic growth	+	The land is previously developed as retail space. Redevelopment on this site could provide an opportunity to revitalise the town centre while increasing access to housing, and the existing retail space should be retained. Redevelopment on this	N/A
which is inclusive, innovative, and sustainable	+	site would be likely to support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the redevelopment should retain existing employment uses.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within flood zones 2 or 3 or within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not located within flood zones 2 or 3 or within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and		The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on	Development should be sensitively designed to
enhance landscape character	0	the townscape character of the area.	respect the townscape character.
16 - To conserve and enhance biodiversity	0	There is a group of TPOs on the edge of the site.	Trees with TPOs should be protected.

Royal Mail, 107 Victoria Road, Horley				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing		It is estimated that this site		
to enable people to		could provide up to 15	Housing should be	
live in a home		housing units. This site	provided in a range of	
suitable to their		would have a positive	sizes, types, and tenures	
needs and which		impact on housing in the	to provide for the needs	
they can afford	+	borough.	of a range of people.	

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance			
archaeological, historic, and cultural assets and their settings	0	The site is across the road from a locally listed building.	Development should aim to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 500sqm of space for further retail uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing		The land is previously developed as a mail sorting office, but Royal Mail are considering moving operations elsewhere, leaving the land free for redevelopment, and providing an opportunity to revitalise the town centre while increasing access to services and housing. This would be dependent on the relocation of existing	
buildings	+	uses, however.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional retail space.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,000sqm of retail space, which would provide longer term employment options, although this must be balanced against the potential loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy. Materials used in	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Sustainable construction
9 - To use natural resources prudently	0	construction may have some effect on natural resources, and new residents will consume natural resources including	methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should

		water and energy. This applies equally to all sites.	be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on the townscape character of the area	Development should be sensitively designed to respect the townscape character.
	U	or the area	cnaracter.
16 - To conserve		There are no bindiversity	
and enhance		There are no biodiversity	N1/A
biodiversity	0	constraints on this site.	N/A

Appendix J – Sustainable Urban Extension Site Allocation Assessments

NWH1 - Land at Meath Green Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	The site could likely accommodate between 59 and 119 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	+	The northern part of this site could be used to 'complete' the Riverside Green Chain, as long as public access was maintained. This part of the site is located in Flood Zones 2 and 3, and is therefore not likely to be suitable for housing developments. Public rights of way run along the southern and western boundaries of the site, and would need to be preserved. The increased access to public open space could have health benefits for the population.	Development on this site should be required to include the completion of this section of the Riverside Green Chain as a condition of planning permission.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	This site contains a Grade II listed building and Grade II listed curtilage, and an area of archaeological potential. These are located on the edge of the site, and within flood zones, but housing development may still affect the setting of these assets.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 4km from the nearest railway station, 3.5km from the town centre, 2km from the nearest local centre, and 2.75km from the nearest employment area. There is currently no public transport to the site, although a proposed bus route would run very close to the site. There is no dedicated bicycle infrastructure in the area. There are currently no pedestrian facilities on Meath Green Lane. This site offers significant barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site contains some existing residential buildings and some agricultural buildings, but is otherwise not previously developed.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 2km from the nearest local centre and 3.5km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	Development on this site could include some provision for shops or other employment elements.
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	Development on this site could include some provision for shops or other employment elements.

8 - To reduce greenhouse gas emissions and move to a low carbon economy		By significantly increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to significantly increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	_	The upper half of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	-	The upper half of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	?	The Burstow Stream makes up the northern boundary of the site and is of mixed quality in this area. Further investigation would be needed to assess the potential impacts on water quality of a development on this site.	Further investigation should be undertaken on the quality of the Burstow Stream in this area and the potential risks such a development might pose to it.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is currently low grade farmland with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air quality.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.

15 - To protect and enhance landscape character		This site is located in the Rural Surrounds of Horley, and adjacent to the Green Belt. In the green belt assessment it was rated 3 out of 5 (1 being the highest priority), and rated as high priority for safeguarding countryside and moderate priority for settlement separation. The site would be broadly contiguous with the North West Sector development in Horley, but would represent further encroachment into the countryside from this development. Development on the site would therefore be likely to have some impact on landscape character, and would introduce a heavily developed area to the urban-rural fringe.	Development on this site should be focused on the areas closest to the existing urban area and further away from the green belt boundary. Development should be sensitively designed to respect the location on the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	The Burstow Stream makes up the northern boundary of the site and is of mixed quality in this area, and there may be some risk to biodiversity resources from development. An ancient woodland SNCI lies slightly to the east of the site. However, the site offers the opportunity to complete the Riverside Green Chain in this area, which balances any potential negative effects. The northern half of the site is within the River Mole BOA.	Development on this site should include the completion of the Riverside Green Chain, and development should be located in the southern part of the site to protect the biodiversity of the northern part. Development should be designed to not impact upon the nearby SNCI. Further investigation should be undertaken on the quality of the Burstow Stream in this area and the potential risks such a development might pose to it. Development should aim to improve biodiversity within the BOA.

NWH2 - Land at Bonehurst Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their	999.9	The site could likely accommodate between 26 and 52 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on	. Otomia maganon
needs and which		housing needs in the	
they can afford	+	borough.	N/A
2 - To facilitate the improved health and wellbeing of the		The site is some distance from the nearest town centre, although a primary school is within walking distance. A public right of way runs across the site and would need to be preserved. This site will not impact on health and	Public rights of way
whole population	0	wellbeing.	should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no archaeological or historical assets, although it is close to a number of locally listed buildings and Grade II and Grade II Curtilage listed buildings, and an area of archaeological potential. The trees around the boundary of the site mean that development on this site will have very limited impact on these heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 2km from the nearest railway station, and 1.5km from the town centre and employment area. There is a regular bus service along Bonehurst Road, including buses to Redhill. There are no dedicated bicycle facilities in the area, but there are pedestrian pavements along Bonehurst Road. The site	Development should incorporate pedestrian and cycle linkages.

		ia in a raccanably	
		is in a reasonably accessible location, and	
		unlikely to significantly	
		, ,	
Г Т		increase car usage.	
5 - To make the			
best use of			
previously			
developed land and		The site is not previously	
existing buildings	0	developed land.	N/A
		New developments	
		contribute to economic	
		growth within the borough,	
		and should provide a	
		number of affordable	
		housing units. The site is	
6 - To support		around 1.5km from Horley	
economic growth		town centre, and additional	
which is inclusive,		housing in this area would	
innovative, and		be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment		New developments	
opportunities to		provide short term	
meet the needs of		employment opportunities	
the local economy	+	within the borough.	N/A
8 - To reduce			
greenhouse gas		Due to its sustainable	
emissions and		location, the site is unlikely	Development should
move to a low		to worsen greenhouse gas	incorporate pedestrian
carbon economy	0	emissions.	and cycle linkages.
		Development on this site	
9 - To use natural		would not affect the use of	
resources prudently	0	natural resources.	N/A
,		The majority of the site is	
		located within Flood Zones	
		2 and 3 and areas at risk	
		of surface flooding, both of	Development on parts of
		which may worsen as	the site at risk of
		climate change	flooding should be
		progresses. Only the	avoided, and measures
		southwest quadrant of the	(such as SUDS) put in
10 - To adapt to the		site is located in Flood	place to reduce surface
changing climate		Zone 1.	run-off.
<u> </u>		The majority of the site is	Development on parts of
		located within Flood Zones	the site at risk of
		2 and 3 and areas at risk	flooding should be
		of surface flooding. Only	avoided, and measures
		the southwest quadrant of	(such as SUDS) put in
11 - To reduce		the site is located in Flood	place to reduce surface
flood risk		Zone 1.	run-off.
		=-:·• ··	

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Burstow Stream passes near the site and is of mixed quality in this area. However, the stream is not directly adjacent to the site, and the site should therefore not have a negative impact. There is a drain at the southern boundary of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is of low grade agricultural quality with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA and suffers from poor air quality. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is located in the Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority) and found	N/A

		to be of moderate importance in safeguarding countryside.	
16 - To conserve and enhance biodiversity	0	The site contains nine trees with Tree Protection Orders, but no other biodiversity constraints, and it is likely that this small number of trees could be protected in any site design. The Burstow Stream runs near the site, but not adjacent to it. The northern half of the site is within the River Mole BOA.	Development on this site should protect trees with TPOs. Development should aim to improve biodiversity within the BOA.

CEU1 Land at Eishara Earm and Dauhama Earm				
SEH1 - Land at Fishers Farm and Bayhome Farm Objective Score Comments Potential Mitigation				
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which	Score	The site could likely accommodate between 107 and 214 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on housing needs in the	Potential Mitigation	
they can afford	++	borough.	N/A	
		The site is within walking distance of the town centre and railway station. Part of the site is dedicated as Urban Open Space at the moment, and development on this site would likely open up better access to this space. There is a public right of way along the southern boundary of the site that will need to be retained. Overall, the site is likely to facilitate some	Development on this site could be required to maintain and open up access to the part of the	
2 - To facilitate the improved health and wellbeing of the whole population	+	physical activity among residents and will have a moderate positive impact on health and wellbeing.	site currently designated as Urban Open Space. Public rights of way should be retained.	

I		The site contains as	
O T		The site contains no	
3 - To conserve and		archaeological or historical	
enhance		assets, although it is close	
archaeological,		to two locally listed	
historic, and cultural		buildings and two Grade II	
assets and their		listed buildings. These are	
settings	0	partially shielded by trees.	N/A
		The site is less than 1km	
		from the railway station,	
		1.2km from the town	
		centre, and 1.5km from the	
		employment area. The site	
		lies close to a road with	
4 - To reduce the		regular public transport.	
need to travel,		There is no dedicated	
encourage		bicycle infrastructure in the	
sustainable		area, but pedestrian	
transport options,		facilities are available on	
and improve		Balcombe Road. The site	
accessibility to all		is accessible by	Development should
services and		sustainable transport	incorporate pedestrian
facilities		modes.	and cycle linkages.
5 - To make the	++	modes.	and cycle linkages.
best use of		The site contains only a	
		•	
previously		very small amount of	
developed land and	0	previously developed residential land.	N/A
existing buildings	U	New developments	IN/A
		contribute to economic	
		growth within the borough,	
		and should provide a	
		number of affordable	
6 To ournort		housing units. The site is	Dovolonment on this site
6 - To support		around 1.2km from Horley	Development on this site could include some
economic growth		town centre, and additional	
which is inclusive,		housing in this area would	provision for shops or
innovative, and		be likely to provide support	other employment
sustainable	+	for businesses in this area.	elements.
7 - To provide for		Now dovolopments	Development on this site
employment opportunities to		New developments provide short term	could include some
		•	provision for shops or
meet the needs of		employment opportunities	other employment
the local economy	+	within the borough.	elements.
		Because of its proximity to	
O. To warding		transport links, this site is	
8 - To reduce		very accessible by	
greenhouse gas		sustainable modes, and	Davidane ant de suld
emissions and		can somewhat contribute	Development should
move to a low		to a reduction in	incorporate pedestrian
carbon economy	+	greenhouse gases.	and cycle linkages.

9 - To use natural		This site will not affect the	
resources prudently	0	use of natural resources.	N/A
		Part of the north and east	Development on parts of
		of the site are located	the site at risk of
		within Flood Zone 2 and areas at risk of surface	flooding should be
		flooding, both of which	avoided, and measures (such as SUDS) put in
10 - To adapt to the		may worsen as climate	place to reduce surface
changing climate	_	change progresses.	run-off.
oriariging oiimate		change progresses.	Development on parts of
			the site at risk of
		Parts of the north and east	flooding should be
		of the site are located	avoided, and measures
		within Flood Zone 2 and	(such as SUDS) put in
11 - To reduce		areas at risk of surface	place to reduce surface
flood risk	-	flooding.	run-off.
12 - To improve the		The site is unlikely to have	
water quality of		an impact on water quality.	
rivers and		There are a number of	Development should be
groundwater, and		drains on the site that	designed to avoid
maintain an		would need to be	impact on water features
adequate supply of	0	protected from the impacts	on or adjacent to the
water	0	of development. This site will not have an	site.
		impact on land	
		contamination or soil	
13 - To reduce land		quality - the site is graded	
contamination and		as poor quality agricultural	
safeguard soil		land with no known	
	0	contamination.	N/A
		The site itself may suffer	
		from noise pollution from	
		the nearby motorway,	Development on this site
		railway line, and Gatwick	should explore
		Airport. The site is within	mitigation options to
		the Horley AQMA and	reduce the impact of
		suffers from poor air	noise, light, and air
		quality. Care must be	pollution, both on the
		taken during construction to avoid light or noise	development itself and on nearby residential
		pollution impacts on	properties. A
14 - To ensure air		nearby residential	construction statement
quality continues to		properties, and air quality	could be used to set out
improve and noise		may also be slightly	how construction
and light pollution		impacted by an increase in	impacts will be
are reduced	-	traffic.	mitigated.

15 - To protect and enhance landscape character	0	This site is located within the Rural Surrounds of Horley, but is a long distance from the Green Belt, and is sandwiched between areas of existing residential development, and with a motorway and Gatwick Airport close to the south. The site was assessed in the green belt review and rated 5 out of 5 (1 being the highest priority) and found to be of moderate importance for safeguarding countryside. However, the southern part of the site is located within the Gatwick Open Setting. If development avoids the section of the Gatwick Open Setting, there should not be much impact on landscape character.	Development on the site should pay careful attention to the importance of the Gatwick Open Setting and be sensitively designed to respect the need to maintain separation between Horley and Gatwick Airport.
		The site contains no	
16 - To conserve		biodiversity constraints,	Development on this site
and enhance		although there are group	should protect trees with
biodiversity	0	TPOs adjacent to the site.	TPOs.

SEH2 - Land West of Balcombe Road			
Objective	Score	Comments	Potential Mitigation
		The site could likely	
		accommodate between 46	
1 - To provide		and 93 housing units,	
sufficient housing		depending on the density	
to enable people to		found to be appropriate for	
live in a home		the area. The site would	
suitable to their		have a positive impact on	
needs and which		housing needs in the	
they can afford	++	borough.	N/A

2 - To facilitate the improved health and wellbeing of the whole population	-	The parcel is allocated as Urban Open Space at the moment, and some of this space would be lost if the site is developed; though development would also open up access to the remaining open space. A public right of way passes along the northern boundary and would need to be preserved. The site is very close to Gatwick Airport and the motorway, and is likely to have negative impacts on health and wellbeing from air and noise pollution.	Development on this site could be required to maintain and open up access to as much as possible of the existing Urban Open Space. Public rights of way should be retained. Design measures should be explored for reducing the impacts of noise and air pollution on the site.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 1.5km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site lies along a road with regular public transport. There is no dedicated bicycle infrastructure in the area, but pedestrian facilities are available on Balcombe Road. The site is reasonably accessible by sustainable modes and unlikely to significantly increase car usage.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site contains only a very small amount of previously developed commercial land.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.7km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities within the borough. However, this short term employment gain may be balanced out by the potential loss of commercial space on the site.	Options for retaining commercial space on the site could be explored.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This site is fairly accessible by sustainable modes, and should not contribute to a significant increase in greenhouse gases.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	Only a very small amount of this site is located in Flood Zone 2, so the site should be well protected in the case of climate change worsening flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	Only a very small amount of this site is located in Flood Zone 2.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The site is unlikely to have an impact on water quality. There are drains at the eastern and western boundaries of the site that would need to be protected from the	Development should be designed to avoid impact on water features on or adjacent to the site.

		impacts of development.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is mostly poor quality agricultural land, with a small amount of moderate quality land. There is no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA and suffers from poor air quality. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		This site is located within the Rural Surrounds of Horley, but is a long distance from the Green Belt, and is sandwiched between areas of existing residential development, and with a motorway and Gatwick Airport directly to the south. The site was assessed in the green belt review and rated 3 out of 5 (1 being the highest priority) and found to be of high importance for settlement separation and moderate importance for safeguarding countryside. The site is entirely within the Gatwick Open Setting. Development here would reduce the gap between Horley and Gatwick, and	Development on this site should be focused on the areas closest to the existing urban area and further away from the green belt boundary. Development should be sensitively designed to respect the location on the urban-rural fringe. However, there is no way for development on this site to avoid infringing on the Gatwick Open Setting.

		consequently have quite a significant impact on landscape character.	
16 - To conserve			
and enhance		The site contains no	
biodiversity	0	biodiversity constraints.	N/A

SEH3 - Land East of Balcombe Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	The site is small and could provide only a limited amount of housing. The entire site falls within the 57 decibel noise contour of Gatwick Airport, severely reducing the likelihood of housing being considered appropriate on this site.	Mitigation measures should be investigated for reducing noise impacts on this site.
2 - To facilitate the improved health and wellbeing of the whole population		The site is very close to Gatwick Airport and the motorway, and is likely to have negative impacts on health and wellbeing from air and noise pollution. A public right of way runs along the southern and eastern boundaries of the site, and should be preserved.	Public rights of way should be retained. Design measures should be explored for reducing the impacts of noise and air pollution on the site.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 1.5km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site lies along a road with regular public transport. There is no dedicated bicycle infrastructure in the area, but pedestrian facilities are available on Balcombe	Development should incorporate pedestrian and cycle linkages.

		Road. The site is reasonably accessible by sustainable modes and	
		unlikely to significantly increase car usage.	
5 - To make the best use of previously developed land and existing buildings	-	Development on this site would likely see the loss of some existing businesses, including a public house and restaurant, although it may also see residential densities increased. However, considering the troublesome location of the site and the availability of other sites, this may not be the best possible use of previously developed land.	Options should be explored for the retention of existing businesses on the site.
emeaning comminge		New developments contribute to economic growth within the borough,	
		and should provide a number of affordable housing units. The site is	
6 - To support economic growth which is inclusive, innovative, and sustainable		around 1.7km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
Sustamable	+	New developments provide short term	N/A
		employment opportunities within the borough. However, this short term	
7 - To provide for employment opportunities to meet the needs of the local economy	0	employment gain may be balanced out by the potential loss of commercial space on the site.	Options should be explored for the retention of existing businesses on the site.
8 - To reduce greenhouse gas		This site is fairly accessible by sustainable modes, and should not	
emissions and move to a low		contribute to a significant increase in greenhouse	Development should incorporate pedestrian
9 - To use natural	0	gases. This site will not affect the	and cycle linkages.
resources prudently	0	use of natural resources.	N/A

10 - To adapt to the changing climate	-	The west of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses. The west of the site is located within Flood	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and measures (such as
11 - To reduce flood risk	-	Zones 2 and 3 and areas at risk of surface flooding.	SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The site is unlikely to have an impact on water quality. There are drains at the southern and western boundaries of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport. The site is entirely within the 57 decibel noise contour for the airport. The site is adjacent to the Horley AQMA and falls within the M23 buffer zone and suffers from poor air quality. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character		The site is located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and fairly close to residential areas. The site was assessed as part of the green belt review and rated 3 out of 5 (1 being the highest priority) and found to be of high importance for settlement separation and moderate importance for safeguarding countryside. The site is entirely within the Gatwick Open Setting. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	Development on this site should be focused on the areas closest to the existing urban area and further away from the green belt boundary. Development should be sensitively designed to respect the location on the urban-rural fringe. However, there is no way for development on this site to avoid infringing on the Gatwick Open Setting.
16 - To conserve and enhance	0	The site contains no	N/Λ
and enhance biodiversity	0	The site contains no biodiversity constraints.	N/A

SEH4 - Land off The Close and Haroldslea Drive				
Objective	Score	Comments	Potential Mitigation	
-		The site could likely		
1 - To provide		accommodate between		
sufficient housing		101 and 151 housing units,		
to enable people to		at either low or medium		
live in a home		density. The site would		
suitable to their		have a positive impact on		
needs and which		housing needs in the		
they can afford	++	borough.	N/A	
		A public right of way runs		
		along the eastern		
		boundary of the site and		
		should be preserved. The		
		site is very close to	Public rights of way	
2 - To facilitate the		Gatwick Airport and the	should be retained.	
improved health		motorway, and is likely to	Design measures should	
and wellbeing of		have negative impacts on	be explored for reducing	
the whole		health and wellbeing from	the impacts of noise and	
population	-	air and noise pollution.	air pollution on the site.	

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains two Grade II listed buildings, in the centre and east of the site. These are partially shielded by trees, but additional development on the site would need to respect the setting of these assets.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is 1km from the railway station, and 1.5km from the town centre and the employment area. Regular public transport runs close to the site. There is no dedicated bicycle infrastructure in the area, but pedestrian facilities are available on Balcombe Road, and pedestrian and bicycle access may also be possible through nearby residential streets. The site is therefore fairly accessible by sustainable transport modes.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	+	Much of the site is previously developed land used for residential buildings and some commercial use. Development here would represent a densification of an already largely developed area, and could be considered a good use of previously developed land.	Development on this site could include some provision for shops or other employment elements.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	Development on this site could include some provision for shops or other employment elements.

7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities within the borough. However, this short term employment gain may be balanced out by the potential loss of commercial space on the site.	Options should be explored for the retention of existing commercial uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	Because of its proximity to transport links, this site is very accessible by sustainable modes, and can somewhat contribute to a reduction in greenhouse gases.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		The western part of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The western part of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		The Burstow Stream passes near the site and is of poor quality in this area. However, the stream is not directly adjacent to the site, and the site should therefore not have a negative impact. There is a drain along the southern and eastern boundaries of the site, a pond in the northwest corner of the site, and another pond adjacent to the site to the east, all of which would need to be protected from	Development should be designed to avoid impact on water features on or
water	0	the impacts of	adjacent to the site.

		development.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	There is no known contamination on this site, but some contamination may have arisen from the industrial unit currently located in the centre of the parcel. Redevelopment on this site would require any contamination to be remediated, and could therefore have a positive impact. The site consists primarily of moderate quality agricultural land.	Development on this site should include remediation of any contamination.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport. The site is close to the Horley AQMA. The southernmost portion of the site falls within the 57 decibel noise contour of the airport. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	-	The site is located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and already contains a number of residential areas. The site was assessed in the green belt review and rated 5 out of 5 (1 being the highest priority) and found to be of moderate importance for checking sprawl. The southern part of the site is located within the Gatwick Open Setting. Consequently, development on this site	Development should be sensitively designed to respect the location on the urban-rural fringe. Development on the site should aim to avoid building in the Gatwick Open Setting.

		would have some impact on landscape character.	
16 - To conserve and enhance biodiversity	0	The site contains a number of trees with Tree Protection Orders that would need to be preserved. These are scattered throughout the site and development can likely take place around them without too much disturbance.	Development on this site should protect trees with TPOs.

SEH5 - Land West of Burstow Stream				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	The site could likely accommodate 158 housing units, at an appropriate density for the site. The site would have a positive impact on housing needs in the borough.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	-	A number of public rights of way run along the boundary of the site, and one public right of way runs through the site, and these will need to be retained. The site is very close to Gatwick Airport and the motorway, and is likely to have negative impacts on health and wellbeing from air and noise pollution.	Public rights of way should be retained. Design measures should be explored for reducing the impacts of noise and air pollution on the site.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no archaeological or historical assets, although it is close to some locally listed buildings at Haroldslea House and two Grade II listed buildings in site SE4 to the west. These are well shielded from the rest of the site by trees.	N/A	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 1.5km from the railway station and 1.7km away from the town centre and employment area, and is only accessible from a narrow road with no public transport. There is no dedicated bicycle infrastructure in the area, although Haroldslea Drive contains some pedestrian pavements. However, due to the location and access routes, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site contains only a very small amount of previously developed residential land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.7km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	Development on this site could include some provision for shops or other employment elements.
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	Development on this site could include some provision for shops or other employment elements.
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
resources prudently	0	This site will not affect the use of natural resources.	N/A

10 - To adapt to the		Some eastern parts of this site are located in Flood Zones 2 or 3 or in areas at risk of surface flooding, however these areas are limited enough that development could take place in such a way as to	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to
changing climate	0	avoid them.	reduce surface run-off.
11 - To reduce flood risk	0	Some eastern parts of this site are located in Flood Zones 2 or 3 or in areas at risk of surface flooding, however these areas are limited enough that development could take place in such a way as to avoid them.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area, and a large development in this location may cause further damage through run-off. There is also a pond in the west of the site that should be protected from the effects of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site will not have an impact on soil quality - the site is half of moderate agricultural quality and half of poor quality. The site may contain some contaminated land due to former industrial use, and this would need to be investigated and remediated if development takes place, leading to a possible improvement in land contamination.	Development on this site should include remediation of any contamination.

14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport. The southernmost portion of the site falls within the 57 decibel noise contour of the airport and the 100m noise and air quality buffer zone of the M23. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The site is located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and fairly close to residential areas. However, the site was assessed in the green belt review and rated 1 out of 5 (1 being the highest priority) and found to be of high importance for checking sprawl and safeguarding countryside, and moderate importance for separating settlements. The southern part of the site also falls within the Gatwick Open Setting. Regardless of the proximity to the heavy infrastructure of the motorway, development on this site would likely have a significant impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe. Development on the site should aim to avoid building in the Gatwick Open Setting.
16 - To conserve and enhance biodiversity	_	Part of the site is a potential area of nature conservation importance, which would be at risk in the case of development on the site. The eastern	Buffer zones may be required between development on the site and the potential SNCI. The development should aim to improve

	SEH6 - Land at Newstead Hall					
Objective	Score	Comments	Potential Mitigation			
1 - To provide		Housing delivery for this site				
sufficient housing to		has not been calculated, as				
enable people to live		the entire site is within Flood				
in a home suitable to		Zones 2 and 3, and is				
their needs and		therefore not suitable for				
which they can		housing while other sites are				
afford		available.	N/A			
		Public rights of way run				
		along all boundaries except				
		the east, and will need to be				
		retained. The site is heavily	5			
		wooded at the moment, and	Public rights of way			
		removal of some of these	should be retained.			
2 - To facilitate the		trees for development may	Options should be			
improved health and		impact on air quality and	explored for			
wellbeing of the		cooling in the immediate	maintaining as many			
whole population	-	vicinity.	trees as possible.			
0 To composition and		This site contains no				
3 - To conserve and enhance		archaeological or historical				
archaeological,		sites, although there are two locally listed buildings just to				
historic, and cultural		the southeast of the site.				
assets and their		These are well shielded from				
settings	0	the site by trees.	N/A			
Settings	0	The site is 1km from the	11/71			
		railway station, 1.3km from				
		the town centre, and 1.5km				
		from the employment area.				
		There is no public transport				
		directly to the site, although				
		public transport runs				
		regularly along nearby				
4 - To reduce the		Balcombe Road. There is no	Better public			
need to travel,		dedicated bicycle	transport links to this			
encourage		infrastructure in the area,	site would reduce car			
sustainable transport		although Haroldslea Drive	use, and effective			
options, and improve		contains some pedestrian	cycling and			
accessibility to all		pavements. The location is	pedestrian routes			
services and		somewhat sustainable,	should be			
facilities	0	although access issues may	incorporated.			

		provide some barriers to sustainable transport.	
5 - To make the best use of previously developed land and existing buildings	0	There is a small amount of previously developed residential land on the site, but otherwise the site is not previously developed.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	Development on this site could include some provision for shops or other employment elements.
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	Development on this site could include some provision for shops or other employment elements.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to being fairly accessible by sustainable transport modes, the site is likely to have a limited impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. There is also a drain along the northern edge of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is predominantly poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley and therefore less likely to have a strong negative impact on landscape character. The site was assessed in the green belt review and rated 5 out of 5 (1 being the highest priority) and found to have moderate importance for safeguarding countryside. The landscape character impact on this site is likely to be limited, as long as development is sensitively integrated with the woodland character of much of the site.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should aim to integrate development with the woodland character of the site.

16 - To conserve and enhance biodiversity		A large proportion of the site is covered with dense, protected woodland which provides an important habitat for biodiversity. Development on this site would almost certainly lead to the loss and fragmentation of some of this habitat. The eastern half of the site is within the River Mole BOA.	It is unlikely that any mitigation could be taken to avoid damaging biodiversity on this site. Development should aim to improve biodiversity within the BOA.
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SEH7 - Land at Wilgers Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to		The site could likely accommodate between 30 and 60 housing units,	
enable people to live in a home suitable to their		depending on the density found to be appropriate for the area. The site would have a positive impact on	
needs and which they can afford	+	housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	-	This site has previously been considered as a possible town park for Horley, and an alternative use would prevent delivery of recreation, sport, and leisure options on the site. This could have a negative effect on the health of Horley residents. A public right of way runs along the western boundary of the site and would need to be retained.	Public rights of way should be retained. If development takes place on this site, alternative provision for a town park in Horley should be identified.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site currently contains three locally listed buildings, and is adjacent to a Grade II listed buildings. All of these heritage assets are somewhat shielded by	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided.

		trees, and at the far southwestern or northwestern corners of the site.	Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is 1km from the employment area, 1.2km from the town centre, and 1.5km from the railway station, and there is good public transport access along Smallfield Road. There is no dedicated bicycle infrastructure in the area, but pedestrian facilities are available on Smallfield Road. This site is fairly accessible by sustainable modes of transport.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site is mostly not previously developed land, with some residential properties in the northwestern and southwestern corners.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.2km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to being accessible by sustainable transport, the site is likely to have a limited impact on greenhouse gas emissions.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A

10 - To adapt to the changing climate		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off. There are also drains to the west of the site and through the centre of the site, and these would need to be protected from the impact of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity 14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This site will not have an impact on land contamination or soil quality - site is a combination of moderate and poor grade agricultural land with no known contamination. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	N/A A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley and therefore less likely to have a strong negative impact on landscape character. The site was assessed in the green belt review and rated 4 out of 5 (1 being highest priority) and found to have a high importance for safeguarding countryside. The landscape character impact on this site is likely to be limited.	N/A
		The site contains no	
		biodiversity constraints. The eastern half of the site, and	Development should
16 - To conserve		much of the northern part of	aim to improve
and enhance		the site, is within the River	biodiversity within the
biodiversity	0	Mole BOA.	BOA.

	SEH8 - Land at Farney View Farm				
Objective	Score	Comments	Potential Mitigation		
		Discounting flood zone areas	Due to the major		
		that could not be used for	constraint of the flood		
		housing, the site could likely	zone, the site is not		
1 - To provide		accommodate between 3	sequentially		
sufficient housing to		and 7 housing units,	preferable for		
enable people to live		depending on the density	housing unless and		
in a home suitable to		found to be appropriate for	until all other		
their needs and		the area. The site is not a	potential sites have		
which they can		suitable choice for achieving	been developed or		
afford	-	this objective.	proven unsuitable.		
		There is a public right of way			
		along the southern and			
		western boundaries that will			
		need to be retained. Some			
		amount of walking may be			
		stimulated by the site being			
		fairly close to the town centre			
2 - To facilitate the		and railway station. This site			
improved health and		is unlikely to have much			
wellbeing of the		impact on health and	Public rights of way		
whole population	0	wellbeing	should be retained.		

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3 - To conserve and		The site contains no	
enhance		archaeological or historical	
archaeological,		assets, although it is close to	
historic, and cultural		some locally listed buildings	
assets and their		at Wilgers Farm. These are	
settings	0	fairly well-shielded by trees.	N/A
		The site is 1km from the	
		railway station and 1.3km	
		from the town centre and	
		employment area, and there	
		is good public transport	
		access along Smallfield	
		Road. There is no dedicated	
4 - To reduce the		bicycle infrastructure in the	
need to travel,		area, but access is likely to	
· ·		be through a quiet residential	
encourage sustainable transport		road which also contains	
			Davalanment should
options, and improve accessibility to all		pedestrian pavements. This	Development should incorporate
services and		site is fairly accessible by sustainable modes of	•
			pedestrian and cycle
facilities 5 - To make the best	+	transport.	linkages.
use of previously		The site is not one is set.	
developed land and		The site is not previously	N1/A
existing buildings	0	developed land.	N/A
		New developments	
		contribute to economic	
		growth within the borough,	
		and should provide a number	
		of affordable housing units.	
		The site is around 1.3km	
6 - To support		from Horley town centre, and	
economic growth		additional housing in this	
which is inclusive,		area would be likely to	
innovative, and		provide support for	N1/A
sustainable	+	businesses in this area.	N/A
7 - To provide for		No. de alexandre de la companya de l	
employment		New developments provide	
opportunities to		short term employment	
meet the needs of		opportunities within the	
the local economy	+	borough.	N/A
8 - To reduce		Due to being accessible by	
greenhouse gas		public transport, the site is	Development should
emissions and move		likely to have a limited	incorporate
to a low carbon		impact on greenhouse gas	pedestrian and cycle
economy	0	emissions.	linkages.
9 - To use natural		This site will not affect the	
resources prudently	0	use of natural resources.	N/A

10 - To adapt to the changing climate		The site is almost entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The site is almost entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. There is also a stream running through the site, and a drain along the northern boundary, both of which will need to be carefully protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality site is mixed moderate and poor quality agricultural land with no known contamination. Care must be taken during	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley. The site was assessed in the green belt review and rated 3 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and moderate importance for checking sprawl. The landscape character impact on this site is likely to be limited.	Development should be sensitively designed to respect the location on the urban-rural fringe.
oa.acto.		The site contains no	
		biodiversity constraints. The	
16 To concerve		majority of the site, with the	Development should
16 - To conserve and enhance		exception of small areas to the south and west, is within	aim to improve biodiversity within the
biodiversity	0	the River Mole BOA.	BOA.
Diodiversity	U	the filver wide DOA.	DOA.

SEH9 - Land East of Wilgers Farm				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live		Housing delivery for this site has not been calculated, as the entire site is within Flood	Due to the major constraint of the flood zone, the site is not sequentially preferable for housing	
in a home suitable to their needs and which they can afford		Zones 2 and 3, and is therefore not suitable for housing while other sites are available.	unless and until all other potential sites have been developed or proven unsuitable.	
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to impact health and wellbeing.	N/A	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	N/A	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	_	The site is 2km from the railway station and 1.7km from the town centre and employment area, although public transport routes run close to the site along Smallfield Road. There is no dedicated bicycle infrastructure in the area, but there are pedestrian pavements on Smallfield Road. The distance from the centre of Horley means this site is likely to increase car use.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and		The site is not previously	
existing buildings 6 - To support	0	developed land. New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.7km from Horley	N/A
economic growth which is inclusive, innovative, and sustainable	+	town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	_	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Development should incorporate pedestrian and cycle linkages.
	0		N/A
10 - To adapt to the		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-
emissions and move to a low carbon economy 9 - To use natural resources prudently	- 0	site would not reduce greenhouse gas emissions. This site will not affect the use of natural resources. The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may	incorporate pedestrian and cyc linkages. N/A Development on parts of the site at risk of flooding sho be avoided, and measures (such as SUDS) put in place

11 - To reduce flood		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface runoff.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	_	The Burstow Stream is adjacent to the site (on both sides, including a branch of the stream) and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of the town and would represent a clear extension of the town, jutting out into the countryside. The site is close to some residential properties, but in general would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and was rated 3	Development should be sensitively designed to respect the location on the urban-rural fringe and minimise the
15 - To protect and enhance landscape character	-	out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside	obviousness of the separation between the site and the main urban area.

		and moderate importance for checking sprawl. Development on this site would likely have some negative impact on landscape character.	
16 - To conserve		The site contains no biodiversity constraints. Almost the entire site, with the exception of a small area	Development should aim to improve
and enhance biodiversity	0	in the southeast, is within the River Mole BOA.	biodiversity within the BOA.

SEH10 - Land East of Farney View Farm			
Objective	Score	Comments	Potential Mitigation
,		The site could likely	
1 - To provide		accommodate between 21	
sufficient housing to		and 42 housing units,	
enable people to		depending on the density	
live in a home		found to be appropriate for	
suitable to their		the area. The site would have	
needs and which		a positive impact on housing	
they can afford	+	needs in the borough.	N/A
		This site will not impact on	
		health and wellbeing. There	
		are public rights of way along	
		the southern and eastern	
2 - To facilitate the		boundaries of the site, and	
improved health and		one that crosses the site, and	5
wellbeing of the		these would need to be	Public rights of way
whole population	0	retained.	should be retained.
		This site contains no	
		archaeological or historical	
3 - To conserve and		sites, although it is adjacent	
enhance		to a scheduled ancient	
archaeological,		monument and a Grade II	
historic, and cultural		listed building. These	
assets and their		heritage assets are both well	NI/A
settings	0	shielded by trees.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 1.4km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site is located in area with no public transport. There is no dedicated bicycle infrastructure in the area, and limited accommodation for pedestrians. This site offers significant barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	There are a small number of residential properties on the site, but the rest of the site is in agricultural commercial use.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.7km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural		By increasing car traffic, this site would not reduce greenhouse gas emissions. This site will not affect the	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
resources prudently 10 - To adapt to the changing climate		use of natural resources. A large proportion of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	N/A Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in

			place to reduce surface run-off.
11 - To reduce flood risk		A large proportion of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	_	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. There is also a small tributary of the stream on the east side of the site.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is unlikely to have any impact on noise or light pollution in isolation, due to its difference from existing residential properties. There may be a slight decrease in air quality due to additional car use.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The site is located within the Rural Surrounds of Horley. The site stands at some distance from the nearest area of concentrated residential development, and is clearly outside the existing urban area. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and rated 3 out of 5 (1 being highest priority) and found to be of high	Development should be sensitively designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area.

		importance for safeguarding countryside and moderate importance for checking sprawl and separating settlements. Development on this site would likely have a negative impact on landscape character.	
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The western half of the site, and small areas in the south and east of the site, is within the River Mole BOA.	N/A

SEH11 - Land at Harrowsley Green Farm			
Objective	Score	Comments	Potential Mitigation
		The site could likely	
		accommodate between	
		139 and 279 housing	
1 - To provide		units, depending on the	
sufficient housing		density found to be	
to enable people to live in a home		appropriate for the area. The site would have a	
suitable to their		positive impact on	
needs and which		housing needs in the	
they can afford	++	borough.	N/A
		This site will not impact	
		on health and wellbeing.	
		A public right of way	
2 - To facilitate the		passes through the	
improved health		western portion of the site	
and wellbeing of		and along the southern	D 111 111 6
the whole	•	boundary and should be	Public rights of way
population	0	retained. The site contains one	should be retained.
		locally listed building and	
		one Grade II listed	Development on parts of
		building, and is adjacent	the site that contain
		to a scheduled ancient	heritage assets, or which
3 - To conserve		monument. These assets	are visible from the listed
and enhance		are located on the	buildings could be
archaeological,		periphery of the site, but	avoided. Sensitive design
historic, and		development must be	of the site could further
cultural assets and		careful not to impact on	protect the setting of the
their settings	0	their settings.	heritage assets.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 2.5km from the railway station, and 2km from the town centre and the employment area, although there are some public transport routes passing the site along Smallfield Road. There is no dedicated bicycle infrastructure in the area, but there are pedestrian pavements on Smallfield Road. Access from the south along Haroldslea Drive is even less suitable in terms of bicycle and pedestrian space. This site offers significant barriers to the use of sustainable transport, and would be likely to significantly increase car use in the area.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of		The site has some scattered residential	
previously developed land and		properties, but is mostly not previously developed	
existing buildings	0	land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 2km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment		New developments	
opportunities to		provide short term	
meet the needs of the local economy	+	employment opportunities within the borough.	N/A
8 - To reduce	-	Within the borough.	Better public transport
greenhouse gas		By increasing car traffic,	links to this site would
emissions and		this site would not reduce	reduce car use, and
move to a low		greenhouse gas	effective cycling and
carbon economy	-	emissions.	pedestrian routes should

			be incorporated.
0 To a set of			
9 - To use natural resources		This site will not affect the	
prudently	0	use of natural resources.	N/A
10 - To adapt to the changing climate	_	Large parts of the site are located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses. However, there is still significant space to develop, even if areas prone to flooding are not used.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		Significant parts of the site are located within Flood Zones 2 and 3 and areas at risk of surface flooding. However, there is still significant space to develop, even if areas prone to flooding are not used.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	_	The Burstow Stream is partially adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. There is also a small pond on the site that should be protected from the effects of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site consists of a mix of moderate and poor quality agricultural land, and part of the site is subject to localised ground contamination. Development on this site would be required to remediate this contamination.	Development on this site should include remediation of any contamination.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The site is located within the Rural Surrounds of Horley, but is some distance from the main urban area of Horley and would represent a somewhat isolated addition to the edge of the town, despite being adjacent to a small collection of residential properties. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and separating settlements and moderate importance for checking sprawl. Development on this site would likely have a negative impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area. However, this site is considered to play an important role analogous to the green belt, and it is likely that no level of mitigation could fully counteract the landscape impacts of development.
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The northern half of the site is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.

SEH12 - Land South of Haroldslea Drive			
Objective	Score	Comments	Potential Mitigation
		The site could likely	
		accommodate between 12	
1 - To provide		and 23 housing units,	
sufficient housing		depending on the density	
to enable people to		found to be appropriate	
live in a home		for the area. The site	
suitable to their		would have a positive	
needs and which		impact on housing needs	
they can afford	+	in the borough.	N/A
		This site will not impact on	
		health and wellbeing.	
2 - To facilitate the		Public rights of way pass	
improved health		across the northern and	
and wellbeing of		eastern boundaries of the	
the whole		site, and will need to be	Public rights of way
population	0	retained.	should be retained.
			Development on parts of
		This site contains a	the site that contain
		scheduled ancient	heritage assets, or which
3 - To conserve		monument and three	are visible from the listed
and enhance		locally listed buildings that	buildings could be
archaeological,		may be impacted by any	avoided. Sensitive
historic, and		development, although	design of the site could
cultural assets and		these are currently well	further protect the setting
their settings		shielded by trees.	of the heritage assets.
		The site is 2km from the	
		railway station, and 2.5km	
		from the town centre and	
		the employment area, and	
		there are no public	
		transport routes passing	
		the site. There is no	
		dedicated bicycle	
4 To reduce the		infrastructure in the area,	
4 - To reduce the		and there are currently no	
need to travel,		pedestrian pavements on Haroldslea Drive. This site	
encourage sustainable		offers significant barriers	Rottor public transport
transport options,		to the use of sustainable	Better public transport links to this site would
and improve		transport, and would be	reduce car use, and
accessibility to all		likely to significantly	effective cycling and
services and		increase car use in the	pedestrian routes should
facilities		area.	be incorporated.
5 - To make the		There is scattered	at morporatou.
best use of		residential development	
previously		across the site, but the	
developed land and		site is primarily not	
existing buildings	0	previously developed	N/A
chicking salidings	J	p. strough developed	

		land.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 2.5km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural resources prudently	-	By increasing the need to travel, this site would likely increase greenhouse gas emissions This site will not affect the use of natural resources.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
10 - To adapt to the changing climate		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. The site also contains a drain, a number of small	Development should be designed to avoid impact on water features on or adjacent to the site.

		ponds, and a moat around a scheduled monument, all of which should be protected from the effects of development.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise		The site is unlikely to have any impact on noise or light pollution in isolation, due to its difference from existing residential properties. There may be a slight decrease in air quality due to additional car use. There may also be impacts from the nearby M23 motorway, and the southernmost part of the site falls within the	A construction statement could be used to set out
improve and noise and light pollution are reduced	-	57 decibel noise contour of Gatwick airport.	how construction impacts will be mitigated.
		The site is located within the Rural Surrounds of Horley, but is some distance from the main urban area of Horley and would represent a somewhat isolated addition to the edge of the town. The site would be	Development should be sensitively designed to
		likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside	respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area. However, this site is considered to play an important role analogous
15 - To protect and enhance landscape character		and separating settlements and moderate importance for checking sprawl. Development on this site would likely have	to the green belt, and it is likely that no level of mitigation could fully counteract the landscape impacts of development.

		a negative impact on landscape character.	
16 - To conserve		The site contains part of a Potential Site of Nature Conservation Importance and is adjacent to an existing SNCI. Development on this site would have to be careful not to impact on these habitats, and buffer zones may be required. Much of the south and west of the	Development should be designed to not impact upon the nearby SNCI, and a buffer zone may be appropriate. Development should aim
and enhance		site is within the River	to improve biodiversity in
biodiversity	-	Mole BOA.	the BOA.

EH1 - Land at Langshott Wood			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate 15 housing	
enable people to		units at an appropriate	
live in a home		density for the area. The	
suitable to their		site would have a positive	
needs and which		impact on housing needs	
they can afford	+	in the borough.	N/A
		The site is within walking	
		distance of a number of	
		facilities, and may	
		encourage some walking.	
		There is currently no public	
		access to the site, but	
		constraints mean much of	
		the site would be unlikely	
2 - To facilitate the		to be opened up by	
improved health		development. This site will	
and wellbeing of the		not impact strongly on	
whole population	0	health and wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,		.	
historic, and cultural		Development on the site	
assets and their		would not affect any	
settings	0	heritage assets.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located 1.2km from Horley town centre and 1.5km from the train station. Secondary and primary schools, and the employment area, are within 1km of the site, but the nearest GP surgery is currently 1.8km away. There are no buses that directly pass the site, although they do go reasonably close by. There are no dedicated bicycle facilities in the area, and although Smallfield Road to the south of the site contains good pedestrian facilities, Langshott Wood to the east is narrow and has no pedestrian pavements. However, the area to the west is suburban and residential, and likely to offer quiet and safe bicycle and pedestrian routes. This site is not likely to have a significant effect on car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site contains some residential previously developed land, and development on this site would represent a densification of this use. However, most of the site is not previously developed and contains dense woodland.	Development should focus on the previously developed part of the site, and avoid the woodland where possible.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.2km from Horley town centre, and additional housing in this area would be likely to provide support	N/A

		for businesses in this area.	
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its sustainable location, the site is unlikely to worsen greenhouse gas emissions.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	-	The northern half of the site is located within Flood Zone 2 and there are areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	-	The northern half of the site is located within Flood Zone 2 and there are small areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development on this site is not expected to have an impact on water quality. There is a drain along the northern boundary of the site that should be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly	A construction statement could be used to set out how construction impacts will be mitigated.

	impacted by an increase in traffic.	
15 - To protect and enhance landscape character	The site is located within the Rural Surrounds of Horley, but is contiguous with the main urban area of Horley. However, due to biodiversity constraints, it is likely that only the eastern side of the site could be developed, creating a separation from the urban area. The site was assessed in the green belt review and rated 5 out of 5 (1 being highest priority) and found to be of moderate importance for safeguarding countryside. Development on this site would likely have some negative impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should aim to integrate development with the woodland character of the site.
16 - To conserve and enhance biodiversity	The majority of the site is covered by the Langshott Wood Ancient Woodland, with additional TPOs adjacent to the southern boundary of the site. Development on this site would have to be careful not to impact on the woodland, and buffer zones may be required. However, development on this site would almost certainly lead to the loss and fragmentation of some of this habitat. A very small area in the north of the site is within the River Mole BOA, and the BOA is also close to the southern tip of the site.	It is unlikely that any mitigation could be taken to avoid damaging biodiversity on this site unless development was significantly restrained in order to keep a buffer zone in place around the ancient woodland. Development should aim to improve biodiversity within the BOA.

EH2 - Brook Wood				
Objective	Score	Comments	Potential Mitigation	
1 - To provide		The site could likely		
sufficient housing		accommodate 15 housing		
to enable people to		units at an appropriate		
live in a home suitable to their		density for the area. The site would have a positive		
needs and which		impact on housing needs		
they can afford	+	in the borough.	N/A	
they can anoid		The eastern part of this site could be used to 'complete' the Riverside Green Chain, as long as public access was maintained. This part of the site is located in Flood Zones 2 and 3, and is therefore not likely to be suitable for housing developments. Public rights of way run along the western boundary of the site, and across the site, and would need to be	Development on this site	
2 - To facilitate the improved health and wellbeing of the whole population 3 - To conserve and enhance archaeological,	+	preserved. The increased access to public open space could have health benefits for the population, although the site itself is not walking distance from the town centre.	should be required to include the completion of this section of the Riverside Green Chain as a condition of planning permission. Public rights of way should be retained.	
historic, and cultural assets and their settings	0	Development on the site would not affect any heritage assets.	N/A	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is located 1.5km from Horley town centre, railway station, the employment area, and local primary and secondary schools, and 2km from the nearest GP surgery. There are buses along Smallfield Road, but these pass only the southernmost extremity of the site. There are no	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.	

		dedicated bicycle facilities in the area, and although Smallfield Road to the south of the site contains good pedestrian facilities, Langshott Wood to the west is narrow and has no pedestrian pavements. This site offers significant barriers to the use of sustainable transport, and would be likely to significantly increase car use in the area.	
5 - To make the best use of previously developed land and existing buildings	0	The majority of the site is not previously developed land, although there are some residential properties scattered along the western edge of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently 10 - To adapt to the changing climate	0	This site will not affect the use of natural resources. The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of	N/A Development on parts of the site at risk of flooding should be avoided, and measures (such as

		which may worsen as climate change progresses.	SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Burstow Stream forms the southern, eastern, and northern boundary of the site, and development would have to be careful not to worsen the quality of the stream through runoff. The site also contains a number of drains and four small ponds that would need to be protected from the effects of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is poor quality agricultural land with no known contamination. Care must be taken during construction to avoid light or noise	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	The site is located within the Rural Surrounds of Horley, and is only somewhat contiguous with the main urban area of Horley, being located mostly in an area with a more rural character. The separation from the main urban area is further emphasised because of the gap that would be created by the ancient woodland to the west of the site. Development on this site would consequently stand out as a separate extension from the rest of Horley. The site was assessed in the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and settlement separation and moderate importance for checking sprawl. The site was found to be a key element in preventing the convergence of Horley and Smallfield. Development on this site would likely have a strong negative impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should aim to integrate development with the woodland character to the west of the site. Development should be located within the site so as best to maintain separation between Horley and Smallfield.
16 - To conserve and enhance biodiversity	The northeast of the site contains the Brook Wood SNCI and ancient woodland site, and development would need to be designed to protect this asset, possibly through the use of buffer zones. Most of the east and south of the site is within the River Mole BOA.	Buffer zones could be put in place to protect biodiversity assets from the effects of development. Development should aim to improve biodiversity within the BOA.

EH3 - Land North of Smallfield Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide	230.0	The site could likely	
sufficient housing		accommodate 40 housing	
to enable people to		units at an appropriate	
live in a home		density for the area. The	
suitable to their		site would have a positive	
needs and which		impact on housing needs	
they can afford	+	in the borough.	N/A
they can allord	Т	The site is not within	IV/A
		walking distance of the	
		town centre or associated	
		facilities. There are public	
		•	
		rights of way along the northern boundary and	
2 - To facilitate the		-	
		across the site, and these should be retained. This	
improved health			
and wellbeing of the whole		site will not impact	Bublic rights of way
	0	strongly on health and	Public rights of way
population	0	wellbeing.	should be retained.
3 - To conserve			
and enhance			
archaeological,		Davidana ant an tha aite	
historic, and		Development on the site	
cultural assets and		would not affect any	N1/A
their settings	0	heritage assets.	N/A
		The site is located 1.2km	
		from Horley town centre	
		and 1.5km from the train	
		station. Secondary and	
		primary schools, and the	
		employment area, are	
		within 1km of the site, but	
		the nearest GP surgery is	
		currently 1.8km away.	
		Buses pass the site along	
		Smallfield Road. There	
1		are no dedicated bicycle	
4 - To reduce the		facilities in the area,	
need to travel,		although Smallfield Road	
encourage		to the south of the site	
sustainable		contains good pedestrian	Better public transport
transport options,		facilities. This site is	links to this site would
and improve		reasonably accessible by	reduce car use, and
accessibility to all		sustainable modes of	effective cycling and
services and		transport and is not likely	pedestrian routes should
facilities	0	to have a significant effect	be incorporated.

		on car use.	
5 - To make the best use of previously developed land and existing buildings	+	The site contains a number of residential properties along Smallfield Road, and densification may be considered a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable		New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.2km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to worsen greenhouse gas emissions.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	1	The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and	0	Burstow Stream forms the northern boundary of the site, and development	Development should be designed to avoid impact on water features on or

groundwater, and maintain an		would have to be careful not to worsen the quality	adjacent to the site.
adequate supply of water		of the stream through run- off.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15. To protect and		The site is located within the Rural Surrounds of Horley, and is not contiguous with the main urban area of Horley, being located in an area with a more rural character. Development on this site would clearly stand out as an extension from the rest of Horley. The site was assessed in the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and settlement separation and moderate importance for checking sprawl. Development on this site would significantly reduce the separation between Horley and Smallfield. Development on this site would likely have a strong the separation and moderate importance for checking and Smallfield.	Development should be sensitively designed to respect the location on the urban-rural fringe. Development should be located within the site so as best to maintain separation between Horley and Smallfield. Development may have to be of relatively low density to achieve this, making the site loss.
15 - To protect and enhance landscape character		would likely have a strong negative impact on landscape character.	making the site less useful as an urban extension.

16 - To conserve		The site contains no biodiversity constraints. Brook Wood SNCI and ancient woodland is slightly to the north of the site, but as the northern area of the site is in Flood Zone 3, this is likely to protect the biodiversity assets from nearby development. With the exception of some very small areas in the west,	Development should aim
and enhance		the entire site is within the	to improve biodiversity
biodiversity	0	River Mole BOA.	within the BOA.

ERM1 - Land at Hillsbrow			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	The site could likely accommodate between 113 and 216 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole		The site is within walking distance of the town centre and railway station, and the size of the potential development would mean that further open space provision would likely be provided. The site is also within a reasonable walking distance from other open spaces, including Memorial Park. There is currently no public access to the site, and development on this site would open up greater access to the countryside. Overall, the site is likely to facilitate some physical activity among residents	Provision of publicly accessible open space
population	+	and will have a moderate	should be considered.

		positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains one locally listed building on the southern boundary, and two Grade II listed buildings a Grade II listed curtilage on the northern boundary. These are all located at the periphery of the site, and currently well shielded from the rest of the site by trees, so development is unlikely to have a strong impact on the setting.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is 1km from Redhill town centre, train station, and employment area, 1km from the nearest primary school, 1.2km from the nearest secondary school, and 1.5km from the nearest GP surgery. A number of bus routes run along the A25 on the northern boundary of the site. There is no dedicated bicycle infrastructure in the area. Pedestrian facilities are narrow on the A25 and would need to be improved; there are currently no pedestrian pavements on Philanthropic Road to the south of the site. The hilltop location may also discourage walking and cycling somewhat. However, the site is in a generally sustainable location and is accessible by sustainable modes of transport.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The majority of the site is not previously developed land, with only a small number of residential properties present.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its sustainable location, the site is unlikely to worsen greenhouse gas emissions.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only small, isolated areas at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in the surrounding area due to the steep topography of the site.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and		Development on this site	
maintain an adequate supply	0	would not have an impact on water quality.	N/A

of water			
13 - To reduce land contamination and safeguard soil quality and quantity	+	Parts of the site have previously been quarried/backfilled, and development on this site would require this issue to be investigated and any contamination remediated. Part of the site contains poor quality agricultural land.	Development on this site should include remediation of any contamination.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site may suffer from various forms of pollution. Proximity to a landfill site and to the A25 may affect air quality and noise pollution for residents on the site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.

The site is located within the green belt. In the green belt assessment it was rated 4 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside and settlement separation. The site is elevated and can be viewed from some distance away, particularly the southern slope. Views from the site itself are often obscured by tree cover at present. The site is contiguous with existing residential properties to the west only, and the developments would likely be separated by the ancient woodland area, reducing the impression of the site as an extension of the existing urban area. The topography of the site also makes it seem relatively remote from the surrounding residential area. The AGLV is close to the site to the east, and this area of AGLV may be added to the AONB in the future, subject to the results of an ongoing AONB review. The development would likely have a strong impact on the landscape character and would need to be carefully designed to avoid this and particularly to avoid impacting on the setting of the AGLV.

Development should be sensitively designed to protect views of the countryside, particularly those of the AGLV/AONB.

Development should also be designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area.

15 - To protect and enhance landscape character

There are areas of ancient woodland at both the western and eastern ends of the site. A small area of the Holmethorpe Sandpits SNCI is adjacent to the northern boundary of the site. Buffer zones may need to be implemented around these assets to protect them. The majority of the rest of the site is also heavily wooded, and many of these trees may have to be lost to make space for development. The northern edge of the site is very close to the Holmethorpe and Bay Pond BOA. Continued access may need to be provided to the site for monitoring work related to the restoration of the nearby landfill.

16 - To conserve

and enhance

biodiversity

Buffer zones should be considered to protect ancient woodlands and the SNCI from the impacts of development. Development should be sensitively designed to protect as much of the remaining woodland as possible and to integrate development with the woodland character of the site. Development should aim to improve biodiversity within the BOA. Account should be taken of the continued need for access to boreholes to monitor environmental issues related to the restoration of the nearby landfill.

ERM2 - Land West of Copyhold Works			
Objective	Score	Comments	Potential Mitigation
		The site could likely	
		accommodate between	
1 - To provide		79 and 157 housing units,	
sufficient housing		depending on the density	
to enable people to		found to be appropriate	
live in a home		for the area. The site	
suitable to their		would have a positive	
needs and which		impact on housing needs	
they can afford	++	in the borough.	N/A
		The site is within walking	
		distance of the town	
		centre and railway	
		station. The site is also	
O. T. G. Willer H.		within a reasonable	Dec 1steer of a falled
2 - To facilitate the		walking distance from	Provision of publicly
improved health		other open spaces,	accessible open space
and wellbeing of		including Memorial Park.	should be considered.
the whole		There are public rights of	Public rights of way
population	+	way along the western	should be retained.

		boundary of the site and across the northern section of the site, and these should be retained. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Development on the site would not affect any heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the best use of previously developed land and	+	The site is 1km from Redhill town centre, train station, and employment area, 1km from the nearest primary school, 1.2km from the nearest secondary school, and 1.75km from the nearest GP surgery. A number of bus routes run along the A25 on the southern boundary of the site. There is no dedicated bicycle infrastructure in the area. Pedestrian facilities are narrow on the A25 and would need to be improved. The elevated location may also discourage walking and cycling somewhat. However, the site is in a generally sustainable location and is accessible by sustainable modes of transport. The site is not previously developed land, apart from one residential property in the southwest	Development should incorporate pedestrian and cycle linkages.
existing buildings	0	corner.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment		New developments	
opportunities to		provide short term	
meet the needs of		employment opportunities	N/A
the local economy 8 - To reduce	+	within the borough. Due to its sustainable	IN/A
greenhouse gas		location, the site is	
emissions and		unlikely to worsen	Development should
move to a low		greenhouse gas	incorporate pedestrian
carbon economy	0	emissions.	and cycle linkages.
9 - To use natural		Development on this site	
resources	0	would not affect the use	N1/A
prudently	0	of natural resources.	N/A Development on parts of
10 - To adapt to the changing climate	++	The site is relatively very safe from to increased flooding that may occur as a result of climate change.	the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
10 - To adapt to the changing climate	++	safe from to increased flooding that may occur	should be avoided, and measures (such as
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only	should be avoided, and measures (such as SUDS) put in place to
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated	should be avoided, and measures (such as SUDS) put in place to
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface	should be avoided, and measures (such as SUDS) put in place to
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would	should be avoided, and measures (such as SUDS) put in place to
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for	should be avoided, and measures (such as SUDS) put in place to
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would	should be avoided, and measures (such as SUDS) put in place to
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and
	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding
11 - To reduce flood risk	++	safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in the surrounding area due to the steep topography of the site.	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk 12 - To improve the		safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in the surrounding area due to the steep topography of the site. The Redhill Brook runs	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development should be
11 - To reduce flood risk 12 - To improve the water quality of		safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in the surrounding area due to the steep topography of the site. The Redhill Brook runs just to the north of the	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development should be designed to avoid impact
11 - To reduce flood risk 12 - To improve the		safe from to increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only one very small, isolated area at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in the surrounding area due to the steep topography of the site. The Redhill Brook runs	should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development should be

maintain an adequate supply of water		on this site will need to investigate ways to ensure the water quality is not further impacted. There is a drain on the western boundary of the site that would need to be protected from the impacts of development.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is likely to currently suffer from some contamination due to proximity to the Copyhold Works, and development on this site would require this issue to be investigated and any contamination remediated. The site does not contain any agricultural land.	Development on this site should include remediation of any contamination.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site may suffer from various forms of pollution. Proximity to a landfill site and to the A25 may affect air quality and noise pollution for residents on the site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is located within the green belt. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The site is elevated and can be viewed from residential areas to the north. The site is contiguous with existing residential properties to	Development should be sensitively designed to protect views of the countryside.

the west and north, and would appear as a slight extension of the existing urban area. The area to the east is a landfill. which separates the site from the setting of the AGLV further to the east. Development on this site would have limited impact on landscape character. Almost the entire site falls within the Holmethorpe Sandpits SNCI. Some initial studies have been carried out on the site which shows that it potentially does not play a significant role as part of an SNCI. However, and development here could have an impact on biodiversity and therefore studies and mitigation would be required to be considered when a more Mitigation would be detailed scheme is being required to It is unlikely progressed as part of a planning application. that any mitigation could would be likely to have an be taken to avoid damaging impact on extremely significant negative impact on biodiversity on this site. biodiversity._-Almost all of due to the SNCI designation. Account the site is within the Holmethorpe and Bay should be taken of the Pond BOA. Continued continued need for access may need to be access to boreholes to provided to the site for monitor environmental 16 - To conserve monitoring work related issues related to the and enhance to the restoration of the restoration of the nearby biodiversity nearby landfill. landfill.

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ERM3 - Former Copyhold Works			
Objective	Score	Comments	Potential Mitigation

1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	The site could likely accommodate between 92 and 183 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is within walking distance of the town centre and railway station. The site is also within a reasonable walking distance from other open spaces, including Memorial Park. There is currently no public access to the site and development on this site would open up greater access to the countryside. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	Provision of publicly accessible open space should be considered.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is adjacent to two Grade II listed buildings and a Grade II listed curtilage. These are well shielded by trees.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 1.2km from Redhill town centre, train station, and employment area, 1km from the nearest primary school, 1.2km from the nearest secondary school, and less than 2km from the nearest GP surgery. A number of bus routes run along the A25 on the southern boundary of the site. There is no dedicated bicycle infrastructure in the area. Pedestrian facilities are narrow on the A25 and	Development should incorporate pedestrian and cycle linkages.

		would need to be improved. The elevated location may also discourage walking and cycling somewhat. However, the site is in a fairly sustainable location and will be unlikely to significantly increase traffic or reduce accessibility.	
5 - To make the best use of previously developed land and existing buildings	+	The site is previously developed land, is adjacent to a consisting of a landfill site and a small number of residential properties. Residential development on this site would contribute strongly to meeting housing need in the borough, and this can be considered a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is 1.2km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas	-	New developments provide short term employment opportunities within the borough. However, this would be counterbalanced by the loss of existing employment on the site. Due to its fairly sustainable location, the	Consideration should be given to the possibility of including employment uses on the site or elsewhere, to counterbalance the loss of existing facilities. Development should incorporate pedestrian
emissions and	0	site is unlikely to worsen	and cycle linkages.

move to a low		greenhouse gas	
carbon economy		emissions.	
9 - To use natural		Development on this site	
resources	0	would not affect the use of natural resources.	N/A
prudently	U	natural resources.	Development on parts of
			the site at risk of flooding
		The site is relatively very	should be avoided, and
10 - To adapt to		safe from to increased	measures (such as
the changing		flooding that may occur as	SUDS) put in place to
climate	++	a result of climate change.	reduce surface run-off.
		The entire site is located in	
		flood zone 1, with only	
		small, isolated areas at risk of surface flooding.	
		The site would be very	
		preferable for housing,	
		taking into account flood	
		risk. Care should be taken	
		to manage runoff from the	Development on parts of
		development to avoid	the site at risk of flooding
		increasing flooding risk in the surrounding area due	should be avoided, and measures (such as
11 - To reduce		to the steep topography of	SUDS) put in place to
flood risk	++	the site.	reduce surface run-off.
12 - To improve			
the water quality of			
rivers and			
groundwater, and		Davidana ant an this site	
maintain an adequate supply of		Development on this site would not have an impact	
water	0	on water quality.	N/A
wator	- C	The site is very likely to	14// 1
		suffer from land	
		contamination, due to its	
		location next to a landfill	
		and former industrial use.	
		Development on this site	
		would be required to remediate this	
		contamination before	
		going ahead, and if this	
		proves to be possible it	
		hinges to be hossible it	
13 - To reduce		represents a good	
land contamination		represents a good opportunity to reduce land	Development on this site
land contamination and safeguard soil		represents a good opportunity to reduce land contamination in the	should include
land contamination	++	represents a good opportunity to reduce land	

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site may suffer from various forms of pollution. Proximity to a landfill site and to the A25 may affect air quality and noise pollution for residents on the site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
reduced		The site is located within the green belt. In the green belt assessment it was rated 4 out of 5 (1 being the highest priority), and rated as moderate priority for checking sprawl and settlement separation. The site is elevated and visible at long range, and long range views are possible from the top of the site. The site is not contiguous with the existing urban area, and would represent a 'gap' in the built up area unless site ERM2 were developed at the same time. The area is adjacent to eurrently a landfill and quarry, clearly showing human impact on the landscape. The AGLV is located slightly to the east of the site, and this area of AGLV may be added to the AONB in the future, subject to the results of an	Development should be sensitively designed to protect views of the countryside, particularly those of the AGLV/AONB. Development should also designed to respect the location on the urban-
15 - To protect and enhance landscape character	_	ongoing AONB review. Development on this site would likely have some impact on landscape character.	rural fringe and minimise the obviousness of the separation between the site and the main urban area.

The site is surrounded on the north, west, and east sides by the Holmethorpe Sandpits SNCI, and a buffer zone may be required to ensure this Buffer zones should be biodiversity asset is not considered to protect the damaged by development SNCI from the impacts of on this site. There are two development. individual TPOs in the Development should be southeastern corner of the designed to retain trees site which should be with TPOs. Development retained. The northeastern should aim to improve section of the site falls biodiversity within the within the Holmethorpe BOA. Account should be and Bay Pond BOA. taken of the continued Continued access may need for access to need to be provided to the boreholes to monitor site for monitoring work environmental issues related to the restoration related to the restoration of the nearby landfill. of the nearby landfill.

ERM4 - Land South of Bletchingley Road			
Objective	Score	Comments	Potential Mitigation
,		The site could likely	3
		accommodate between 81	
4 T M.		and 163 housing units,	
1 - To provide		although the lower density	
sufficient housing to enable people to		option is likely to be most appropriate for this site due	
live in a home		to its sensitive location. The	
suitable to their		site would have a positive	
needs and which		impact on housing needs in	
they can afford	++	the borough.	N/A
,		The site is some distance	
		from the nearest town	
		centre, although a primary	
		school and GP surgery are	
		within walking distance. The	
		site is close to nature	
		reserves that may provide	
2 - To facilitate the		some opportunities for physical activity - however,	
improved health and		these are already publicly	
wellbeing of the		accessible due to public	Public rights of way
whole population	0	rights of way that run along	should be retained.

16 - To conserve

and enhance

biodiversity

		the southern and eastern boundaries of the site, and through the middle of the site. Development on this site is unlikely to have much effect on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is one locally listed building on the site. Although this asset is not well shielded from the rest of the site, it is on the far northern boundary of the site, and development could likely take place without significant impact.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel,		The site is 1.2km from the Portland Road local centre and 1.75km from the nearest railway station. However, it is 4.4km from the closest town centre in Redhill. A primary school is 1km away, and a GP surgery 1.2km; but the nearest secondary school is 4km away, and the nearest employment area 2.5km. A bus route runs past the northwest corner of the site. There is no dedicated bicycle infrastructure in the area. Pedestrian facilities are extremely limited on Bletchingley Road in the area of the site, but this would likely be improved in	
encourage sustainable transport options, and improve accessibility to all services and facilities	-	the event of development. However, due to the distance of the site from town centres, employment areas, and some facilities and services, this site offers notable barriers to	Development should incorporate pedestrian and cycle linkages.

		sustainable transport and is likely to increase car use.	
5 - To make the best use of previously developed land and existing buildings	0	The majority of the site is not previously developed, but the northwestern corner contains a recent housing development which would be retained, and there are scattered residential properties in the rest of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is 1.2km from the Portland Road local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A

10 - To adapt to the		The site is relatively very safe from increased flooding that may occur as a result of	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to
changing climate	++	climate change.	reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only small, isolated areas at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development on this site is not expected to have an impact on water quality, however the Spyne Meres wetlands are located just to the south of the site, and development should ensure that there are no unintended consequences on this habitat.	Investigation should be undertaken to ensure that development will not impact the nearby wetlands.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

		The site is located within the green belt, although it is considered to be of 'urban edge' character. In the green belt assessment it was rated 4 out of 5 (1 being the highest priority), and rated as moderate priority for checking sprawl and safeguarding countryside. There are some long views of fields and lakes available, but the landscape in the area has also been substantially affected by quarrying activities and other infrastructure. The site is somewhat on the edge of the existing urban area and would 'jut out' into the countryside, although there is a small amount of residential development already on the site. Development on this site	Development should
15 - To protect and enhance landscape character	-	would likely have some impact on landscape character. There are no biodiversity constraints on the site itself, but the Holmethorpe Sandpits SNCI is adjacent to the site to the south, and the Spyne Meres wetland nature reserve is to the south and east of the site (including across the borough boundary in Tandridge). The closeness of these attractive but sensitive areas may increase recreational pressure on them. Buffer zones may need to be implemented to ensure that development does not have	Investigation should be undertaken to ensure that development will not impact the nearby wetlands, including the possibility of buffer zones. Development
16 - To conserve and enhance biodiversity	-	an impact on these habitats, and the potential sensitivity of the area may reduce the	should aim to improve biodiversity within the BOA.

development potential. A small section of the south of the site falls within the Holmethorpe and Bay Pond BOA.

EDME Ookley Form Off Distablinglay Dood				
	ERM5 - Oakley Farm, Off Bletchingley Road			
Objective	Score	Comments	Potential Mitigation	
		The site could likely		
		accommodate between		
1 - To provide		100 and 200 housing units,		
sufficient housing to		depending on the density		
enable people to		found to be appropriate for		
live in a home		the area. The site would		
suitable to their		have a positive impact on		
needs and which		housing needs in the		
they can afford	++	borough.	N/A	
		The site is some distance		
		from the nearest town		
		centre, although a primary		
		school and GP surgery are		
		within walking distance.		
		The site is close to nature		
		reserves that may provide		
		some opportunities for		
		physical activity. There are		
		public rights of way along		
		the northern and eastern		
		boundaries of the site that		
		should be retained. The		
		site is near to the M25 and		
		M23, and there may be	Public rights of way	
		some health impacts	should be retained.	
		based on air and noise	Mitigation options	
2 - To facilitate the		pollution. Development on	should be explored to	
improved health		this site is unlikely to have	reduce the impacts of air	
and wellbeing of the		much effect on health and	and noise pollution on	
whole population	0	wellbeing.	residents.	

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		There are three locally listed buildings on the site, although these are at the very western edge, opposite residential developments. There is a locally listed building adjacent to the site to the south, but this is well shielded by trees. More importantly, there is a Grade II listed building adjacent to the site at the northwest, and the setting of this asset could be impacted by development on the northern part of the site.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options,		The site is 1.2km from the Portland Road local centre and 1.75km from the nearest railway station. However, it is 4.4km from the closest town centre in Redhill. A primary school is 1km away, and a GP surgery 1.2km; but the nearest secondary school is 4km away, and the nearest employment area 2.5km. A bus route runs near (but not directly past) the west of the site. There is no dedicated bicycle infrastructure in the area. Pedestrian facilities are extremely limited on Bletchingley Road in the area of the site, but this would likely be improved in the event of development. There may also be pedestrian access available through nearby residential streets. However, due to the	Better public transport links to this site would
and improve accessibility to all services and facilities	-	distance of the site from town centres, employment areas, and some facilities and services, this site	reduce car use, and effective cycling and pedestrian routes should be incorporated.

1			1
		offers notable barriers to	
		sustainable transport and	
		is likely to increase car	
		use.	
		The majority of the site is	
5 - To make the		not previously developed,	
best use of		with the exception of	
previously		scattered residential	
developed land and		properties around the edge	
existing buildings	0	of the site.	N/A
ometing samenings		New developments	
		contribute to economic	
		growth within the borough,	
		and should provide a	
		number of affordable	
		housing units. The site is	
		1.2km from the Portland	
6 - To support		Road local centre, and	
economic growth		additional housing in this	
which is inclusive,		area would be likely to	
innovative, and		provide support for	
sustainable	+	businesses in this area.	N/A
7 - To provide for			
employment		New developments	
opportunities to		provide short term	
meet the needs of		employment opportunities	
the local economy	+	within the borough.	N/A
the local economy	Т	By increasing the use of	Better public transport
8 - To reduce			links to this site would
		cars and providing barriers	
greenhouse gas		to sustainable transport	reduce car use, and
emissions and		modes, this site is likely to	effective cycling and
move to a low		increase greenhouse gas	pedestrian routes should
carbon economy	-	emissions.	be incorporated.
		Development on this site	
9 - To use natural		would not affect the use of	
resources prudently	0	natural resources.	N/A
			Development on parts of
			the site at risk of
			flooding should be
		The site is relatively very	avoided, and measures
		safe from increased	(such as SUDS) put in
10 - To adapt to the		flooding that may occur as	place to reduce surface
changing climate	44	a result of climate change.	run-off.
onanging climate	++	The entire site is located in	Development on parts of
			the site at risk of
		flood zone 1, with only	
		small, isolated areas at	flooding should be
		risk of surface flooding.	avoided, and measures
11 - To reduce		The site would be very	(such as SUDS) put in
flood risk	++	preferable for housing,	place to reduce surface

		taking into account flood risk.	run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are two small ponds in the centre and north of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A
		The northern part of the site is located within the buffer zone of an AQMA, and within the noise buffer zone of the M25/M23. The rest of the site does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A
14 - To ensure air quality continues to		or noise pollution impacts on nearby residential	construction statement could be used to set out
improve and noise and light pollution		properties, and air quality may be slightly impacted	how construction impacts will be
are reduced	0	by an increase in traffic.	mitigated.

15 - To protect and enhance landscape character	0	The site is located within the green belt. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The landscape in the area has also been substantially affected by quarrying activities and other infrastructure. The AONB is located to the north of the site, and care should be taken not to impact on the setting of the AONB however, the presence of two motorways in the immediate vicinity makes major impact less likely. The site is somewhat on the edge of the existing urban area and would mark a clear eastward extension of Merstham, although it is contiguous with existing residential development. Development on this site would have limited impact on landscape character.	Development should be designed to ensure it does not have a negative impact on views into and out of the AONB.
		There are no biodiversity	
		constraints on the site, although the southeastern	Investigation should be
		part of the site is close to	undertaken to ensure
16 - To conserve		the Spyne Mere wetland	that development will
and enhance		nature reserve in	not impact the nearby
biodiversity	0	Tandridge.	wetlands.

ERM6 - Land North of Radstock Way			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate between 45	
enable people to		and 90 housing units,	
live in a home		depending on the density	
suitable to their	++	found to be appropriate for	N/A

needs and which they can afford	the area. The site would have a positive impact on housing needs in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population	The site is currently considered a formal recreation space for walking and play, with a public right of way crossing the site. The site is also very close to the M25, the M23, and the junction of the two roads, and health and wellbeing of residents could suffer from poor air quality and noise pollution in the area. The site is within walking distance of the local centre and railway station, but overall development on this site would be likely to negatively impact health and wellbeing.	Consideration should be given to providing a formal recreation space of equal or greater size somewhere else in the vicinity, and public rights of way should be retained. Mitigation options should be explored to reduce the impacts of air and noise pollution on residents.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	There is a Grade II listed building adjacent to the site at the northwest, and the setting of this asset could be impacted by development on the site.	Sensitive design of the site could protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	The site is 1km from the Portland Road local centre and 1.2km from the nearest railway station. However, it is 4.5km from the closest town centre in Redhill. A primary school is 400m away, and a GP surgery 1.2km; but the nearest secondary school is 4km away, and the nearest employment area 2.5km. There is no bus route that passes the site, and the nearest bus stop is 300m away. There is no dedicated bicycle infrastructure in the area. However, Radstock Way has suitable pedestrian	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.

		facilities leading into a reasonably quiet residential area, which would likely be comfortable for walking or cycling. However, due to the distance of the site from town centres, employment areas, and some facilities and services, this site offers notable barriers to sustainable transport and is likely to increase car use.	
5 - To make the best use of previously developed land and existing buildings	_	The site is not previously developed land, but is currently used for formal recreation purposes, and the loss of this function to development may not be the best use of land when other sites are available.	Consideration should be given to providing a formal recreation space of equal or greater size somewhere else in the vicinity.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is 1.2km from the Portland Road local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	New developments provide short term employment opportunities within the borough. By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	N/A Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A

10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only small, isolated areas at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development on this site would not have an impact on water quality.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise		Part of the site is located within the buffer zone of an AQMA, and within the noise buffer zone of the M25/M23, and the entire site is close to these motorways. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out
and light pollution are reduced	-	may be slightly impacted by an increase in traffic.	how construction impacts will be mitigated.

green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The landscape in the area is substantially affected by the motorway infrastructure. The AONB and AGLV is located to the north of the site, and another part of the AONB to the east, and care should be taken not to impact on the setting of these designations - however, the presence of two motorways in the immediate vicinity makes major impact less likely. The site is somewhat on the edge of the existing urban area and would 'jut out' somewhat as a northern and eastern extension of Merstham, although it is partially contiguous with existing residential development. Development should designed to ensure does not have a negative impact on landscape character. 15 - To protect and enhance landscape character 0 unlandscape character. AGLV/AONB.	it
The Furzefield Wood	
ancient woodland is A buffer zone should adjacent to the site to the considered to prote	
16 - To conserve west, and a buffer zone ancient woodland fi	
and enhance may be necessary to the impacts of	J.111
biodiversity 0 protect this asset. development.	

SSW1 - Land North of Park Lane East			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	The site could likely accommodate between 168 and 336 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is within walking distance of a large park, and the size of the potential development would mean that further open space provision would likely be provided. However, the site is further away from town centres, railway stations and other services. A public right of way runs along the northern and eastern boundaries of the site and should be retained. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	Provision of publicly accessible open space should be considered. Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		The site contains one locally listed building, and is adjacent to two more to the southeast and west. The building on the site is not well shielded from the rest of the parcel. The park to the north of the site is listed as an Historic Park or Garden. Development on this site would need to be very sensitively designed so as not to negatively impact upon the setting of these historic assets.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 1.5km from the Woodhatch local centre and 2km from Reigate town centre and employment area. It is also 2km to the nearest secondary school, 500m to the nearest primary school, 2.5km to Reigate train station, and 1.5km to the nearest GP surgery. A bus route passes along Park Lane East. There is no dedicated bicycle infrastructure in the area. Park Lane East is wide enough to provide adequate pedestrian facilities, although Park Lane, to the west of the site, is extremely narrow and currently has no pedestrian pavement. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The majority of the site is not previously developed land, with only two residential properties present.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A

		By increasing the use of	
		cars and providing	Better public transport
8 - To reduce		barriers to sustainable	links to this site would
greenhouse gas		transport modes, this site	reduce car use, and
emissions and		is likely to increase	effective cycling and
move to a low		greenhouse gas	pedestrian routes should
carbon economy	-	emissions.	be incorporated.
•		Development on this site	
9 - To use natural		would not affect the use of	
resources prudently	0	natural resources.	N/A
			Development on parts of
			the site at risk of flooding
		The site is very safe from	should be avoided, and
		increased flooding that	measures (such as
10 - To adapt to the		may occur as a result of	SUDS) put in place to
changing climate	++	climate change.	reduce surface run-off.
		The entire site is located	D. dansari
		in flood zone 1, with no	Development on parts of
		known risk of surface	the site at risk of flooding
		flooding. The site would	should be avoided, and
11 - To reduce		be very preferable for	measures (such as
flood risk		housing, taking into account flood risk.	SUDS) put in place to reduce surface run-off.
12 - To improve the	++	account nood risk.	reduce surface full-oil.
water quality of			
rivers and			
groundwater, and			
maintain an		Development on this site	
adequate supply of		would not have an impact	
water	0	on water quality.	N/A
		Development on this site	
		would not affect land	
		contamination or soil	
		quality - the site is partially	
		moderate quality	
13 - To reduce land		agricultural land and	
contamination and		partially non-agricultural	
safeguard soil		land, with no known	
quality and quantity	0	contamination.	N/A
		The site is not located	
		within an AQMA, and	
		does not currently suffer	
		from noise pollution	
		issues. Care must be	
14 To opposite oir		taken during construction	
14 - To ensure air		to avoid light or noise	A construction statement
quality continues to		pollution impacts on nearby residential	A construction statement could be used to set out
improve and noise and light pollution		properties, and air quality	how construction impacts
are reduced	0	may be slightly impacted	will be mitigated.
are reduced	U	may be slightly impacted	wiii be iiiiliyaleu.

	by an increase in traffic.	
	The site is located within the green belt. In the green belt assessment it was rated 3 out of 5 (1 being the highest priority), and rated as high priority for safeguarding countryside and moderate priority for setting of historic towns. Views of the historic park are visible from the south of the site. The site is elevated and contains notable changes in topography, and development here might affect the prominence of or views of the hillside north of the site. The proposed development would be contiguous with the existing residential properties to the east and south, and would appear as an extension of the existing urban area. The AGLV is directly adjacent to the site to the west, and this area of AGLV may be added to the AONB in the future, subject to the results of an ongoing AONB review. The size of the potential development, along with its proximity to	Development should be sensitively designed to protect views of the countryside, particularly those of the
		countryside, particularly
	negative impact on the landscape character and would need to be carefully designed to express a transition between the	be designed to respect the location on the urban-rural fringe and minimise the obviousness of the
15 - To protect and enhance landscape	urban area and the countryside beyond, and	separation between the site and the main urban
character	to avoid impacting on the	area.

		setting of or views to and from the AGLV or the park.	
16 - To conserve and enhance		A group of TPOs is located in the eastern part of the site. Development on the site should be able to preserve these assets. The northern border of the site is adjacent to the	Development should be designed to protect and
biodiversity	0	Reigate Heath BOA.	retain trees with TPOs.

SSW2 - Land at Sandcross Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	The site could likely accommodate between 233 and 465 housing units, depending on the density found to be appropriate for the area. The site would have a positive impact on housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is within walking distance of a park and formal football pitch. The size of the potential development would mean that further open space provision would likely be provided, and this could connect up with the park to the east. However, the site is further away from town centres, railway stations and other services. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	Provision of publicly accessible open space should be considered.
3 - To conserve and enhance archaeological, historic, and cultural	0	Development on the site would not affect any heritage assets.	N/A

assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 1.5km from the Woodhatch local centre and 2.5km from Reigate town centre and employment area. It is also 1.5km to the nearest secondary school, 3km to Reigate train station, and 1km to the nearest GP surgery, but the northern part of the site contains a primary school. The site is probably large enough to provide additional services for the surrounding community. A bus route passes the site directly along Sandcross Lane. There is no dedicated bicycle infrastructure in the area, although Sandcross Lane provides mostly adequate pedestrian facilities. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site is partially previously developed land, with a garden centre at the east of the site and a school at the northern tip. The rest of the site is not previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A

İ		Nicolar de la constanta de Cala	l i
		New developments provide	
		short term employment opportunities within the	
		borough. Assuming, the	
7 To provide for			
7 - To provide for		existing commercial	
employment		enterprise at the east of the	
opportunities to		site is maintained, this will	
meet the needs of		lead to a net increase in	NI/A
the local economy	+	jobs.	N/A
8 - To reduce		By increasing the use of cars	D. dansadaka Id
greenhouse gas		and providing barriers to	Development should
emissions and move		sustainable transport modes,	incorporate
to a low carbon		this site is likely to increase	pedestrian and cycle
economy	-	greenhouse gas emissions.	linkages.
O To		Development on this site	
9 - To use natural		would not affect the use of	N./.
resources prudently	0	natural resources.	N/A
			Development on
			parts of the site at
		Dorto of the cite portioularly	risk of flooding
		Parts of the site, particularly in the centre and south, are	should be avoided,
		vulnerable to increased	and measures (such
10 - To adapt to the		flooding that may occur as a	as SUDS) put in place to reduce
changing climate	0	result of climate change.	surface run-off.
Changing climate	U	result of climate change.	Development on
		The entire site falls within	parts of the site at
		flood zone 1, but a significant	risk of flooding
		part of the centre and south	should be avoided,
		of the site is at risk of surface	and measures (such
		flooding. Generally, the site	as SUDS) put in
11 - To reduce flood		would be viable for housing,	place to reduce
risk	0	taking into account flood risk.	surface run-off.
12 - To improve the	0	taking into account hood risk.	Sariace rail oil.
water quality of			
rivers and			Development should
groundwater, and		There is a small ditch in the	be designed to avoid
maintain an		centre of the site that would	impact on water
adequate supply of		need to be protected from	features on or
water	0	the impacts of development.	adjacent to the site.
		Development on this site	and a second second
		would not affect land	
13 - To reduce land		contamination or soil quality -	
contamination and		the site is poor quality	
safeguard soil		agricultural land with no	
quality and quantity	0	known contamination.	N/A
I granty and quantity	J	MISTIT CONTAININGUOIL	1 4/ / 1

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is located within the green belt. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The site is contiguous with existing residential development to the north, south, and east, and would appear as a slight extension of the existing urban area. Development on this site would have limited impact on landscape character.	N/A
16 - To conserve and enhance biodiversity	0	A group of TPOs and a number of individual TPOS lie in the centre of the eastern boundary of the site. Development on the site should be able to preserve these assets. A small area of Slipshatch Wood ancient woodland is adjacent to the southern boundary of the site, and a buffer may be appropriate to protect this.	Development should be designed to protect and retain trees with TPOs. A buffer zone could be considered to protect the ancient woodland from the effects of development.

SSW3 - King George's Field			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate between 54	
enable people to		and 108 housing units,	
live in a home		depending on the density	
suitable to their	++	found to be appropriate for	N/A

needs and which they can afford		the area. The site would have a positive impact on housing needs in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population		The site is currently used as a playing field and sports facility, and the loss of this use would have a negative impact on health and wellbeing.	Provision of an alternative sports facility and playing field of equal or better quality should be considered as part of any development on this site.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Development on the site would not affect any heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 1.5km from the Woodhatch local centre and 2km from Reigate town centre and employment area. It is also 1.5km to the nearest secondary school, 500m to the nearest primary school, 2.5km to Reigate train station, and over 1km to the nearest GP surgery. The site is likely not large enough to provide additional services, although some may be provided if sites SSW2 or SSW4 are developed alongside it. The nearest bus route is about 5 minutes away. There is no dedicated bicycle infrastructure in the area, and currently no pedestrian facilities on the very narrow Whitehall Lane where access would most likely be provided. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.

5 - To make the best use of previously developed land and existing buildings	-	The site is currently used as a playing field and sports facility, and the loss of such a facility would be against planning policy and principles when other sites are available for housing.	Provision of an alternative sports facility and playing field of equal or better quality should be considered as part of any development on this site.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only a small risk of surface flooding in the southeast of the site. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small drain on the site that would need to be protected from the impacts of development. Development on this site	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	would not affect land contamination or soil quality - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The site is located within the green belt. In the green belt assessment it was rated 3 out of 5 (1 being the highest priority), and rated as high priority for safeguarding countryside and moderate priority for checking sprawl. The proposed development would be fairly contiguous with existing residential developments, giving an appearance of being a clear extension of the housing to the north. The AGLV is close to the site to the	Development should
15 - To protect and enhance landscape character		northwest, but is not directly adjacent to it - this area of the AGLV may be added to the AONB in the future, subject to the results of an ongoing AONB review. Development on this site would likely have some impact on landscape character and would need	be sensitively designed to protect views of the countryside, particularly those of the AGLV/AONB. Development should also be designed to respect the location on the urban-rural fringe.

		to be carefully designed to express a transition between the urban area and the countryside beyond.	
16 - To conserve and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

	SSW4 - Clayhall Farm			
Objective	Score	Comments	Potential Mitigation	
		The site could likely		
		accommodate between		
		272 and 543 housing		
1 - To provide		units, depending on the		
sufficient housing		density found to be		
to enable people to		appropriate for the area.		
live in a home		The site would have a		
suitable to their		positive impact on		
needs and which		housing needs in the		
they can afford	++	borough.	N/A	
		The site is within walking		
		distance of a park and		
		formal football pitch. The		
		size of the potential		
		development would mean		
		that further open space		
		provision would likely be		
		provided, and this could		
		connect up with the park		
		to the east. However, the		
		site is further away from		
		town centres, railway		
		stations and other		
2 - To facilitate the		services. Overall, the site		
		is likely to facilitate some		
improved health and wellbeing of		physical activity among residents and will have a	Provision of publicly	
the whole		moderate positive impact	accessible open space	
population		on health and wellbeing.	should be considered.	
population	+	There is a Grade II listed	Development on parts of	
		building and four Grade II	the site that contain	
3 - To conserve		listed curtilages at	heritage assets, or which	
and enhance		Clayhall Farm, and these	are visible from the listed	
archaeological,		are not particularly	buildings could be	
historic, and		shielded from the rest of	avoided. Sensitive	
cultural assets and		the site. Development	design of the site could	
their settings	_	would need to be	further protect the setting	
anon oounigo			iaiting protoct the setting	

		sensitively designed to not impact upon the setting of these buildings.	of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is at least 1.5km from the Woodhatch local centre and 2km from Reigate town centre and employment area. It is also 1.5km to the nearest primary and secondary schools, 2.5km to Reigate train station, and over 1km to the nearest GP surgery. Consequently, additional services would likely need to be provided on or close to the site before it could be considered a sustainable location. The nearest bus route is at least 10 minutes' walk away. There is no dedicated bicycle infrastructure in the area, and currently no pedestrian facilities on either Slipshatch Road or Clayhall Lane. Without mitigating action, this site offers very high barriers to sustainable transport and is likely to significantly increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site is not considered previously developed land, although there are some agricultural buildings present.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for	N/A

		businesses in this area.	
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		By significantly increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to significantly increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	0	Parts of the site, particularly in the western portion, are vulnerable to increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	0	Only the western edge of the site falls within flood zones 2 or 3, although some areas in the rest of the site are vulnerable to surface flooding. Generally, the site would be viable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Wallace Brook runs through the western edge of the site, and development must be designed to protect the quality of the water. There are also a number of small ditches and drains running toward the brook, and development should ensure that these are also protected.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is	N/A

		moderate quality agricultural land with no known contamination.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The site is located within the green belt. In the green belt assessment it was rated 1 out of 5 (1 being the highest priority), and rated as high priority for safeguarding countryside and checking sprawl, and moderate priority for settlement separation. Relatively long and uncontained views of the countryside are currently possible from the site. The proposed development would stand out as being only very faintly contiguous with the existing urban area, unless developed in conjunction with parcels SSW2 and SSW3. The	Development should be sensitively designed to
15 - To protect and enhance landscape character		AGLV is directly adjacent to the site to the north, and this area of AGLV may be added to the AONB in the future, subject to the results of an ongoing AONB review. The size of the potential development, along with its proximity to an extended area of open countryside and to the	protect views of the countryside, particularly those of the AGLV/AONB. Development should also be designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area.

		AGLV, means it would likely have significant negative impact on the landscape character and would need to be carefully designed to express a transition between the urban area and the countryside beyond, and to avoid impacting on the setting of or views to and from the AGLV.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site. A small corridor in the west of the site is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.

		Land South of Slipshatch Ro	
Objective	Score	Comments	Potential Mitigation
		The site could likely	
		accommodate between 158	
1 - To provide		and 317 housing units,	
sufficient housing to		depending on the density	
enable people to		found to be appropriate for	
live in a home		the area. The site would	
suitable to their		have a positive impact on	
needs and which		housing needs in the	
they can afford	++	borough.	N/A
		The site is within walking	
		distance of a primary school	
		and a GP surgery.	
		However, the site is further	
		away from town centres,	
		railway stations and other	
		services. The site is large	
		enough that provision of	
		new public open space	
		would likely be needed,	
		providing public access to	
		an area that does not	
		currently have it, and	
2 - To facilitate the		increasing the amount of	
improved health and		accessible green space in	Provision of publicly
wellbeing of the		the surrounding area.	accessible open space
whole population	+	Overall, the site is likely to	should be considered.

		facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a Grade II* listed building and several Grade II* listed curtilages just southwest of the site, and these are somewhat visible from the site. Development must be sensitively designed to avoid impacting on the setting of these assets.	Sensitive design of the site could protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the		The site is less than 1km from the Woodhatch local centre, 1km from a primary school, 1.5km from a secondary school, and 750m from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. The closest bus route runs from Sandcross Lane, but no public transport directly passes the site. There is no dedicated bicycle infrastructure in the area, although assuming the new development follows the existing character of the residential parts of Slipshatch Road, there should be adequate space for pedestrians. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
best use of previously developed land and existing buildings	0	The site is not considered previously developed land.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	0	Parts of the site, particularly in the southern portion, are vulnerable to increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood	0	Only the southern edge of the site falls within flood zones 2 or 3, although some areas in the rest of the site are vulnerable to surface flooding. Generally, the site would be viable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and		A small stream on the site	Development should be designed to avoid
maintain an adequate supply of water	0	would need to be protected from the impacts of development.	impact on water features on or adjacent to the site.

		Development on this site would not affect land	
13 - To reduce land		contamination or soil quality	
contamination and		- the site is poor quality	
safeguard soil quality and quantity	0	agricultural land with no known contamination.	N/A
quality and quantity	U	The site is not located	IN/A
		within an AQMA, and does	
		not currently suffer from	
		noise pollution issues. Care	
		must be taken during construction to avoid light or	
14 - To ensure air		noise pollution impacts on	A construction
quality continues to		nearby residential	statement could be
improve and noise		properties, and air quality	used to set out how
and light pollution are reduced	0	may be slightly impacted by an increase in traffic.	construction impacts will be mitigated.
4.0.00000	<u> </u>	The site is located within	viii 20 magatou
		the green belt. In the green	
		belt assessment it was	
		rated 3 out of 5 (1 being the highest priority), and rated	
		as high priority for	
		safeguarding countryside	
		and moderate priority for	
		checking sprawl. Relatively long and uncontained views	
		of the countryside are	
		currently possible from the	
		site. However, the proposed	
		development is contiguous to an existing residential	
		area, and would appear as	
		a natural extension, albeit a	
		very large one, of the existing urban area. The	
		size of the potential	
		development, along with its	
		proximity to an extended	
		area of open countryside, means it would likely have	
		some negative impact on	Development should
		the landscape character	be sensitively designed
		and would need to be	to protect views of the
		carefully designed to express a transition	countryside. Development should
15 - To protect and		between the urban area	also be designed to
enhance landscape		and the countryside	respect the location on
character	-	beyond.	the urban-rural fringe.

16 - To conserve and enhance biodiversity		A group of TPOs lies in the centre of the site, and a single TPO to the east. Slipshatch Wood, an SNCI and area of ancient woodland, is directly adjacent to the site to the west. Development on this site will need to be very careful to protect these assets, and a buffer zone may be necessary to ensure the SNCI/ancient woodland is not damaged.	Development should be designed to protect and retain trees with TPOs. A buffer zone could be considered to protect the ancient woodland/SNCI from the effects of development.
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SSW6 - Land West of Castle Drive			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate 15 housing	
enable people to live		units, based on the density of	
in a home suitable to		nearby areas. The site would	
their needs and		have some positive impact on	
which they can		housing needs in the	
afford	+	borough.	N/A
		The site is adjacent to playing	Better public
		fields, although these are not	transport links to this
		publically accessible. The site	site would reduce
		is some distance from a town	car use, and
2 - To facilitate the		centre or train station, but is	effective cycling and
improved health and		close to a local centre, which	pedestrian routes
wellbeing of the		may encourage walking for	should be
whole population	0	some shops and facilities.	incorporated.
3 - To conserve and			
enhance		There is a Grade II* listed	
archaeological,		building 500m to the west,	Consideration
historic, and cultural		and care should be taken not	should be given to
assets and their		to impact on the setting of	the setting of
settings	0	this heritage asset.	heritage assets.

4 - To reduce the		The site is less than 1km from the Woodhatch local centre, 1km from a primary school, 1.5km from a secondary school, and 1km from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. A bus route runs along Dovers Green Road to the east of the site. There is no dedicated bicycle infrastructure in the area, and pedestrian pavements on Dovers Green Road are currently extremely narrow. However, due to the location of the site, directly contiguous to an existing residential	Better public
need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	area, a safer and quieter route through suburban areas is likely to be possible. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings		The site is currently used as a playing field and sports facility, and the loss of such a facility would be against planning policy and principles when other sites are available for housing.	Provision of an alternative sports facility and playing field of equal or better quality should be considered as part of any development on this site.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet	+	New developments provide short term employment opportunities within the	N/A

the needs of the local economy		borough.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural	-	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions. Development on this site would not affect the use of patural recovered.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
resources prudently 10 - To adapt to the changing climate	+	The site is not located within flood zones 2 or 3, and only a very small portion of the site is at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood	+	The site is not located within flood zones 2 or 3, and only a very small portion of the site is at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small drain on the site that would need to be protected from the impacts of development. Development on this site	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination. The site is not located within	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby	A construction statement could be used to set out how construction impacts will be mitigated.

		residential properties, and air quality may be slightly impacted by an increase in traffic.	
15 - To protect and enhance landscape character	-	The site is located within the green belt. In the green belt assessment, a wider parcel containing this slice of land was rated 2 out of 5 (1 being the highest priority), and rated as high priority for checking sprawl and safeguarding countryside. However, due to other constraints, the only part of the site that was judged suitable for development is the eastern area, which is contiguous to existing residential areas and would limit the negative impact somewhat. Nevertheless, development on this site would likely have some impact on landscape character.	Development should be designed to respect the location on the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There is a single individual TPO on the site, and this would need to be retained.	Development should be designed to protect and retain trees with TPOs.

SSW7 - Hartswood Nursery			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate 26 housing	
enable people to		units, based on the density	
live in a home		of nearby areas. The site	
suitable to their		would have some positive	
needs and which		impact on housing needs in	
they can afford	+	the borough.	N/A

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is within walking distance of a primary school and a sports centre. However, the site is further away from town centres, railway stations and other services. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two Grade II listed buildings within the site boundary, although these are well shielded by trees and development would be possible without significantly affecting the setting. There is a Grade II* listed building 500m to the west, and care should be taken not to impact on the setting of this heritage asset.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel,		The site is less than 1km from the Woodhatch local centre, 1km from a primary school, 1.5km from a secondary school, and 1.2km from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. A bus route runs along Dovers Green road. There is no dedicated bicycle infrastructure in the area, and pedestrian pavements on Dovers Green Road are currently extremely narrow. However, due to the	ā
encourage sustainable transport options, and improve accessibility to all services and facilities	-	location of the site, directly contiguous to an existing residential area, a safer and quieter route through suburban areas is likely to be possible. Without mitigating action, this site	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.

		offers barriers to sustainable	
		transport and is likely to increase car use.	
5 - To make the best use of previously developed land and existing buildings	0	Most of the site is not previously developed land, although there are some agricultural buildings present, and three residential properties.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only a very small portion at the east of the site at risk of surface flooding. The site would be very preferable for housing, taking into account	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

		flood risk.	
12 - To improve the water quality of			
rivers and groundwater, and			
maintain an		Development on this site	
adequate supply of		would not have an impact	
water	0	on water quality.	N/A
		Development on this site	
13 - To reduce land		would not affect land	
contamination and		contamination or soil quality - the site is poor quality	
safeguard soil		agricultural land with no	
quality and quantity	0	known contamination.	N/A
		The site is not located within	
		an AQMA, and does not	
		currently suffer from noise	
		pollution issues. Care must be taken during construction	
		to avoid light or noise	
14 - To ensure air		pollution impacts on nearby	A construction
quality continues to		residential properties, and	statement could be
improve and noise		air quality may be slightly	used to set out how
and light pollution are reduced	0	impacted by an increase in traffic.	construction impacts
are reduced	U	The site is located within the	will be mitigated.
		green belt. In the green belt	
		assessment it was rated 4	
		out of 5 (1 being the highest	
		priority), and rated as	
		moderate priority for	
		checking sprawl and safeguarding countryside.	
		There is a small amount of	
		common land on the	
		eastern and northern	
		boundaries of the site. The	
		site is contiguous with	
		existing residential development to the north,	
		and would appear as a	
		slight extension of the	Common land should
		existing urban area.	be retained where
15 - To protect and		Development on this site	possible and made
enhance landscape	0	would have limited impact	accessible to the
character 16 - To conserve	0	on landscape character.	public.
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A
	<u> </u>		ı

SSW8 - Land at Hartswood Playing Fields			
Objective	Score	Comments	Potential Mitigation
,		The site could likely	
1 - To provide		accommodate 187 housing	
sufficient housing to		units, based on the density of	
enable people to live		nearby areas. The site would	
in a home suitable to		have a positive impact on	
their needs and		housing needs in the	N1/A
which they can afford	++	borough.	N/A
2 - To facilitate the improved health and wellbeing of the		The site is currently used as a playing field and sports facility, and the loss of this use would have a negative impact on health and	Provision of an alternative sports facility and playing field of equal or better quality should be considered as part of any development on this
whole population		wellbeing.	site.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two Grade II listed buildings adjacent to the site, although these are well shielded by trees and development would be unlikely to significantly affect them.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	_	The site is less than 1km from the Woodhatch local centre, 1km from a primary school, 1.5km from a secondary school, and 1.2km from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. A bus route runs along Dovers Green road. There is no dedicated bicycle infrastructure in the area, and pedestrian pavements on Dovers Green Road are currently extremely narrow. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and	_	The site is currently used as a playing field and sports facility, and the loss of such a	Provision of an alternative sports facility and playing

existing buildings		facility would be against planning policy and principles when other sites are available for housing.	field of equal or better quality should be considered as part of any development on this site.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only the southwestern corner at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond and a drain on the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The site is located within the green belt. In the green belt assessment it was rated 2 out of 5 (1 being the highest priority), and rated as high priority for checking sprawl and safeguarding countryside. Development on this site would likely have some impact on landscape character.	Development should be designed to respect the location on the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

SSW9 - Land at Dovers Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate 108 housing	
enable people to		units, based on the density	
live in a home		of nearby areas. The site	
suitable to their		would have a positive	
needs and which		impact on housing needs in	
they can afford	++	the borough.	N/A

2 - To facilitate the improved health and wellbeing of the whole population	+	A public right of way runs along the northern boundary of the site and should be retained. The site is within walking distance of a primary school and a sports centre. However, the site is further away from town centres, railway stations and other services. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		The site contains two Grade II listed buildings, and is directly adjacent to another Grade II listed building. The assets within the site are not shielded by trees and form a central part of the site. Development on this site would likely impact on the setting of these heritage assets.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is less than 1km from the Woodhatch local centre, 750m from a primary school, 1.5km from a secondary school, and 1.2km from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. A bus route runs along Dovers Green road. There is no dedicated bicycle infrastructure in the area, and pedestrian pavements on Dovers Green Road are currently extremely narrow. Lonesome Lane, on the eastern side of the site, currently has no pedestrian facilities at all. Without mitigating action, this site offers barriers to sustainable	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.

		transport and is likely to increase car use.	
5 - To make the best use of previously developed land and existing buildings	0	The site is not considered previously developed land, although there are some agricultural buildings present.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	_	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A

10 - To adapt to the changing climate	+	Only the very eastern edge of the site is vulnerable to increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	+	Only the very eastern edge of the site falls within flood zones 2 or 3, although there is some risk of surface flooding toward the centre of the site. Generally, the site would be viable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the eastern boundary of the site, and development must be designed to protect the quality of the water. There are also four small ponds and a drain present on the site, and development should ensure that these are also protected.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination. The site is not located within	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The site is located within the green belt. In the green belt assessment it was rated 2 out of 5 (1 being the highest priority), and rated as high priority for checking sprawl and safeguarding countryside. There is a small amount of common land in the northwest corner of the site. Development on this site would likely have some impact on landscape character.	Development should be designed to respect the location on the urban-rural fringe. Common land should be retained where possible and made accessible to the public.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site, although the New Pond Farm SNCI is a short way to the east. A very small area in the east of the site falls within the River Mole BOA, and the northeastern boundary of the site is adjacent to the Earlswood and Redhill Commons BOA.	Development should aim to improve biodiversity within the BOA.

SSW10 - Land East of Dovers Green Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	
sufficient housing to		accommodate 101 housing	
enable people to		units, based on the density	
live in a home		of nearby areas. The site	
suitable to their		would have a positive	
needs and which		impact on housing needs in	
they can afford	++	the borough.	N/A
		A public right of way runs	
		along the southern	
		boundary of the site and	
		should be retained. The site	
		is within walking distance of	
		a primary school and a	
		sports centre. However, the	
		site is further away from	
2 - To facilitate the		town centres, railway	
improved health and		stations and other services.	
wellbeing of the		Overall, the site is likely to	Public rights of way
whole population	+	facilitate some physical	should be retained.

		activity among residents and will have a moderate positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains two Grade II listed buildings, and a locally listed building. However, the assets are all located on the western edge of the site, and the size of the site may make it easier for development to preserve their setting.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve		The site is less than 1km from the Woodhatch local centre, 750m from a primary school, 1.5km from a secondary school, and 1.2km from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. A bus route runs along Dovers Green road. There is no dedicated bicycle infrastructure in the area, and pedestrian pavements on Dovers Green Road are currently extremely narrow. Lonesome Lane, on the eastern side of the site, currently has no pedestrian facilities at all. However, due to the location of the site, directly contiguous to an existing residential area, a safer and quieter route through suburban areas is likely to be possible. Without mitigating action, this site	Better public transport links to this site would reduce car use, and effective cycling and
accessibility to all services and facilities	_	offers barriers to sustainable transport and is likely to increase car use.	pedestrian routes should be incorporated.

5 - To make the best use of previously developed land and existing buildings	+	The site contains a number of residential properties already, as well as a nursing home. Development would build somewhat on the existing residential capacities of the site, although much of the site is currently not considered previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change. The entire site is located in flood zone 1, with only very	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of
11 - To reduce flood risk	++	small areas at risk of surface flooding. The site would be very preferable for housing, taking into account	flooding should be avoided, and measures (such as SUDS) put in place to

		flood risk.	reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the southeastern boundary of the site, and development must be designed to protect the quality of the water. A small drain is also present on the west of the site.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape		The site is located within the green belt. In the green belt assessment it was rated 4 out of 5 (1 being the highest priority), and rated as moderate priority for checking sprawl and safeguarding countryside. There is a small amount of common land on the western edge of the site. The site is contiguous with existing residential development to both the north and west, and would appear as a slight extension of the existing urban area. Development on this site would have limited impact	Development should be designed to respect the location on the urban-rural fringe. Common land should be retained where possible and made accessible to the
character	0	on landscape character.	public.

		There are groups of TPOs	
		on the western and eastern	
		boundaries of the site,	
		although these are limited in	
		size and development could	
		go forward without	Development should
		impacting them greatly. The	be designed to protect
		New Pond Farm SNCI is a	and retain trees with
		short way to the east. A	TPOs. Development
16 - To conserve		small area in the east of the	should aim to improve
and enhance		site falls within the River	biodiversity within the
biodiversity	0	Mole BOA.	BOA.

Appendix K – Strategic Employment Site Allocation Assessments

NWH1 - Land at Meath Green Lane				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This site will not impact on housing delivery.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. Public rights of way run along the southern and western boundaries of the site, and would need to be preserved.	Public rights of way should be retained.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	This site contains an area of potential archaeological importance, and a Grade II and Grade II curtilage listed buildings. These are located entirely within Flood Zones 2 and 3, and the listed buildings are currently somewhat shielded from the main site by trees. However, development of an SES on this site would be likely to impact the setting of these assets.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the SES could further protect the setting of the heritage assets.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 4km from the nearest railway station, 3.5km from the town centre, 2km from the nearest local centre, and 2.75km from the nearest employment area. There is currently no public transport to the site, although a	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.	

		proposed bus route would run very close to the site. However, development on this site is likely to increase car usage significantly.	
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes

carbon economy			should be incorporated.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	-	The upper half of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	-	The upper half of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	?	The Burstow Stream makes up the northern boundary of the site and is of mixed quality in this area. Further investigation would be needed to assess the potential impacts on water quality of a development on this site.	Further investigation should be undertaken on the quality of the Burstow Stream in this area and the potential risks such a development might pose to it.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is currently low grade farmland with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air quality.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.

15 - To protect and enhance landscape character -	the Rural Surrounds of Horley, and adjacent to the Green Belt. The site was assessed as part of the green belt review, and found to have high importance for safeguarding countryside and moderate importance for separating settlements. Development on the site would therefore be likely to have some impact on landscape character, and would introduce a heavily developed area to the urban-rural fringe.	Development on this site should be focused on the areas closest to the existing urban area and further away from the green belt boundary. Development should be sensitively designed to respect the location on the urban-rural fringe.
16 - To conserve and enhance biodiversity 0	The Burstow Stream makes up the northern boundary of the site and is of mixed quality in this area, and there may be some risk to biodiversity resources from development. An ancient woodland SNCI lies slightly to the east of the site. However, the site offers the opportunity to complete the Riverside Green Chain in this area, which balances any potential negative effects. The northern half of the site is within the River Mole BOA.	Development on this site should include the completion of the Riverside Green Chain, and development should be located in the southern part of the site to protect the biodiversity of the northern part. Development should be designed to not impact upon the nearby SNCI. Further investigation should be undertaken on the quality of the Burstow Stream in this area and the potential risks such a development might pose to it. Development should aim to improve biodiversity within the BOA.

NWH2 - Land at Bonehurst Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to			
live in a home		This site will not impact on	
suitable to their	0	housing delivery.	N/A

needs and which			
they can afford			
2 - To facilitate the		This site will not impact on	
improved health		health and wellbeing. A	
and wellbeing of		public right of way runs	
the whole	_	across the site and would	Public rights of way
population	0	need to be preserved.	should be retained.
		The site contains no	
		archaeological or	
		historical assets, although	
		it is close to a number of	
		locally listed buildings and Grade II and Grade II	
		Curtilage listed buildings,	
		and an area of	
		archaeological potential.	
3 - To conserve		The trees around the	
and enhance		boundary of the site mean	
archaeological,		that development on this	
historic, and		site will have very limited	
cultural assets and		impact on these heritage	
their settings	0	assets.	N/A
		The site is 2km from the	
		nearest railway station,	
		and 1.5km from the town	
4 - To reduce the		centre and employment	
need to travel,		area. There is a regular	
encourage sustainable		bus service along	
transport options,		Bonehurst Road, including buses to Redhill.	
and improve		The site is in a reasonably	
accessibility to all		accessible location, and	Development should
services and		unlikely to significantly	incorporate pedestrian
facilities	0	increase car usage.	and cycle linkages.
		The site does not utilise	,
		previously developed	
		land, but it is unlikely that	
		any previously developed	
		site in the south of the	
5 - To make the			
best use of		borough of a suitable size	
best use of previously		borough of a suitable size for a strategic	
best use of	0	borough of a suitable size	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Because the site is unlikely to significantly increase the use of cars, the impact on greenhouse gas emissions should be similarly neutral.	N/A
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses. Only the southwest quadrant of the site is located in Flood Zone 1.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding. Only the southwest quadrant of the site is located in Flood Zone 1.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

groundwater, and maintain an adequate supply of water This site will not have a negative impact. N/A	12 - To improve the water quality of rivers and		The Burstow Stream passes near the site and is of mixed quality in this area. However, the stream is not directly	
adequate supply of water This site will not have an impact on land contamination or soil quality - the site is of low grade agricultural quality with no known quality and quantity This site is directly adjacent to residential properties, and may therefore increase noise and light pollution are reduced This site is located in the Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside,	groundwater, and		adjacent to the site, and	
water Mater				
impact on land contamination or soil quality - the site is of low grade agricultural quality with no known contamination. 13 - To reduce land contamination or soil quality - the site is of low grade agricultural quality with no known contamination. N/A This site is directly adjacent to residential properties, and may therefore increase noise and light pollution. The development itself may also suffer from noise and air pollution issues from the A23. The site is directly adjacent to residential properties, and may therefore increase noise and light pollution. The development itself may also suffer from noise and air pollution issues from the A23. The site is located in the Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside,		0	_	N/A
quality and quantity O contamination. This site is directly adjacent to residential properties, and may therefore increase noise and light pollution. The development itself may also suffer from noise and air pollution issues from the A23. The site is located in the Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside,	contamination and		impact on land contamination or soil quality - the site is of low grade agricultural quality	
adjacent to residential properties, and may therefore increase noise and light pollution. The development itself may also suffer from noise and air pollution issues from are reduced The site is located in the Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside,		0		N/A
Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside,	quality continues to improve and noise and light pollution		adjacent to residential properties, and may therefore increase noise and light pollution. The development itself may also suffer from noise and air pollution issues from	impact of noise, light, and air pollution, both on the development itself and on nearby residential
character other categories. N/A	enhance landscape	0	Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside, and low importance in all	N/A

t of t of t of t of t of t of t of t of	The site contains nine trees with Tree Protection Orders, but no other biodiversity constraints, and it is likely that this small number of trees could be protected in any site design. The Burstow Stream runs near the site, but not adjacent to it. The northern half of the site is within the River Mole BOA.	Development on this site should protect trees with TPOs. Development should aim to improve biodiversity within the BOA.
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SEH1 - Land at Fishers Farm and Bayhome Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This site will not impact on housing delivery.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	-	The site was allocated as a public open space in the 2005 BLP, and although it is not formally used for recreation purposes, the loss of public open space may have a negative impact on health and wellbeing. There is a public right of way along the southern boundary of the site which would need to be preserved.	Public rights of way should be retained. The provision of replacement open space on the site or elsewhere should be considered.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no archaeological or historical assets, although it is close to two locally listed buildings and two Grade II listed buildings. These are partially shielded by trees.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and		The site is less than 1km from the railway station, 1.2km from the town centre, and 1.5km from the employment area. The site lies close to a road with regular public transport. The site is accessible by sustainable transport	Development should incorporate pedestrian and
facilities	++	modes.	cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pentup demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pentup demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A

		Because of its proximity	
		to transport links, this	
8 - To reduce		site is very accessible	
greenhouse gas		by sustainable modes,	
emissions and		and can somewhat	
move to a low		contribute to a reduction	
carbon economy	+	in greenhouse gases.	N/A
9 - To use natural		This site will not affect	
resources		the use of natural	
prudently	0	resources.	N/A
		Part of the north and east of the site are	
		located within Flood Zone 2 and areas at risk	Development on parts of the site at risk of flooding
		of surface flooding, both	should be avoided, and
10 - To adapt to		of which may worsen as	measures (such as SUDS)
the changing		climate change	put in place to reduce
climate	-	progresses.	surface run-off.
			Development on parts of
		Parts of the north and	the site at risk of flooding
		east of the site are	should be avoided, and
		located within Flood	measures (such as SUDS)
11 - To reduce		Zone 2 and areas at risk	put in place to reduce
flood risk	-	of surface flooding.	surface run-off.
12 - To improve			
the water quality of			
rivers and			
groundwater, and			
maintain an		The site is unlikely to	
adequate supply of		have an impact on water	
water	0	quality.	N/A
		This site will not have an	
40 T		impact on land	
13 - To reduce		contamination or soil	
land contamination		quality - the site is	
and safeguard soil		graded as poor quality	
quality and		agricultural land with no	
quantity	0	known contamination.	N/A
		This site is directly	Development on the site
		adjacent to residential	should demonstrate that it
		properties, and may	will not have a detrimental
		therefore have some	impact on air quality within
		impact on noise and	the AQMA. Mitigation
14 Ta arassus als		light pollution. The site	measures should be
14 - To ensure air		itself may suffer from	explored to reduce the
quality continues		noise pollution from the	impacts of noise and light
to improve and		nearby motorway,	pollution, both on the
noise and light		railway line, and	development itself and on
pollution are		Gatwick Airport. The site	surrounding residential
reduced	-	is within the Horley	properties.

		AQMA.	
		This site is located	
		within the Rural	
		Surrounds of Horley, but	
		is a long distance from	
		the Green Belt, and is	
		sandwiched between	
		areas of existing	
		residential development,	
		and with a motorway	
		and Gatwick Airport	
		close to the south. The	
		site was assessed in the	
		green belt review and	
		found to be of moderate	
		importance for	
		safeguarding	
		countryside and low	
		importance in all other	
		categories. However,	
		the southern part of the	Development on the site
		site is located within the	•
			should pay careful attention
		Gatwick Open Setting. If	to the importance of the
		development avoids the	Gatwick Open Setting and
45 T		section of the Gatwick	be sensitively designed to
15 - To protect and		Open Setting, there	respect the need to
enhance		should not be much	maintain separation
landscape		impact on landscape	between Horley and
character	0	character.	Gatwick Airport.
		The site contains no	
		biodiversity constraints,	
16 - To conserve		although there are	
and enhance		group TPOs along the	
biodiversity	0	boundary.	N/A

SEH2 - Land Between Balcombe Road and Railway, Horley				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This site will not impact on housing delivery.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	_	The site is currently designated as Urban Open Land, and the loss of this to development could impact negatively on health and wellbeing. A public right of way passes along the northern boundary and would need to be preserved.	Public rights of way should be retained. The provision of replacement open Space on the site or elsewhere should Be considered.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	N/A	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the best use of previously developed land and	0	The site is 1.5km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site lies along a road with regular public transport. The site is reasonably accessible by sustainable modes and unlikely to significantly increase car usage. The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size	Development should incorporate pedestrian and cycle linkages.	
existing buildings	0	for a strategic employment site will become available.	N/A	

6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This site is fairly accessible by sustainable modes, and should not contribute to a significant increase in greenhouse gases.	N/A
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	Only a very small amount of this site is located in Flood Zone 2, so the site should be well protected in the case of climate change worsening flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	Only a very small amount of this site is located in Flood Zone 2.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate	0	The site is unlikely to have an impact on water quality.	N/A

supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is mostly poor quality agricultural land, with a small amount of moderate quality land. There is no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	This site is directly adjacent to residential properties, and may therefore have some impact on noise and light pollution. The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA.	Development on the site should demonstrate that it will not have a detrimental impact on air quality within the AQMA. Mitigation measures should be explored to reduce the impacts of noise and light pollution, both on the development itself and on surrounding residential properties.
15 - To protect and enhance landscape character		This site is located within the Rural Surrounds of Horley, but is a long distance from the Green Belt, and is sandwiched between areas of existing residential development, and with a motorway and Gatwick Airport directly to the south. The site was assessed in the green belt review and found to be of high importance for settlement separation and moderate importance for safeguarding countryside. The site is entirely within the Gatwick Open Setting. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	The location of development should aim to avoid infringing on the Gatwick Open Setting where possible, although this is unlikely to be possible in this instance.
16 - To conserve and enhance		The site contains no	process and motorioo.
biodiversity	0	biodiversity constraints.	N/A

SEH3 - Lan	SEH3 - Land East of Balcombe Road, Horley			
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	This site will not impact on housing delivery.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. A public right of way runs along the southern and eastern boundaries of the site, and should be preserved.	Public rights of way should be retained.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	N/A	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 1.5km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site lies along a road with regular public transport. The site is reasonably accessible by sustainable modes and unlikely to significantly increase car usage.	Development should incorporate pedestrian and cycle linkages.	
5 - To make the best use of previously developed land and existing buildings		Development on this site would likely see the loss of some existing businesses, including a public house and restaurant.	Development should consider ways to incorporate existing businesses into the reconfigured site, and the potential impacts of construction on them if they are retained.	

6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This site is fairly accessible by sustainable modes, and should not contribute to a significant increase in greenhouse gases.	N/A
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	-	The west of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	-	The west of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate	0	The site is unlikely to have an impact on water quality.	N/A

supply of water			
13 - To reduce		This site will not have an	
land		impact on land contamination	
contamination		or soil quality - the site is	
and safeguard		moderate quality agricultural	
soil quality and	0	land with no known	
quantity	0	contamination.	N/A
14 - To ensure		This site is directly adjacent to	Mitigation measures
air quality		residential properties, and may	should be explored to
continues to		therefore have some impact	reduce the impacts of
improve and noise and light		on noise and light pollution. The site itself may suffer from	noise and light pollution, both on the development
pollution are		noise pollution from the nearby	itself and on surrounding
reduced	_	motorway and Gatwick Airport.	residential properties.
reduced		The site is located in the Rural	residential properties.
		Surrounds of Horley, but is	
		quite a distance from the	
		Green Belt, and fairly close to	
		residential areas. The site was	
		assessed as part of the green	
		belt review and found to be of	
		high importance for settlement	
		separation and moderate	
		importance for safeguarding	
		countryside. The site is	
		entirely within the Gatwick	The location of
		Open Setting. Development	development should aim
		here would reduce the gap	to avoid infringing on the
15 - To protect		between Horley and Gatwick,	Gatwick Open Setting
and enhance		and consequently have quite a	where possible, although
landscape		significant impact on	this is unlikely to be
character		landscape character.	possible in this instance.
16 - To			
conserve and		·- · · · · · ·	
enhance	0	The site contains no	N1/A
biodiversity	0	biodiversity constraints.	N/A

SEH4 - Land			
Objective	Score	Comments	Potential Mitigation
1 - To provide			It is unclear that any
sufficient		Developing a strategic	mitigation action can be
housing to		employment site on this land	taken on this issue -
enable people		would likely see the demolition	altering the boundaries
to live in a		of a significant number of	of the site to exclude the
home suitable		existing houses on the site.	housing would likely

to their needs and which they can afford			make the site too small to be viable as an SES.
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. A public right of way runs along the eastern boundary of the site and should be preserved.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	_	The site contains two Grade II listed buildings, in the centre and east of the site. These are partially shielded by trees, but would restrict where development could take place.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the SES should be undertaken to protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is 1km from the railway station, and 1.5km from the town centre and the employment area. Regular public transport runs close to the site. The site is therefore fairly accessible by sustainable transport modes.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	_	This site would likely see existing developed land which is used for housing replaced by an employment site that could be located on another site.	To bring development forward on this site would require a clear understanding of how the lost housing will be replaced, so as not to undermine Objective 1. The use of an alternative site for the SES may be preferable.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a	N/A

		successful SES.	
		Studies have shown that an	
		employment site in the south of the borough would provide for	
		pent-up demand for this kind of	
7 - To provide		provision and would provide	
for employment		jobs that would meet the need of the local economy.	
opportunities to		However, this site is below the	
meet the		20ha size threshold that is	
needs of the local economy	+	estimated to be required for a successful SES.	N/A
8 - To reduce		Because of its proximity to	14/74
greenhouse		transport links, this site is very	
gas emissions and move to a		accessible by sustainable modes, and can somewhat	
low carbon		contribute to a reduction in	
economy	+	greenhouse gases.	N/A
9 - To use			
natural resources		This site will not affect the use	
prudently	0	of natural resources.	N/A
		The western part of the site is	Development on parts of
		located within Flood Zones 2 and 3 and areas at risk of	the site at risk of flooding should be avoided, and
10 - To adapt		surface flooding, both of which	measures (such as
to the changing		may worsen as climate change	SUDS) put in place to
climate	-	progresses.	reduce surface run-off.
			Development on parts of the site at risk of flooding
		The western part of the site is	should be avoided, and
dd Tawaliyaa		located within Flood Zones 2	measures (such as
11 - To reduce flood risk	_	and 3 and areas at risk of surface flooding.	SUDS) put in place to reduce surface run-off.
12 - To			
improve the		The Burstow Stream passes	
water quality of rivers and		near the site and is of poor quality in this area. However,	
groundwater,		the stream is not directly	
and maintain		adjacent to the site, and the	
an adequate supply of water	0	site should therefore not have a negative impact.	N/A
cappiy of water	0	a nogativo impaot.	13/71

13 - To reduce land contamination and safeguard soil quality and quantity	+	There is no known contamination on this site, but some contamination may have arisen from the industrial unit currently located in the centre of the parcel. Redevelopment on this site would require any contamination to be remediated, and could therefore have a positive impact. The site consists primarily of moderate quality agricultural land.	A full analysis and remediation of any contamination should be undertaken before development goes ahead on this site.
14 - To ensure		This site is directly adjacent to	Mitigation measures
air quality continues to		residential properties, and may therefore have some impact on	should be explored to reduce the impacts of
improve and		noise and light pollution. The	noise and light pollution,
noise and light pollution are		site itself may suffer from noise pollution from the nearby	both on the development itself and on surrounding
reduced	-	motorway and Gatwick Airport.	residential properties.
15 - To protect and enhance landscape character		The site is located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and fairly close to residential areas. The site was assessed in the green belt review, and found to be of moderate importance for checking sprawl and low importance for all other categories. The southern part of the site is located within the Gatwick Open Setting. Consequently, development on this site would have some impact on landscape character.	Development on the site should pay careful attention to the importance of the Gatwick Open Setting and be sensitively designed to respect the need to maintain separation between Horley and Gatwick Airport.
16 - To conserve and enhance biodiversity	-	The site contains a large number of trees with Tree Protection Orders, which might be at risk in case of development.	Development on this site should retain protected trees.

SEH5 - Land West of Burstow Stream				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a				
home suitable to their needs				
and which they can afford	0	This site will not impact on housing delivery.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. A number of public rights of way run along the boundary of the site, and one public right of way runs through the site. These will need to be retained.	Public rights of way should be retained.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their		The site contains no archaeological or historical assets, although it is close to some locally listed buildings at Haroldslea House and two Grade II listed buildings within the boundaries of		
settings 4 - To reduce the need to travel,	0	site SE4 to the west.	N/A	
encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is 1.5km from the railway station and 1.7km away from the town centre and employment area, and is only accessible from a narrow road with no public transport. This site is likely to increase car use in the surrounding area.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.	
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A	
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough.	N/A	

7 - To provide for employment opportunities to meet the needs of the local economy	++	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	0	This site would not negatively affect climate change adaptation attempts.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	0	Some eastern parts of this site are located in Flood Zones 2 or 3 or in areas at risk of surface flooding, however these areas are limited enough that development could take place in such a way as to avoid them.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off.	Further investigation should be undertaken into the threats and opportunities a development on this site would pose to the Burstow stream, and how damaging run-off from the site can be avoided or minimised.

13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is half of moderate agricultural quality and half of poor quality. The site may contain some contaminated land due to former industrial use, and this would need to be investigated and remediated if development takes place, leading to a possible improvement in land contamination.	Development on this site should include Remediation of any contamination.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is a reasonable distance from the nearest major residential developments, reducing its potential noise and light pollution impacts. However, air quality is likely to decrease due to the site's location encouraging car use, and the site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes. Consideration should also be given to mitigation measures that could reduce the impact of noise pollution on the site.
15 - To protect and enhance landscape character		The site is located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and fairly close to residential areas. However, the site was assessed in the green belt review and found to be of high importance for checking sprawl and safeguarding countryside, and moderate importance for separating settlements, and was overall rated as being of the highest priority. The southern part of the site also falls within the Gatwick Open Setting. Consequently, development on this site would potentially have a significant impact on landscape character.	Development on the site should pay careful attention to the importance of the Gatwick Open Setting and be sensitively designed to respect the need to maintain separation between Horley and Gatwick Airport. Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and would need to be designed in a very sensitive way to respect these purposes.

16 - To conserve and enhance biodiversity	_	Part of the site is a potential area of nature conservation importance, which would be at risk in the case of development on the site. The eastern side of the site is within the River Mole BOA.	Buffer zones may be required between development on the site and the potential SNCI. The development should aim to improve biodiversity within the BOA.
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SI			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient			
housing to			
enable people			
to live in a			
home suitable			
to their needs			
and which they	0	This site will not impact on housing	N1/A
can afford	0	delivery.	N/A
		The site is heavily wooded at the	
O To (1277)		moment, and removal of some of	D. L.P. C. Line of
2 - To facilitate		these trees for development may	Public rights of way should be retained.
the improved health and		impact on air quality and cooling in the immediate vicinity. Public	Options should be
wellbeing of the		rights of way run along all	explored for
whole		boundaries except the east, and	Maintaining as many
population		will need to be retained.	trees as possible.
3 - To conserve	-	will fleed to be retained.	trees as possible.
and enhance			
archaeological,		This site contains no	
historic, and		archaeological or historical sites,	
cultural assets		although there are two locally	
and their		listed buildings just to the	
settings	0	southeast of the site.	N/A
4 - To reduce			
the need to		The site is 1km from the railway	
travel,		station, 1.3km from the town	
encourage		centre, and 1.5km from the	Better public
sustainable		employment area. There is no	transport links to this
transport		public transport directly to the site,	site would reduce
options, and		although public transport runs	car use, and
improve		regularly along nearby Balcombe	effective cycling and
accessibility to		Road. This site is reasonably	pedestrian routes
all services and		accessible by sustainable modes	should be
facilities	0	of transport.	incorporated.

5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available. Studies have shown that an	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to being fairly accessible by sustainable transport modes, the site is likely to have a limited impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. This would severely limit the footprint of any development on this site.

11 - To reduce flood risk 12 - To improve the		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. This would severely limit the footprint of any development on this site.
water quality of rivers and groundwater, and maintain an adequate supply of water	-	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off.	Mitigation measures should be explored to reduce the impacts of run-off or other impacts on the Burstow Stream.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is predominantly poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		This site is directly adjacent to residential properties, and may therefore have some impact on noise and light pollution.	Mitigation measures should be explored to reduce the impacts of noise and light pollution on surrounding residential properties.
15 - To protect		The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley and therefore less likely to have a strong negative impact on landscape character. The site was assessed in the green belt review and found to have moderate importance for safeguarding countryside and low importance for all other categories. The landscape character impact on this site is likely to be limited, as long	Development on this site will need to be sensitively designed
and enhance landscape character	0	as development is sensitively integrated with the woodland character of much of the site.	to retain and integrate with the woodland setting.

Any development of the site will need to be carefully designed to retain the protected woodland without damaging biodiversity. Development on the site would consequently be A large proportion of the site is restricted to a fairly small portion of the land. Development covered with dense, protected 16 - To woodland which provides an conserve and important habitat for biodiversity. should aim to The eastern half of the site is enhance improve biodiversity biodiversity within the River Mole BOA. within the BOA.

SEH7 - Land at Wilgers Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to			
live in a home			
suitable to their			
needs and which		This site will not impact	
they can afford	0	on housing delivery.	N/A
		This site has previously	
		been considered as a	
		possible town park for	
		Horley, and an alternative	
		use would prevent	
		delivery of recreation,	
		sport, and leisure options	
		on the site. This could	
		have a negative effect on	Development on the site
		the health of Horley	could consider the
2 - To facilitate the		residents. A public right	possible provision of
improved health		of way runs along the	formal public open space
and wellbeing of		western boundary of the	alongside the SES. Public
the whole		site and would need to be	rights of way should be
population	-	retained.	retained.
3 - To conserve		The site currently	Development on parts of
and enhance		contains three locally	the site that contain
archaeological,		listed buildings, and is	heritage assets, or which
historic, and		adjacent to a Grade II	are visible from the listed
cultural assets and	-	listed buildings. All of	buildings could be

their settings		these heritage assets are somewhat shielded by trees.	avoided. Sensitive design of the SES could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is 1km from the employment area, 1.2km from the town centre, and 1.5km from the railway station, and there is good public transport access along Smallfield Road. This site is fairly accessible by sustainable modes of transport.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A

1			1
		Due to being accessible	
8 - To reduce		by public transport, the	
greenhouse gas		site is likely to have a	
emissions and		limited impact on	
move to a low		greenhouse gas	
carbon economy	0	emissions.	N/A
9 - To use natural			
resources		This site will not affect the	
prudently	0	use of natural resources.	N/A
		The majority of the site is	
		located within Flood	Development on parts of
		Zones 2 and 3 and areas	the site at risk of flooding
		at risk of surface flooding,	should be avoided, and
10 - To adapt to		both of which may	measures (such as
the changing		worsen as climate	SUDS) put in place to
climate		change progresses.	reduce surface run-off.
		. <u>3</u> - ₁ 3 3 3 3 3 3 3	Development on parts of
			the site at risk of flooding
		The majority of the site is	should be avoided, and
		located within Flood	measures (such as
11 - To reduce		Zones 2 and 3 and areas	SUDS) put in place to
flood risk		at risk of surface flooding.	reduce surface run-off.
nood nor		The Burstow Stream is	reduce surface full oil.
		adjacent to the site and	
12 - To improve the		has been identified as	
water quality of		being of poor ecological	
rivers and		quality in this area - an	Mitigation measures
groundwater, and		employment site in this	should be explored to
maintain an		location may cause	reduce the impacts of run-
adequate supply of		further damage through	off or other impacts on the
water	-	run-off.	Burstow Stream.
		This site will not have an	
		impact on land	
		contamination or soil	
40 Tamadaala		quality - site is a	
13 - To reduce land		combination of moderate	
contamination and		and poor grade	
safeguard soil		agricultural land with no	N1/A
quality and quantity	0	known contamination.	N/A
44 T		This site is directly	Mitigation measures
14 - To ensure air		adjacent to residential	should be explored to
quality continues to		properties, and may	reduce the impacts of
improve and noise		therefore have some	noise and light pollution
and light pollution		impact on noise and light	on surrounding residential
are reduced	-	pollution.	properties.

15 - To protect and enhance landscape character	0	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley and therefore less likely to have a strong negative impact on landscape character. The site was assessed in the green belt review and found to have a high importance for safeguarding countryside, and low importance on all other categories. The landscape character impact on this site is likely to be limited.	N/A
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The eastern half of the site, and much of the northern part of the site, is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.

SEH	SEH8 - Land at Farney View Farm					
Objective	Score	Comments	Potential Mitigation			
1 - To provide						
sufficient						
housing to						
enable people						
to live in a						
home suitable						
to their needs						
and which they		This site will not impact on				
can afford	0	housing delivery.	N/A			
2 - To facilitate						
the improved		This site will not impact on health				
health and		and wellbeing. There is a public				
wellbeing of the		right of way along the southern				
whole		and western boundaries that will	Public rights of way			
population	0	need to be retained.	should be retained.			
3 - To conserve		The site contains no				
and enhance		archaeological or historical				
archaeological,		assets, although it is close to				
historic, and	0	some locally listed buildings at	N/A			

cultural assets and their settings		Wilgers Farm.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 1km from the railway station and 1.3km from the town centre and employment area, although access is currently down a small residential road, with the nearest public transport running along Balcombe Road. This site is somewhat accessible by sustainable modes of transport.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use	0	Due to being accessible by public transport, the site is likely to have a limited impact on greenhouse gas emissions.	N/A
natural resources	0	This site will not affect the use of natural resources.	N/A

prudently			
10 - To adapt to the changing climate		The site is almost entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface runoff. This would severely limit the footprint of any development on this site.
11 - To reduce flood risk		The site is almost entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface runoff. This would severely limit the footprint of any development on this site.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce land		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off. This site will not have an impact	Mitigation measures should be explored to reduce the impacts of run-off or other impacts on the Burstow Stream.
contamination and safeguard soil quality and quantity 14 - To ensure	0	on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A Mitigation measures
air quality continues to improve and noise and light pollution are reduced		This site is directly adjacent to residential properties, and may therefore have some impact on noise and light pollution.	should be explored to reduce the impacts of noise and light pollution on surrounding residential properties.

15 - To protect and enhance landscape character	0	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley. The site was assessed in the green belt review and found to be of high importance for safeguarding countryside and moderate importance for checking sprawl. The landscape character impact on this site is likely to be limited.	N/A
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The majority of the site, with the exception of small areas to the south and west, is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.

SEH9 - Lai			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home			
suitable to their needs and which they can afford	0	This site will not impact on housing delivery.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is 2km from the railway station and 1.7km from the town centre and employment area, although public transport routes run close to the site along Smallfield Road. The distance from the centre of Horley means this site is likely to	Development should incorporate pedestrian and cycle linkages.

		increase car use.	
		The site does not utilise	
		previously developed	
5 - To make the		land, but it is unlikely that any previously developed	
best use of		site in the south of the	
previously		borough of a suitable size	
developed land		for a strategic	
and existing		employment site will	
buildings	0	become available.	N/A
		Studies have shown that an employment site in the	
		south of the borough	
		would provide for pent-up	
		demand for this kind of	
		provision and would	
O T		boost the economy of the	
6 - To support economic growth		borough. However, this site is below the 20ha	
which is inclusive,		size threshold that is	
innovative, and		estimated to be required	
sustainable	+	for a successful SES.	N/A
		Studies have shown that	
		an employment site in the	
		south of the borough	
		would provide for pent-up demand for this kind of	
		provision and would	
		provide jobs that would	
		meet the need of the	
		local economy. However,	
7 - To provide for		this site is below the	
employment opportunities to		20ha size threshold that is estimated to be	
meet the needs of		required for a successful	
the local economy	+	SES.	N/A
8 - To reduce			
greenhouse gas		By increasing car traffic,	Effective and
emissions and move to a low		this site would not reduce	Effective cycling and pedestrian routes should
carbon economy	_	greenhouse gas emissions.	be incorporated.
9 - To use natural		This site will not affect	55 inoorporatou.
resources		the use of natural	
prudently	0	resources.	N/A

10 - To adapt to the changing climate		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. This would severely limit the footprint of any development on this site.
11 - To reduce flood risk		The entire site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. This would severely limit the footprint of any development on this site.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off.	Mitigation measures should be explored to reduce the impacts of runoff or other impacts on the Burstow Stream.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air quality.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.

15 - To protect and enhance landscape character		The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of the town. The site is close to some residential properties, but in general would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and found to be of high importance for safeguarding countryside and moderate importance for checking sprawl. Development on this site would likely have some negative impact on landscape character.	Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and would need to be designed in a very sensitive way to respect these purposes.
16 - To conserve		The site contains no biodiversity constraints. Almost the entire site, with the exception of a small area in the	Development should aim
and enhance biodiversity	0	southeast, is within the River Mole BOA.	to improve biodiversity within the BOA.

SEH10 - Land East of Farney View Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable			Y
to their needs and which they can afford	0	This site will not impact on housing delivery.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. There are public rights of way along the southern and eastern boundaries of the site, and one that crosses the site, and these would need to be	Public rights of way should be retained.

		retained.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites, although it is adjacent to a scheduled ancient monument and a Grade II listed building. These heritage assets are both well shielded by trees.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 1.4km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site is located in area with no public transport and is currently accessible via narrow rural roads. Development on this site would be likely to significantly increase car use in the surrounding area.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		A large proportion of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		A large proportion of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through runoff.	Mitigation measures should be explored to reduce the impacts of runoff or other impacts on the Burstow Stream.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air quality.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.
15 - To protect and enhance landscape character		The site is located within the Rural Surrounds of Horley. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and found to be of high importance for safeguarding countryside and moderate importance for checking sprawl and separating settlements. Development on this site would likely have a negative impact on landscape character.	Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and would need to be designed in a very sensitive way to respect these purposes.
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The western half of the site, and small areas in the south and east of the site, is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.

SEH11 - Land at Harrowsley Green Farm				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people				
to live in a home suitable				
to their needs				
and which they		This site will not impact on		
can afford	0	housing delivery.	N/A	
2 - To facilitate		This site will not impact on		
the improved		health and wellbeing. A		
health and		public right of way passes		
wellbeing of the		through the western	Public rights of way should	
whole	0	portion of the site and	be retained.	

population		along the southern boundary.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains one locally listed building and one Grade II listed building, and is adjacent to a scheduled ancient monument. Neither site is particularly well shielded from the rest of the site.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the SES could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 2.5km from the railway station, and 2km from the town centre and the employment area, although there are some public transport routes passing the site along Smallfield Road. However, development on this site would be likely to significantly increase car use in the surrounding area.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Effective cycling and pedestrian routes should be incorporated.
natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		Large parts of the site are located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses. However, there is still significant space to develop, even if areas prone to flooding are not used.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	-	Significant parts of the site are located within Flood Zones 2 and 3 and areas at risk of surface flooding. However, there is still significant space to develop, even if areas prone to flooding are not used.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	_	The Burstow Stream is partially adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off.	Mitigation measures should be explored to reduce the impacts of run-off or other impacts on the Burstow Stream.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site consists of a mix of moderate and poor quality agricultural land, and part of the site is subject to localised ground contamination. Development on this site would be required to remediate this contamination.	A full analysis and remediation of any contamination should be undertaken before development goes ahead on this site.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air quality.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.
15 - To protect and enhance landscape character 16 - To conserve and		The site is located within the Rural Surrounds of Horley. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and found to be of high importance for safeguarding countryside and separating settlements and moderate importance for checking sprawl, and was overall rated as being of the highest priority. Development on this site would likely have a very negative impact on landscape character. The site contains no biodiversity constraints. The northern half of the	Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and would need to be designed in a very sensitive way to respect these purposes. Development should aim to
enhance biodiversity	0	site is within the River Mole BOA.	improve biodiversity in the BOA.

SEH12 - Land South of Haroldslea Drive			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to			
live in a home			
suitable to their			
needs and which		This site will not impact	
they can afford	0	on housing delivery.	N/A

2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. Public rights of way pass across the northern and eastern boundaries of the site, and will need to be retained.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		This site contains a scheduled ancient monument and three locally listed buildings that may be impacted by any development, although these are currently well shielded by trees.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the SES could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 2km from the railway station, and 2.5km from the town centre and the employment area, and there are no public transport routes passing the site. Development on this site would be likely to significantly increase car use in the surrounding area.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Studies have shown that an employment site in the south of the borough would provide for pentup demand for this kind of provision and would boost the economy of the borough.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas emissions and move to a low	++	Studies have shown that an employment site in the south of the borough would provide for pentup demand for this kind of provision and would provide jobs that would meet the need of the local economy. By not reducing the need to travel, this site would not reduce greenhouse gas	N/A Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be
carbon economy	-	emissions This site will not affect	incorporated.
9 - To use natural resources		the use of natural	
prudently	0	resources.	N/A
10 - To adapt to the changing climate		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. This would severely limit the footprint of any development on this site.
11 - To reduce flood risk		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. This would severely limit the footprint of any development on this site.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce	-	The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - an employment site in this location may cause further damage through run-off. This site will not have an	Mitigation measures should be explored to reduce the impacts of run-off or other impacts on the Burstow Stream.
land contamination and safeguard soil quality and quantity	0	impact on land contamination or soil quality - site is poor quality agricultural land	N/A

	with no known contamination.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	The site is a reasonable distance from the nearest major residential developments, reducing its potential noise and light pollution impacts. However, air quality is likely to decrease due to the site's location encouraging car use, and the site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes. Mitigation measures should be explored to reduce the impacts of noise and light pollution on the development.
15 - To protect and enhance landscape character	The site is located within the Rural Surrounds of Horley. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and found to be of high importance for safeguarding countryside and separating settlements and moderate importance for checking sprawl, and was overall rated as being of the highest priority. Development on this site would likely have a negative impact on landscape character.	Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and would need to be designed in a very sensitive way to respect these purposes.
16 - To conserve and enhance biodiversity	The site contains part of a Potential Site of Nature Conservation Importance and is adjacent to an existing SNCI. Much of the south and west of the site is within the River Mole BOA.	Development should be designed to not impact upon the nearby SNCI, and a buffer zone may be appropriate. Development should aim to improve biodiversity in the BOA.

Appendix L – Safeguarded Land Spatial Options Assessment

1 - Numerous small scale extensions to urban areas			
Objective	Score	Comments	Potential Mitigation
		Small extensions would	
		each be expected to	
		provide up to 500 houses.	
		This is only around one	
		year's worth of housing in	
		comparison to the	
		borough's expected	
		housing need in the next	
		plan period, and	
		numerous small extensions would be	
1 - To provide		needed to make a bigger	
sufficient housing		impact. Small extensions	
to enable people to		will have a positive	Housing should be
live in a home		impact on housing	provided in a range of
suitable to their		provision, but not as	sizes, types, and tenures
needs and which		strong as some of the	to provide for the needs of
they can afford	+	other options.	a range of people.
		Small extensions would	
		be unlikely to feature	
		significant additional	
		public open space or	
		health facilities, although	
		they may include some. Being located at the edge	
		of existing towns, they	
		may be some walking	
		distance from town	New developments
		centres, encouraging	should provide some local
		people to use motorised	open space or play
2 - To facilitate the		transport instead. The	facilities for new
improved health		impact of small	residents. Improved
and wellbeing of		extensions on health and	pedestrian and bicycle
the whole		wellbeing may therefore	facilities should be
population	-	be somewhat negative.	provided.
3 - To conserve			
and enhance		This will be dependent	
archaeological,		upon the location of	
historic, and cultural assets and		specific extensions and their proximity to heritage	
their settings	?	assets.	N/A
men semilys	:	สออซิเอ.	IN/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		Small extensions will be located at the edge of existing urban areas, where public transport is often poor. The smaller size of these extensions means they are unlikely to be able to attract new public transport services, or to contain significant services, facilities, or employment uses. Bicycle and pedestrian facilities should be provided, but the existing networks at the edges of towns, particularly in terms of bicycle facilities, are poor and additional facilities may not have a strong impact on modal choice. Consequently, small extensions are likely to encourage the use of cars rather than sustainable transport modes.	Improved pedestrian and bicycle facilities should be provided. Consideration should be given to improved public transport access.
5 - To make the best use of previously developed land and existing buildings	+	This will be somewhat dependent upon the location of specific extensions, but urban extensions are slightly more likely to be located on previously developed land at the urban fringe.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Development of new housing contributes to economic growth in the borough, although small extensions will likely not be big enough to provide for employment uses, limiting their overall impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New housing provides short term construction jobs, although small extensions would be unlikely to contain	N/A

		significant employment uses that might generate longer term jobs.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	If small extensions lead to an increase in car use due to a lack of public transport and distance from services and facilities, greenhouse gas emissions will increase in the borough.	Improved public transport access could reduce car use, and development should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific extensions. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific extensions.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	To some extent, this is dependent upon the location of specific extensions - however, smaller extensions with smaller numbers of new houses and residents,	Existing water features on any site should be protected from the impacts of development.

		and which are distributed more evenly across the borough, are likely to put less stress on existing water infrastructure.	
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific extensions and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. However, urban extensions, being based on the edge of existing urban areas, are more likely to cause some amenity problems for neighbouring properties during the construction period. This will be temporary, however, and the overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	+	This will be somewhat dependent upon the location of specific extensions, but small extensions on the edge of existing urban areas are likely to be located in areas of lower sensitivity to landscape change, and will be likely to have a lesser impact on the landscape anyway due to their size.	Urban extensions should be sensitively designed to take into account their location on the fringe of the urban area, and should avoid appearing as sprawl into the countryside. Development should maintain existing landscape features where possible.

16 - To conserve and enhance		This will be dependent upon the location of specific extensions and the biodiversity assets they contain or are close	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity
biodiversity	?	to.	within the BOA.

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	2 - A few medium extensions to urban areas				
Objective	Score	Comments	Potential Mitigation		
		Medium extensions would			
		each be expected to			
		provide between 501 and			
		700 houses. A few			
		extensions of this size			
4 T U.		could provide a fairly			
1 - To provide		important contribution			
sufficient housing		towards meeting the	Hayaina abayld ba		
to enable people to live in a home		borough's expected housing need in the next	Housing should be provided in a range of		
suitable to their		plan period, and will have	sizes, types, and tenures		
needs and which		a positive impact on	to provide for the needs of		
they can afford	+	housing provision.	a range of people.		
and y dan and a	•	Medium extensions may	a range of people.		
		feature some additional			
		public open space,			
		although they may not be			
		large enough to support			
		additional health facilities.			
		Being located at the edge			
		of existing towns, they			
		may be some walking			
		distance from town	New developments		
		centres, encouraging	should provide some local		
O T. G. William		people to use motorised	open space or play		
2 - To facilitate the		transport instead. The	facilities for new		
improved health and wellbeing of		impact of medium extensions on health and	residents. Improved pedestrian and bicycle		
the whole		wellbeing is likely to be	facilities should be		
population	0	fairly neutral.	provided.		
3 - To conserve	<u> </u>	•	provided.		
and enhance		This will be dependent upon the location of			
archaeological,	?	specific extensions and	N/A		
archaeological,	:	specific exterisions and	1N/71		

historic, and cultural assets and their settings		their proximity to heritage assets.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		Medium extensions will be located at the edge of existing urban areas, where public transport is often poor. The size of these extensions means they are unlikely to be able to attract new public transport services, and may provide only a limited amount of services, facilities, or employment uses. Bicycle and pedestrian facilities should be provided, but the existing networks at the edges of towns, particularly in terms of bicycle facilities, are poor and additional facilities may not have a strong impact on modal choice. Consequently, medium extensions are likely to encourage the use of cars rather than sustainable transport modes.	Improved pedestrian and bicycle facilities should be provided. Consideration should be given to improved public transport access.
5 - To make the best use of previously developed land and existing buildings 6 - To support economic growth which is inclusive, innovative, and sustainable	+	This will be somewhat dependent upon the location of specific extensions, but urban extensions are slightly more likely to be located on previously developed land at the urban fringe. Development of new housing contributes to economic growth in the borough, and medium extensions may be able to provide some employment uses, having a positive impact on the local economy.	N/A

7 - To provide for employment opportunities to meet the needs of		New housing provides short term construction jobs, and medium extensions may be able to provide some employment uses that might generate longer	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		term jobs. If medium extensions lead to an increase in car use due to a lack of public transport and distance from services and facilities, greenhouse gas emissions will increase in the borough.	Improved public transport access could reduce car use, and development should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific extensions. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific extensions.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	To some extent, this is dependent upon the location of specific extensions - however, medium extensions will spread new residents across a range of sites, and are therefore somewhat likely to put less stress on existing water infrastructure.	Existing water features on any site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific extensions and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. However, urban extensions, being based on the edge of existing urban areas, are more likely to cause some amenity problems for neighbouring properties during the construction period. This will be temporary, however, and the overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	+	This will be somewhat dependent upon the location of specific extensions, but medium extensions on the edge of existing urban areas are likely to be located in areas of lower sensitivity to landscape change, although care will have to be taken that the extensions do not	Urban extensions should be sensitively designed to take into account their location on the fringe of the urban area, and should avoid appearing as sprawl into the countryside. Development should maintain existing landscape features where possible.

		significantly close the gaps between existing settlements.	
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific extensions and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.

3 - A single large extension to an urban area			
Objective	Score	Comments	Potential Mitigation
		A large extension would be expected to provide over 701 houses. This would be a fairly	
1 - To provide		important contribution to	
sufficient housing		meeting the borough's	
to enable people to live in a home		expected housing need in the next plan period,	Housing should be provided in a range of
suitable to their		and will have a very	sizes, types, and tenures
needs and which		positive impact on	to provide for the needs of
they can afford	+	housing provision.	a range of people.
		A large extension would be expected to contain significant additional public open space, and may also be large enough to support	
		additional health	New developments should
2 - To facilitate the		facilities. Being located at the edge of an existing	provide some local open space or play facilities for
improved health and wellbeing of the whole		town, it may be some walking distance from existing town centres,	new residents. Improved pedestrian and bicycle facilities should be
population	+	but may also be able to	provided.

		provide a new local centre to which residents could walk or cycle. The impact of a large extension on health and wellbeing could therefore be quite positive.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific extensions and their proximity to heritage assets.	N/A
4 - To reduce the		A large extension will be located at the edge of an existing urban area, where public transport is often poor. A large enough extension may, however, be able to support some additional public transport services, most likely in the form of buses. A large extension could also contain some additional services, facilities, and employment uses, reducing the need to travel to more distant town centres - although this must be balanced by the reality that many residents will still need to commute out of the extension for work. Bicycle and pedestrian	
need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	facilities should be provided, and if a strong enough network of these facilities is provided in the extension, it may have some impact on modal choice. A large extension is likely to	Improved pedestrian and bicycle facilities should be provided. Consideration should be given to improved public transport access.

		have a fairly neutral overall impact, leading to some additional use of cars from new residents, but with the possibility of reducing the need to travel and encouraging sustainable transport modes in other ways.	
5 - To make the best use of previously developed land and existing buildings	+	This will be somewhat dependent upon the location of specific extensions, but urban extensions are slightly more likely to be located on previously developed land at the urban fringe.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development of new housing contributes to economic growth in the borough, and a large extension may be likely to provide some employment uses and possibly a significant local centre, having a positive impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New housing provides short term construction jobs, and a large extension may be able to provide significant employment uses and a	N/A

		local centre that might generate longer term jobs.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	By possibly encouraging some elements of sustainable transport and providing a walkable local centre, a large extension would not significantly increase greenhouse gas emissions in the borough.	Improved public transport access could reduce car use, and development should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific extensions. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
			Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff;
11 - To reduce flood risk	?	This will be dependent upon the location of specific extensions.	and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	To some extent, this is dependent upon the location of specific extensions - however, a large extension may potentially place additional stress on existing water infrastructure in the area it is located.	Existing water features on any site should be protected from the impacts of development. For larger extensions, further investigation may be needed of possible impacts on river and groundwater quality.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions. This will be somewhat	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	dependent upon the location of specific extensions and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. However, urban extensions, being based on the edge of existing urban areas, are more likely to cause some amenity problems for neighbouring properties during the construction period. This will be temporary, however, and the overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	-	This will be somewhat dependent upon the location of specific extensions, but a large extension on the edge of existing urban areas is likely to have some negative impact on the surrounding landscape due to the largely rural nature of the borough outside of existing urban areas. A large extension	Urban extensions should be sensitively designed to take into account their location on the fringe of the urban area, and should avoid appearing as sprawl into the countryside. Development should maintain existing landscape features where possible. Location of development within a site should take into account

		is also likely to lead to a reduction in settlement separation somewhere in the borough.	the need to maintain settlement separation as far as possible.
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific extensions and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.

	4 - Medium standalone settlement			
Objective	Score	Comments	Potential Mitigation	
		A medium standalone		
		settlement would be		
		expected to provide		
		between 1,000 and		
		2,000 houses. This		
		would be a significant		
1 - To provide		contribution to meeting		
sufficient housing		the borough's expected		
to enable people to		housing need in the next	Housing should be	
live in a home		plan period, and will	provided in a range of	
suitable to their		have a very positive	sizes, types, and tenures	
needs and which		impact on housing	to provide for the needs of	
they can afford	++	provision.	a range of people.	

2 - To facilitate the improved health and wellbeing of the whole population	+	A standalone settlement would be expected to contain significant additional public open space, and various services which may include health facilities. A new local/town centre would be provided, and being planned from scratch could be designed to be very accessible by walking and cycling from the rest of the settlement. The impact of a medium standalone settlement on health and wellbeing could therefore be quite positive.	New developments should provide some local open space or play facilities for new residents. High quality pedestrian and bicycle facilities should be provided, and should form a coherent network.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific settlements and their proximity to heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		A standalone settlement, being isolated from the existing urban area, is likely to be built in a place that currently has limited or no public transport. Due to the relatively modest size of a medium standalone settlement, there is a risk that there is not enough demand to provide any additional public transport to the finished settlement. A standalone settlement would contain some services, facilities, and employment uses, reducing the need to travel to other urban areas - although this must be balanced by the reality that many residents will still need to	Significant pedestrian and bicycle facilities should be provided, and form a coherent network. Consideration should be given to improved public transport access.

		commute to other settlements for work. Extensive bicycle and pedestrian facilities can be provided from the beginning of the settlement, and the local/town centre can be designed to be extremely accessible by walking and cycling from the rest of the settlement - if a strong enough network of these facilities is provided in the extension, it may have some impact on modal choice. A medium standalone settlement is likely to have a somewhat negative impact on car use and sustainable travel, with additional use of cars from new residents and commuters unlikely to be balanced by increased public transport accessibility, albeit with some possibility of encouraging walking and cycling in the local area.	
5 - To make the best use of previously developed land and existing buildings	-	This will be somewhat dependent upon the location of specific extensions, but due to the nature of their countryside locations standalone settlements are slightly less likely to be located on previously developed land. Development of new housing contributes to	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	economic growth in the borough, and a medium standalone settlement would likely provide some employment uses and a local/town centre,	N/A

		having a positive impact on the local economy.	
7 - To provide for employment opportunities to meet the needs of the local economy	++	New housing provides short term construction jobs, and a medium standalone settlement may be able to provide significant employment uses and a local/town centre that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	By possibly encouraging some elements of sustainable transport and providing a walkable local centre, a medium standalone settlement would not significantly increase greenhouse gas emissions in the borough.	The development of walkable local centres and the provision of nearby services and facilities could reduce car use, and development should provide improved bicycle and pedestrian facilities. If public transport can be provided to the settlement, car use among commuters could be reduced somewhat.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific settlements. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.

11 - To reduce flood risk	?	This will be dependent upon the location of specific settlements.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	To some extent, this is dependent upon the location of specific settlements - however, a standalone settlement may potentially place additional stress on existing water infrastructure in the area it is located. On the other hand, by being located away from existing urban areas, it may also disperse the stress on water infrastructure in a way that extensions to the existing urban areas may not.	Existing water features on any site should be protected from the impacts of development. For standalone settlements, further investigation may be needed of possible impacts on river and groundwater quality.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific settlements.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific settlements and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. Being based outside of existing urban areas, standalone settlements are likely to cause disruption to fewer people during the construction process, although the experience	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.

		of disruption may itself be greater for individuals living in currently rural areas near the new settlement. The overall impact is likely to be fairly neutral.	
15 - To protect and enhance landscape character		This will be somewhat dependent upon the location of specific extensions, but a new settlement in the countryside is likely to have some negative impact on the surrounding landscape due to the largely rural nature of the borough outside of existing urban areas. A standalone settlement is likely to lead to a significant reduction in the openness of the countryside, and a reduction in settlement separation, and may have more of a visual impact upon landscape designations like the AONB and AGLV than an extension to existing urban areas would.	Standalone settlements should be suitably dense so as to appear as clear new settlements in the countryside, rather than formless sprawl. Consideration should be given to the possible impact on landscape designations like the AONB and AGLV. Development should maintain existing landscape features where possible.
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific settlements and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within

5 - Large standalone settlement			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to		A large standalone settlement would be expected to provide over 2,000 houses. This would be a significant contribution to meeting the borough's expected	Housing should be
live in a home suitable to their needs and which they can afford	++	housing need in the next plan period, and will have a very positive impact on housing provision.	provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A standalone settlement would be expected to contain significant additional public open space, and various services which may include health facilities. A new town centre would be provided, and being planned from scratch could be designed to be very accessible by walking and cycling from the rest of the settlement. The impact of a large standalone settlement on health and wellbeing could therefore be quite positive.	New developments should provide some local open space or play facilities for new residents. High quality pedestrian and bicycle facilities should be provided, and should form a coherent network.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings 4 - To reduce the need to travel,	?	This will be dependent upon the location of specific settlements and their proximity to heritage assets. A standalone settlement, being isolated from the	N/A Significant pedestrian and bicycle facilities should be
encourage sustainable transport options, and improve accessibility to all	0	existing urban area, is likely to be built in a place that currently has limited or no public transport. However, due	provided, and form a coherent network. Consideration should be given to improved public transport access.

services and facilities

to its size and concentration of residents, there may be enough demand to provide additional public transport to the finished settlement, although this is very likely to be buses rather than trains. A large standalone settlement would also contain significant levels of services, facilities, and employment uses, reducing the need to travel to other urban areas - although this must be balanced by the reality that many residents will still need to commute to other settlements for work. Extensive bicycle and pedestrian facilities can be provided from the beginning of the settlement, and the local/town centre can be designed to be extremely accessible by walking and cycling from the rest of the settlement - if a strong enough network of these facilities is provided in the extension, it may have some impact on modal choice. On balance, a large standalone settlement is likely to lead to an increase in car use in some respects (particularly commuting), while potentially providing for less car use than some extensions by providing more retail, services, and employment options.

5 - To make the best use of previously developed land and existing buildings	-	This will be somewhat dependent upon the location of specific extensions, but due to the nature of their countryside locations standalone settlements are slightly less likely to be located on previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development of new housing contributes to economic growth in the borough, and a large standalone settlement would provide some employment uses and a town centre, having a positive impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New housing provides short term construction jobs, and a large standalone settlement may be able to provide significant employment uses and a town centre that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	By possibly encouraging some elements of sustainable transport and providing a walkable local centre, a large standalone settlement would not significantly increase greenhouse gas emissions in the borough.	The development of walkable town centres and the provision of nearby services and facilities could reduce car use, and development should provide improved bicycle and pedestrian facilities. If public transport can be provided to the settlement, car use among commuters could be reduced somewhat.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific settlements. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific settlements.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	To some extent, this is dependent upon the location of specific settlements - however, a standalone settlement may potentially place additional stress on existing water infrastructure in the area it is located. On the other hand, by being located away from existing urban areas, it may also disperse the stress on water infrastructure in a way that extensions to the existing urban areas may not.	Existing water features on any site should be protected from the impacts of development. For standalone settlements, further investigation may be needed of possible impacts on river and groundwater quality.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific settlements.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific settlements and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. Being based outside of existing urban areas, standalone settlements are likely to cause disruption to fewer people during the construction process, although the experience of disruption may itself be greater for individuals living in currently rural areas near the new settlement. The overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character		This will be somewhat dependent upon the location of specific extensions, but a new settlement in the countryside is likely to have some negative impact on the surrounding landscape due to the largely rural nature of the borough outside of existing urban areas. A standalone settlement is likely to lead to a significant reduction in the openness of the countryside, and a reduction in settlement separation, and may have more of a visual impact upon landscape designations like the AONB and AGLV than an extension to existing urban areas would.	Standalone settlements should be suitably dense so as to appear as clear new settlements in the countryside, rather than formless sprawl. Consideration should be given to the possible impact on landscape designations like the AONB and AGLV. Development should maintain existing landscape features where possible.

		This will be dependent	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity
		upon the location of specific settlements and	Areas should aim to enhance, or at the very
16 - To conserve and enhance biodiversity	?	the biodiversity assets they contain or are close to.	least not negatively impact upon, biodiversity within the BOA.

Appendix M – Safeguarded Land Sites

BAN1 - Land North of Croydon Lane					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 311 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.		
2 - To facilitate the improved health and wellbeing of the whole population	-	The site contains some fields used as sports facilities, and development on this site may lead to the loss of these facilities, which could impact on health and wellbeing. A public right of way crosses the site and should be retained. The site is within walking distance of the town centre, but is further from the train station. The site is unlikely to have a significant effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.		
3 - To conserve and enhance archaeological, historic, and		There are no boritors			
cultural assets and their settings	0	There are no heritage constraints to this site.	N/A		

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 0.6km from the town centre, 0.5km from a GP surgery, and directly adjoins a primary school. However, other facilities are further away - including the train station (1.6km), a secondary school (2.4km), and the nearest employment area (5.7km). There are no dedicated bicycle facilities in the area. A bus service runs past the site every half hour. Croydon Lane, to the south of the site, contains a pedestrian pavement, and there may be pedestrian and cycle access available through the adjoining residential area. The site is well located for the town centre, but the distance from other services is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with some residential buildings on the southern boundary.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A

Ì			Improved public transport
8 - To reduce		The site is likely to	Improved public transport access could reduce car
greenhouse gas		increase car use in the	use, and development on
emissions and		area, and will therefore	this site should provide
move to a low		contribute to rising	improved bicycle and
carbon economy	_	greenhouse gases.	pedestrian facilities.
- cancer country		Materials used in	
		construction may have	Sustainable construction
		some effect on natural	methods that reduce
		resources, and new	natural resource use
		residents will consume	should be encouraged.
		natural resources	High levels of water and
		including water and	energy efficiency should
9 - To use natural		energy. This applies	be encouraged in new
resources prudently	0	equally to all sites.	developments.
			Development should
			provide SUDS or other
			flood defences where
			appropriate; and avoid
			building on areas at risk
			of flooding or surface
			flooding. Design of sites
		There are only very small	should encourage the use of passive heating
		areas of the site at risk of	and cooling, and planting
		surface flooding, and	should be considered to
10 - To adapt to the		none of the site falls	provide shade and
changing climate	++	within Flood Zones 2 or 3.	cooling.
and any and any and any any any any any any any any any any			Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
		There are only very small	design measures to
		areas of the site at risk of	manage surface runoff;
		surface flooding, and	and avoid building on
11 - To reduce		none of the site falls	areas at risk of flooding
flood risk	++	within Flood Zones 2 or 3.	or surface flooding.
		There are no water bodies	
		on the site, and	
10 To improve the		development here is	
12 - To improve the water quality of		unlikely to have significant	
rivers and		impacts on water quality or supply, although further	
groundwater, and		investigation is needed on	
maintain an		the possibility of	
adequate supply of		groundwater	
water	0	contamination.	N/A
13 - To reduce land		The site will not have a	
contamination and		significant impact on land	
safeguard soil	0	quality or contamination -	N/A
Jaioguaiu Juli	U	quality of containination -	1 4/ / 3

quality and quantity		the site is moderate	
		quality agricultural land	
		with no known	
		contamination.	
		The site does not currently suffer from any	
		noise, light, or air pollution	
		constraints. Care must be	
		taken during construction	
		to avoid light or noise	
		pollution impacts on	
14 - To ensure air		nearby residential	
quality continues to		properties, and air quality	A construction statement
improve and noise		may also be slightly	could be used to set out
and light pollution	0	impacted by an increase in traffic.	how construction impacts
are reduced	0	The land parcel is	will be mitigated.
		relatively flat and actively	
		farmed. It abuts the urban	
		area and the prison and	
		therefore is within an area	
		of low sensitivity. The land	
		parcel contains many of	
		the characteristics of the	
		landscape character including small and	
		medium sized fields and	
		good hedgerows. The	
		established trees	
		delineating the land parcel	
		restrict wide ranging	
		views. Development	Development should be
		would need to retain the	sensitively designed to
		existing hedgerows and field pattern. A small area	respect the location on the urban-rural fringe,
		of the northwest of the	and maintain existing
		site is common land.	field patterns,
		Development on this site	hedgerows, and trees
		would not be likely to	where possible.
15 - To protect and		have a significant impact	Development should not
enhance landscape	0	on landscape character in	take place on common
character	0	the area. The site is adjacent to an	land.
		SNCI (Areas Adjacent to	Trees with TPOs should
		Banstead Downs SSSI) to	be preserved, as should
		the northwest, with an	other mature trees where
		SSSI (Banstead Downs)	possible. A buffer zone
16 - To conserve		just beyond that to the	may be required between
and enhance		west. A buffer zone may	development and the
biodiversity	0	be required to protect	SNCI.

these areas. There are two TPOs on the site, and other mature trees that should be preserved where possible.

Objective Score Com Takir 1 - To provide acco sufficient housing acco to enable people to live in a home suitable to their needs and which they can afford Takir acco hous hous hous	olic right of way runs ss the southern part of Public rights of way
Takir 1 - To provide acco sufficient housing acco to enable people to live in a home 30dp suitable to their needs and which they can afford +++ boron	ng constraints into unt, the site could mmodate around 328 es at a density of h. The site would a positive impact on ing delivery in the ugh. Dilic right of way runs ss the southern part of Housing should be provided in a range of sizes, types, and tenut to provide for the need of a range of people.
suitable to their needs and which they can afford ++ boron	a positive impact on ing delivery in the ugh. sizes, types, and tenut to provide for the need of a range of people. Sizes, types, and tenut to provide for the need of a range of people. Public rights of way
A pul	ss the southern part of Public rights of way
acros the s walki town 2 - To facilitate the improved health and wellbeing of the whole population acros the s walki town facilities away is un significant or well to the significant	ite. The site is within ng distance of the centre and some ies, but is further from others. The site likely to have a ficant effect on health ellbeing. should be retained. Publically accessible open space or play facilities should be provided. Developmen on this site should provide improved bicy and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and	e are no heritage traints to this site. N/A
The stown GP's from Howe are fit included to travel, encourage sustainable transport options, and improve accessibility to all services and	site is 0.6km from the centre, 0.2km from a urgery, and 0.4km a primary school. ever, other facilities urther away - ding the train station m), a secondary ol (2.5km), and the est employment area m). There are no cated bicycle facilities area. A bus service past the site every nour. Croydon Lane to

		the north of the site, and Woodmansterne Lane to the south, both contain pedestrian pavements, and pedestrian and cycle access may be available through residential areas to the south and west of the site. The site is well located for the town centre, but the distance from other services is likely to increase car use somewhat.	
5 - To make the best use of			
previously developed land		The site is primarily undeveloped, with some	
and existing		residential buildings on the	
buildings	0	southern boundary.	N/A
		New developments contribute to economic growth within the borough. The site is around 0.6km	
6 - To support		from Banstead town	
economic growth which is inclusive,		centre, and additional housing in this area would	
innovative, and		be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for		New developments	
employment opportunities to		provide short term employment opportunities	
meet the needs of		in construction within the	
the local economy	+	borough.	N/A
			Improved public
O To roduce		The cite is likely to	transport access could
8 - To reduce greenhouse gas		The site is likely to increase car use in the	reduce car use, and development on this site
emissions and		area, and will therefore	should provide improved
move to a low		contribute to rising	bicycle and pedestrian
carbon economy	-	greenhouse gases.	facilities.
		Materials used in construction may have	Sustainable construction methods that reduce
		some effect on natural	natural resource use
		resources, and new	should be encouraged.
. T		residents will consume	High levels of water and
9 - To use natural resources		natural resources including water and energy. This	energy efficiency should be encouraged in new
prudently	0	applies equally to all sites.	developments.

10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land, and there may be some land contamination in the southern part of the site due to former industrial and agricultural uses. This contamination will need to be investigated and remediated if development goes ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	A construction statement could be used to set out how construction impacts will be mitigated.

		properties, and air quality may also be slightly impacted by an increase in traffic.	
15 - To protect and enhance landscape character		The land parcel is relatively flat, agricultural land. The land parcel is within an area of medium sensitivity and abuts the urban area. The land parcel contains some of the landscape characteristics including small to medium sized fields and some wellestablished trees and hedgerows. The land parcel is relatively open to the main roads (low hedgerows) and therefore development would need to be mindful of views. Development should also seek to retain the existing field pattern, trees and hedgerows. The site directly adjoins the urban area of Banstead, and would appear as an extension of the town eastward, and an infilling between the town and Woodmansterne to the southwest. Development on this site would likely have a strong impact on landscape character in the area, particularly in terms of convergence of settlements.	Development should be sensitively designed to respect the location on the urban-rural fringe, to respect long range views, and to maintain existing field patterns, hedgerows, and trees where possible. The location of development within the site should aim to maintain settlement separation as far as possible.
character		The site is adjacent to an area of ancient woodland	
16 - To conserve and enhance		to the southeast, and a potential SNCI (East of Hengest Farm) is slightly to the east of the site. The North Downs Biodiversity Opportunity Area is	Trees with TPOs should be preserved, as should other mature trees where possible. A buffer zone may be required between development
biodiversity	0	located slightly south of	and the SNCI.

the site. A buffer zone may be required to protect these areas.

В	AN3 - La	and South of Woodmanster	ne Lane
Objective	Score	Comments	Potential Mitigation
		Taking constraints into	
1 - To provide		account, the site could	
sufficient housing		accommodate around 187	
to enable people to		houses at a density of	Housing should be
live in a home		30dph. The site would	provided in a range of
suitable to their		have a positive impact on	sizes, types, and tenures
needs and which		housing delivery in the	to provide for the needs
they can afford	++	borough.	of a range of people.
		The site is within walking	Publically accessible
		distance of the town centre	open space or play
2 - To facilitate the		and some facilities, but is	facilities should be
improved health		further away from others.	provided. Development
and wellbeing of		The site is unlikely to have	on this site should
the whole		a significant effect on	provide improved bicycle
population	0	health or wellbeing.	and pedestrian facilities.
		Park Road and Mint Road	
		Conservation Area adjoins	
		the land parcel to the north	
		west, however, the	
3 - To conserve		openness of the site is not	
and enhance		apparent from the	
archaeological,		conservation area and	Development should be
historic, and		does not form a	designed to ensure there
cultural assets and	_	demonstrable part of its	is no impact on the
their settings	0	setting and character.	conservation area.
		The site is 0.6km from the	
		town centre, 0.1km from a	
		GP surgery, and 0.9km	
		from a primary school.	
		However, other facilities	
		are further away - including	
		the train station (2.1km), a	
4 To		secondary school (2.3km),	
4 - To reduce the		and the nearest	Lancard and C. C.
need to travel,		employment area (5.4km).	Improved public
encourage		There are no dedicated	transport access could
sustainable		bicycle facilities in the area.	reduce car use, and
transport options,		No bus services run past	development on this site
and improve		the site, and it is 0.5km to	should provide improved
accessibility to all		the nearest bus service -	bicycle and pedestrian
services and		although a number of bus	facilities that connect to
facilities	-	routes are then available.	existing networks.

		Woodmansterne Lane to the north of the site contains pedestrian pavements, and the area directly surrounding the site may offer fairly safe and quiet pedestrian and cycle access. The site is well located for the town centre, but the distance from other services is likely to increase car use somewhat.	
5 - To make the best use of			
previously		The site is mostly	
developed land		undeveloped, currently	
and existing buildings	0	containing only a horse sanctuary.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments provide short term employment opportunities in construction within the borough.	N/A
			Improved public transport access could
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

		There are only very small areas of the site at risk of	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting
10 - To adapt to the changing climate	++	surface flooding, and none of the site falls within Flood Zones 2 or 3.	should be considered to provide shade and cooling.
		There are only very small areas of the site at risk of surface flooding, and none	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on
11 - To reduce flood risk	++	of the site falls within Flood Zones 2 or 3.	areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

Landscape characteristics slightly constrain development due to land levels falling from north to south. The land parcel is used for horsiculture and abuts the urban area. It is within an area identified as being of medium sensitivity to development. The land parcel contains some of the characteristics of the landscape character including small fields and established hedgerows to Development should be the south and south west sensitively designed to of the land parcel. respect the location on Development should seek the urban-rural fringe, to retain the existing and maintain existing hedgerow and field pattern. field patterns and The site directly adjoins the hedgerows where urban areas of Banstead possible. The location of and Woodmansterne, and development within the would appear as an infill of site should aim to the space between the two maintain settlement settlements. Development separation as far as on this site would likely possible. However, this have a strong negative will be very difficult to 15 - To protect and impact on landscape achieve, as the site sits enhance character in terms of directly in-between the landscape convergence of two settlements, and character settlements. adjoins both. 16 - To conserve A group of TPOs is located Trees with TPOs should along the northeast and enhance biodiversity boundary of the site. be retained.

BAN4 - Land East of Park Road			
Objective	Score	Comments	Potential Mitigation
		Taking constraints into	
1 - To provide		account, the site could	
sufficient housing		accommodate around 470	
to enable people to		houses at a density of	Housing should be
live in a home		30dph. The site would	provided in a range of
suitable to their		have a positive impact on	sizes, types, and tenures
needs and which		housing delivery in the	to provide for the needs
they can afford	++	borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs across the middle of the site. The site is within walking distance of the town centre and some facilities, but is further away from others. The site is unlikely to have a significant effect on health or wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
		There is a locally listed building at the centre of the western edge of the site, and a Grade II* listed building and a number of Grade II listed curtilages in the southwestern corner of the site. The western edge of the site falls within the Park Road and Mint Road Conservation Area. Parts of the southwestern corner of the site are designated as an historic park or garden. Just to the south of the site there is also an Area of High	
		Archaeological Importance, an Area of Archaeological Potential, and a large locally listed building (the Anti-Aircraft Ammunition Depot). Despite some	Development on parts of the site that contain heritage assets, or which would have a visual impact on the conservation area could
3 - To conserve		shielding of this heritage	be avoided. Sensitive
and enhance		assets by existing trees,	design of the site and
archaeological,		development on this site	layout of development
historic, and		would be likely to impact	could further protect the
cultural assets and		on their setting to at least	setting of the heritage
their settings	-	some degree.	assets.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is 0.6km from the town centre, and 0.5km from a GP surgery. However, other facilities are further away - including a primary school (1.3km), the train station (2.1km), a secondary school (2.4km), and the nearest employment area (6.3km). There are no dedicated bicycle facilities in the area. No bus services run past the site, and it is 0.5km to the nearest bus service - although a number of bus routes are then available. Park Lane contains some narrow pedestrian pavements, and the area directly surrounding the site may offer fairly safe and quiet pedestrian and cycle access. The site is well located for the town centre, but the distance from other services is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with some residential and commercial uses in the west and southwest.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, this may be counteracted by	Consideration could be given to retaining existing employment uses on the redeveloped site, or including new employment uses to

		the loss of existing employment uses on the site.	replace them.
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on	N/A

		the possibility of groundwater contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise		The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly	A construction statement could be used to set out how
and light pollution are reduced	0	impacted by an increase in traffic.	construction impacts will
are reduced	U	uanic.	be mitigated.

15 - To protect and enhance landscape character		The parcel is relatively flat, open grazing/ pasture agricultural land. The northern part of the land parcel abuts the urban area and has a medium sensitivity to development whilst the southern part of the land parcel has a higher sensitivity to development. The land parcel contains many of the landscape characteristics including small to medium sized fields and some established trees and hedgerows and there is some built development in the south west. Development should seek to retain the existing field pattern, hedgerow and trees. The site directly adjoins the urban areas of Banstead and Woodmansterne, and development in the northeastern portion of the site would appear as an infill of the space between the two settlements; while development in the southwestern portion would affect the landscape setting of a number of heritage assets and an historic park/garden. Development on this site would likely have significant impact on landscape character in terms of convergence of settlements, sprawl, and impact on historic landscapes.	Development should be sensitively designed to respect the location on the urban-rural fringe, and maintain existing field patterns, trees, and hedgerows where possible. The location of development within the site should aim to maintain settlement separation as far as possible. However, this will be very difficult to achieve, as the site sits directly in-between the two settlements, and adjoins both. Development should aim to avoid impact on the setting of historic landscapes, but this will also be very difficult to achieve due to the number of heritage assets on the site and their location within the site.
16 - To conserve and enhance biodiversity	0	A Potential SNCI (The Shrubbery) is adjacent to the site to the southeast, as is the Banstead Wood and Chipstead Downs	A buffer zone may be required between development and the Potential SNCI.

BOA. Buffer zones may be required to protect these habitats.

BAN5 - Land West of Park Road				
Objective	Score	Comments	Potential Mitigation	
1 - To provide	50010	Taking constraints into account, the site could	r stormar wingation	
sufficient housing		accommodate around 515		
to enable people to		houses at a density of	Housing should be	
live in a home		30dph. The site would	provided in a range of	
suitable to their		have a positive impact on	sizes, types, and tenures	
needs and which they can afford	++	housing delivery in the borough.	to provide for the needs of a range of people.	
they can anoid	++	The northern part of the	or a range or people.	
		site contains cricket		
		facilities, the loss of which		
		may have some effect on	Public rights of way	
		health and wellbeing. A	should be retained.	
		public right of way crosses the north of the	Publically accessible open space or play	
2 - To facilitate the		site and should be	facilities should be	
improved health		retained. The site is within	provided. Development	
and wellbeing of		walking distance of the	on this site should	
the whole		town centre, but is further	provide improved bicycle	
population	-	from the train station.	and pedestrian facilities.	
		There is a locally listed building to the north of the		
		site. There is also a row of		
		locally listed buildings, a		
		Grade II listed building,		
		and a Grade II listed		
		curtilage in the south of		
		the site. There is a Grade II* listed building and a	Dovolopment on parts of	
		number of Grade II listed	Development on parts of the site that contain	
		buildings just to the	heritage assets, or which	
		southeast of the site.	would have a visual	
		There is a locally listed	impact on the	
0. То остория		building just to the	conservation area could	
3 - To conserve and enhance		northwest of the site, and a cluster of locally listed	be avoided. Sensitive design of the site and	
archaeological,		and Grade II listed	layout of development	
historic, and		buildings just to the	could further protect the	
cultural assets and		northeast. The south of	setting of the heritage	
their settings	-	the site is part of the Park	assets.	

		Road and Mint Road Conservation Area, the remainder of which runs just beyond the eastern boundary of the site. The site is also adjacent to an historic park/garden. Despite some shielding of this heritage assets by existing trees, development on this site would be likely to impact on their setting to at least some degree.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 0.2km from the town centre, 0.3km from a GP surgery, and 0.4km from a primary school. However, other facilities are further away - including the train station (1.7km), a secondary school (1.5km), and the nearest employment area (4.7km). There are no dedicated bicycle facilities in the area. No bus services run directly past the site, but the nearest bus services are only 0.2km away, and a number of bus routes are available. Park Lane contains some narrow pedestrian pavements, and the area directly surrounding the site may offer fairly safe and quiet pedestrian and cycle access. The site is very well located for the town centre and for bus services, and is therefore fairly accessible to sustainable modes of transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

5 - To make the best use of previously developed land and existing buildings	0	The majority of the site is undeveloped, with some residential land in the south. There is some recreational land in the north, the loss of which may not be considered best use of land, although these facilities are not currently available to the public.	Consideration should be given to retaining the cricket pitches or providing replacement publically accessible recreation facilities.
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for	+	New developments contribute to economic growth within the borough. The site is around 0.2km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments	N/A
employment opportunities to meet the needs of the local economy	+	provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and

_		_	
			cooling, and planting
			should be considered to
			provide shade and
			cooling.
			Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
		There are only very small	design measures to
		areas of the site at risk of	manage surface runoff;
		surface flooding, and	and avoid building on
11 - To reduce		none of the site falls	areas at risk of flooding or
flood risk	++	within Flood Zones 2 or 3.	surface flooding.
nood floit		There are no water bodies	Carrage needing.
		on the site, and	
l		development here is	
12 - To improve the		unlikely to have significant	
water quality of		impacts on water quality	
rivers and		or supply, although further	
groundwater, and		investigation is needed on	
maintain an		the possibility of	
adequate supply of		groundwater	
water	0	contamination.	N/A
		The site will not have a	,, .
		significant impact on land	
		quality or contamination -	
13 - To reduce land		the site is moderate	
contamination and		quality agricultural land	
safeguard soil		with no known	
quality and quantity	0	contamination.	N/A
		The site does not	
		currently suffer from any	
		noise, light, or air pollution	
		constraints. Care must be	
		taken during construction	
		to avoid light or noise	
		pollution impacts on	
14 - To ensure air		nearby residential	
quality continues to			A construction statement
		properties, and air quality	
improve and noise		may also be slightly	could be used to set out
and light pollution		impacted by an increase	how construction impacts
are reduced	0	in traffic.	will be mitigated.

The northern part of the land parcel abuts the urban area and is identified as being of low to medium sensitivity to development. Whilst the southern part of the land parcel is identified as being at high sensitivity to development. The land parcel contains many of the landscape characteristics including small to medium sized fields and well established hedgerows and Development should be development should seek sensitively designed to to retain these respect the location on characteristics. The site the urban-rural fringe, directly adjoins the urban and maintain existing field area of Banstead, and patterns and hedgerows where possible. The would appear as a slight southeastern extension of location of development the town. The site forms within the site should aim part of the setting for a to maintain the setting of conservation area and heritage assets as far as various heritage assets. possible. Development Development on this site could be focused in the 15 - To protect and would likely have some northern part of the site, enhance landscape impact on landscape which is of lower character character in the area. landscape sensitivity. A buffer zone may be A small area of ancient woodland lies directly to required between the south of the site, and development and the ancient woodland. Trees two groups of TPOs lie on with TPOs should be the northern boundary. 16 - To conserve Buffer zones may be protected, as should and enhance required to protect these other mature trees where biodiversity assets. possible.

BAN6 - Land North of Woodmansterne Lane				
Objective	Score	Comments	Potential Mitigation	
1 - To provide		Taking constraints into	Housing should be	
sufficient housing		account, the site could	provided in a range of	
to enable people to		accommodate around 105	sizes, types, and	
live in a home		houses at a density of	tenures to provide for	
suitable to their		30dph. The site would have	the needs of a range of	
needs and which	++	a positive impact on	people.	

they can afford		housing delivery in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have a significant effect on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is an Area of Archaeological Potential just to the south of the site, but otherwise no heritage constraints.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and		The site is some distance from the majority of facilities - a GP surgery is only 0.5km away, and the proposed Woodmansterne local centre 0.8km away, but beyond this it is a longer distance to Banstead town centre (1.2km), a primary school (1.3km), the train station (2.7km), a secondary school (4km), and the employment area (5.5km). There are no dedicated bicycle facilities in the area. Bus services run past the site, but only every half hour. Woodmansterne Lane has adequate pedestrian pavements, and the area around the site is fairly quiet and residential, and probably safe for cycling and walking. However, the distance of the site from town centres, services, and facilities means that there are barriers to the use of sustainable transport, and development on this site would likely increase car	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to
facilities	-	use.	existing networks.

5 - To make the		The site is primarily	
best use of		undeveloped, with some	
previously		rural commercial uses and	
developed land		a few scattered residential	
and existing		properties all along the	
buildings	0	southern edge of the site.	N/A
		New developments	
		contribute to economic	
		growth within the borough.	
		The site is around 1.2km	
		from Banstead town centre	
		and 0.8km from the	
6 - To support		proposed Woodmansterne	
economic growth		local centre, and additional	
which is inclusive,		housing in this area would	
innovative, and		be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for		New developments provide	
employment		short term employment	
opportunities to		opportunities in	
meet the needs of		construction within the	
the local economy	+	borough.	N/A
			Improved public
			transport access could
8 - To reduce			reduce car use, and
greenhouse gas		The site is likely to increase	development on this site
emissions and		car use in the area, and will	should provide improved
move to a low		therefore contribute to	bicycle and pedestrian
carbon economy	-	rising greenhouse gases.	facilities.
		Materials used in	Sustainable construction
		construction may have	methods that reduce
		some effect on natural	natural resource use
		resources, and new	should be encouraged.
		residents will consume	High levels of water and
9 - To use natural		natural resources including	energy efficiency should
resources		water and energy. This	be encouraged in new
prudently	0	applies equally to all sites.	developments.
			Development should
			provide SUDS or other
			flood defences where
			appropriate; and avoid
			building on areas at risk
			of flooding or surface
			flooding. Design of sites
			should encourage the
		There are only very small	use of passive heating
		areas of the site at risk of	and cooling, and
10 - To adapt to		surface flooding, and none	planting should be
the changing		of the site falls within Flood	considered to provide
climate	++	Zones 2 or 3.	shade and cooling.

11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The land parcel has a medium sensitivity to change; it is relatively flat open grazing/ agricultural land delineated by established trees and has small field patterns. The existing development is concentrated in the south of the land parcel along Woodmansterne Lane. Development should seek to retain the existing trees and field pattern. The site	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and trees where possible.

		directly adjoins the urban area of Woodmansterne, but would represent a clear extension of the town to the north of Woodmansterne Lane (the town is currently entirely to the south of the lane). Development on this site would likely have some impact on landscape character in the area.	
16 - To conserve and enhance biodiversity	0	An area of ancient woodland runs along the northern edge of the site, and part of this ancient woodland is also in a Potential SNCI (East of Hengest Farm). Buffer zones may be required to protect these assets.	A buffer zone may be required between development and the Potential SNCI and ancient woodland.

BAN7 - Land at Boundary Farm, Woodmansterne						
Objective	Score	Comments	Potential Mitigation			
		Taking constraints into				
1 - To provide		account, the site could				
sufficient housing		accommodate around 154	Housing should be			
to enable people to		houses at a density of	provided in a range of			
live in a home		30dph. The site would have	sizes, types, and			
suitable to their		a positive impact on	tenures to provide for			
needs and which		housing delivery in the	the needs of a range of			
they can afford	++	borough.	people.			
•			Publically accessible			
			open space or play			
2 - To facilitate the			facilities should be			
improved health			provided. Development			
and wellbeing of		The site is unlikely to have	on this site should			
the whole		a significant effect on	provide improved bicycle			
population	0	health or wellbeing.	and pedestrian facilities.			
3 - To conserve		There is a Grade II listed	•			
and enhance		building and Grade II listed	Development should be			
archaeological,		curtilage slightly to the east	designed to ensure			
historic, and		of the site, although these	there is no impact on the			
cultural assets and		are fairly well shielded by	listed buildings or their			
their settings	0	trees.	setting.			

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the majority of facilities - a GP surgery is 0.9km away, and the proposed Woodmansterne local centre 0.8km away, but beyond this it is a longer distance to Banstead town centre (1.3km), a primary school (1.2km), the train station (2.8km), a secondary school (3.1km), and the employment area (5.9km). There are no dedicated bicycle facilities in the area. Bus services run past the site, but only every half hour. Woodmansterne Lane has adequate pedestrian pavements, and the area around the site is fairly quiet and residential, and probably safe for cycling and walking. However, the distance of the site from town centres, services, and facilities means that there are barriers to the use of sustainable transport, and development on this site would likely increase car use.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with only two residential properties and some rural commercial uses.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.3km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support	N/A

		for businesses in this area.	
7 - To provide for		New developments provide	
employment		short term employment	
opportunities to meet the needs of		opportunities in construction within the	
the local economy	+	borough.	N/A
			Improved public transport access could
8 - To reduce		The site is likely to increase	reduce car use, and
greenhouse gas emissions and		The site is likely to increase car use in the area, and will	development on this site should provide improved
move to a low		therefore contribute to	bicycle and pedestrian facilities.
carbon economy	-	rising greenhouse gases. Materials used in	Sustainable construction
		construction may have some effect on natural	methods that reduce natural resource use
		resources, and new	should be encouraged.
O To 200 001		residents will consume	High levels of water and
9 - To use natural resources		natural resources including water and energy. This	energy efficiency should be encouraged in new
prudently	0	applies equally to all sites.	developments.
			Development should provide SUDS or other
			flood defences where
			appropriate; and avoid building on areas at risk
			of flooding or surface
			flooding. Design of sites should encourage the
			use of passive heating
10. To adopt to		None of the site is at risk of	and cooling, and
10 - To adapt to the changing		surface flooding, and none of the site falls within Flood	planting should be considered to provide
climate	++	Zones 2 or 3.	shade and cooling.
			Development should provide SUDS or other
			flood defences where
			appropriate, along with design measures to
		None of the site is at risk of	manage surface runoff;
11 - To reduce		surface flooding, and none of the site falls within Flood	and avoid building on areas at risk of flooding
flood risk	++	Zones 2 or 3.	or surface flooding.

I he arte will not have a	
The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination. The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination. N/A	
improve and noise may also be slightly to set ou	nt could be used ut how tion impacts will
The land parcel is relatively flat, actively farmed agricultural/ grazing land. It has a medium sensitivity to development and comprises some of the landscape characteristics including small fields and established woodland delineating the land parcel. Development should seek to retain the existing tree boundary and field pattern. The site directly adjoins the urban area of Woodmansterne, but would represent a clear extension of the town to the north of Woodmansterne Lane (the town is currently entirely to the south of the lane).	ement should be ely designed to the location on in-rural fringe, uld maintain field patterns ndary trees

		impact on landscape character in the area.	
		A Potential SNCI and area of ancient woodland runs adjacent to the northern boundary of the site in the west (East of Hengest Farm), and another Potential SNCI runs adjacent to the northern boundary to the east (South of Fairlawn Grove). Adjacent to the site to the east is a combination of TPOs and ancient woodland areas. Buffer	A buffer zone may be required between
16 - To conserve		zones may be required to	development and the
and enhance		protect some of these	Potential SNCI and
biodiversity	0	assets.	ancient woodland sites.

BAN8 - L	BAN8 - Land South of Cunningham Road, Woodmansterne			
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 122 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	-	There is a public right of way that crosses the site and should be retained. The site is some distance from the majority of facilities, and may encourage driving more than walking because of this, having a somewhat negative impact on health.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a large locally listed building and an associated Area of Archaeological Importance/Area of Archaeological Potential slightly to the south of the site.	Development should be designed to ensure there is no impact on the listed buildings or their setting.	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is a significant distance from the majority of facilities - a GP surgery is 0.7km away, but beyond this it is a longer distance to Banstead town centre (1.2km), a primary school (1.3km), the train station (2.8km), a secondary school (3km), and the employment area (6km). There are no dedicated bicycle facilities in the area. Irregular bus services run from a stop 0.5km away, but the nearest bus stop with regular services is 1km away. Access is through Chalmers Lane, a narrow residential road that will find it difficult to provide for cars, bicycles, and pedestrians adequately at the same time. The excessive distance of the site from town centres, services, and facilities means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is mostly undeveloped, containing only an equestrian business and associated residential property.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.2km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support	N/A

		for businesses in this area.	
7 - To provide for		New developments provide	
employment		short term employment	
opportunities to		opportunities in	
meet the needs of		construction within the	
the local economy	+	borough.	N/A
8 - To reduce			Improved public transport access could reduce car use, and
greenhouse gas		The site is likely to increase	development on this site
emissions and		car use in the area, and will	should provide improved
move to a low		therefore contribute to	bicycle and pedestrian
carbon economy	-	rising greenhouse gases.	facilities.
		Materials used in construction may have	Sustainable construction methods that reduce
		some effect on natural	natural resource use
		resources, and new	should be encouraged.
		residents will consume	High levels of water and
9 - To use natural		natural resources including	energy efficiency should
resources		water and energy. This	be encouraged in new
prudently	0	applies equally to all sites.	developments. Development should
			provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the
10 - To adapt to		None of the site is at risk of surface flooding, and none	use of passive heating and cooling, and planting should be
the changing climate	++	of the site falls within Flood Zones 2 or 3.	considered to provide shade and cooling.
- Cilinate			Development should provide SUDS or other flood defences where appropriate, along with design measures to
		None of the site is at risk of	manage surface runoff;
11 To radicas		surface flooding, and none	and avoid building on
11 - To reduce		of the site falls within Flood	areas at risk of flooding
flood risk	++	Zones 2 or 3.	or surface flooding.
12 - To improve		There are no water bodies on the site, and	
the water quality of rivers and		The state of the s	
groundwater, and		development here is unlikely to have significant	
maintain an		impacts on water quality or	
adequate supply of		supply, although further	
water	0	investigation is needed on	N/A
water	U	mivestigation is needed on	13/73

		the possibility of groundwater contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The landscape slightly constrains development potential given that it is slightly sloping. The majority of the land parcel has a medium to low sensitivity to development and the land parcel does not contain many of the characteristics of the landscape character, for	
15 - To protect and enhance landscape character	0	example it does not contain well defined hedgerows or areas of woodland. The site directly adjoins the urban area of Woodmansterne, and would appear as a southern extension of the town. Development on this site would likely not have a significant impact on landscape character	Development should be sensitively designed to respect the location on the urban-rural fringe.

16 - To conserve		The site is entirely within the Banstead Wood and Chipstead Downs BOA, and development would have to be very careful not to damage biodiversity, and preferably to enhance it. There is a potential SNCI (The Shrubbery) slightly	Development should be very sensitively designed to enhance biodiversity within the BOA - if further investigation suggests this is not possible, careful consideration should be given as to whether development should go ahead on this
and enhance biodiversity	_	(The Shrubbery) slightly west of the site.	should go ahead on this site.

BAN9 - Land Off Kingscroft Road, Woodmansterne			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 187 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	_	There is a public right of way that crosses the site and should be retained. The site is some distance from the majority of facilities, and may encourage driving more than walking because of this, having a somewhat negative impact on health.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a large locally listed building and an associated Area of Archaeological Importance/Area of Archaeological Potential slightly to the south of the site.	Development should be designed to ensure there is no impact on the listed buildings or their setting.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is a significant distance from services and facilities - a GP surgery (1.6km), Banstead town centre (2km), a primary school (1.2km), the train station (2.6km), a secondary school (3.8km), and the employment area (6.8km). There are no dedicated bicycle facilities in the area. Irregular bus services run from a stop 0.8km away, but the nearest bus stop with regular services is 2km away. Access is through Chalmers Lane or Kingscroft Road, narrow residential roads that will find it difficult to provide for cars, bicycles, and pedestrians adequately at the same time. The excessive distance of the site from town centres, services, and facilities means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing facilities.
5 - To make the best use of previously developed land and existing buildings	0	The site is not previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.2km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support	N/A

1		for businesses in this area.	
7 - To provide for		New developments provide	
employment		short term employment	
opportunities to		opportunities in	
meet the needs of		construction within the	
the local economy	_	borough.	N/A
the local economy	+	borougn.	Improved public
			transport access could
8 - To reduce		The cite is likely to	reduce car use, and
		The site is likely to increase car use in the	development on this site
greenhouse gas emissions and		area, and will therefore	should provide improved
move to a low		· ·	
		contribute to rising	bicycle and pedestrian facilities.
carbon economy	-	greenhouse gases.	
		Materials used in	Sustainable construction
		construction may have	methods that reduce
		some effect on natural	natural resource use
		resources, and new	should be encouraged.
O Ta		residents will consume	High levels of water and
9 - To use natural		natural resources including	energy efficiency should
resources	0	water and energy. This	be encouraged in new
prudently	0	applies equally to all sites.	developments.
			Development should
			provide SUDS or other
			flood defences where
			appropriate; and avoid
			building on areas at risk
			of flooding or surface
			flooding. Design of sites
			should encourage the
			use of passive heating
		None of the site is at risk of	and cooling, and planting
10 - To adapt to		surface flooding, and none	should be considered to
the changing		of the site falls within Flood	provide shade and
climate	++	Zones 2 or 3.	cooling.
			Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
			design measures to
		None of the site is at risk of	manage surface runoff;
		surface flooding, and none	and avoid building on
11 - To reduce		of the site falls within Flood	areas at risk of flooding
flood risk	++	Zones 2 or 3.	or surface flooding.
12 - To improve		There are no water bodies	
the water quality of		on the site, and	
rivers and		development here is	
groundwater, and		unlikely to have significant	
maintain an		impacts on water quality or	
adequate supply of		supply, although further	
water	0	investigation is needed on	N/A
		22.3220000.00	

		the possibility of groundwater contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		Landscape constrains development to an extent given that the southern part of the land parcel slopes quite steeply downwards to the boundary. The majority of the land parcel is within an area of low to medium sensitivity and the southern tip is in an area of high sensitivity to development. The land parcel does not contain many of the characteristics of the landscape character for example small to medium sized fields and	Development should be sensitively designed to respect the location on
15 - To protect and enhance landscape character	0	established hedgerows but there are a number of established trees along the eastern and southern boundaries which development should seek to retain. The site directly adjoins the urban area of Woodmansterne, and would appear as a southern extension of the town. Development on this	the urban-rural fringe. Trees on the southern and eastern boundaries should be retained. Development will probably have to be focused on the northern part of the site, due to higher landscape sensitivity and topography constraints in the south.

	site would likely not have a significant impact on landscape character, as long as the boundary trees are maintained.	
16 - To conserve and enhance biodiversity	The site is entirely within the Banstead Wood and Chipstead Downs BOA, and development would have to be very careful not to damage biodiversity, and preferably to enhance it. There is a group of TPOs on the eastern boundary of the site.	Development should be very sensitively designed to enhance biodiversity within the BOA - if further investigation suggests this is not possible, careful consideration should be given as to whether development should go ahead on this site. Trees with TPOs should be retained.

DV40 Land at Daniela d Fatala						
BV12 - Land at Banstead Estate						
Objective	Score	Comments	Potential Mitigation			
1 - To provide sufficient housing to enable people to live in a home		Taking constraints into account, the site could accommodate around 1029 houses at a density of 30dph. The site would	Housing should be provided in a range of			
suitable to their		have a positive impact on	sizes, types, and tenures			
needs and which they can afford	++	housing delivery in the borough.	to provide for the needs of a range of people.			
2 - To facilitate the improved health		The western part of the site contains school sports facilities, the loss of which may have a negative effect on health and wellbeing. The site is large enough to provide substantial publically accessible open space to replace this lost space, however. A number of public rights of way cross the site and should be retained. The site is within walking distance of the	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities. Development on this site			
and wellbeing of the whole		local centre, but is further from the train station. The	should provide improved bicycle and pedestrian			
population	0	site is overall likely to	facilities.			

		have a neutral impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building just to the south of the site, and not shielded by trees from the site itself. There is also an Area of Archaeological Potential slightly to the east of the site.	Development should be designed to ensure there is no impact on the listed building or its setting.
4 - To reduce the need to travel, encourage sustainable		The site is 0.2km from the local centre, 0.4km from a secondary school, and 1km from a primary school. However, other facilities are further away - including Banstead town centre (1.5km), the train station (2.3km), a GP surgery (2km), and the nearest employment area (2.9km). There is a very short dedicated cycle lane on nearby Reads Rest Road, leading towards Kingswood. Bus services run past the site, but only every 30-60 minutes. Brighton Road is a wide road with pedestrian pavements, but is busy and unpleasant to walk along; other roads offering access to the site are narrower, but also have pedestrian pavements and may prove more amenable to walking and cycling. The site is well located for the local centre, but the distance from other services is likely to increase car use	Improved public transport access could reduce car use, and development on this site should provide improved bicycle iand pedestrian facilities that connect to existing networks. Consideration
transport options, and improve accessibility to all services and facilities	0	somewhat. However, the site is also large enough to provide a number of facilities on-site, as well as to possibly justify	should be given to the provision of on-site services and facilities to reduce car use and the need to travel.

		improvements to public transport provision in the area, and this may counteract the distance from existing services.	
5 - To make the best use of previously developed land and existing buildings	0	The majority of the site in undeveloped, with some scattered residential uses in the west.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The site is around 0.2km from Burgh Heath local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

		equally to all sites.	
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	Small areas in the north and west of the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	The site is very close to Brighton Road, and may suffer from noise and air pollution issues related to this busy A road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
	Landscape constraints severely limit development potential — the entirety of the land parcel falls within the AGLV. The land parcel also has a high sensitivity to development and contains many of the landscape characteristics including small to medium sized fields, established hedgerows, areas of woodland and some open views. Development should seek to retain these characteristics and	Development should be sensitively designed to
15 - To protect and enhance landscape character	 be mindful of open views. The site is large and would represent a significant southward extension of Banstead and eastward extension of Burgh Heath, as well as significantly reducing the separation between these two settlements. Development would be likely to have a significant negative landscape impact in this area.	respect the location on the urban-rural fringe, and should try to avoid reducing the separation between Burgh Heath and Banstead. Development design should also take into account the character of the AGLV. It is possible that no mitigating design measures are possible to make a development in this location acceptable.

The site contains Canons Wood area of ancient woodland in the west, Pages Acre area of ancient woodland in the centre, part of Ruffett Wood area of ancient woodland and SNCI in the east, and a large group of TPOs in the north centre. Chipstead Downs SSSI is also close to the eastern edge of the site. Buffer zones may be required to protect these assets from the impact of development, and development should be designed in a way that integrates sensitively with these areas. The northern and eastern parts of the site fall within the Banstead Wood and Chipstead Downs BOA, and development within or close to this area should be sensitively designed so as not to impact on biodiversity, and preferably to enhance it. The site therefore contains a lot of biodiversity constraints, but the size of the site means it may be possible to develop without impacting too strongly on biodiversity.

Development should be very sensitively designed to preserve and, where possible, enhance biodiversity within the ancient woodlands, SNCI, and SSSI. Trees with TPOs should be retained. Buffer zones may be required around biodiversity assets. Development should be designed to enhance biodiversity within the BOA.

16 - To conserve and enhance biodiversity

HC28 - Land at Meadowcroft, Balcombe Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide		Taking constraints into	
sufficient housing		account, the site could	Housing should be
to enable people to		accommodate around 56	provided in a range of
live in a home		houses at a density of	sizes, types, and tenures
suitable to their		30dph. The site would have	to provide for the needs
needs and which	+	a positive impact on	of a range of people.

they can afford		housing delivery in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have a significant effect on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve	U	nealliful wellbeing.	and pedestnan facilities.
and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is between 1km and 2km of all local facilities - including the town centre (1.4km), train station (1.2km), primary school (1.8km), secondary school (1.3km), GP surgery (1.6km), and employment area (1.6km). There is no dedicated bicycle infrastructure in the area. A bus passes adjacent to the site, but only once an hour. Balcombe Road contains adequate pedestrian pavements. It is likely that the distance from services will be slightly too far to encourage widespread use of sustainable modes of transport, and will therefore increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used for commercial/office space, with one residential property on the eastern edge. Large parts of the site remain undeveloped, however. If the development management plan sets out allocations for adequate employment areas and a strategic employment site for the	The site should only be developed if equivalent employment uses are being provided elsewhere in the borough. Consideration could also be given to retaining employment uses on the site alongside housing.

		borough, then the redevelopment of this small	
		commercial space for a significant number of	
		houses may be seen as a good use of previously	
		developed land.	
		New developments contribute to economic	
		growth within the borough.	
6 - To support		The site is around 1.4km from the town centre, and	
economic growth		additional housing in this	
which is inclusive, innovative, and		area would be likely to provide support for	
sustainable	+	businesses in this area.	N/A
		New developments provide short term employment	
		opportunities in	Consideration could be
7 - To provide for		construction within the borough. However, this	given to retaining existing employment
employment		may be counteracted by	uses on the redeveloped
opportunities to meet the needs of		the loss of existing employment uses on the	site, or including new employment uses to
the local economy	0	site.	replace them.
			Improved public transport access could
8 - To reduce			reduce car use, and
greenhouse gas emissions and		The site is likely to increase	development on this site
move to a low		car use in the area, and will therefore contribute to	should provide improved bicycle and pedestrian
carbon economy	-	rising greenhouse gases.	facilities.
		Materials used in construction may have	Sustainable construction methods that reduce
		some effect on natural	natural resource use
		resources, and new residents will consume	should be encouraged. High levels of water and
9 - To use natural		natural resources including	energy efficiency should
resources prudently	0	water and energy. This applies equally to all sites.	be encouraged in new developments.
productiny		applies equally to all sites.	Development should
			provide SUDS or other flood defences where
			appropriate; and avoid
		Some of the eastern areas	building on areas at risk of flooding or surface
		of the site are at risk of	flooding. Design of sites
1 4 a			
10 - To adapt to the changing		surface flooding, but none of the site falls within Flood	should encourage the use of passive heating

			planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Some of the eastern areas of the site are at risk of surface flooding, but none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A drain runs along the eastern edge of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is non-agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is located within an AQMA, and should therefore ensure that development does not worsen air quality in the area. The proximity to the A23 and M23 may lead to further problems relating to air and noise pollution.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. Development should demonstrate that it will not worsen air quality problems within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character		Landscape constrains development potential – the land parcel falls within Gatwick Open Setting. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics being a medium sized field (albeit grounds for the offices) and well-developed hedgerows. There are a number of established trees within the land parcel which limit long distance views – should the parcel be allocated for development, these should be retained. The site would appear as a clear southern extension of the current Horley urban area in the direction of Gatwick. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should aim to avoid reducing the gap between Horley and Gatwick Airport as far as possible - although it may prove to be that no mitigation measures are possible to achieve this aim on this site. Existing trees should be retained.
16 - To conserve and enhance		The site contains no	
biodiversity	0	biodiversity constraints.	N/A

HE01 - Land at Haroldslea Drive, Horley			
		· · · · · · · · · · · · · · · · · · ·	•
Objective	Score	Comments	Potential Mitigation
		Housing delivery for this	
1 - To provide		site has not been	
sufficient housing		calculated, as the entire	
to enable people to		site is within Flood Zones	
live in a home		2 and 3, and is therefore	
suitable to their		not suitable for housing	
needs and which		while other sites are	
they can afford		available.	N/A

2 - To facilitate the improved health and wellbeing of the whole		A public right of way runs along the southern boundary of the site and should be retained. Beyond this, the site is unlikely to have any significant effect on health	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle
population	0	and wellbeing.	and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and		There are three locally listed buildings directly to the south of the site, and a scheduled ancient monument (Site of Thunderfield Castle) is directly to the east of the site. These assets are currently well shielded due to the heavily wooded nature of the site, but development should be	Development should be designed to ensure there is no impact on the listed buildings, ancient monument, or their
their settings	0	careful not to alter this.	settings.
4 - To reduce the need to travel, encourage		The site is a within reasonable distance from services and facilities - a GP surgery (1.7km), Horley town centre (1.3km), a primary school (1.7km), the train station (1.1km), a secondary school (1.2km), and the employment area (1.5km). There are no dedicated bicycle facilities in the area. Regular bus services run from a stop 0.8km away, meaning a large walk is required before public transport can be accessed. Access is through Haroldslea Drive, which currently has no pedestrian pavements and is very narrow - it may be difficult to provide for earse	Improved public transport access could reduce car
sustainable transport options, and improve accessibility to all services and facilities	_	difficult to provide for cars, bicycles, and pedestrians adequately at the same time. This places barriers in the way of sustainable transport use, and	use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

		development on this site would likely increase car use.	
5 - To make the best use of previously developed land and existing buildings	+	The site currently contains damaged farm buildings and overgrown grounds. Redevelopment here would be a good use of currently poorly utilised land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate		The entire site falls within Flood Zones 2 or 3, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		The entire site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Burstow Stream forms the western boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Much of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic. The landscape character has a medium to high sensitivity to change; however, the land parcel does not display many of the specific landscape characteristics - it is severely overgrown and there are a number of established trees. Development should seek to retain the existing trees.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is not adjacent to the existing urban area, and unless other sites to the west were built out as well, would appear as an isolated urban addition to the countryside. However, the site's contribution to landscape is currently diminished by its overgrown and neglected character, meaning the impact of development on the landscape character would be significantly reduced.	Development should be sensitively designed to respect the location on the urban-rural fringe. Development should be managed so as not to appear as unchecked sprawl on the edge of Horley. Development should be designed to improve the current neglected appearance that the site contributes to the landscape. Existing trees should be retained where possible.
16 - To conserve and enhance biodiversity		The northern and western parts of the site fall within the River Mole BOA, and development should avoid impacting on this habitat. The site also contains quite a large amount of trees.	Development should be sensitively designed to enhance biodiversity within the BOA. Buffer zones may be required between the BOA and development on the site. Development should be designed to maintain as many existing trees as

HE05 - Land at Harrowsley Green Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 54 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	Public rights of way run along the southern and western boundaries of the site and should be retained. Beyond this, the site is unlikely to have any significant effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building on the site, and a Grade II listed building and scheduled ancient monument just to the south of the site. The listed buildings are not particularly well-shielded by trees, but the site is large enough that housing could probably be accommodated without overly impacting on the heritage assets.	Development should be designed to ensure there is no impact on the listed buildings, ancient monument, or their settings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	_	The site is a moderate distance from services and facilities - a GP surgery (1.8km), Horley town centre (1.7km), a primary school (1km), the train station (2.4km), a secondary school (1.4km), and the employment area (1.3km). There are no dedicated bicycle facilities in the area. Bus services run past the site every 30-	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

		60 minutes. Smallfield Road has pedestrian pavements. The site is served by public transport, but the distance from facilities is likely to encourage some amount of additional car use.	
5 - To make the			
best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with a small number of agricultural buildings in the northwest.	N/A
bullarings	O .	New developments	TW/A
		contribute to economic growth within the borough.	
		The site is around 1.7km	
6 - To support economic growth		from Horley town centre, and additional housing in	
which is inclusive,		this area would be likely to	
innovative, and		provide support for	
sustainable	+	businesses in this area.	N/A
7 - To provide for		New developments	
employment opportunities to		provide short term employment opportunities	
meet the needs of		in construction within the	
the local economy	+	borough.	N/A
			Improved public transport
8 - To reduce		The site is likely to increase car use in the	access could reduce car
greenhouse gas emissions and		area, and will therefore	use, and development on this site should provide
move to a low		contribute to rising	improved bicycle and
carbon economy	-	greenhouse gases.	pedestrian facilities.
		Materials used in	
		construction may have	Sustainable construction
		some effect on natural resources, and new	methods that reduce natural resource use
		residents will consume	should be encouraged.
		natural resources	High levels of water and
9 - To use natural		including water and	energy efficiency should
resources	0	energy. This applies	be encouraged in new developments.
prudently	U	equally to all sites.	developments.

10 - To adapt to the changing climate		Only the southwest portion of the site is not located in Flood Zones 2 or 3, and there are small areas at risk of surface flooding in this part of the site as well. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	_	Only the southwest portion of the site is not located in Flood Zones 2 or 3, and there are small areas at risk of surface flooding in this part of the site as well.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A Burstow Stream tributary runs along the western edge of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land. Part of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The proximity of the eastern part of the site to the M23 may cause some issues relating to noise and air pollution, but this would require further investigation in the event of development taking place. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The land parcel is generally flat and used for agriculture. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics such as medium-sized fields and well-developed hedgerows. Any development should seek to retain the hedgerows and be mindful of long-distance views. The site is not adjacent to the existing urban area, with only some low density suburban/rural properties to the north, and unless other sites to the west were built out as well, would appear as an isolated urban addition to the countryside. Development on this site	Development should be sensitively designed to respect the location on the urban-rural fringe. Development should be managed so as not to appear as unchecked sprawl on the edge of Horley. Development should aim to protect
15 - To protect and enhance landscape character	-	would therefore likely have some negative impact on the landscape character.	long distance views and maintain existing hedgerow patterns where possible.

		The northern half of the site falls within the River	Development should be
16 - To conserve		Mole BOA, and	sensitively designed to
and enhance		development should avoid	enhance biodiversity
biodiversity	0	impacting on this habitat.	within the BOA.

HE09 - Land at Newstead Hall, Horley			
Objective	Score	Comments	Potential Mitigation
		Housing delivery for this	
1 - To provide		site has not been	
sufficient housing		calculated, as the entire	
to enable people to		site is within Flood Zones	
live in a home		2 and 3, and is therefore	
suitable to their		not suitable for housing	
needs and which		while other sites are	N1/A
they can afford		available.	N/A
			Public rights of way
		A salalia dalah at	should be retained.
		A public right of way runs	Publically accessible
2 - To facilitate the		along the southwestern	open space or play facilities should be
		boundary of the site and should be retained.	
improved health		Beyond this, the site is	provided. Development on this site should
and wellbeing of the whole		unlikely to have any effect	provide improved bicycle
population	0	on health and wellbeing.	and pedestrian facilities.
3 - To conserve	U	on nealth and wellbeing.	and pedestnan racilities.
and enhance			
archaeological,			
historic, and			
cultural assets and		The site contains no	
their settings	0	heritage constraints.	N/A
		The site is fairly well	
		located for local services	
		and facilities - Horley town	
		centre and railway station	
		(1.1km), a secondary	
		school (1.1km), a primary	
		school and GP surgery	
		(1.7km), and the	
4 - To reduce the		employment area (1.5km).	
need to travel,		There are no dedicated	Improved public transport
encourage		bicycle facilities in the	access could reduce car
sustainable		area. Bus services run	use, and development on
transport options,		from Balcombe Road,	this site should provide
and improve		about a 0.8km walk from	improved bicycle and
accessibility to all		the site, although there	pedestrian facilities that
services and		are very regular buses	connect to existing
facilities	-	when the stop is reached.	networks.

		The site is accessed through Haroldslea Drive, which is currently very narrow and contains no dedicated pedestrian pavements, although it is a quiet residential road. The site is not far from services and facilities, but the distance to public transport and the lack of walking infrastructure puts barriers in the way of sustainable transport.	
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped, although it surrounds a small parcel of developed residential land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the	Ü	The entire site falls within Flood Zone 2, and is at risk from the increased flooding that is expected as climate change	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and
changing climate 11 - To reduce flood risk		The entire site falls within Flood Zone 2.	cooling. Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is primarily moderate quality agricultural land, with some poor quality areas, and with no known contamination.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The landscape character has a medium to high sensitivity to change; however, the land parcel does not display many of the specific landscape characteristics such as medium-sized fields with well-developed hedgerows and long-distance views. Instead, the land parcel is comprised of woodland which restricts long-distance views. Any development should seek to retain the existing trees. The site is adjacent to the existing urban area, although in an area of relatively low density, and would appear as a slight extension of Horley to the east. The small size of the site, and the fact that it surrounds existing properties as well as adjoining the urban area, means the impact on landscape character would be relatively small, provided that existing trees are retained.	Development should be sensitively designed to respect the location on the urban-rural fringe. Existing wooded areas should be retained where possible.
16 - To conserve and enhance biodiversity		The northwestern and a small area of the eastern part of the site fall within the River Mole BOA, and development should avoid	Development should be sensitively designed to enhance biodiversity within the BOA. Trees with TPOs should be

impacting on this habitat. The majority of the site is covered with trees that are protected by TPOs.	protected.

HE10 - Land Rear of 17 The Close, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which		Taking constraints into account, the site could accommodate around 46 houses at a density of 30dph. The site would have a positive impact on housing delivery in the	Housing should be provided in a range of sizes, types, and tenures to provide for the needs
they can afford	+	borough.	of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have an impact on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is fairly well located for local services and facilities - Horley town centre (1.4km) and railway station (1.2km), a secondary school (1.3km), a primary school and GP surgery (1.8km), and the employment area (1.7km). There are no dedicated bicycle facilities in the area. There are bus services from a stop 0.3km away, but they only leave hourly; more regular buses leave from a stop 0.9km away. The site is accessed through The Close, which is currently very narrow and contains no dedicated pedestrian pavements, although it is a quiet residential road. The site is not far from services and facilities, but the distance to public transport and the lack of walking infrastructure puts barriers in the way of sustainable transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the		The site is completely	- Hothomor
best use of previously		undeveloped, although it surrounds a small parcel	
developed land and		of developed residential	
existing buildings	0	land.	N/A
6 - To support economic growth which is inclusive, innovative, and		New developments contribute to economic growth within the borough. The site is around 1.4km from Horley town centre, and additional housing in this area would be likely to provide support for	
sustainable	+	businesses in this area.	N/A
7 - To provide for employment		New developments provide short term	
opportunities to		employment opportunities	
meet the needs of	+	in construction within the	N/A

the local economy		borough.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	_	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Only the western edge of the site falls within Flood Zones 2 or 3, or within areas at risk of surface flooding, although these areas are at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Only the western edge of the site falls within Flood Zones 2 or 3, or within areas at risk of surface flooding. Flood risk can therefore be kept fairly low.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A Burstow Stream tributary runs along the western edge of the site, drains along the southern and eastern edges, and a pond adjoins the eastern edge of the site - all of these should be protected from the impacts of development. Development here is	Existing water features on the site should be protected from the impacts of development.

The site will not have a significant impact on land quality or contamination - the site is moderate contamination and safeguard soil quality and quantity 0 contamination. The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination. N/A	
The site is located 0.1km away from an AQMA, and should therefore be careful that development does not worsen air quality in the area. The proximity to the A23 and Gatwick Airport may lead to further problems relating to air and noise and light pollution Development consider how the potential ir noise and air presidents of the Development demonstrate to not worsen air problems with AQMA. Mitigate measures should the area. The proposed to residents with Gatwick Airport may lead to further problems relating to air and noise pollution, and the site is within the 57db noise Development consider how the potential ir noise and air presidents of the Development demonstrate to not worsen air problems with AQMA. Mitigate measures should therefore be careful that development does not worsen air proposed to residents with a Gatwick Airport may lead to further problems relating to air and noise pollution, and the site is within the 57db noise	w to mitigate impacts of pollution on this site. It should that it will hir quality hin the ation hould be reduce the pise on hin the 57db ort noise postruction huld be used w

Landscape constrains development potential the land parcel falls within the Gatwick Open Setting. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics being a medium sized field (albeit for residential purposes) and well-developed hedgerows. Any development should seek to retain the welldeveloped hedgerows and field pattern. The site Development should be sensitively designed to is adjacent to the existing respect the location on urban area, although in the urban-rural fringe and an area of relatively low density, and would maintain existing field appear as a slight patterns and hedgerows extension of Horley to the where possible. The southeast. Development location of development here would reduce the should aim to avoid gap between Horley and infringing on the Gatwick Gatwick, and Open Setting where 15 - To protect and consequently have quite possible, although this is enhance landscape a significant impact on unlikely to be possible in character landscape character. this instance. 16 - To conserve and enhance The site contains no 0 N/A biodiversity biodiversity constraints.

HE11 - Land Adjoining 61 Silverlea Gardens, Horley			
Objective	Score	Comments	Potential Mitigation
		Discounting flood zone	Due to the major
		areas that could not be	constraint of the flood
1 - To provide		used for housing, the site	zone, the site is not
sufficient housing		could likely accommodate	sequentially preferable
to enable people to		around 3 housing units at	for housing unless and
live in a home		a density of 30dph. The	until all other potential
suitable to their		site is not a suitable	sites have been
needs and which		choice for achieving this	developed or proven
they can afford	-	objective.	unsuitable.

2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs along the southwestern boundary of the site and should be retained. Beyond this, the site is unlikely to have any effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains two locally listed buildings, and these are not well shielded from the rest of the site - development would have to be very carefully designed not to impact on the heritage assets.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site and layout of development could further protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is within reasonably distance of local services and facilities, with the town centre 1.3km away, the railway station and employment area 1km away, a secondary school 0.8km away, a primary school 1.2km away, and a GP surgery 1.5km away. Regular bus services run from a bus stop 0.4km away. The site is accessed through Silverlea Gardens, a quiet residential road that contains pedestrian pavements, although these are very narrow and may require widening to be accessible to those with reduced mobility. The site is well located for the local centre and not far from bus services, and is therefore fairly accessible to sustainable modes of transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of	0	The site is mostly undeveloped, containing	N/A

previously developed land and		only the residential farm buildings.	
existing buildings		_	
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	Most of the eastern half of the site falls within Flood Zone 2, and part of the western side of the site is at risk of surface flooding. The site is therefore at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to

			provide shade and cooling.
11 - To reduce flood risk		Most of the eastern half of the site falls within Flood Zone 2, and part of the western side of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Drains run along the southern and northern edges of the site, and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land. Part of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The land parcel is generally flat and used for agriculture. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics such as medium-sized fields and well-developed hedgerows. Any development should seek to retain the well-developed hedgerows, field patterns and be mindful of potential longrange views. The site is adjacent to the existing urban area, although in an area of relatively low density, and would appear as a slight extension of Horley to the east. The impact on landscape character of development on this site is likely to be relatively small. In general, however, the site is in an area containing residential dwellings, and if density is kept at an appropriate level for the urban-rural fringe area it occupies, development at this site should not have a significant impact on the landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and hedgerows where possible and protect long range views.
		A very small area at the	Development should be
16 - To conserve and enhance		eastern edge of the site falls within the River Mole	sensitively designed to enhance biodiversity
biodiversity	0	BOA.	within the BOA.

HE14 - Seymour, Haroldslea Drive, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide		Housing delivery for this site has not been	
sufficient housing		calculated, as the entire	
to enable people to		site is within Flood Zones	
live in a home		2 and 3, and is therefore	
suitable to their		not suitable for housing	
needs and which		while other sites are	
they can afford		available.	N/A
		The site is some distance	Publically accessible
		from the majority of	open space or play
2 - To facilitate the		facilities, and may	facilities should be
improved health		encourage driving more	provided. Development
and wellbeing of		than walking because of	on this site should
the whole		this, having a somewhat	provide improved bicycle
population	-	negative impact on health.	and pedestrian facilities.
		The site contains no	
		heritage constraints,	
		although the scheduled	
		ancient monument Site of	
3 - To conserve		Thunderfield Castle is	
and enhance		close to the site to the	Development should be
archaeological,		northwest, and	designed to ensure there
historic, and		development should take	is no impact on the
cultural assets and		care not to impact on the	ancient monument or its
their settings	0	setting of this asset. The site is some distance	settings.
		from the majority of	
		facilities - Horley town	
		centre is 1.9km away,	
		with the railway station	
		1.7km away and the	
		employment area 2km	
		away. A GP surgery and	
		primary school are 2.2km	
		away, and a secondary	
		school is 1.8km away.	
		There are no dedicated	
		bicycle facilities in the	
		area. It is a 1.5km journey	
4 - To reduce the		to the nearest bus stop.	
need to travel,		The site is accessed	Improved public transport
encourage		through Haroldslea Drive,	access could reduce car
sustainable		which is a narrow rural	use, and development on
transport options,		road at the moment, with	this site should provide
and improve		no pedestrian pavements.	improved bicycle and
accessibility to all		The distance of the site	pedestrian facilities that
services and		from local centres,	connect to existing
facilities		services, and facilities,	networks.

		including the distance from public transport stops, means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	
5 - To make the best use of previously developed land and	0	The site is primarily undeveloped, with only a single residential dwelling and some agricultural	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	structures. New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural resources prudently	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases. Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities. Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate		The entire site falls within Flood Zone 2, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-1	The entire site falls within Flood Zone 2.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on the site, although a drain and pond are located close to the western boundary. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features near the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Small areas of the site, or adjacent to the site, have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The land parcel is generally flat and used for agriculture. The landscape character has a medium to high sensitivity to change and displays many of the specific landscape characteristics being a medium sized field and well-developed hedgerows. Any development should seek to retain the field pattern and existing hedgerows. However, the site is a significant distance from the existing urban area, and would appear as an isolated settlement in a rural area. Due to the distance of the site from any other urban area, development here would have a somewhat negative impact on landscape character.	Development should be sensitively designed to fit into the rural surroundings and avoid appearing as unchecked sprawl into the countryside. Development should be of an appropriate density for a rural area. Development should maintain existing field patterns and hedgerows.
16 - To conserve and enhance biodiversity	0	A small amount of the western edge of the site falls within the River Mole BOA.	Development should be sensitively designed to enhance biodiversity within the BOA.

HE15 – Thor's Field, Haroldslea Drive, Horley					
Objective	Score	Comments	Potential Mitigation		
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford		Housing delivery for this site has not been calculated, as the entire site is within Flood Zones 2 and 3, and is therefore not suitable for housing while other sites are available.	N/A		
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs along the southern boundary of the site and should be retained. Beyond this, the site is unlikely to have any effect on health and wellbeing. The site contains no	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.		
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	heritage constraints. There is a cluster of locally listed buildings to the southeast of the site, but these are well shielded by trees.	N/A		
4 - To reduce the need to travel, encourage		The site is fairly well located for local services and facilities - Horley town centre (1.3km) and railway station (1.1km), a secondary school (1.2km), a primary school and GP surgery (1.7km), and the employment area (1.6km). There are no dedicated bicycle facilities in the area. Bus services run from Balcombe Road, about a 0.8km walk from the site, although there are very regular buses when the stop is reached. The site is accessed	Improved public transport access could reduce car		
sustainable transport options, and improve accessibility to all services and facilities	-	through Haroldslea Drive, which is currently very narrow and contains no dedicated pedestrian pavements, although it is a quiet rural road. The site	use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.		

		is not too far from services and facilities, but the distance to public transport and the lack of walking infrastructure puts barriers in the way of sustainable transport.	
5 - To make the best use of previously developed land and existing buildings	0	The site is largely undeveloped, with a single residential building in the south of the site.	N/A
6 - To support economic growth which is inclusive,		New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to	
innovative, and sustainable	0	have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate		The entire site falls within Flood Zones 2 or 3, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk		The entire site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Burstow Stream forms the eastern boundary of the site, and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity 14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land with no known contamination. The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	N/A A construction statement could be used to set out how construction impacts will be mitigated.

		properties, and air quality may also be slightly impacted by an increase in traffic.	
15 - To protect and enhance landscape character	0	The land parcel is relatively flat and actively used for agriculture. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics being a medium sized field with well-developed hedgerows. Any development should seek to retain the existing field pattern and hedgerow. The site is next to the existing urban area, although in an area of relatively low density, and due to the shape of the site does not quite adjoin the urban area and would appear as a somewhat isolated extension of Horley to the east. In general, however, the site is in an area containing residential dwellings, and if density is kept at an appropriate level for the urban-rural fringe area it occupies, development at this site should not have a significant impact on the landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and hedgerows where possible.
		The eastern part of the site falls within the River Mole BOA, and	
		development should avoid impacting on this habitat.	Development should be sensitively designed to
16 - To conserve and enhance		A group of TPOs adjoins the site to the north, and these should also be	enhance biodiversity within the BOA. Trees with TPOs should be
biodiversity	0	protected.	protected.

M21 - Land North of Radstock Way, Merstham			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing		Taking constraints into account, the site could accommodate around 77	
to enable people to live in a home		houses at a density of 30dph. The site would	Housing should be provided in a range of
suitable to their needs and which		have a positive impact on housing delivery in the	sizes, types, and tenures to provide for the needs
they can afford	++	borough.	of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The land is currently used as a publically accessible recreation ground, and the loss of such a space could negatively impact on the health and wellbeing of local residents.	Development should only take place on the site if a replacement site for the recreation ground can be found in the close vicinity. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a grade II listed building just to the south of the site, which is somewhat shielded by existing trees. Development on the site would need to be careful not to affect the setting of this heritage asset.	Sensitive design of the site and layout of development could protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the majority of facilities - a primary school is only 0.3km away, and the local centre and a GP surgery are 1.1km, but Redhill town centre is 4.8km and the nearest employment area 3km away, Merstham railway station is 1.9km away, and the nearest secondary school is 4.6km away. There are no dedicated bicycle facilities in the area. Bus services travel past the site, but only every half hour. Access is through Radstock Way, which has	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

		a pedestrian pavement. Although public transport passes very near the site, the distance from local centres, services, and facilities means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	
5 - To make the best use of previously developed land and existing buildings	_	The land is currently used as a recreation ground, and the potential negative health impacts of the loss of this use would suggest it is not the best use of land when other sites are available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable		New developments contribute to economic growth within the borough. The site is around 1.1km from the Portland Drive local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases. Materials used in	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities. Sustainable construction
9 - To use natural resources prudently	0	construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies	methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

		equally to all sites.	
10 - To adapt to the changing climate	++	No part of the site falls within Flood Zones 2 or 3, and only the very northern edge of the site is at some risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	No part of the site falls within Flood Zones 2 or 3, and only the very northern edge of the site is at some risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is located 0.1km away from an AQMA, and should therefore be careful that development does not worsen air quality in the area. The very close proximity to the M23 and M25 may lead to further problems relating to air and noise pollution. Care must be taken	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. Development should demonstrate that it will not worsen air quality problems within the AQMA. A construction statement could be used

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		during construction to	to set out how
		avoid light or noise	construction impacts will
		pollution impacts on	be mitigated.
		nearby residential	
		properties, and air quality	
		may also be slightly	
		impacted by an increase	
		in traffic.	
		There are no overriding	
		landscape constraints to	
		development. The	
		landscape character has	
		a low sensitivity to	
		change and is disturbed	
		by the M25. The proximity	
		to the urban area reduces	
		the tranquillity and	
		remoteness of the land	
		parcel. The site is	
		adjacent to the existing	
		urban area, and would	
		appear as a slight	
		extension of Merstham.	
		The AONB and AGLV are	
		located only 0.3km away,	
		but are separated from	
		the site by the M25 - the	
		already disturbed nature	
		of the landscape in this	
		area means the	
15 - To protect and		development would be	
enhance landscape		unlikely to have a	
character	0	significant impact.	N/A
CHATACIET	U	The Furzefield Wood area	1 1 1 / / 7 1
		of ancient woodland	
		adjoins the site at the	
		western edge, and a	Buffer zones may be
16 - To conserve		buffer zone may need to	required between the
and enhance		be out in place to protect	ancient woodland and
biodiversity	0	this area.	development on the site.
Diodiversity	U	נוווט מודמ.	developinent on the Site.

M26 - Land at Chaldon, Alderstead, and Tollsworth Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide			Housing should be
sufficient housing		account, the site could	provided in a range of
to enable people to		accommodate around	sizes, types, and tenures
live in a home		3723 houses at a density	to provide for the needs
suitable to their	++	of 30dph. The site would	of a range of people.

needs and which they can afford		have a positive impact on housing delivery in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population	+	Public rights of way cross the site in numerous places and should be retained. The site is large enough to contain significant additional open space that could positively impact on the health and wellbeing of local residents. The site is so large that new local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking, as well as potentially providing onsite health services.	Public rights of way should be retained. Development should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
		There are two Grade II* listed buildings with Grade II* and Grade II listed curtilages just outside the site to the southeast. There is a Grade II listed building and a nearby area of archaeological potential in the centre of the site - the building is fairly well shielded by trees, and the archaeological site is within a forested area. There are two more areas of archaeological potential in the north of	The potential of the archaeological sites will need to be considered in planning development.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	the site. The site is close to the Netherne on the Hill Conservation Area, and would likely be visible from some areas of the conservation area.	Development should be sensitively designed to protect the setting of listed buildings, and the setting of the conservation area.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located a long way from existing facilities - the nearest local centre is in Merstham, which is separated from the site by motorways, and the closest village, Netherne, would not be able to cope with the demand for services that a settlement of this size would create. However, due to the size of the site, services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and the closest buses currently pass 0.8km away from the site, although the size of the site may justify improvements to the public transport network in the area. This may counteract the distance from existing services. Access is through Rockshaw Road, which has a narrow pedestrian pavement on one side.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land and existing buildings	0	The site is almost entirely undeveloped, with only one residential property located in the centre of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The size of the site means that	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	++	employment uses, retail, and other services will likely be provided on-site, further promoting economic growth. New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	No part of the site falls within Flood Zones 2 or 3, and only limited areas of the northern part of the site are at some risk of surface flooding. The risk of flooding is likely to increase as the effects of climate change increase.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	No part of the site falls within Flood Zones 2 or 3, and only limited areas of the northern part of the site are at some risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond in the north of the site that should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is mostly moderate quality agricultural land, with some areas of poor quality land. Areas in the north and south of the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The close proximity to the M25 motorway may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character		The land parcel is characterised as a predominantly rural landscape with some tranquil and remote areas. Settlement pattern is defined by small secluded dwellings and farm buildings and there are long distance views across the land parcel. Landscape constrains development potential: the entirety of the land parcel falls within the AGLV, and some of it within the AONB, and has high sensitivity to change. The site is close to, and at one point, adjacent to the village of Netherne on the Hill, and the scale of development here would significantly alter the landscape character around this village. The size of the site would in general mean a major change to the landscape character of the borough. Development on this site would be likely to have a significant impact on the landscape.	Development should be of a sufficient density to represent a completely new settlement, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible. Development should be sensitively designed to respect the character of the AONB and AGLV.
16 - To conserve and enhance biodiversity	_	There are six small areas of ancient woodland that fall partially within the boundaries of the site, and another three that directly adjoin the site, and buffer zones may be required to protect these areas from the impact of development. Part of the Furzefield Wood potential SNCI falls within the site. The Grassland at Netherne Hospital SNCI falls within the site, and the Grasscuts Shaw	Buffer zones may be required between areas of ancient woodland, SNCIs, potential SNCIs, SSSIs and development on the site. Areas of woodland and trees should be protected as far as possible.

SNCI is directly adjacent to the site. The Farthing Downs and Happy Valley SSSI directly adjoins the RBBC section of this site in Tandridge District, and would be located within the wider site. Development on this site would need to be careful not to impact on any of these biodiversity assets, although the site is large enough that other areas of the site may remain developable while keeping a healthy distance from these assets.

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g should be
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pace or play
s should be
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site should
improved bicycle
destrian facilities.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the majority of facilities - Redhill town centre and railway station are 1.6km away, and the employment area 1.3km; a primary school is 1.5km away and a secondary school 1.9km; the nearest GP surgery is 2.7km away. There are no dedicated bicycle facilities in the area. Bus services travel past the site fairly regularly. Access is through Nutfield Way, which has a pedestrian pavement, although this is very narrow and would likely need to be widened to account for people with reduced mobility. Although public transport passes very near the site, the distance from local centres, services, and facilities means that development on this site is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously		The site is largely undeveloped, with only a	
developed land and existing buildings	0	small conference centre in the north of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.6km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment		New developments provide short term	
opportunities to meet the needs of		employment opportunities in construction within the	
the local economy	+	borough.	N/A

I		I	Improved public transport
8 - To reduce		The site is likely to	Improved public transport access could reduce car
greenhouse gas		increase car use in the	use, and development on
emissions and		area, and will therefore	this site should provide
move to a low		contribute to rising	improved bicycle and
carbon economy	_	greenhouse gases.	pedestrian facilities.
,		Materials used in	
		construction may have	Sustainable construction
		some effect on natural	methods that reduce
		resources, and new	natural resource use
		residents will consume	should be encouraged.
		natural resources	High levels of water and
		including water and	energy efficiency should
9 - To use natural		energy. This applies	be encouraged in new
resources prudently	0	equally to all sites.	developments.
			Development should
			provide SUDS or other
			flood defences where
			appropriate; and avoid
			building on areas at risk
			of flooding or surface
			flooding. Design of sites
			should encourage the use of passive heating
		None of the site is at risk	and cooling, and planting
		of surface flooding, and	should be considered to
10 - To adapt to the		none of the site falls	provide shade and
changing climate	++	within Flood Zones 2 or 3.	cooling.
on an igning out of			Development should
			provide SUDS or other
			flood defences where
			appropriate, along with
			design measures to
		None of the site is at risk	manage surface runoff;
		of surface flooding, and	and avoid building on
11 - To reduce		none of the site falls	areas at risk of flooding
flood risk	++	within Flood Zones 2 or 3.	or surface flooding.
_ .		Development here is	
12 - To improve the		unlikely to have significant	
water quality of		impacts on water quality	
rivers and		or supply, although further	
groundwater, and		investigation is needed on	
maintain an		the slight possibility of	
adequate supply of	0	groundwater	NI/A
water	0	contamination.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Much of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, however the proximity to the landfill site and the A25 means further investigation may be needed to ensure there will be no negative impacts on the development. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		Whilst the landscape character has a low sensitivity to change, landscape characteristics constrain development potential as land levels fall away quite sharply from north to south and due to the close proximity to the AGLV. Due to the steep gradient of the land parcel, development would need to be mindful of potential wide ranging views. Development would also need to be sensitively designed to protect the SNCI. The site is not adjacent to the	Development on this site should be sensitively designed to protect the SNCI and the character of the AGLV. Development should respect existing long range views as much as possible

		urban area, but is in an area with scattered residential and commercial units nearby. The overall impact on landscape character is likely to be somewhat negative.	
16 - To conserve and enhance		The Byes Wood area of ancient woodland is adjacent to the site to the west, and a group of TPOs is adjacent to the northeast. The Holmethorpe Sandpits SNCI is slightly to the north of the site. Buffer zones may be needed to protect the ancient woodland, and development must be carefully designed to not impact on the biodiversity assets of the SNCI. The Holmethorpe and Bay Pond BOA is close to the site to the north. However, there are no biodiversity constraints actually on the	Development should be sensitively designed to protect the SNCI. Buffer zones may be required between the ancient woodland and development on the site. Trees with TPOs should be protected.
biodiversity	0	site itself.	be protected.

RE28 - Patteson Court, Nutfield Road, Redhill				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 15 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have an impact on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.	

1		The site was a feet of	
		The site prominently	
3 - To conserve		contains a locally listed	
and enhance		building which is not well	Sensitive design of the
archaeological,		shielded from the rest of	site and layout of
historic, and		the site and would need to	development would be
cultural assets and		be sensitively included in	needed to protect the
their settings	-	any development	heritage assets.
		The site is some distance	
		from the majority of	
		facilities - Redhill town	
		centre and railway station	
		are 1.7km away, and the	
		employment area 1.5km;	
		a primary school is 1.7km	
		away and a secondary	
		school 1.9km; the nearest	
		GP surgery is 2.7km	
		away. There are no	
		dedicated bicycle facilities	
		in the area. Bus services	
		travel past the site fairly	
		regularly. Access is	
		through Nutfield Way,	
		which has a pedestrian	
		-	
		pavement, although this is	
		very narrow and would	
		likely need to be widened	
4 To 110 di 110 di		to account for people with	
4 - To reduce the		reduced mobility.	Language and an electric transport and
need to travel,		Although public transport	Improved public transport
encourage		passes very near the site,	access could reduce car
sustainable		the distance from local	use, and development on
transport options,		centres, services, and	this site should provide
and improve		facilities means that	improved bicycle and
accessibility to all		development on this site	pedestrian facilities that
services and		is likely to increase car	connect to existing
facilities	-	use somewhat.	networks.
		The site is previously	
		developed, consisting of	
		an office block and	
		associated grounds,	The site should only be
		including a car park. If	developed if equivalent
		appropriate employment	employment uses are
		land exists elsewhere in	being provided elsewhere
5 - To make the		the borough, or is	in the borough.
best use of		safeguarded elsewhere,	Consideration could also
previously		this could be seen as a	be given to retaining
developed land and		good use of previously	employment uses on the
existing buildings	+	developed land.	site alongside housing.

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.7km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities within the borough. However, this may be counteracted by the loss of existing employment uses on the site.	Consideration could be given to retaining existing employment uses on the redeveloped site, or including new employment uses to replace them.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
		None of the site is at risk	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting
10 - To adapt to the changing climate	++	of surface flooding, and none of the site falls within Flood Zones 2 or 3.	should be considered to provide shade and cooling.

11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an		Development here is unlikely to have significant	
adequate supply of water	0	impacts on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is not agricultural land and has no known contamination.	N/A
14 - To ensure air		The site does not currently suffer from any noise, light, or air pollution constraints, however the proximity to the landfill site and the A25 means further investigation may be needed to ensure there will be no negative impacts on the development. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	
quality continues to improve and noise and light pollution are reduced	0	properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The landscape character in the area has a low sensitivity to change; however, the land parcel has slightly higher sensitivity due to the SNCI adjoining the land parcel to the north and the AGLV nearby to the south, although development on this site is unlikely to be visible from the AGLV. Subject to retention of the wellestablished trees on the northern boundary there are no overriding landscape constraints to development. The site is not adjacent to the urban area, but is on previously developed land in an area with scattered residential and commercial units nearby. The overall impact on landscape character is not likely to be significant.	Development on this site should retain the trees on the northern boundary, and be sensitively designed to protect the SNCI.
16 - To conserve and enhance biodiversity	0	The Holmethorpe Sandpits SNCI is adjacent to the site to the north, and a buffer zone may be needed to protect the SNCI and its biodiversity assets, along with sensitive design of development on the site. A group of TPOs is close to the site to the southwest. The Holmethorpe and Bay Pond BOA is also adjacent to the northern edge of the site.	Development should be sensitively designed to protect the SNCI. Buffer zones may be required between the SNCI and development on the site. Trees with TPOs should be protected.

CALL Land West of Distrate Lane			
01: "		I - Land West of Picketts L	
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford		Taking constraints into account, the site could accommodate around 1012 houses at a density of 30dph. The site would have a positive impact on housing delivery in the	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
they can allord	++	borough.	or a range or people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A number of public rights of way cross the site, including one running through the middle of the site from north to south these should be retained. The site is close to a station and local centre, and is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two grade II listed buildings close to the eastern edge of the site, and a third slightly further east of the site boundary. Development on this site should be designed so as not to impact the setting of these heritage assets.	Sensitive design of the site and layout of development would be needed to protect the heritage assets.

The site is very close to some local services and facilities, and others are accessible by public transport from the site. The Salfords local centre and train station are just 0.3km away, a primary school is 1.1km away, and Horley town centre and a secondary school are 2.5km and 2.3km away respectively. The nearest GP surgery is 2.1km. The public right of way down the centre of the site is currently a dedicated bicycle trail, and bicycle facilities should be maintained in any development. Buses pass the northern edge of the site, although not very regularly. Honeycrock Lane, to the north of the site, has pedestrian pavements: although Picketts Lane and Cross Oak Lane to the east and south are more rural and do not have pedestrian pavements. Due to the proximity to a local centre Improved public transport and a train station, this access could reduce car use, and development on site is accessible by sustainable transport this site should provide options and could reduce improved bicycle and the need to use cars. The pedestrian facilities that site is also large enough connect to existing that some services may networks. Consideration be provided on-site, and should be given to the this would increase provision of on-site accessibility to both new services and facilities to residents and existing reduce car use and the residents of Salfords. need to travel. The site is predominantly undeveloped, with some sparsely scattered residential developments N/A in the south east.

4 - To reduce the

transport options,

accessibility to all

5 - To make the

developed land and

existing buildings

need to travel, encourage

sustainable

and improve

services and

best use of

previously

facilities

6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The site is around 0.3km from the Salfords local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing. Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Consideration should be given to the inclusion of employment uses on the site. Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently 10 - To adapt to the changing climate	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites. Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments. Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and

İ		I	
			cooling, and planting
			should be considered to
			provide shade and
			cooling.
			Development should
			provide SUDS or other
			flood defences where
		Only the very southern	appropriate, along with
		edge of the site is located	design measures to
		within Flood Zones 2 or 3,	manage surface runoff;
		and there are small areas	and avoid building on
11 - To reduce		throughout the site at risk	areas at risk of flooding or
flood risk	+	of surface flooding.	surface flooding.
		There are three small	g.
		ponds on the site, a drain	
		down the centre of the	
		site, and another drain	
		along the southern	
		boundary, and these	
		should be protected from	
		the impacts of	
		development.	
		Development here is	
		unlikely to have	
12 - To improve the		significant impacts on	
water quality of		water quality or supply,	
rivers and		although further	
groundwater, and		investigation is needed on	Existing water features on
maintain an		the possibility of	the site should be
adequate supply of		groundwater	protected from the
water	0	contamination.	impacts of development.
water	U	The site is mostly poor	impacts of development.
		quality agricultural land,	
		with a small amount of	
		moderate quality land.	
		Parts of the site have	
		been identified as being	
		at risk of land	
		contamination, and	Dovolopment should
		development on this site	involve investigation of
		would need to undertake	potential land
13 - To reduce land		further investigation and	contamination, and
contamination and		remediate any	remediation of any
		contaminated land before	contamination that is
safeguard soil			
quality and quantity	+	going ahead.	present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The very close proximity to a railway line and an industrial estate may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
		The land parcel displays many of the landscape characteristics including medium-large fields with well-developed hedgerows and dispersed areas of woodland. The majority of the land parcel is subject to sensitivity, however, the northern part adjoining Perrywood Business Centre is not. Development would need to be mindful of the longranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is adjacent to the existing urban area of Salfords, although on the opposite side of the train tracks. The site is very large and would represent a very obvious extension of the town of Salfords, as well as having a clearly noticeable impact on the landscape character. The northern part of the site is less likely to impact on	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and hedgerows
15 - To protect and enhance landscape character	-	the landscape character, as this area contains an industrial estate. Overall, the impact on landscape character is likely to be somewhat negative.	where possible. Location of development could be focused on the northern part of the site, where the landscape character is less sensitive to change.

16 - To conserve and enhance		Perry Wood area of ancient woodland is in the centre of the western edge of the site, and a further unnamed ancient woodland area is present towards the south of the site. These areas, and an additional connecting area also form a potential SNCI. Buffer zones may be required to protect these assets, however the site is large enough for this to be possible without impacting on	Buffer zones may be required between the areas of ancient woodland and potential SNCI and development
biodiversity	-	development too strongly.	on the site.

OALO, Land Coult of Whitehooks Falsts			
	SAL2 - Land South of Whitebushes Estate		
Objective	Score	Comments	Potential Mitigation
		Taking constraints into	
1 - To provide		account, the site could	
sufficient housing		accommodate around 683	Housing should be
to enable people to		houses at a density of	provided in a range of
live in a home		30dph. The site would have	sizes, types, and
suitable to their		a positive impact on	tenures to provide for
needs and which		housing delivery in the	the needs of a range of
they can afford	++	borough.	people.
		A number of public rights of	
		way cross the site from	
		north to south and east to	Public rights of way
		west, and these should be	should be retained.
		retained. The site is large	Development on this site
		enough to contain	should provide improved
		additional open space that	bicycle and pedestrian
		could positively impact on	facilities. Publically
		the health and wellbeing of	accessible open space
		local residents. The site is	or play facilities should
		some distance from many	be provided. The site is
2 - To facilitate the		services and facilities, but is	large enough that
improved health		again large enough to	consideration should be
and wellbeing of		potentially provide	given to providing a GP
the whole		additional services on-site,	surgery or other health
population	+	further encouraging	facilities.

		walking.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is an area of archaeological potential in the northwest of the site. There are four Grade II listed buildings over the river to the south of the site, but these are well shielded by trees.	Sensitive design of the site and layout of development would be needed to protect the heritage assets. The area of archaeological potential should be considered in any future development.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is some distance from the majority of facilities - Redhill town centre is 4km away, although Salfords local centre and railway station are only 1.2km away - but access to these will need to be provided through the site, otherwise the route is circuitous. An employment area is nearby (0.4km), but a primary school (2km), secondary school (3.2km), and GP surgery (2.9km) are further away again. A public right of way down the centre of the site is currently a dedicated bicycle trail, and bicycle facilities should be maintained in any development. Bus services pass 0.5km away from the site, and only once an hour. Access is through Mason's Bridge Road, which is currently a narrow rural lane with no pedestrian pavements. However, it may be possible to reduce travel somewhat by providing services and facilities on this large site, and the size of the site may justify improvements to public transport networks in the area.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously	0	The site is almost completely undeveloped, with only a few residential	N/A

developed land and existing buildings		and agricultural buildings in the northeast.	
6 - To support economic growth which is inclusive, innovative, and		New developments contribute to economic growth within the borough. The site is around 1.2km from the Portland Drive local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided onsite, further promoting	N/A
sustainable	++	economic growth. New developments provide	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	+	Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding, particularly in the north centre of the site. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding, particularly in the north centre of the site.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Salfords Stream forms the southern boundary of the site. There are some larger ponds in the north of the site, along with some drains; and smaller ponds in the centre of the site - these should all be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Parts of the site in the north have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	The very close proximity to a railway line may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
		Whilst the land parcel adjoins the urban area of South Earlswood to the north, it displays many of the landscape characteristics including medium to large fields, well-developed hedgerows and areas of woodland. The land parcel is of a medium to high sensitivity to change. Development would need to be mindful of the long-ranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is very large and would represent a very obvious extension of the town to the south east, as well as clearly reducing the separation between South Earlswood and Salfords. The northern part of the site is less likely to impact on the landscape character, as this area is more contained by the existing urban area, and is	Development should be of a sufficient density to represent a clear extension of the South Earlswood urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and hedgerows where possible. Location of development
15 - To protect and enhance landscape		further from Salfords. Overall, the impact on landscape character is likely to be somewhat	could be focused on the northern part of the site, where the landscape character is less
character	-	negative.	sensitive to change.

There are large groups of TPOs running north to south slightly to the east of the site centre - the northwesternmost part of this group is also an area of ancient woodland, and the southernmost part is also a potential SNCI. Much of the northern part of the site is also a potential SNCI, and there is a third potential SNCI in the northwestern corner of the site. The southern boundary of the site falls within the River Mole BOA. All of these areas may require buffer zones to protect biodiversity. BOA.

16 - To conserve

and enhance

biodiversity

Buffer zones may be required between the areas of ancient woodland and potential SNCI and development on the site. Trees with TPOs should be protected. Development should be sensitively designed to enhance biodiversity within the BOA.

	SAL3 -	Land North of Honeycrock	. Lane
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 330 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A public right of way crosses the eastern portion of the site and should be retained. The site is close to a station and local centre, and is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and		There are four grade II listed buildings in the northern part of the site, and these are not well shielded from the rest of	Sensitive design of the site and layout of development would be needed to protect the heritage assets.

their settings		the site. Development on	
		this site should be	
		designed so as not to impact the setting of	
		these heritage assets.	
		The site is very close to	
		some local services and	
		facilities, and others are accessible by public	
		transport from the site.	
		The Salfords local centre	
		and train station are just	
		0.3km away, and a	
		primary school is 1.1km away. Horley and Redhill	
		town centres are 4.4km	
		and 4.3km away	
		respectively, a secondary	
		school is 3.5km, and a GP surgery is 3.6km.	
		There are dedicated	
		bicycle trails leading north	
		and south near the site,	
		and these should be	
		connected through this site if development takes	
		place. Buses pass the	
		southern edge of the site,	
		although they are not	
		regular. Honeycrock Lane, to the south of the	
		site, has pedestrian	
4 - To reduce the		pavements; but Mason's	
need to travel,		Bridge Road to the east	Improved public transport
encourage		does not. Due to the	access could reduce car
sustainable transport options,		proximity to a local centre and a train station, this	use, and development on this site should provide
and improve		site is accessible by	improved bicycle and
accessibility to all		sustainable transport	pedestrian facilities that
services and		options and could reduce	connect to existing
facilities	+	the need to use cars. The southern boundary of	networks.
		the site contains a	
		number of residential	
5 - To make the		properties, and there are	
best use of		agricultural buildings in	
previously developed land and		the north, but the majority of the site is	
existing buildings	0	undeveloped.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to meet the needs of	+	New developments contribute to economic growth within the borough. The site is around 0.3km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments provide short term employment opportunities in construction within the	N/A
the local economy	+	borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Some of the northern part of the site is located in Flood Zones 2 or 3, with some small areas at risk of surface flooding in the rest of the site. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Some of the northern part of the site is located in Flood Zones 2 or 3, with some small areas at risk of surface flooding in the rest of the site	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on

			areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		The Salfords Stream forms the northern boundary of the site, and there is a pond in the southeast corner of the site, and a smaller stream on the western side, and these should all be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater	Existing water features on the site should be protected from the
water	0	contamination.	impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Parts of the site around the agricultural uses have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The close proximity to a railway line and an industrial estate may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

	The land parcel is gently sloping and actively used for agriculture. It displays many of the landscape characteristics including medium-large fields with well-developed hedgerows and dispersed areas of woodland. The majority of the land parcel is subject to high sensitivity, however, the southern part adjoining Perrywood Business Centre is not. Development would need to be mindful of the longranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is adjacent to the northern corner of the existing urban area of Salfords, but is on the other side of the train tracks, and would represent a clear extension of the town to the northeast. The site would clearly reduce the separation between South Earlswood and Salfords. The southern part of the site is less likely to impact on the landscape character, as this area is already partially developed with residential properties, and is adjacent to an industrial estate. Overall, the impact on landscape	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and woodland areas where possible. Location of development could be focused on the southern part of the site, where the landscape character is less sensitive
	character is likely to be somewhat negative. There are four individual	to change. Trees with TPOs should
	somewhat negative.	to change.
	somewhat negative. There are four individual	to change. Trees with TPOs should
	somewhat negative.	to change.
J	character is likely to be	characier is iess sensitive
	estate. Overall, the	southern part of the site.
	is adjacent to an industrial	could be focused on the
		Location of development
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	•	
	would clearly reduce the	appearing as a sprawl
	the northeast. The site	urban area, rather than
	•	
		-
		•
		Development should be
	existing urban area of	
	-	
	site is adjacent to the	
	and field patterns. The	
	of woodland, hedgerows	
	-	
	-	
	•	
	, ,	
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	•	
	for agriculture. It displays	
	The land parcel is gently	

15 - To protect and enhance landscape

16 - To conserve and enhance biodiversity

character

SAL4 - Land East of Masons' Bridge Road				
Objective	Score	Comments	Potential Mitigation	
1 - To provide sufficient housing		Taking constraints into account, the site could accommodate around 391		
to enable people to		houses at a density of	Housing should be	
live in a home		30dph. The site would	provided in a range of	
suitable to their		have a positive impact on	sizes, types, and tenures	
needs and which		housing delivery in the	to provide for the needs	
they can afford	++	borough.	of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs across the site and should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. However, this is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building in the south of the site, which is not well shielded from the rest of the site.	Sensitive design of the site and layout of development would be needed to protect the heritage assets.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the majority of facilities - Salfords local centre and railway station is 2km away, and Redhill town centre is 3.2km. The closest employment area is only 1.5km away; but a primary school is 2.4km away and a secondary school 2.6km; and a GP surgery 2.5km away. Regular buses pass the site. There are no dedicated bicycle facilities in the area. Access is	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.	

		through Mason's Bridge Road or Kingsmill Road, neither of which have pedestrian pavements. Although public transport passes very near the site, the distance from local centres, services, and facilities means that development on this site is likely to increase car use somewhat.	
5 - To make the best use of previously developed land and existing buildings	0	The southern boundary of the site contains a number of low density residential properties, and there are agricultural buildings in the centre, but the majority of the site is undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment	+	New developments contribute to economic growth within the borough. The site is around 2km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments provide short term employment	N/A
opportunities to meet the needs of the local economy	+	opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		If facilities are provided on site to reduce the need for travel, the site is unlikely to increase greenhouse gases significantly. However, the location of the site far from existing services is likely to increase the use of cars.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities. Consideration should be given to providing facilities and services on site where possible.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should

		water and energy. This applies equally to all sites.	be encouraged in new developments.
10 - To adapt to the changing climate	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the northern boundary of the site, and there are two ponds on the site that should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Parts of the site around the agricultural uses have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

		remediate any contaminated land before going ahead.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		The land parcel is gently sloping and used for agriculture. It displays many of the landscape characteristics including medium-large fields, well-developed hedgerows and long distance views. The land parcel is of a medium to high sensitivity to change. Development would need to be mindful	
		of the long-ranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is adjacent to the eastern edge of the existing urban area of South Earlswood, and would be a clear eastward expansion of the town. There is an area of common land adjoining the site in the northwest	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and hedgerows
15 - To protect and enhance landscape		corner. Overall, the impact on landscape character is likely to be somewhat	where possible. Development should not take place on common
character	-	negative.	land.

16 - To conserve and enhance		An area of ancient woodland and potential SNCI is just adjacent to the northwestern corner of the site, and a potential SNCI and some trees with TPOs are adjacent to the southwestern boundary. Buffer zones may be required to protect the potential SNCIs. The Earlswood and Redhill Commons BOA is very close to the northwestern	Buffer zones may be required between the areas of ancient woodland and potential SNCI and development
biodiversity	0	corner of the site.	on the site.

SAL5 - Land West of Montfort Rise			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 242 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	Public rights of way cross the northern portion of the site and run along the eastern edge and should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided.

3 - To conserve and enhance archaeological, historic, and cultural assets and		The site contains three locally listed buildings, an historic park/garden, and an area of archaeological potential, however these are all on the same part of the site around Horley Lodge, which is fairly well shielded from the rest of the site by trees. There is also a Grade II listed building just to the northwest of the site, which is less well-shielded. Overall, development should be possible without impacting too strongly on the setting of the heritage assets, but the overall development space of the site may have to be	Sensitive design of the site and layout of development would be needed to protect the heritage agents
their settings	-	reduced to achieve this. The site is close to some facilities and further from	heritage assets.
4 - To reduce the need to travel, encourage sustainable		others - Salfords local centre and railway station are only 0.7km and 0.8km away respectively, although Horley town centre is 4km. The closest employment area is only 0.4km away; but a primary school is 1.5km away and a secondary school 3.7km; and a GP surgery 3.5km away. Regular buses pass 0.4km away from the site. There are no dedicated bicycle facilities in the area. Access is through Lodge Lane, which has no pedestrian pavements. Public transport passes	Improved public transport access could reduce car use, and development on
transport options, and improve accessibility to all services and facilities	0	very near the site, and the site is very accessible to train services, which may balance out the distance from some facilities.	this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

0	The site is mostly undeveloped, with some scattered residential and agricultural buildings in the centre east and northwest of the site. New developments	N/A
+	contribute to economic growth within the borough. The site is around 0.7km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
+	New developments provide short term employment opportunities in construction within the borough.	N/A
0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding. The risk of flooding is likely to increase with the effects	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
	+	undeveloped, with some scattered residential and agricultural buildings in the centre east and northwest of the site. New developments contribute to economic growth within the borough. The site is around 0.7km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments provide short term employment opportunities in construction within the borough. Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly. Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites. No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding. The risk of flooding is likely to

11 - To reduce flood risk	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and		A drain runs along the western edge of the site, and there is a pond in the centre east of the site, as well as ponds just outside the boundary of the site to the southeast and northwest - all of these should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on	Existing water features on
maintain an adequate supply of water	0	the possibility of groundwater contamination.	the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil		The site will not have a significant impact on land quality or contamination - the site is mostly poor quality agricultural land, with an area of moderate quality land, with no	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	known contamination. The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character		The land parcel is relatively flat and displays many of the landscape characteristics such as medium to large fields and long ranging views. There are also a number of established trees delineating the land parcel to the east, south and west. The land parcel is within the area sensitive to change. Development would need to retain the existing field pattern, trees and be mindful of long ranging views. The site is adjacent to the western edge of the existing urban area of Salfords, and would be a clear westward expansion of the town. Overall, the impact on landscape character is likely to be somewhat negative.	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and site delineations where possible.
Citatactei		There is one tree with a TPO along the	possible.
16 - To conserve		northeastern boundary of the site. The River Mole	
and enhance biodiversity	0	BOA is close to the northern edge of the site.	Trees with TPOs should be protected.

SAL6 - Land West of Bonehurst Road			
Objective	Score	Comments	Potential Mitigation
		Taking constraints into	
1 - To provide		account, the site could	
sufficient housing		accommodate around	
to enable people to		344 houses at a density	Housing should be
live in a home		of 30dph. The site would	provided in a range of
suitable to their		have a positive impact on	sizes, types, and tenures
needs and which		housing delivery in the	to provide for the needs
they can afford	++	borough.	of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	The site is a reasonable distance from the local centre and train station, although a little further from other facilities. Overall, the site is unlikely to have a strong impact on health and wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building just to the northeast of the site, although this is well shielded from the site. There is an historic park/garden slightly to the northwest of the site, although the site is not considered an integral part of the setting for this heritage asset.	Development should be sensitively designed to protect the setting of the historic park and locally listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is a moderate distance from local services and facilities - Horley town centre is 2.4km away and Salfords local centre and railway station 1.1km; a primary school is 1.8km away, a secondary school 2.2km away, and a GP surgery 2km away; an employment area is opposite the site. There are no dedicated bicycle facilities in the area. Bus services run past the site every fifteen minutes. The site is accessed through the A23, which has pedestrian pavements. The site is a distance from some facilities, but the relative proximity to the station and the presence of a good bus service means it should not increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of	0	The site is completely undeveloped.	N/A

previously developed land and existing buildings			
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.1km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the		No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding, particularly in the south of the site, and across the centre of it. The risk of flooding is likely to increase with the effects	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and
changing climate	+	of climate change.	cooling.

11 - To reduce flood risk	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding, particularly in the south of the site, and across the centre of it.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		There are drains along the western boundary of the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater	Existing water features on the site should be protected from the
water 13 - To reduce land contamination and safeguard soil quality and quantity	+	contamination. The site is poor quality agricultural land. An area in the southeast of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The very close proximity to an industrial estate may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

The land parcel is relatively flat and actively used for agriculture. It adjoins the A23 and is therefore within an area of high sensitivity to change. The land parcel displays many of the landscape characteristics including medium to large scale fields, long ranging views and established hedgerows. Development would need to retain the existing field pattern, trees and be mindful of long ranging views. The Development should be site is adjacent to the of a sufficient density to southwestern edge of the represent a clear existing urban area of extension of the Salfords Salfords, and to the urban area, rather than industrial estate to the appearing as a sprawl east. Development on the into the countryside. site would represent a Location of development clear southward could be focused on the expansion of the town northern end of the site. and would reduce the reducing the amount to separation between which the Salfords-Horley Salfords and Horley. gap is reduced. Development should aim Overall, the impact on 15 - To protect and landscape character is to protect the existing enhance landscape likely to be somewhat field pattern and trees where possible. negative. 16 - To conserve There are no biodiversity N/A constraints on this site.

SAS1 - Redhill Aerodrome				
Objective	Score	Comments	Potential Mitigation	
		Taking constraints into		
		account, the site could		
1 - To provide		accommodate around		
sufficient housing		1312 houses at a density		
to enable people to		of 30dph (with some of	Housing should be	
live in a home		this housing in Tandridge	provided in a range of	
suitable to their		and some in Reigate &	sizes, types, and tenures	
needs and which		Banstead). The site would	to provide for the needs	
they can afford	++	have a positive impact on	of a range of people.	

character

and enhance

biodiversity

		housing delivery in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. The site is so large that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking.	Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two locally listed buildings just outside the boundaries of the site to the northwest, but these are fairly well-shielded by trees. There are eight listed buildings within the site boundaries, but the site is so large that it should be possible to develop without impacting these assets too strongly.	Development should be sensitively designed to protect the setting of listed buildings.

The site is located a long way from existing facilities - the nearest local centre is Salfords, which would not be able to cope with the additional demand for services that a settlement of this size would create. However, due to the size of the site (when the area within Tandridge is also considered), services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and the closest buses currently pass 0.4km away from the site and run only once per hour, Improved public transport although the size of the access could reduce car site may justify use, and development on improvements to the this site should provide 4 - To reduce the public transport network improved bicycle and pedestrian facilities that need to travel, in the area. This may encourage counteract the distance connect to existing networks. Consideration sustainable from existing services. transport options, Access is through should be given to the Mason's Bridge Road and provision of on-site and improve accessibility to all Kings Mill Road, neither services and facilities to services and of which currently have reduce car use and the pedestrian pavements. facilities 0 need to travel. The site is currently used as a grassed aerodrome, with some residential 5 - To make the buildings scattered **Formatted Table** best use of around the perimeter, and previously some buildings for developed land and aerodrome use in the existing buildings N/A eastern part of the site.

6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is likely to provide additional employment space and its own local centre, which would be supported by residents of the new settlement. This is likely to outweigh the loss of existing employment uses on the site.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing, which will outweigh the loss of existing employment uses on the site.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	0	A large area in the centre of the site falls into flood zones 2 and 3, which could suffer increased flood risk as climate change increases. However, the site is so large that overall impact is likely to be neutral, as development can take place away from these areas.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	A large area in the centre of the site falls into flood zones 2 and 3, which could suffer increased flood risk as climate change increases. However, the site is so large that overall impact is likely to be neutral, as development can take place away from these areas.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Salfords Stream and Redhill Brook both run through the site, and there are numerous small ponds and other waterbodies on the site, and these should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is mostly poor quality agricultural land, with some areas of moderate quality land. Due to its use as an aerodrome, the site may suffer from land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced 15 - To protect and enhance landscape character	<u>-</u> 4	The site does not currently suffer from any noise, light, or air pollution constraints. The site is not within an air quality management area. This scale of development will likely have some impact on air quality. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties. and air quality may also be slightly impacted by an increase in traffic. The land parcel is within an area of medium to high sensitivity to change. The land parcel is gently sloping and partially used for agriculture. It displays some of the landscape characteristics including some medium to large fields, some areas of woodland, some established trees and wide ranging views. Development would need to retain the existing field pattern, wooded areas, hedgerows, field patterns and wide ranging views.	-Impacts on air quality could be minimised by optimum use of public transport and active modes (cycling and walking). A construction statement could be used to set out how construction impacts will be mitigated. Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.	

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The site is not adjacent to any existing urban area. Development on the site would form a new settlement in this area. Overall, the impact on landscape character is likely to be negative due to the size of such a site in a currently undeveloped area. There are a number of group and individual TPOs on the site, some of which fall within a potential SNCI. There are four potential SNCIs on the site, and three areas of ancient woodland. However development here could potentially have an impact on biodiversity and therefore studies are likely to be required when master Buffer zones may be planning the site to required between ensure that any harm to potential SNCIs can be potential SNCIs, areas of avoided ancient woodland, and The site is so large that development on the site. development can take Trees with TPOs should place without impacting be protected. these assets too much. Development should be 16 - To conserve The southern part of the sensitively designed to and enhance site is within the River enhance biodiversity Mole BOA. biodiversity within the BOA.

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SAS2 - Land at Ironsbottom					
Objective	Score	Comments	Potential Mitigation		
		Taking constraints into			
1 - To provide		account, the site could			
sufficient housing		accommodate around			
to enable people to		2396 houses at a density	Housing should be		
live in a home		of 30dph. The site would	provided in a range of		
suitable to their		have a positive impact on	sizes, types, and tenures		
needs and which		housing delivery in the	to provide for the needs		
they can afford	++	borough.	of a range of people.		

2 - To facilitate the improved health and wellbeing of the whole population	+	Public rights of way cross the site in numerous places and should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. The site is so large that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		There are 10 small locally listed buildings within the site boundary, and another 8 just outside the boundaries. Most of these buildings are well shielded, and the site is large enough that development should be possible without impacting on their setting too strongly, but care will still need to be taken in developing the site.	Development should be sensitively designed to protect the setting of the locally listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located a long way from existing facilities - the nearest local centre is Salfords, which would not be able to cope with the additional demand for services that a settlement of this size would create. However, due to the size of the site, services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However,	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.

		public transport remains a concern - there is no nearby train station, and buses are extremely irregular and leave from a stop 0.9km from the site, although the size of the site may justify improvements to the public transport network in the area. Access is through Ironsbottom, which has very narrow pedestrian pavements that would need to be widened to be accessible by people with reduced mobility.	
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with only some extremely scattered residential and agricultural buildings along the boundary of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The site is around 1.9km from the Woodhatch local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses	Consideration should be given to the inclusion of employment uses on the site.

		alongside housing.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

		There are drains along	
		the southern boundary of	
		the site and seven small	
		ponds on the site which	
		should be protected from	
		the impacts of	
		development.	
		Development here is	
40 To location that		unlikely to have	
12 - To improve the		significant impacts on	
water quality of		water quality or supply,	
rivers and		although further	
groundwater, and		investigation is needed on	Existing water features on
maintain an		the possibility of	the site should be
adequate supply of		groundwater	protected from the
water	0	contamination.	impacts of development.
	U	The site is poor quality	impacts of acvelopment.
		agricultural land. Areas in	
		the northeast, northwest,	
		and south of the site have	
		been identified as being	
		at risk of land	
		contamination, and	Development should
		development on this site	involve investigation of
		would need to undertake	potential land
13 - To reduce land			•
		further investigation and	contamination, and
contamination and		remediate any	remediation of any
safeguard soil		contaminated land before	contamination that is
quality and quantity	+	going ahead.	present.
		The close proximity to the	
		A217 major road may	
		lead to problems relating	
		to air and noise pollution.	
		Care must be taken	Development should
		during construction to	consider how to mitigate
		avoid light or noise	the potential impacts of
		pollution impacts on	noise and air pollution on
14 - To ensure air		nearby residential	residents of this site. A
quality continues to		properties, and air quality	construction statement
improve and noise		may also be slightly	could be used to set out
and light pollution		impacted by an increase	how construction impacts
are reduced	_	in traffic.	will be mitigated.
		The land parcel is within	Development should be
		an area of medium to	of a sufficient density to
		high sensitivity to change.	represent a clear new
		It is a relatively flat parcel	settlement, rather than
_		which is actively used for	appearing as a sprawl
15 - To protect and		agriculture. The land	into the countryside.
enhance landscape		parcel has many of the	Development should be
character		characteristics of the	sensitively designed to

landscape character respect the rural including well maintained character of the hedgerows, scattered landscape in this area, farmsteads, dispersed and should protect the woodland areas and wide existing pattern of ranging views. hedgerows and fields. Development would need Established trees and to retain the existing field wooded areas should be pattern, wooded areas protected as far as and hedgerows and be possible. mindful of the wide ranging views. The site is adjacent to the southwestern edge of the existing area of Sidlow, a village in the green belt. Development on the site would represent a massive extension of the size of Sidlow, and would essentially form a new settlement in this area. Overall, the impact on landscape character is likely to be quite negative due to the size of such a site in a currently undeveloped area and the massive change in character to the landscape around the existing settlement of Sidlow. There are two small areas of ancient woodland in the southeast of the site, and buffer zones may be required to protect them from the impact of Buffer zones may be development. The River required between the 16 - To conserve Mole BOA is close to the areas of ancient and enhance site to the north, west, woodland and biodiversity and east. development on the site.

SAS3 - Land So	outh of	Duxhurst Lane (this is north	of Duxhurst Lane?)
Objective	Score	Comments	Potential Mitigation

1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 1250 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. This is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport. However, the site is large enough that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking.	Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two locally listed buildings in the southwest corner of the site, shielded by other, non-listed buildings. There are also a number of locally listed buildings just outside the border of the site, and development should be careful not to impact the settings of these sites either.	Development should be sensitively designed to protect the setting of the locally listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is a long distance from the majority of facilities, with the nearest local centre and employment area being 2.7km away, and all other facilities being further away than this. There are no dedicated bicycle facilities in the area. Buses pass the site, but only on a very	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks. Consideration should be given to the provision of on-site services and

		sporadic basis, making public transport very difficult to access. Access is through Ironsbottom, Reigate Road, Duxhurst Lane, and Crutchfield Lane, which have either very narrow pedestrian pavements or none at all. The site is large enough that some services and facilities could be provided on-site, reducing the need to travel - however, significant improvements to the public transport service in this area would be needed to ensure access. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land		The site is primarily undeveloped, with only some extremely scattered residential and agricultural	
and existing buildings	0	buildings along the boundary of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The site is around 2.7km from the Woodhatch local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided onsite, further promoting economic growth.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains running throughout the site and four small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas across the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The close proximity to the A217 major road may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character		The land parcel is characterised by generally flat, actively farmed open fields defined by hedgerow. It is within an area of medium to high sensitivity to change. The land parcel has many of the characteristics of the land parcel including areas of woodland, established hedgerows, medium fields and wide ranging views. Development would need to be mindful of the wide ranging views and seek to retain the existing hedgerows, wooded areas and field pattern. The site is not adjacent to any existing urban area. Development on the site would form a new settlement in this area. Overall, the impact on landscape character is likely to be negative due to the size of such a site in a currently undeveloped area.	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.
16 - To conserve and enhance biodiversity	0	There is a small area of ancient woodland in the centre of the site, and buffer zones may be required to protect it from the impact of development. There is a potential SNCI just to the south of the site. The River Mole BOA is close to the site to the east.	Buffer zones may be required between the areas of ancient woodland and development on the site. Development should be designed so as not to impact on the nearby potential SNCI.

SAS4 - Land at Crutchfield Lane			
Score	Comments	Potential Mitigation	
	account, the site could accommodate around	Housing should be provided in a range of sizes, types, and tenures to provide for the needs	
		Taking constraints into account, the site could accommodate around	

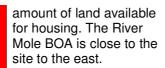
suitable to their needs and which they can afford		of 30dph. The site would have a positive impact on housing delivery in the borough.	of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. This is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport. However, the site is large enough that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking. A public right of way crosses the north of the site and should be retained.	Development on this site should provide improved bicycle and pedestrian facilities. Public rights of way should be retained. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building in the northeast corner of the site and another on the eastern boundary, both shielded by trees or other, non-listed buildings. There is also a locally listed building just outside the border of the site to the north of the site, and a cluster of Grade II listed buildings and curtilages and an area of archaeological potential. Development should be careful not to impact the settings of these sites either.	Development should be sensitively designed to protect the setting of the locally listed buildings.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the		The site is a long distance from the majority of facilities, with Horley railway station being 2.4km away, and all other facilities being further away than this. There are no dedicated bicycle facilities in the area. Buses pass the site, but only on a very sporadic basis, making public transport very difficult to access. Access is through Ironsbottom, Reigate Road, Duxhurst Lane, and Crutchfield Lane, which have either very narrow pedestrian pavements or none at all. The site is large enough that some services and facilities could be provided on-site, reducing the need to travel - however, significant improvements to the public transport service in this area would be needed to ensure access. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly. The site is primarily	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
best use of		undeveloped, with only	
previously developed land		some extremely scattered residential and agricultural	
and existing		buildings along the	
buildings	0	boundary of the site.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The site is around 3.3km from Horley town centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided onsite, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site. Improved public
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas in the northeast and southeast of the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to

			provide shade and
		None of the site is within Flood Zones 2 or 3, although some areas in the northeast and southeast of	cooling. Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on
11 - To reduce flood risk		the site are at risk of surface flooding.	areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and	+	There are drains running throughout the site and thirteen small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on	Existing water features
maintain an adequate supply of		the possibility of groundwater	on the site should be protected from the
water	0	contamination.	impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas across the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	The close proximity to the A217 major road may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	The land parcel is within an area of medium to high sensitivity to change. The land parcel is of a mixed character including commercial development to the east. The land parcel displays many of the characteristics of the landscape character including medium scale fields, well established hedgerows and established trees. Development would need to be mindful of the wide ranging views and seek to retain the existing hedgerows, wooded areas and field pattern. The site is not adjacent to any existing urban area. Development on the site would form a new settlement in this area. Overall, the impact on landscape character is likely to be negative due to the size of such a site in a currently undeveloped area.	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.
16 - To conserve and enhance biodiversity	The Crutchfield Copse SNCI and area of ancient woodland occupies the centre of the site, and the Woods West of Crutchfield Copse Potential SNCI takes up much of the west of the site and beyond. The Roundwood area of ancient woodland is adjacent to the site to the northwest, and there are a few trees with TPOs in the centre east of the site. Buffer zones may be needed between the biodiversity assets and development, potentially severely restricting the	Buffer zones may be required between the areas of ancient woodland, SNCIs, and potential SNCIs and development on the site. Trees with TPOs should be protected.



Objective Score Comments Potential Mitigation Taking constraints into account, the site could accommodate around 4692 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. This is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport. However, the site is large enough that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking. A number of public rights of way cross the northern areas of the site and should be retained. Potential Mitigation Housing should be provided in a range of sizes, types, and tenures to provided in a range of size, types, and tenures to provide for the needs of a range of people. Development on this site should provide improved bicycle and pedestrian facilities. Public rights of way should be retained. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.						
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1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	population	+	retained.			

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There a number of locally listed buildings scattered across the site in the north, west, and south central areas, and others just beyond the boundaries of the site to the north and east. There is a group of Grade II listed buildings and curtilages adjacent to the southern boundary of the site, located within an Area of Archaeological Potential. Another Area of Archaeological Potential is just to the east of the site. Most of these heritage sites are well-shielded by trees, although a few are not. In general, the site is so large and the heritage assets so scattered that it is likely that development could be designed in such a way as to not have a strong negative impact on heritage.	Development should be sensitively designed to protect the setting of the locally listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located a long way from existing facilities - the nearest local centre is Salfords, which would not be able to cope with the additional demand for services that a settlement of this size would create. However, due to the size of the site, services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.

		the buses that pass the southern part of the site are extremely irregular, although the size of the site may justify improvements to the public transport network in the area. This may counteract the distance from existing services. Access is through Ironsbottom, Duxhurst Lane, Crutchfield Lane, Reigate Road, and Dover Green Road, none of which currently have pedestrian pavements.	
5 - To make the best use of		The site is primarily undeveloped, with only	
previously		some extremely scattered	
developed land and existing		residential and agricultural buildings along the	
buildings	0	boundary of the site.	N/A
		New developments contribute to economic	
		growth within the borough.	
		The size of the site means	
6 - To support economic growth		that employment uses, retail, and other services	
which is inclusive,		will likely be provided on-	
innovative, and		site, further promoting	N1/A
sustainable	++	economic growth. New developments provide	N/A
		short term employment	
7 Tampredala fa :		opportunities in	
7 - To provide for employment		construction within the borough. The site is large	Consideration should be
opportunities to		enough to accommodate	given to the inclusion of
meet the needs of		some employment uses	employment uses on the
the local economy	++	alongside housing.	site. Improved public
			transport access could
8 - To reduce		If the site does not	reduce car use, and
greenhouse gas emissions and		significantly increase car use, it is unlikely to	development on this site should provide improved
move to a low		increase greenhouse	bicycle and pedestrian
carbon economy	0	gases significantly.	facilities.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas across the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas across the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains running throughout the site and approximately 24 small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas across the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The close proximity to the A217 major road may lead to problems relating to air and noise pollution, although this is unlikely to affect a size of this site too strongly. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The parcel is within an area of medium to high sensitivity to change. It is a relatively flat parcel which is actively used for agriculture. The parcel has many of the characteristics of the landscape character including well maintained hedgerows, scattered farmsteads, dispersed woodland areas and long ranging views. Development would need to be mindful of the wide ranging views and seek to retain the existing hedgerows, wooded areas and field pattern. The site is adjacent to the southwestern edge of the existing area of Sidlow, a village in the green belt. Development on the site would represent a massive extension of the size of Sidlow, and would	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.

		essentially form a new settlement in this area. Overall, the impact on landscape character is likely to be quite negative due to the size of such a site in a currently undeveloped area and the massive change in character to the landscape around the existing settlement of Sidlow.	
16 - To conserve and enhance biodiversity	-	There is an SNCI and two potential SNCIs in the centre and south of the site. The SNCI and one of the potential SNCIs consist partially of areas of ancient woodland, and there are five more ancient woodland areas in the west, east, and centre of the site. There are also some individual TPOs on the eastern boundary. The River Mole BOA is close to the site to the north, west, and east.	Buffer zones may be required between the areas of ancient woodland, SNCIs, and potential SNCIs and development on the site. Trees with TPOs should be protected.

SPW09 - Land at Shepherd's Lodge Farm				
Objective	Score	Comments	Potential Mitigation	
		Taking constraints into		
1 - To provide		account, the site could		
sufficient housing		accommodate around 38		
to enable people to		houses at a density of	Housing should be	
live in a home		30dph. The site would	provided in a range of	
suitable to their		have a positive impact on	sizes, types, and tenures	
needs and which		housing delivery in the	to provide for the needs	
they can afford	+	borough.	of a range of people.	
		There is a public right of	Public rights of way	
		way running along the	should be retained.	
2 - To facilitate the		eastern edge of the site,	Publically accessible	
improved health		and this should be	open space or play	
and wellbeing of		retained. The site is very	facilities should be	
the whole		close to a major park,	provided. Development	
population	+	which may encourage	on this site should	

		activity among residents.	provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and	0	The Reigate Priory historic park/garden is just to the north of the site, though not directly adjoining. Development on the site would have to be carefully designed not to impact on the historic park, but as there are already houses around the site, this should be	Development should be sensitively designed to protect the setting of the
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	manageable. The site is fairly well located for local services and facilities - Reigate town centre is 1.4km away and Woodhatch local centre 1.5km; a primary school is 0.4km away and a GP surgery 1.3km away; however, other facilities are further away, including a secondary school (2km), the railway station (2.4km), and the employment area (2.2.km). There are no dedicated bicycle facilities in the area. Bus services run past the site every half an hour. The site is accessed through Park Lane East, which has pedestrian pavements. The site is a little far away from the town centre and train station to fully encourage sustainable transport and will probably slightly increase car use, although there is good access to bus transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and		The site is completely	
existing buildings	0	undeveloped.	N/A

6 - To support economic growth which is inclusive,		New developments contribute to economic growth within the borough. The site is around 1.4km from the Reigate town centre and 1.5km from Woodhatch local centre, and additional housing in this area would be likely to	
innovative, and		provide support for	
sustainable	+	businesses in this area. New developments	N/A
7 - To provide for employment		provide short term	
opportunities to		employment opportunities	
meet the needs of the local economy	+	in construction within the borough.	N/A
the local economy	+	borougii.	Improved public transport
8 - To reduce		The site is likely to	access could reduce car
greenhouse gas emissions and		increase car use in the area, and will therefore	use, and development on this site should provide
move to a low		contribute to rising	improved bicycle and
carbon economy	-	greenhouse gases.	pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the		Only a very small area of the southeastern corner of the site is at any risk of	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and
changing climate	++	surface flooding.	cooling. Development should
11 - To reduce flood risk	++	Only a very small area of the southeastern corner of the site is at any risk of surface flooding.	provide SUDS or other flood defences where appropriate, along with design measures to

			manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and		Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on	
maintain an adequate supply of water	0	the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site is moderate quality agricultural land with no known contamination.	N/A
quanty and quantity		The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
		Landscape constrains development potential due to the change in levels, has a high sensitivity to change, is within close proximity to the AGLV (and recommended AONB) and is in front of the wooded hillside which forms part of the setting of Reigate and from which panoramic views are possible. Should the parcel be allocated, development would need	Development should be sensitively designed to protect the character of
15 - To protect and enhance landscape character		to be sensitive to the AGLV, be mindful of long-range views and conserve the prominence of the wooded hillside. The site adjoins the existing urban	the AGLV and the wooded hillside south of Priory Park. Development should respect existing long range views as much as possible.

		area on the east and south, and would seem like only a slight westward expansion of south Reigate. Development on this site would be likely to have significant impact on landscape character.	
16 - To conserve and enhance biodiversity	0	The northern part of the site contains a group of trees with TPOs, and these should be protected. The Reigate Heath BOA is close to the northern tip of the site.	Trees with TPOs should be protected.

SPW15 - Land North of Slipshatch Road, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide		Taking constraints into account, the site could	3
sufficient housing		accommodate around 296	
to enable people to		houses at a density of	Housing should be
live in a home		30dph. The site would	provided in a range of
suitable to their		have a positive impact on	sizes, types, and tenures
needs and which		housing delivery in the	to provide for the needs
they can afford	++	borough.	of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is a long distance from most facilities, and is likely to encourage car use rather than walking.	The provision of additional facilities closer to the site could increase take-up of walking among residents. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a Grade II listed building and Grade II listed curtilages a short way to the north of the site, in a fairly open area of countryside. Development on the site should be careful not to impact on the setting of	Sensitive design of the site and layout of development would be needed to protect the heritage assets.

Ì		those heritage assets	1
		these heritage assets. The site is some distance	
		from the majority of	
		facilities - the Woodhatch	
		local centre is 1.3km	
		away, a GP surgery 1km,	
		primary school 0.6km,	
		and a secondary school	
		1.8km away; but the	
		nearest town centre in	
		Reigate is 2.6km away,	
		the railway station 4km,	
		and the employment area	
		3.6km. There are no	
		dedicated bicycle facilities	
		in the area. Buses leave	
		every 30 minutes from a	
		stop 0.8km away, making	
		public transport difficult to	
		access. Access is through	
		Whitehall Lane or	
		Slipshatch Road, neither	
		of which have pedestrian	
		pavements. The location	
4 - To reduce the		of the site and the	
need to travel,		distance from public	Improved public transport
encourage		transport options means	access could reduce car
sustainable		that there are substantial	use, and development on
transport options,		barriers to the use of	this site should provide
and improve		sustainable transport, and	improved bicycle and
accessibility to all		development on this site	pedestrian facilities that
services and		would likely increase car	connect with existing
facilities		use significantly.	networks.
5 - To make the			
best use of			
previously		The site is completely	
developed land and	0	The site is completely	N/A
existing buildings	U	undeveloped. New developments	IN/A
		contribute to economic	
		growth within the	
		borough. The site is	
		around 1.3km from the	
6 - To support		Woodhatch local centre,	
economic growth		and additional housing in	
which is inclusive,		this area would be likely	
innovative, and		to provide support for	
sustainable	+	businesses in this area.	N/A
Castaniabic		Sacinosco in this area.	1 4/7 4

7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site falls within Flood Zones 2 or 3, but there are some areas at risk of surface flooding along the northern boundary. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site falls within Flood Zones 2 or 3, but there are some areas at risk of surface flooding along the northern boundary	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A small water issue forms the northern boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality	Existing water features on the site should be protected from the impacts of development.

		or supply, although further investigation is needed on the possibility of groundwater contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land. A small area in the east of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character		The land parcel is low- lying and used for agriculture. It is of high landscape sensitivity and any development would need to be sensitively designed given the proximity to the AGLV and would need to be mindful of long-range views. The site is currently isolated from the urban area and does not adjoin it at any point - it would appear as an isolated settlement in the countryside. The AGLV is located nearby to the northwest of the site, and this area of AGLV is being considered for	Development should be sensitively designed to protect the character of the AGLV. Development should be designed to suit the rural context of the site. Development should respect existing long range views as much as possible.

		inclusion in the AONB. Development on this site would be likely to have significant impact on landscape character.	
16 - To conserve		The River Mole BOA is	
and enhance		close to the western edge	
biodiversity	0	of the site.	N/A

SPW16 - ASD on The Green, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 49 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is a long distance from most facilities, and is likely to encourage car use rather than walking.	The provision of additional facilities closer to the site could increase take-up of walking among residents. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the majority of facilities - the Woodhatch local centre is 1.2km away, a GP surgery and primary school 1.5km away, and a secondary school 1.9km away; but the nearest town centre in Reigate is 2.5km away, the railway station 3.8km, and the employment area 3.2km. There are no dedicated bicycle facilities in the area. Buses leave every 30 minutes from a stop 0.8km away, making public transport difficult to access. Access is through Lonesome Lane, a narrow country road with no pedestrian pavements. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of		,	
previously		The cite is completely	
developed land and existing buildings	0	The site is completely undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.2km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment		New developments provide short term	
opportunities to	+	employment opportunities	N/A

meet the needs of the local economy		in construction within the borough.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	An area of the southern boundary of the site is within Flood Zones 2 or 3, with some areas at risk of surface flooding slightly beyond that. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	An area of the southern boundary of the site is within Flood Zones 2 or 3, with some areas at risk of surface flooding slightly beyond that.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the southern boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of	Existing water features on the site should be protected from the impacts of development.

		groundwater	
		contamination.	
		The site will not have a	
		significant impact on land	
13 - To reduce land		quality or contamination -	
contamination and		the site is poor quality	
safeguard soil		agricultural land and has	N 1/ A
quality and quantity	0	no known contamination.	N/A
		The site does not	
		currently suffer from any noise, light, or air pollution	
		constraints. Care must be	
		taken during construction	
		to avoid light or noise	
		pollution impacts on	
14 - To ensure air		nearby residential	
quality continues to		properties, and air quality	A construction statement
improve and noise		may also be slightly	could be used to set out
and light pollution		impacted by an increase	how construction impacts
are reduced	0	in traffic.	will be mitigated.
		The land parcel is low-	
		lying and used for	
		agriculture. It is of high landscape sensitivity and	
		any development would	
		need to be mindful of	
		long-range views. The site	
		is currently separated	
		from the main urban area	
		of Woodhatch and would	
		appear as something of a	
		sprawl into the	Development should be
		countryside on the	designed to suit the rural
		southern end of the town.	context of the site.
15 To protect and		Development on this site	Development should
15 - To protect and enhance landscape		would be likely to have notable impact on	respect existing long range views as much as
character	_	landscape character.	possible.
Sharaotor		ianasoupe onaracion.	Ordinarily, buffer zones
			should be put in place
		The entire site is part of	between the SNCI and
		the New Pond	development on the site.
		Farm/Felland Copse	In this case, that will not
		SNCI, and development	be possible, and
		here would undoubtedly	development would
		have some impact on that	instead have to be
16 To occurre		SNCI. The entire site also	designed to enhance
16 - To conserve and enhance		falls within the Earlswood and Redhill Commons	biodiversity, or at least
biodiversity		BOA.	avoid damaging it, within the SNCI and BOA.
Diodiversity		DOA.	inc ortor and box.

SPW18 - Paddock, Dovers Green Road, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home		Taking constraints into account, the site could accommodate around 23 houses at a density of 30dph. The site would	Housing should be provided in a range of
suitable to their needs and which they can afford	+	have a positive impact on housing delivery in the borough.	sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	_	The site is a long distance from most facilities, and is likely to encourage car use rather than walking. A public right of way runs along the north of the site and should be retained.	The provision of additional facilities closer to the site could increase take-up of walking among residents. Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Two Grade II listed buildings lie to the west of the site, but these are shielded by other, non-listed buildings.	Sensitive design of the site and layout of development would be needed to protect the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is some distance from the majority of facilities - the Woodhatch local centre is 1.3km away, a GP surgery 1.5km away, a primary school 0.5km away, and a secondary school 1.9km away; but the nearest town centre in Reigate is 2.4km away, the railway station 4km, and the employment area 3.6km. There are no dedicated bicycle facilities in the area. Buses leave every 30 minutes from a stop 0.8km away, making	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.

		public transport difficult to access. Access is through Lonesome Lane, a narrow country road with no pedestrian pavements. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments contribute to economic growth within the borough. The site is around 1.3km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	_	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	0	Part of the eastern edge of the site falls within Flood Zones 2 or 3, and there are areas at risk of surface flooding throughout the site, although large parts continue to be free of all risk. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Part of the eastern edge of the site falls within Flood Zones 2 or 3, and there are areas at risk of surface flooding throughout the site, although large parts continue to be free of all risk.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the eastern boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land and has no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	A construction statement could be used to set out how construction impacts will be mitigated.

		properties, and air quality may also be slightly impacted by an increase	
		in traffic.	
15 - To protect and enhance landscape character		The land parcel is a well-defined paddock currently used for agriculture; however, displays some of the landscape characteristics of the character area such as well-developed hedgerows. The land parcel is within an area of high landscape sensitivity and any development would need to be mindful of long-range views and should seek to protect the well-developed hedgerows. The site is currently isolated from the urban area and does not adjoin it at any point - it would appear as an isolated settlement in the countryside. Development on this site would be likely to have notable impact on landscape character.	Development should be designed to suit the rural context of the site and should protect existing hedgerow patterns. Development should respect existing long range views as much as possible.
		The eastern part of the site falls within the River Mole Biodiversity Opportunity Area. There is an SNCI located to the	
16 - To conserve and enhance		east of the site, and a group of TPOs to the northeast, though neither	Development should be sensitively designed to enhance biodiversity
biodiversity	0	adjoins the site directly.	within the BOA.

Appendix N – Gypsy, Traveller, and Travelling Showperson Site Allocations

BV16 - Land South of Woodmansterne Lane, Banstead			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to		This site could	
live in a home		accommodate up to 15	
suitable to their		pitches, and would make a	
needs and which		positive contribution to	
they can afford	++	housing in the borough.	N/A
2 - To facilitate the			
improved health		This site is unlikely to have	
and wellbeing of		a positive or negative	
the whole		impact on health and	
population	0	wellbeing.	N/A
		The site is adjacent to a	Layout of the site
		conservation area, an area	should aim to have as
		of high archaeological	little impact as possible
		potential, and a grade II	on the conservation
3 - To conserve		listed building with listed	area and listed
and enhance		curtilages. These assets are	buildings, and should
archaeological,		not very well shielded, and	be careful to avoid
historic, and		development on this site	impacting on the area
cultural assets and		would likely have a strong	of archaeological
their settings		impact on them	potential.
4 - To reduce the		The site is close to the town	
need to travel,		centre of Banstead,	
encourage		providing fairly easy access	
sustainable		to services, facilities, and	
transport options,		shops. A bus service runs	
and improve		directly past the site.	
accessibility to all		Overall, this site is fairly	
services and		accessible by sustainable	N1/A
facilities	+	transport.	N/A
5 - To make the			
best use of			
previously			
developed land and existing		The site is not proviously	
buildings	0	The site is not previously developed.	N/A
6 - To support	U	uevelopeu.	IV/A
economic growth		The site is not likely to have	
which is inclusive,		a strong impact on	
innovative, and	0	economic growth.	N/A
minovative, and	U	economic growm.	IN/A

sustainable		1	
7 - To provide for			
employment			
opportunities to		The site is not likely to have	
meet the needs of		a strong impact on	
the local economy	0	employment opportunities.	N/A
8 - To reduce	U		IN/A
		The site is fairly accessible	
greenhouse gas		by sustainable transport	
emissions and move to a low		modes, and should have a	
		positive impact on	NI/A
carbon economy	+	greenhouse gas emissions.	N/A
		Additional residents in an	
		area will require some	
		amount of additional natural	
9 - To use natural		resources, such as water	
resources		and energy. However, this	
prudently	0	applies to all sites equally.	N/A
10 - To adapt to		The site does not fall within	
the changing		a flood zone or an area at	
climate	++	risk of surface flooding.	N/A
		The site does not fall within	
11 - To reduce		a flood zone or an area at	
flood risk	++	risk of surface flooding.	N/A
12 - To improve the			
water quality of			
rivers and		There are no water features	
groundwater, and		on or near the site, but the	Consideration should
maintain an		site is in an area at potential	be given to the
adequate supply of		risk of groundwater	protection of
water	0	contamination.	groundwater.
		Small areas of the site may	
		be contaminated, and this	
		would need to be	
13 - To reduce land		remediated to make the site	
contamination and		safe for human habitation	Contamination must be
safeguard soil		before allocating it for	remediated before the
quality and quantity	+	pitches.	site is inhabited.
		The site is not within or	
		close to an AQMA. There	
14 - To ensure air		are residential properties	
quality continues to		adjacent to the site, and the	Careful layout of the
improve and noise		potential impact of noise on	site could reduce any
and light pollution		these properties should be	potential noise impacts
are reduced	0	considered.	on nearby residents.

15 - To protect and enhance landscape character		The site is currently in the green belt, and has been assessed as being of higher importance to the green belt for preventing merging and safeguarding countryside, and moderate importance for checking sprawl. The site is located within the very narrow gap between Banstead and Woodmansterne. The site was assessed as being of high importance to the greenbelt, and development here would have a strong landscape impact.	Careful design of the site could ensure that it does not contribute to closing the gap between Banstead and Woodmansterne.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

BV18 - Land South of Croydon Lane, Banstead (Parcel Option A)			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to			
live in a home		This site could accommodate	
suitable to their		up to 15 pitches, and would	
needs and which		make a positive contribution	
they can afford	++	to housing in the borough.	N/A
2 - To facilitate the			
improved health		This site is unlikely to have a	
and wellbeing of the		positive or negative impact	
whole population	0	on health and wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage	
settings	0	constraints on this site.	N/A
4 - To reduce the		The site is close to the town	
need to travel,		centre of Banstead, providing	
encourage		fairly easy access to	
sustainable		services, facilities, and	
transport options,		shops. A bus service runs	
and improve		directly past the site. Overall,	
accessibility to all		this site is fairly accessible by	
services and	+	sustainable transport.	N/A

facilities			
5 - To make the			
best use of			
previously			
developed land and		The site is not previously	
existing buildings	0	developed.	N/A
6 - To support	U	developed.	IN/A
economic growth			
which is inclusive,		The cite is not likely to have a	
		The site is not likely to have a	
innovative, and	0	strong impact on economic	NI/A
sustainable	0	growth.	N/A
7 - To provide for			
employment			
opportunities to		The site is not likely to have a	
meet the needs of		strong impact on employment	
the local economy	0	opportunities.	N/A
8 - To reduce		The site is fairly accessible	
greenhouse gas		by sustainable transport	
emissions and		modes, and should have a	
move to a low		positive impact on	
carbon economy	+	greenhouse gas emissions.	N/A
		Additional residents in an	
		area will require some	
		amount of additional natural	
		resources, such as water and	
9 - To use natural		energy. However, this applies	
resources prudently	0	to all sites equally.	N/A
		The site does not fall within a	
10 - To adapt to the		flood zone or an area at risk	
changing climate	++	of surface flooding.	N/A
		The site does not fall within a	
11 - To reduce flood		flood zone or an area at risk	
risk	++	of surface flooding.	N/A
12 - To improve the		or carrace necarrig.	
water quality of			
rivers and		There are no water features	
groundwater, and		on or near the site, but the	Consideration should
maintain an		site is in an area at potential	be given to the
adequate supply of		risk of groundwater	protection of
water	0	contamination.	groundwater.
13 - To reduce land	U	Contamination.	groundwater.
contamination and			
		There is no contemination on	
safeguard soil	0	There is no contamination on	NI/A
quality and quantity	0	the site.	N/A
44 T		The site is not within or close	0 () ()
14 - To ensure air		to an AQMA. There are	Careful layout of the
quality continues to		residential properties	site could reduce any
improve and noise		adjacent to the site, and the	potential noise
and light pollution		potential impact of noise on	impacts on nearby
are reduced	0	these properties should be	residents.

I		and a Calana at	
		considered.	
		The site is currently in the	
		green belt, and has been	
		assessed as being of higher	
		importance to the green belt	
		for checking sprawl and	
		safeguarding countryside,	
		and moderate importance for	
		preventing merging. The site	
		is located close to the very	
		narrow gap between	
		Banstead and	0 (11 : (1
		Woodmansterne. The site	Careful design of the
		was assessed as being of	site could ensure that
		high importance to the	it does not contribute
15 - To protect and		greenbelt, and development	to closing the gap
enhance landscape		here would have a strong	between Banstead
character		landscape impact.	and Woodmansterne.
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

BV18 - Land South of Croydon Lane, Banstead (Parcel Option B)				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to				
live in a home		This site could accommodate		
suitable to their		up to 15 pitches, and would		
needs and which		make a positive contribution		
they can afford	++	to housing in the borough.	N/A	
2 - To facilitate the				
improved health		This site is unlikely to have a		
and wellbeing of the		positive or negative impact		
whole population	0	on health and wellbeing.	N/A	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		There are no heritage		
settings	0	constraints on this site.	N/A	
4 - To reduce the		The site is close to the town		
need to travel,		centre of Banstead, providing		
encourage		fairly easy access to		
sustainable		services, facilities, and		
transport options,		shops. A bus service runs		
and improve		directly past the site. Overall,	NI/A	
accessibility to all	+	this site is fairly accessible by	N/A	

services and facilities		sustainable transport.	
5 - To make the			
best use of			
previously			
developed land and		The site is not proviously	
	0	The site is not previously	N/A
existing buildings	U	developed.	IN/A
6 - To support			
economic growth		The site is used blocked become	
which is inclusive,		The site is not likely to have a	
innovative, and		strong impact on economic	N1/A
sustainable	0	growth.	N/A
7 - To provide for			
employment			
opportunities to		The site is not likely to have a	
meet the needs of		strong impact on employment	
the local economy	0	opportunities.	N/A
8 - To reduce		The site is fairly accessible	
greenhouse gas		by sustainable transport	
emissions and		modes, and should have a	
move to a low		positive impact on	
carbon economy	+	greenhouse gas emissions.	N/A
		Additional residents in an	
		area will require some	
		amount of additional natural	
		resources, such as water and	
9 - To use natural		energy. However, this applies	
resources prudently	0	to all sites equally.	N/A
		The site does not fall within a	
10 - To adapt to the		flood zone or an area at risk	
changing climate	++	of surface flooding.	N/A
		The site does not fall within a	
11 - To reduce flood		flood zone or an area at risk	
risk	++	of surface flooding.	N/A
12 - To improve the			
water quality of			
rivers and		There are no water features	
groundwater, and		on or near the site, but the	Consideration should
maintain an		site is in an area at potential	be given to the
adequate supply of		risk of groundwater	protection of
water	0	contamination.	groundwater.
13 - To reduce land			3
contamination and			
safeguard soil		There is no contamination on	
quality and quantity	0	the site.	N/A
14 - To ensure air		The site is not within or close	Careful layout of the
quality continues to		to an AQMA. There are	site could reduce any
improve and noise		residential properties close to	potential noise
and light pollution		the site, and the potential	impacts on nearby
are reduced	0	impact of noise on these	residents.
		- x	

		properties should be considered.	
15 - To protect and enhance landscape character		The site is currently in the green belt, and has been assessed as being of higher importance to the green belt for checking sprawl and safeguarding countryside, and moderate importance for preventing merging. The site is located close to the very narrow gap between Banstead and Woodmansterne. The site was assessed as being of high importance to the greenbelt, and development here would have a strong landscape impact.	Careful design of the site could ensure that it does not contribute to closing the gap between Banstead and Woodmansterne.
16 - To conserve and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

G3 - Woodlea Stables, Peeks Brook Lane, Horley				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to live		This site could		
in a home suitable to		accommodate up to 4		
their needs and		pitches, and would provide		
which they can		some contribution to housing		
afford	+	in the borough.	N/A	
		The site is very close to the		
		M23 motorway, and the air		
		and noise pollution from this	Consideration should	
		road is likely to have	be given as to how to	
O T ("") "		negative health impacts on	reduce the impacts of	
2 - To facilitate the		the residents. There is a	noise and air pollution	
improved health and		public right of way adjacent	on the site. Public	
wellbeing of the		to the site, which should be maintained.	rights of way should	
whole population	-	mamamed.	be protected.	
3 - To conserve and				
enhance archaeological,				
historic, and cultural				
assets and their		There are no heritage		
settings	0	constraints on this site.	N/A	
oottii igo		conditante on the site.	14//1	

_			
		The site is a very long	
4 - To reduce the		distance from the nearest	
need to travel,		town or local centre, in an	
encourage		area with no public transport.	
sustainable		The site is very hard to	
transport options,		access through any means	Due to the location
and improve		other than private vehicles,	and size of the site,
			there is no feasible
accessibility to all		and is likely to increase the	
services and		need to travel and the need	mitigation for this
facilities		to use cars.	problem.
		The site is currently used as	
5 - To make the best		a stable, and this would	
use of previously		represent a reasonably good	
developed land and		use of developed land in a	
existing buildings	+	rural area.	N/A
6 - To support			
economic growth			
which is inclusive,		The site is not likely to have	
innovative, and		a strong impact on economic	
sustainable	0	growth.	N/A
7 - To provide for			
employment			
opportunities to		The site is not likely to have	
meet the needs of		a strong impact on	
the local economy	0	employment opportunities.	N/A
and recar economy		The site is not easily	14/7
8 - To reduce		accessible by sustainable	Due to the location
greenhouse gas		transport modes, and is	and size of the site,
emissions and move		likely to increase	there is no feasible
to a low carbon			mitigation for this
		greenhouse gas emissions	· ·
economy		through transport. Additional residents in an	problem.
		area will require some	
		amount of additional natural	
		resources, such as water	
9 - To use natural		and energy. However, this	
resources prudently	0	applies to all sites equally.	N/A
			The layout of the site
			should keep
		A small part of the site is	residential uses away
		located within flood zone 2,	from flood risk areas.
		and the site is adjacent to an	Consideration should
		area at risk of surface	be given to installing
10 - To adapt to the		flooding, but not within the	some kind of SUDS
changing climate	0	area itself.	to combat flood risk.

11 - To reduce flood risk	0	A small part of the site is located within flood zone 2, and the site is adjacent to an area at risk of surface flooding, but not within the area itself.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond close to the site, but the site is not in an area at risk of groundwater contamination.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The entire site is potentially contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the site is inhabited.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site is close to, but not quite within an AQMA. The site is not close to existing residential properties. However, the site is very close to the M23 motorway, and this is likely to create some noise and air pollution issues for the residents.	Consideration should be given as to how to reduce the impacts of noise and air pollution on the site.
15 - To protect and enhance landscape character	0	The site is within the green belt, and has been assessed as being of moderate importance for checking sprawl and safeguarding the countryside, and as of overall moderate importance to the greenbelt. The location next to a major motorway reduces the landscape impact that development on this site would have, as does the fact that the land is already developed.	Development should be careful to ensure it has no stronger impact on the landscape than the existing use of the land.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

G4 - Treetops/Trentham, Peeks Brook Lane, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live		This site could	
in a home suitable to		accommodate up to 2	
their needs and		pitches, and would provide	
which they can		some contribution to housing	
afford	+	in the borough.	N/A
		The site is very close to the	
		M23 motorway, within an	
		AQMA, and the air and noise	Consideration should
		pollution from this road is	be given as to how to
		likely to have negative health	reduce the impacts of
2 - To facilitate the		impacts on the residents.	noise and air pollution
improved health and		There is a public right of way	on the site. Public
wellbeing of the		adjacent to the site, which	rights of way should
whole population	-	should be maintained.	be protected.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage	
settings	0	constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve		The site is a very long distance from the nearest town or local centre, in an area with no public transport. The site is very hard to access through any means other than private vehicles,	Due to the location and size of the site,
accessibility to all		and is likely to increase the	there is no feasible
services and		need to travel and the need	mitigation for this
facilities		to use cars.	problem.
5 - To make the best use of previously developed land and		The site currently contains a residential property, and this would represent a reasonably good use of developed land in a rural	
existing buildings	+	area.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for		The site is not likely to have	
employment		a strong impact on	
opportunities to	0	employment opportunities.	N/A

meet the needs of the local economy			
8 - To reduce greenhouse gas emissions and move to a low carbon economy		The site is not easily accessible by sustainable transport modes, and is likely to increase greenhouse gas emissions through transport.	Due to the location and size of the site, there is no feasible mitigation for this problem.
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate		Most of the site is located within flood zone 2, although none of it is within flood zone 3. A small part of the site is also at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood	_	Most of the site is located within flood zone 2, although none of it is within flood zone 3. A small part of the site is also at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond close to the site, but the site is not in an area at risk of groundwater contamination.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The entire site is potentially contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the site is inhabited.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	The site is within an AQMA. The site is not close to existing residential properties. However, the site is very close to the M23 motorway, and this is likely	Consideration should be given as to how to reduce the impacts of noise and air pollution on the site.

		to create some noise and air pollution issues for the residents.	
		The site is within the green belt, and has been assessed as being of moderate importance for checking sprawl and safeguarding the countryside, and as of overall moderate importance to the greenbelt. The location next to a major motorway reduces the	Development should be careful to ensure it
		landscape impact that development on this site	has no stronger impact on the
15 - To protect and		would have, as does the fact	landscape than the
enhance landscape character	0	that the land is already developed.	existing use of the land.
16 - To conserve	U	developed.	iaiiu.
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

G6 - Land at Crossoak Lane/Picketts Lane, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to		This site could accommodate	
their needs and		up to 10 pitches, and would	
which they can		make a positive contribution	
afford	++	to housing in the borough.	N/A
2 - To facilitate the		Tells (2) (2) (2) (2)	
improved health and		This site is unlikely to have a	
wellbeing of the	_	positive or negative impact	N1/0
whole population	0	on health and wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural assets and their		Thoro are no horitage	
	0	There are no heritage constraints on this site.	N/A
settings 4 - To reduce the	U	The site is located between	Consideration could
need to travel,		the town centre of Horley	be given to improving
encourage		and the local centre of	the pedestrian
sustainable transport		Salfords. Both centres are a	environment in the
options, and improve		fairly long walk from the site,	area to allow for
accessibility to all		and there is no public	easier walking to the
services and	_	transport that directly passes	nearest bus stop.

facilities		the site. The site is not very accessible by sustainable modes of transport and will likely increase the need to travel to access services and the need to sue cars.	
5 - To make the best			
use of previously developed land and		The site is not previously	
existing buildings	0	developed.	N/A
6 - To support			
economic growth		The cite is not likely to have	
which is inclusive, innovative, and		The site is not likely to have a strong impact on economic	
sustainable	0	growth.	N/A
7 - To provide for			
employment		The cite is not likely to have	
opportunities to meet the needs of		The site is not likely to have a strong impact on	
the local economy	0	employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon		The site is not easily accessible by sustainable transport modes, and is likely to increase greenhouse gas emissions through transport.	Consideration could be given to improving the pedestrian environment in the area to allow for easier walking to the nearest bus stop.
economy	-	Additional residents in an	nearest bus stop.
9 - To use natural resources prudently	0	area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	0	Only a small area of the site falls within flood zone 2, and none of it within flood zone 3. There is a small area at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
		Only a small area of the site	The layout of the site should keep residential uses away from flood risk areas.
11 - To reduce flood		falls within flood zone 2, and none of it within flood zone 3. There is a small area at risk	Consideration should be given to installing some kind of SUDS
risk	0	of surface flooding.	to combat flood risk.

12 - To improve the			
water quality of			
rivers and		There are no water features	
groundwater, and		on or near the site, and the	
maintain an		site is not within an area at	
adequate supply of		risk of groundwater	
water	0	contamination.	N/A
13 - To reduce land			
contamination and			
safeguard soil		There is no contamination on	
quality and quantity	0	the site.	N/A
		The site is not within or close	
14 - To ensure air		to an AQMA. There are no	
quality continues to		residential properties	
improve and noise		adjacent to the site. The site	
and light pollution		is unlikely to have any impact	
are reduced	0	on these issues.	N/A
		The site is currently in the	
		green belt, and has been	
		assessed as being of higher	
		importance to the green belt	
		for checking sprawl and	
		safeguarding countryside.	
		The site is located in an	
		isolated rural location on	Development should
		undeveloped land. The site	be carefully designed
		was assessed as being of	to try and reduce the
		high importance to the	impact on the
15 - To protect and		greenbelt, and development	landscape, although
enhance landscape		here would have a strong	this may be difficult in
character		landscape impact.	this location.
Character		The site is adjacent to a	tilis location.
		potential SNCI, and close to	
		an area of ancient woodland,	A buffer zone should
		and consideration should be	be considered
16 - To conserve		given to any potential risks	between the potential
and enhance			
	0	that development on the site	SNCI and the pitches on the site.
biodiversity	U	might pose to these assets.	OH THE SILE.

G9a - Land West of Plot 4, Fairacres, Axes Lane, Salfords			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to		This site could accommodate	
their needs and		up to 4 plots, and would	
which they can		provide some contribution to	
afford	+	housing in the borough.	N/A

1		1	1
2 - To facilitate the			
improved health and		This site is unlikely to have a	
wellbeing of the		positive or negative impact	
whole population	0	on health and wellbeing.	N/A
		There is a Grade II listed	
3 - To conserve and		building next to the site,	Development and the
enhance		which is not particularly well	layout of the site
archaeological,		shielded. Development on	should be considered
historic, and cultural		this site should be careful not	carefully so as not to
assets and their		to impact upon the setting of	impact the listed
settings	0	this heritage asset.	building.
4 - To reduce the			
need to travel,			
encourage		The site is close to the local	
sustainable transport		centre of Salfords, where a	
options, and improve		train station and bus services	
accessibility to all		are available. The site is	
services and		fairly accessible by	
facilities		sustainable transport modes.	N/A
5 - To make the best	+	sustamable transport modes.	I N/ / T
use of previously			
developed land and		The cite is not proviously	
•	0	The site is not previously	N/A
existing buildings	0	developed.	IN/A
6 - To support			
economic growth		The site is used the body to be use	
which is inclusive,		The site is not likely to have	
innovative, and	0	a strong impact on economic	N./A
sustainable	0	growth.	N/A
7 - To provide for			
employment			
opportunities to		The site is not likely to have	
meet the needs of	_	a strong impact on	
the local economy	0	employment opportunities.	N/A
8 - To reduce		The site is fairly accessible	
greenhouse gas		by sustainable transport	
emissions and move		modes, and should have a	
to a low carbon		positive impact on	
economy	+	greenhouse gas emissions.	N/A
		Additional residents in an	
		area will require some	
		amount of additional natural	
		resources, such as water	
9 - To use natural		and energy. However, this	
resources prudently	0	applies to all sites equally.	N/A
			The layout of the site
			should keep
			residential uses away
		The site is at some risk of	from flood risk areas.
10 - To adapt to the		surface flooding, but is not	Consideration should
changing climate	0	within flood zones 2 or 3.	be given to installing

			some kind of SUDS
			to combat flood risk.
			The layout of the site
			should keep
			residential uses away from flood risk areas.
			Consideration should
		The site is at some risk of	be given to installing
11 - To reduce flood		surface flooding, but is not	some kind of SUDS
risk	0	within flood zones 2 or 3.	to combat flood risk.
12 - To improve the			
water quality of			
rivers and		There are no water features	
groundwater, and		on or near the site, and the	
maintain an		site is not within an area at risk of groundwater	
adequate supply of water	0	contamination.	N/A
13 - To reduce land	J	Jonannia don.	1 1// 1
contamination and			
safeguard soil		There is no contamination on	
quality and quantity	0	the site.	N/A
		The site is not within or close	
14 - To ensure air		to an AQMA. There are no	
quality continues to		residential properties	
improve and noise and light pollution		adjacent to the site. The site is unlikely to have any impact	
are reduced	0	on these issues.	N/A
aro roddood	O .	The site is currently in the	14/7
		green belt, and has been	
		assessed as being of higher	
		importance to the green belt	
		for checking sprawl and	
		safeguarding countryside.	
		The site is located in a rural location on undeveloped	
		land, not connected to any	Development should
		existing settlements. The site	be carefully designed
		was assessed as being of	to try and reduce the
		high importance to the	impact on the
15 - To protect and		greenbelt, and development	landscape, although
enhance landscape		here would have a strong	this may be difficult in
character	-	landscape impact.	this location.
16 - To conserve		There are groups of TPOs	Trees with TPOs
and enhance biodiversity	0	near the site, and these should be protected.	should be protected.
Diodiversity	U	andulu be protected.	andulu de protecteu.

G9b – Land South of Fairacres, Axes Lane, Salfords			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to		This site could accommodate up to 4 plots,	
their needs and which they can afford	+	and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is fairly close to the local centre of Salfords, where a train station and bus services are available. The site is fairly accessible by sustainable transport modes.	N/A
5 - To make the best use of previously developed land and existing buildings	0	The site is not previously developed.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	The site is not likely to have a strong impact on employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is fairly accessible by sustainable transport modes, and should have a positive impact on greenhouse gas emissions.	N/A

9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	+	A small amount of the site is at some risk of surface flooding, but none of the site is in flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	+	A small amount of the site is at some risk of surface flooding, but none of the site is in flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is not within an area at risk of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There is no contamination on the site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are no residential properties adjacent to the site. The site is unlikely to have any impact on these issues.	N/A
15 - To protect and enhance landscape character	0	The site is currently in the green belt, and has been assessed as being of moderate importance for safeguarding countryside. The site is located in a rural location on undeveloped land, not connected to any existing settlements. However, overall landscape impact is likely to be limited.	Development should be careful to ensure it has no strong impact on the landscape.

		There are groups of TPOs	
16 - To conserve		around the whole boundary	
and enhance		of the site, and these should	Trees with TPOs
biodiversity	0	be protected.	should be protected.

G11 - Highlands, Blackhorse Lane, Lower Kingswood			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to		This site could accommodate	
their needs and		up to 4 pitches, and would	
which they can		provide some contribution to	
afford	+	housing in the borough.	N/A
		The site is very close to the	
		M25 motorway, within an	Consideration
		AQMA, and the air and noise	should be given as
		pollution from this road is	to how to reduce the
		likely to have negative health	impacts of noise and
2 - To facilitate the		impacts on the residents.	air pollution on the
improved health and		There is a public right of way	site. Public rights of
wellbeing of the		adjacent to the site, which	way should be
whole population	-	should be maintained.	protected.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage	
settings	0	constraints on this site.	N/A
		The site is a very long	
4 - To reduce the		distance from the nearest	
need to travel,		town or local centre, although	
encourage		public transport does pass	
sustainable transport		the site. The site is a long	Due to the location
options, and improve		distance from services and	and size of the site,
accessibility to all		facilities, and is likely to	there is no feasible
services and		increase the need to travel	mitigation for this
facilities	-	and the need to use cars.	problem.
		The site currently contains a	
5 - To make the best		residential property, and this	
use of previously		would represent a reasonably	
developed land and		good use of developed land	
existing buildings	+	in a rural area.	N/A
6 - To support			
economic growth			
which is inclusive,		The site is not likely to have a	
innovative, and		strong impact on economic	
sustainable	0	growth.	N/A

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is no feasible
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d be given to
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deration
d be given as
w to reduce the
ts of noise and
llution on the

15 - To protect and enhance landscape character	0	The site is currently in the green belt, and has been assessed as being of moderate importance to the green belt for checking sprawl and safeguarding countryside, and of moderate importance to the green belt overall. The site is also within the AGLV and adjacent to the AONB, which would normally cause it to have a stronger impact on the landscape. However, the proximity to the M25 motorway and position next to a busy road means the landscape in this area is already heavily impact, reducing the negative effects of this development.	Development should be careful to ensure it has no strong impact on the landscape or on views into and out of the AGLV or AONB.
16 - To conserve			
and enhance		There are no biodiversity	
biodiversity	0	constraints on the site.	N/A

G12 - Land at Kent's Field, Rectory Lane, Chipstead			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and		This site could accommodate up to 2 pitches, and would provide some contribution to housing in	
which they can afford	+	the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve	0	The site is fairly close to both Woodmansterne and Chipstead. While these are mainly residential areas, they do provide some fairly easy access	N/A

accessibility to all services and facilities		to shops and services. The site is therefore fairly accessible and does not increase the need to travel.	
5 - To make the best use of previously developed land and existing buildings	0	The site is currently undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	The site is not likely to have a strong impact on employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site does not increase the need to travel, so should have a neutral impact on greenhouse gas emissions.	N/A
9 - To use natural		Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites	
resources prudently	0	equally. The site does not fall within a	N/A
10 - To adapt to the changing climate	++	flood zone or an area at risk of surface flooding.	N/A
11 - To reduce flood risk	++	The site does not fall within a flood zone or an area at risk of surface flooding.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	The site is within an area at high risk of groundwater contamination.	Consideration should be given to the protection of groundwater.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There is no contamination on the site.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are no residential properties adjacent to the site, apart from an existing caravan site. The site is unlikely to have any impact on these issues.	N/A
15 - To protect and enhance landscape		The site is currently in the green belt, and has been assessed as being of moderate importance to the green belt for checking sprawl, preventing merging, and safeguarding countryside, and of moderate importance to the green belt overall. The site is close to the edge of the existing settlement, which may reduce the landscape impact to some	Development should be careful to ensure it has no strong impact
character	0	extent.	on the landscape.
16 - To conserve and	0	There are no biodiversity	NI/A
enhance biodiversity	0	constraints on the site.	N/A

The (Old Rec	tory, Rectory Lane, Woodman	sterne
Objective	Score	Comments	Potential Mitigation
1 - To provide			· ·
sufficient housing to			
enable people to			
live in a home		This site could accommodate	
suitable to their		up to 4 pitches, and would	
needs and which		provide some contribution to	
they can afford	+	housing in the borough.	N/A
2 - To facilitate the			
improved health and		This site is unlikely to have a	
wellbeing of the		positive or negative impact on	
whole population	0	health and wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural		The control of the Alexander	
assets and their	0	There are no heritage	NI/A
settings	0	constraints on this site.	N/A
4 - To reduce the		The site is fairly close to both	
need to travel,		Woodmansterne and	
encourage		Chipstead. While these are	
sustainable		mainly residential areas, they	
transport options,		do provide some fairly easy	
and improve	0	access to shops and	N/A

accessibility to all services and facilities		services. The site is therefore fairly accessible and does not increase the need to travel.	
5 - To make the best use of previously developed land and existing buildings	0	The site is currently undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	The site is not likely to have a strong impact on employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site does not increase the need to travel, so should have a neutral impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	0	Much of the site is at some risk of surface flooding, although none of it falls within flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	0	Much of the site is at some risk of surface flooding, although none of it falls within flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water		The site is within an area at high risk of groundwater contamination.	Consideration should be given to the protection of groundwater.
13 - To reduce land contamination and safeguard soil quality and quantity	+	Small areas of the site may be contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the site is inhabited.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are no residential properties adjacent to the site, apart from an existing caravan site. The site is unlikely to have any impact on these issues.	N/A
15 - To protect and enhance landscape character	0	The site is currently in the green belt, and has been assessed as being of moderate importance to the green belt for checking sprawl, preventing merging, and safeguarding countryside, and of moderate importance to the green belt overall. The site is close to the edge of the existing settlement, which may reduce the landscape impact to some extent.	Development should be careful to ensure it has no strong impact on the landscape.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Appendix O – Assessment Tables for Selected Sites Only

				U	rbar			ocati								
						Su	stain	abili	ty O	bjec	tive		_			
Site	1	2	3	4	5	6	7	8	9	10	11	1 2	1 3	1 4	1 5	1 6
BAN1: 136-																
168 High																
Street,		+					+			+	+					
Banstead	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0
BAN2: The																
Horseshoe,		+					+									
Banstead	0	+	0	+	+	+	+	+	0	+	+	0	0	0	0	0
BAN3:																
Banstead																
Community		+					+			+	+					
Centre	+	+	-	+	+	+	+	+	0	+	+	0	0	0	0	0
RED4:																
Church of																
Epiphany,																
Merstham	+	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0
RED2:																
Bellway																
House,																
Merstham	+	0	0	+	+	0	0	+	0	0	0	0	+	-	+	0
RED6:																
Former																
Oakley																
Centre,					+					+	+					
Merstham	+	+	+	+	+	+	+	+	0	+	+	0	+	0	0	0
RED5:																
Merstham					+									_		
Library	+	+	0	+	+	+	+	+	0	-	-	0	0	0	0	0
RTC4:																
Colebrook,	+	+		+		+		+								
Redhill	+	+	0	+	+	+	+	+	0	-	-	0	+	0	0	0
RTC2: 16-46																
Cromwell		+		+				+								
Road, Redhill	+	+	0	+	+	+	+	+	0	0	0	0	0	-	+	0
RTC5:																
Former																
Longmead																
Centre,		+		+	+			+								
Redhill	+	+	+	+	+	+	+	+	0	0	0	0	+	0	0	0

DTOO																
RTC6:																
Gloucester																
Road Car		+		+		+	+	+								
Park, Redhill	+	+	0	+	+	+	+	+	0	0	0	0	+	0	+	0
RED8:																
Reading Arch																
Road/Brighto																
n Road	+	+		+		+		+								
North, Redhill	+	+	0	+	+	+	+	+	0			0	+	-	+	0
RED1:																
Quarryside																
Business																
Park, Redhill	+	0	0	_	+	0	0	_	0	+	+	0	+	+	0	0
REI3: Albert												-				
Road North																
Industrial																
Estate,		+				+			_							
Reigate	+	+	+	+	+	+	+	+	+	0	0	0	+	0	+	0
REI2: Land	Т	Т		Т	Т.	т	Т	Т	Т	U	U	U	т	U	Т	0
Adjacent to																
the Town																
		+	-	+		+	+	+	0	+	+	0	0	0	0	0
Hall, Reigate	+	+	-	+	+	+	+	+	U	+	+	U	U	U	U	U
REI1: Library																
and Pool																
House,		+				+									_	
Reigate	+	+	0	+	0	+	+	+	0	-	-	0	+	0	0	0
HOR6: 50-66																
Victoria				+		+		+		+	+					
Road, Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	0	0
HOR10: 59-																
61 Brighton				+				+		+	+					
Road, Horley	+	+	0	+	+	+	0	+	0	+	+	0	+	0	0	0
HOR8:																
Former																
Chequers					+											
Hotel, Horley	+	0	+	-	+	+	+	-	0	+	+	0	+	0	0	0
HOR1: High																
Street Car				+		+	+	+								
Park, Horley	+	+	0	+	+	+	+	+	0	+	+	0	+	0	+	0
HOR5:																
Horley																
Library	+	+	0	+	0	+	+	+	0	+	+	0	0	0	0	0
HOR3:																
Horley Police				+				+		+	+					
Station	+	+	0	+	+	+	+		0	+	+	0	+	0	+	0
HOR7:				•												
Telephone																
Exchange,				_				_								
Horley			0	+				+	0	0	0	0		0	0	0
попеу	+	+	U	+	+	+	+	+	U	U	U	U	+	U	U	U

Sustainable Urban Extension Allocations																
Cito						Su	sta	ina	bilit	ty Ol	oject	ive				
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
NWH1 - Land at																
Meath Green Lane	++	+	-		0	+	+		0	-	-	?	0	-	-	0
NWH2 - Land at																
Bonehurst Road	+	0	0	0	0	+	+	0	0			0	0	-	0	0
SEH4 - Land off																
The Close and												_				
Haroldslea Drive	++	-	0	++	+	+	0	+	0	-	-	0	+	-	-	0
ERM1 - Land at																
Hillsbrow	++	+	0	+	0	+	+	0	0	++	++	0	+	-		-
ERM2/3 – Land																4
West of Copyhold																
Works and Former								0	0							
Copyhold Works ERM4 - Land	++	+	0	+	+	+	+	0	0	++	++	-	++	-	-	
South of																
Bletchingley Road	++	0	0	_	0	+	+	_	0	++	++	0	0	0	_	_
ERM5 - Oakley		U	U		U	т			U	TT	TT	0	U	U		
Farm, Off																
Bletchingley Road,																
Merstham	++	0	_	_	0	+	+	_	0	++	++	0	0	0	0	0
SSW2 - Land at																
Sandcross Lane	++	+	0	-	0	+	+	-	0	0	0	0	0	0	0	0
SSW6 - Land West																
of Castle Drive	+	0	0	-	-	+	+	-	0	+	+	0	0	0	-	0
SSW7 - Hartswood																
Nursery	+	+	0	-	0	+	+	-	0	++	++	0	0	0	0	0
SSW9 - Land at																
Dovers Farm	++	+	-	-	0	+	+	-	0	+	+	0	0	0	-	0

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Gypsy, Traveller, and Travelling Showperson Selected Sites																
Site	Sustainability Objective															
Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
G3 - Woodlea Stables, Peeks Brook Lane, Horley	+	_	0		+	0	0		0	0	0	0	+	_	0	0
G4 - Treetops/Trentham, Peeks Brook Lane, Horley	+	_	0	1	+	0	0	1	0	-	-	0	+	-	0	0
G12 - Land at Kents Field, Rectory Lane, Chipstead	+	0	0	0	0	0	0	0	0	++	++	-	0	0	0	0
G9 – Land South of Fairacres, Axes Lane, Salfords	+	0	0	+	0	0	0	+	0	+	+	0	0	0	0	0