



# **Development Management Plan (Regulation 19) Sustainable Urban Extensions (Stage 2) Site Specific Technical Report**

**June 2016**

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A small number of minor changes for the purposes of clarity were made to this report in October and December 2017.

# 1. Introduction

## Purpose and Scope

- 1.1 This technical report forms part of the evidence base for the Reigate & Banstead Development Management Plan Regulation 18 consultation document. It presents the technical work which has been undertaken to inform the identification of potential urban extension development sites for the purposes of consultation, and the infrastructure, design and mitigation measures that could be required in the event that sites are allocated for development.
- 1.2 This report focuses on development potential within the broad areas of search for urban extensions identified in the adopted Core Strategy 2014<sup>1</sup>, and builds upon the strategic evidence gathered in the Sustainable Urban Extensions Broad Geographic Locations Technical Report (the 'SUE Stage 1 Report') to provide a fine-grained assessment at a site by site level. The report should be read alongside the Green Belt review and Sustainability Appraisal<sup>2</sup>, the findings of which have informed the identification of potential development sites for consultation.
- 1.3 This report should also be read alongside the Strategic Employment Site Opportunity Study<sup>3</sup> which assesses the suitability of the sites around Horley identified in this document for delivering large scale employment development. It should be noted that for some sites around Horley, the assessment has demonstrated that they may be suitable for either housing or employment provision – a policy decision will therefore need to be made about the most effective overall strategy for delivering both competing needs.
- 1.4 It should be noted that at this stage, sites have been identified for the purposes of public consultation. The shortlisting of sites within this document does not imply that the Council will grant planning permission for residential development on that land or that the site will be allocated in the final DMP. The estimation of housing potential and identification of likely infrastructure, design and mitigation is based on the best information available at this time and does not preclude alternative requirements being identified in response to further site specific information and assessments which may arise prior to allocation or through the course of any planning application.
- 1.5 The release land for the development for urban extensions will only be considered for in the event that the Council cannot demonstrate a five year land supply (as set out in Core Strategy policy CS13). Until such time, any sites which are allocated within the final DMP will be treated as reserve sites and – if currently within the Green Belt – would continue to be protected as if

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<sup>1</sup> Available at: [www.reigate-banstead.gov.uk/corestrategy](http://www.reigate-banstead.gov.uk/corestrategy)

<sup>2</sup> Both available from [www.reigate-banstead.gov.uk/dmp](http://www.reigate-banstead.gov.uk/dmp)

<sup>3</sup> Also available at [www.reigate-banstead.gov.uk/dmp](http://www.reigate-banstead.gov.uk/dmp)

Green Belt through the DMP until such time as they are needed for development.

- 1.6 The case for exceptional circumstances for releasing the relevant land from the green belt will be made in the Green Belt Review, and is therefore not duplicated in this document.



## Background

### Reigate and Banstead Local Plan Core Strategy (adopted July 2014)

- 1.7 The adopted Core Strategy recognises that in order to deliver the borough's housing target for the next 15 years, some development on areas outside the current urban area will be required.
- 1.8 To meet this requirement, the Core Strategy identifies (in policies CS6; CS8) three 'broad areas of search' for sustainable urban extensions as follows:
  - a. Countryside beyond the Green Belt adjoining the urban area of Horley: up to 200 dwellings
  - b. East of Redhill and east of Merstham : up to 500-700 dwellings
  - c. South and south west of Reigate: up to 500-700 dwellings
- 1.9 The Core Strategy makes clear that the Council does not intend (or need) to allocate or release sites outside of these 'broad areas of search' in order to meet the housing target set out within the plan of 460 homes per year. It is also important to note that the Inspector's Report on the Core Strategy (January 2014) specifically concludes that – based on a number of factors - the Council's decision to limit urban extensions at Horley to 200 dwellings is sound.
- 1.10 The Core Strategy requires that sites for urban extensions will be identified and allocated through the Development Management Plan (policy CS13) and also provides guidance about how such sites should be identified and allocated. This includes policies CS2, CS3, CS6 and CS10 (included at Annex 1) which cover a range of considerations including Green Belt, social and environmental considerations.
- 1.11 In addition, in considering sites for sustainable urban extensions, there is also a need to consider what opportunities might exist to meet the range of housing needs identified in the Core Strategy (policies CS14, CS15 and CS16), including specialist accommodation for older people, opportunities for self-build, accommodation for the travelling community and potential for increased levels of affordable housing.

### Confirming the required scale of urban extensions

- 1.12 As above, the Core Strategy identified that urban extensions were likely to be required in order to achieve the housing requirement in the Core Strategy.
- 1.13 Informed by the land supply position at the time, policy CS13 identified that at least 5,800 homes could be delivered within existing urban areas with the remainder of the Core Strategy requirement to be provided through urban extensions (i.e. 1,100 homes). At the time, a high level assessment of capacity identified that the broad areas of search could have potential to deliver up to 1,600 homes.

- 1.14 The 2016 SHLAA Addendum sets out an up-to-date assessment of the likely housing land supply in the borough over the remainder of the plan period (i.e. to 2027). Against a requirement for 6,900 (between 2012 and 2027), the following specific sites and sources of supply are identified:
- New homes already delivered (completions): 1,857
  - Potential from sites under construction: 2,257
  - Potential from unimplemented planning permissions: 617
  - Potential from sites without planning permission: 1,008
  - Windfalls: 550
- 1.15 Based on these figures, as few as 610 new homes may need to be delivered through urban extensions. Taking a very cautious approach and allowing for potential non-implementation (at 20%) on unimplemented permissions and sites without planning permission (particularly reflecting greater uncertainty about sites which may come forward in the latter stages of the plan period), the potential requirement on urban extensions increases to approximately 940 new homes.
- 1.16 The ability of sites to deliver appropriate housing mix and affordable housing needs is also an important consideration.

**Table 1: Anticipated housing mix requirements based on current land supply**

	1 bed	2 bed	3 bed	4 bed +	Affordable housing
Completions	994 (53%)		881 (47%)		394
Outstanding permissions	1,548* (54%)		1,326* (46%)		506
Windfalls	292 (53%)		258 (47%)		55^
Specific sites	727 (72%)		281 (28%)		240
<b>Total</b>	<b>3,561</b>		<b>2,856</b>		<b>1,195</b>
Target**	3,375 (based on 2012 SHMA)		3,525 (based on 2012 SHMA)		1,500 (Policy CS15)
<b>Surplus/deficit</b>	<b>201</b>		<b>-819</b>		<b>305</b>

\*Assumes that remainder of the North West Sector phases follow the mix which has been approved for Phase 1

\*\* Based on recommended housing mix percentages in the SHLAA which have been applied to the overall the housing target (6,900) in the Core Strategy

^Assumes 10% affordable housing is achieved overall (i.e. reflects that many windfalls will come through small sites)

- 1.17 The residual requirement (i.e. the 819 units in Table 1 above) for larger 3 and 4 bed units would therefore need to be met on potential urban extensions. Whilst mix could be skewed in favour of larger units, taking account of the need to deliver sustainable mixed communities and achieve viable development, a mix of 75:25 in favour of larger units is considered the maximum which could be achieved. Mindful of this mix, sites capable of delivering a total of approximately 1,090 homes would be required to deliver 820 larger units.

- 1.18 Importantly, the deficit in affordable housing (305 units) would also need to be met as part of policy requirements on urban extensions. Assuming these units would be delivered as part of the 30% on-site requirement in the Core Strategy, sites capable of delivering a total of approximately 1,020 units would be required to achieve this.
- 1.19 Taking account of the above, it is considered that – within the broad areas of search – sites capable of delivering **at least 940 new homes** may be required to deliver the overall housing requirement and potentially up to 1,090 new homes to meet the full housing objectives in the Core Strategy (particularly affordable housing targets).

## Methodology

- 1.20 The methodology used for this study follows, in general terms, the process of assessment undertaken within the Sustainable Urban Extensions: Broad Geographic Locations Technical Report 2012 (the ‘SUE Stage 1 study’), albeit adopting a finer level of detail. The approach and findings of the previous report were tested and considered to be sound by the Inspector examining the Core Strategy.
- 1.21 The detailed findings of separate studies which have fed into Task 2 – the Green Belt review, Sequential Test and Sustainability Appraisal – are set out in reports published separately from this study. The main findings bearing on the suitability of individual parcels are however summarised in this report.
- 1.22 The methodology is summarised in the table below, with each section explained in more detail in the following sections of this report.

**Table 2: Summary of key tasks**

<b>Task 1</b>	Identification of initial long-list of parcels for testing
<b>Task 2</b>	a) Assessment of constraints and opportunities <ul style="list-style-type: none"> <li>– Constraints mapping</li> <li>– Accessibility analysis</li> <li>– Flood risk sequential testing</li> <li>– Informal stakeholder/expert consultation</li> <li>– Review of existing evidence studies</li> </ul> b) Assessment of Green Belt contribution (separate study) c) Sustainability appraisal
<b>Task 3</b>	Identification of a short-list of options for consultation
<b>Task 4</b>	a) Identification of design and mitigation requirements b) Refinement of development potential and capacity c) Assessment of infrastructure requirements and other development needs
<b>Task 5</b>	Summarising principles and parameters for development in the event sites are allocated

## 2. Task 1: Identification of initial long list of parcels

- 2.1 The first task was to translate each of the broad areas of search defined in the Core Strategy into a series of readily identifiable and clearly defined land parcels which could form the basis for more detailed assessment.

### Approach

- 2.2 To ensure consistency and read across between this study and the Green Belt Review, the same land parcels were used in both studies. These parcels were, in the main, defined on the basis of the following principles:
- The parcels should, as far as possible, be delineated by clearly defined boundaries (to ensure that boundaries of any future Green Belt/countryside would be permanent into the future)
  - The land should, as far as possible, be of similar character and land-use (to ensure that the scope for different parts of one site to perform or be assessed drastically differently is minimised)
- 2.3 In addition to these principles, consideration was also given to land ownership so that, as far as possible, sites promoted by the same landowner/developer were not split or grouped illogically with other land parcels.
- 2.4 Whilst these land parcels formed the basis of initial detailed assessment, it was recognised that there may be a need to amend parcel boundaries as the appraisal process progressed to reflect any emerging findings.
- 2.5 A small number of parcels around Horley were assessed as part of the Green Belt Review but were excluded from the Sustainable Urban Extensions work as they were not considered realistic options for housing<sup>4</sup>.

### Outputs

- 2.6 In total, the long list incorporated 33 land parcels as follows:

**Table 3: Identified land parcels**

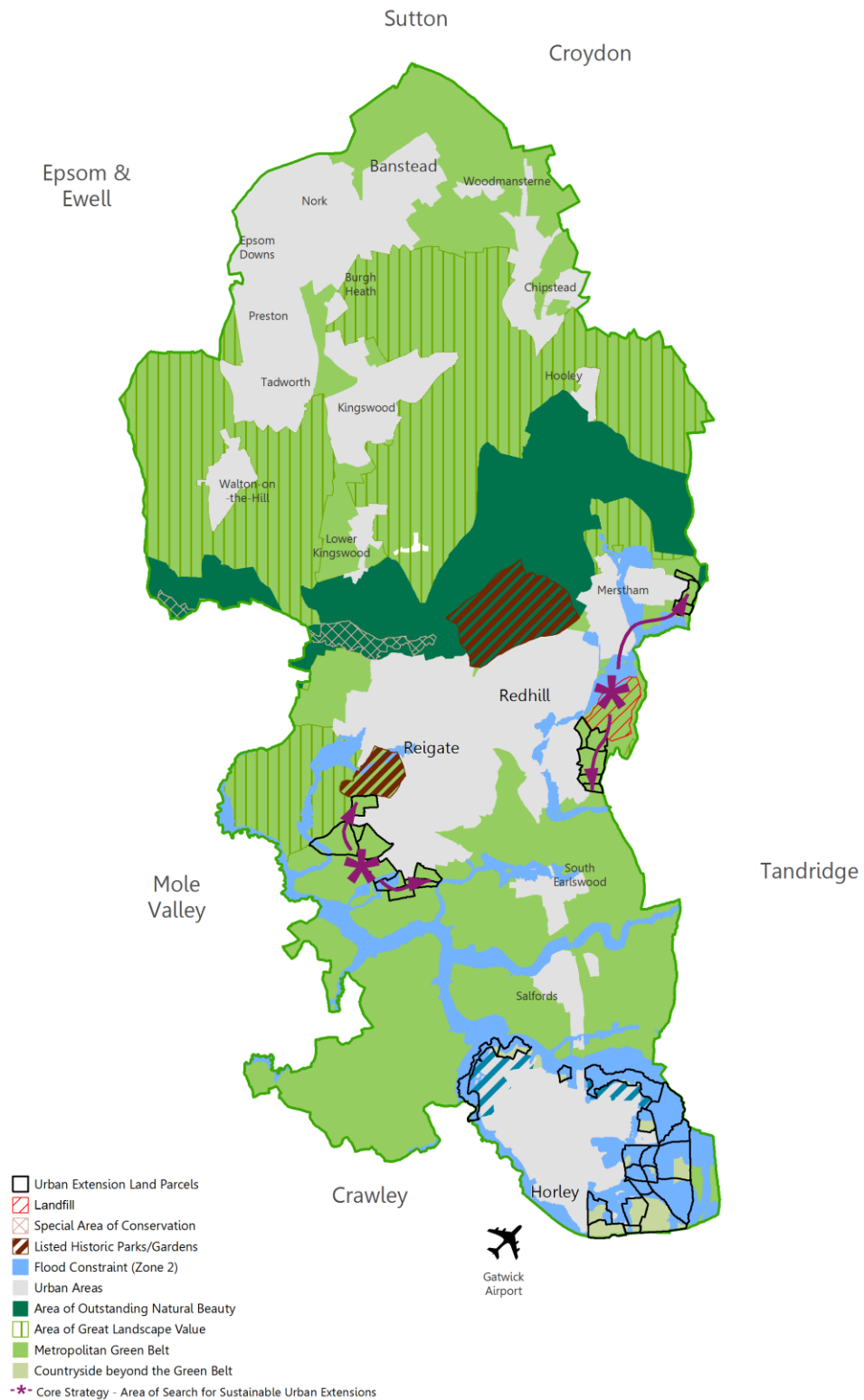
Broad Area	Identified Parcels
Countryside around Horley	<u>North west Horley:</u> NWH1 – Land at Meath Green Lane NWH2 – Land west of Bonehurst Road <u>South east Horley:</u> SEH1 – Land at Fishers Farm and Bayhorne Farm SEH2 – Land west of Balcombe Road

<sup>4</sup> This includes the Riverside Green Chain around Horley (a comprehensive area of natural public open space) and an area of woodland designated in its entirety as Ancient Woodland.

	SEH3 – Land east of Balcombe Road SEH4 – Land off The Close and Haroldslea Drive SEH5 – Land west of Burstow Stream SEH6 – Land at Newstead Hall SEH7 – Land at Wilgers Farm SEH8 – Land at Farney View Farm SEH9 – Land east of Wilgers Farm SEH10 – Land east of Farney View Farm SEH11 – Land at Harrowsley Green Farm SEH12 – Land south of Haroldslea Drive <u>East Horley</u> EH1 – Land at Langshott Wood EH2 – Brook Wood EH3 – Land north of Smallfield Road
East of Redhill and East of Merstham	<u>East of Redhill:</u> ERM1 – Land at Hillsbrow ERM2 – Land west of Copyhold works ERM3 – Former Copyhold works <u>East of Merstham:</u> ERM4 – Land south of Bletchingley Road ERM5 – Land at Oakley Farm ERM6 – Land north of Radstock Way
South and south west of Reigate	SSW1 – Land north of Park Lane East SSW2 – Land at Sandcross Lane SSW3 – King George's Field SSW4 – Clayhall Farm SSW5 – Land south of Slipshatch Road SSW6 – Land west of Castle Drive SSW7 – Land at Hartswood Nursery SSW8 – Land at Hartswood Playing Fields SSW9 – Land at Dovers Farm SSW10 – Land east of Dovers Green Road

- 2.7 Figure 1 shows the long list of land parcels for testing that were identified: further more detailed maps are included at Annex 2. The land parcels as defined on these maps represent a starting point for further assessment and were identified through a desk-based exercise. It should be stressed that:
- The parcels identified at this stage were not necessarily intended to be the areas finally allocated for development, and
  - At the time of their preparation it was expected that boundaries might need to be amended, and/or parcels divided or split as a result of a more detailed assessment of their characteristics.

**Figure 1: Long-list of land parcels**



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### 3. Task 2: Assessment of suitability and sustainability

- 3.1 The purpose of Task 2 was to collect and analyse the detailed information required to assess whether individual parcels were suitable for, and able to sustainably deliver, housing growth. Three main strands of work fed into this section:
- Analysis of constraints and opportunities
  - Assessment of Green Belt contribution
  - Sustainability appraisal.
- 3.2 The detailed outputs of Task 2 are summarised in the pro forma in Annex 3 and in Tables 7 and 8 below.

#### Task 2a: Analysis of constraints and opportunities

- 3.3 This stage was undertaken through a combination of desk based analysis and on-site surveys of the land parcels identified in Task 1.

#### Approach

- 3.4 *Site specific constraint analysis:* Constraints and opportunities associated with each land parcel were analysed and recorded using pro-forma similar to those used for the SUE Stage 1 study. Assessment themes were identified with reference to the requirements of national policy (the NPPF and associated guidance) and local policy (the Core Strategy).
- 3.5 The assessment drew on a range of sources, including GIS mapping data, aerial image and a review of existing evidence studies – including the Strategic Housing Land Availability Assessment, Strategic Flood Risk Assessment and Landscape Character Assessment.
- 3.6 In addition, field surveys of each site were also carried out both to understand the physical constraints on the site itself as well as wider issues, including the visibility of parcels within long-range views.
- 3.7 As well as information about the physical form and characteristics of each parcel, analysis of the following range of considerations and factors was also carried out:

**Table 4: Constraints and opportunities**

<b>Heritage</b> <i>Policy links: CS4 and CS10 NPPF para 126, 132 and</i>	<ul style="list-style-type: none"><li>– Presence of statutory and/or locally listed heritage assets</li><li>– Historic landscape features and classification</li><li>– Informal consultation with the Council's Conservation Officer</li></ul>
<b>Landscape and</b>	<ul style="list-style-type: none"><li>– Presence of national, regional or local landscape designations</li></ul>



<b>agriculture</b> <i>Policy links:</i> <i>CS2 and CS10</i> <i>NPPF para 109 and 113</i>	<ul style="list-style-type: none"> <li>– Topography and prominent landforms</li> <li>– Agricultural land grade/classification</li> <li>– Evidence of active/positive agricultural management or land stewardship</li> <li>– Long range views</li> </ul>
<b>Biodiversity</b> <i>Policy links:</i> <i>CS2 and CS10</i> <i>NPPF para 109</i>	<ul style="list-style-type: none"> <li>– Presence of biodiversity and nature conservation designations</li> <li>– Presence of Ancient Woodland and/or other significant woodland areas</li> <li>– Evidence of any planned biodiversity improvements in the locality</li> <li>– Informal consultation with the Council's Tree Officers, the County ecologist and Surrey Wildlife Trust</li> </ul>
<b>Countryside access and recreation</b> <i>Policy links:</i> <i>CS2</i> <i>NPPF para 73 and 81</i>	<ul style="list-style-type: none"> <li>– Presence and extent of any public rights of way</li> <li>– Presence of any formal recreational use, sports pitches or other facilities</li> <li>– Evidence (including anecdotal or observed) of informal recreation use</li> </ul>
<b>Flood risk and water quality</b> <i>Policy links:</i> <i>CS10</i> <i>NPPF para 100-103</i> <i>NPPF technical guidance</i>	<ul style="list-style-type: none"> <li>– Presence of rivers, waterway, ditches and other significant waterbodies</li> <li>– Extent of fluvial and surface water flooding risk based on Environment Agency flood maps</li> <li>– Outcomes of sequential test</li> <li>– Informal consultation with the Environment Agency</li> </ul>
<b>Environmental health and living amenity</b> <i>Policy links:</i> <i>CS10</i> <i>NPPF para 100-103</i> <i>NPPF technical guidance</i>	<ul style="list-style-type: none"> <li>– Presence of any known air quality issues or potential odour generators</li> <li>– Presence of any known noise pollution issues or noise generators</li> <li>– Evidence of confirmed or potential land contamination</li> <li>– Gatwick airport aerodrome safeguarding requirements</li> <li>– Presence of existing utilities infrastructure</li> <li>– Informal consultation with the Council's Environmental Health team</li> </ul>

3.8 *Informal consultation:* In addition to a desk-based study of constraints, informal consultation was also carried out with a number of internal and external specialists with respect to matters such as biodiversity, flooding and environmental health in order to establish any site specific issues. Where provided, these are included within the relevant pro forma.

3.9 In addition to specific comments received in relation to the individual parcels, a number of stakeholders suggested key principles which should be used to guide the prioritisation and subsequent policy requirements for urban extensions. These are set out in the table below:

**Table 5: Informal consultation**

<b>RBBC Conservation Officer</b>	<ul style="list-style-type: none"> <li>– Historic field patterns should inform the structure and layout of developments</li> <li>– All listed buildings should be retained and consideration should be given to identifying other 'desirable to keep' buildings to enhance local character</li> <li>– Density and capacity should be realistic given the need to promote 'soft edges' and transition to countryside</li> <li>– Protect character of country lanes and avoid excessive increase in intensity of use</li> </ul>
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>– Support for the principle of avoiding development in Flood Zones 2 and 3 as alternatives in Flood Zone 1 are available</li> <li>– Recommend that the published Flood Map for Planning (composite map including all modelled and historic extents) is the reference map for</li> </ul>

	sequential testing – Minimum buffers of 5 metres around non-main rivers/ditch systems and 8 metres around main rivers should be provided to safeguard water quality – Design should mitigate against surface water flood risk – SUDs should be designed in from the outset and density/capacity should be realistic in terms of land-take for SUDs – Site specific FRAs should assess potential for flood risk around ditch systems as no modelling currently exists
<b>Environmental Health</b>	– Layout should orientate sensitive residential uses away from sources of noise (such as railway lines) – rear gardens and public amenity space should be used as buffer – Buffer zones of 30 metres minimum should be provided around M25/M23 and M23 spur to safeguard residential amenity

## Outputs

- 3.10 The outputs of Task 2a are contained within the individual site constraints and opportunities pro forma in Annex 3. A summary is provided in Table 7 in Task 3 (Section 6) below.

## Task 2b: Assessment of Green Belt contribution

### Approach

- 3.11 The Green Belt Review (presented as a separate report) ranks the identified land parcels based on the extent to which they fulfil the five Green Belt purposes and as a consequence, their relative priority for continued Green Belt protection. This part of the assessment is specifically intended to address the requirement of Core Strategy Policy CS3 (4a).
- 3.12 The detailed methodology for this task is set out in the Green Belt review report but, in essence, focussed on determining the extent to which land parcels served the various purposes of the Green Belt set out in the NPPF (para 80).
- 3.13 It is important to note that all of the parcels appraised in the Green Belt Review were concluded as fulfilling one or more Green Belt purposes to some extent. As such, the decision in selecting urban extensions sites is therefore to identify those which would have the least impact on the overall integrity of the Green Belt.
- 3.14 This also applies around Horley. In line with Core Strategy Policy CS3 (4), the Green Belt Review also gave consideration to the extent to which parcels around Horley fulfilled Green Belt purposes. Whilst such land parcels are currently beyond the Green Belt, the conclusions – particularly in respect of strategic issues such as settlement separation – are an important consideration in selecting sites with the least impact. These conclusions also suggest that consideration could be given to including certain land parcels around Horley within the Green Belt.

- 3.15 A summary of the conclusions is set out in Tables 7 & 8 below, with the full assessment set out in the Green Belt Review.

## **Task 2c: Sustainability Appraisal (SA)**

### **Approach**

- 3.16 Using baseline and constraint information from the Task 2a pro-forma and GIS mapping information, as well as information in the latest SA Scoping Report, the sustainability of each land parcel was appraised. This sustainability assessment was carried out using agreed East Surrey SA objectives and on the basis of initial indicative housing capacities for each land parcel.
- 3.17 The Sustainability Appraisal process was undertaken by Council officers not directly involved in other aspects of the Sustainable Urban Extensions technical work to ensure proper and independent consideration of the range of reasonable alternatives (or options).
- 3.18 Key conclusions and mitigation measures from the Sustainability Appraisal process for each land parcel are set out in the summary tables in Task 3. The full appraisal is included in the Sustainability Appraisal Report that accompanies the DMP Regulation 18 consultation document.

## 4. Task 3: Identification of a short-list of options

### Introduction

- 4.1 The Task 2 analysis included a range of measures to assess the relative suitability of different land parcels to accommodate residential development. The purpose of Task 3 is to balance the wide ranging constraints and opportunities to determine a shortlist of potentially suitable land parcels for urban extensions.
- 4.2 Whilst inevitably a somewhat subjective process, this allowed the relative merits of different land parcels to be considered. In addition, the Task 2 analysis highlighted a number of principles which are important to guide the shortlisting process (subject to there being no other overriding constraints).
- a. *Sites at lowest risk of flooding – or capable of reasonably accommodating development without encroachment onto land at risk of flooding – should be prioritised:* The NPPF requires that development should be directed away from areas at the highest risk of flooding. Sequential Testing has been carried out to inform the identification of potential urban extensions sites which indicates that there are sufficient alternative options for accommodating growth on land in Flood Zone 1 such that parcels which would require development on land in Zones 2 and 3 should not be shortlisted.
  - b. *Sites which make a lower contribution to the purposes of the Green Belt should be prioritised:* The NPPF requires that Green Belt boundaries should only be justified by exceptional circumstances. As set out in Core Strategy Policy CS3, the exceptional circumstances test is one of a balance between need for development and harm to the Green Belt. Sites which make a lesser contribution to the Green Belt should therefore be prioritised over sites making a higher contribution. Policy CS3 (3b) also explicitly states that land will only be released where there is “no or limited conflict with the purposes and integrity of the Green Belt”. Taking this into account, sites which make a higher contribution any single Green Belt purpose, or a moderate (or greater) contribution to three or more purposes, should be excluded from consideration as their release would conflict with this principle.
- 4.3 The constraints assessment and Sequential Testing identifies that almost all land parcels identified in the Horley broad area of search are affected by flood risk to some degree. Given the presence of alternative, sequentially preferable options for growth, it concludes that these sites will only be appropriate where the extent of development is restricted to land in Flood Zone 1 only. In shortlisting potential development sites in this area, consideration has been given to whether, taking account of the pattern of flood risk on the site, development could still be achieved in a coherent, logical and sustainable manner and accessed appropriately.

- 4.4 Where it is considered that parcels could potentially accommodate medium to large scale development sustainably (and therefore contribute to the development requirements set out in the Core Strategy), these were taken forward onto a shortlist of parcels for further assessment. Any specific further work to confirm the potential of these parcels, and inform policy principles required alongside any future allocations, was also identified at this stage.
- 4.5 Parcels concluded as being unsuitable for development were excluded from further consideration. However, in some instances, it was recognised that particular parts of excluded parcels may reasonably and logically be able to accommodate small scale development without infringing upon the constraints which prevent larger scale development. These opportunities are recognised within the shortlist and in some cases recommendations are made to combine small parts of excluded parcels with neighbouring land parcels where this could provide a coherent and logical development site.

## Summary of shortlisted parcels

- 4.6 Table 6 below summarises the shortlisting conclusions for each of the land parcels. A more detailed stage-by-stage summary and justification of findings is provided in Tables 7 and 8. All supporting technical information is provided in Annex 3.
- 4.7 It should be noted that in some cases, shortlisted parcels around Horley may also have been identified as potential options for delivery of employment provision through the Strategic Employment Site Opportunity Study. Where this is the case, it is flagged in Table 7 below: for these sites, a policy decision will need to be made about the most effective overall strategy for delivering both competing needs.

**Table 6: Summary of shortlisting conclusions**

Broad area	Parcel	Action
Horley	NWH1	Shortlist subject to reduced area (development on Flood Zone 1 only)
	NWH2	Shortlist subject to reduced area (development on Flood Zone 1 only)
	SEH1	Shortlist subject to reduced area (development on Flood Zone 1 only)
	SEH2	Do not shortlist
	SEH3	Do not shortlist
	SEH4	Shortlist subject to reduced area (development on Flood Zone 1 only and no development within 57dB LEQ noise contour)
	SEH5	Do not shortlist
	SEH6	Do not shortlist
	SEH7	Do not shortlist
	SEH8	Do not shortlist
	SEH9	Do not shortlist
	SEH10	Do not shortlist
	SEH11	Do not shortlist
	SEH12	Do not shortlist
	EH1	Do not shortlist
	EH2	Do not shortlist
	EH3	Do not shortlist
East Redhill/ East Merstham	ERM1	Shortlist subject to reduced area (excluding ancient woodland areas, wooded scarp and south-eastern paddock)
	ERM2	Shortlist

	ERM3	Shortlist
	ERM4	Shortlist subject to reduced area (exclude open field to east)
	ERM5	Shortlist subject to reduced area (exclude land within AONB)
	ERM6	Do not shortlist
South West Reigate	SSW1	Do not shortlist
	SSW2	Shortlist subject to reduced area (exclude school and garden centre)
	SSW3	Do not shortlist
	SSW4	Do not shortlist
	SSW5	Do not shortlist
	SSW6	Do not shortlist - although small scale potential land in flood zone 1 adjoining urban area
	SSW7	Shortlist
	SSW8	Do not shortlist
	SSW9	Shortlist
	SSW10	Do not shortlist – although discrete opportunity for redevelopment of existing PDL



## Shortlisting conclusions: Countryside beyond the Green Belt around Horley

Note that this is a summary table of 'headline messages'. The fuller technical appraisal as set out in the Annexes has been used to inform conclusions.

**Table 7: Justification for shortlisting conclusions – broad areas of search beyond the Green Belt (Horley)**

	Constraints and Opportunities analysis	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Sustainability Appraisal	Conclusions
NWH1	Constraints: - Flood risk and main river (see Seq Test) - Phasing/timing reliant on North West Sector - Oil pipeline route	Partially within Flood Zone 1 and partially in Zones 2 and 3.  <i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved on the southern parts of the parcel if development restricted to land in Zone 1.	Purpose 1: Lower; Purpose 2: Moderate; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 3</i>	Conclusions: Overall the site is suitable for housing development, with some constraints, namely flooding risk and the loss of agricultural land. The site has a number of benefits including the potential to integrate with existing planned development and infrastructure improvements and the opportunity to link up green infrastructure and public open space. Further work is needed on assessing access and traffic issues that are likely to be exacerbated by development on the site, flood risk, river ecology and archaeological potential.	<b>Carry forward to shortlist subject to development being restricted to land in Flood Zone 1 only</b>  Further considerations: - Achieving appropriate relationship with the North West Sector (physical/social) - Enhancing river corridor/biodiversity - Preserving heritage assets - Safeguarding route of oil pipeline - Securing completion of Riverside Green Chain
	Opportunities/Benefits: - Potential to complete/connect Riverside Green Chain - Integration with community/infrastructure of North West Sector	<b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b>		Mitigation: avoid land at risk of flooding, incorporate pedestrian/cycle routes; design measures to minimise flood risk and control surface runoff; design measures to protect setting of listed buildings and retain historic field patterns; land remediation and air and noise pollution mitigation as required, inclusion of green infrastructure and linking up of wider GI network	
	Availability: - Majority promoted for development				
NWH2	Constraints: - Flood risk and historic flood event (see Seq Test) - Current informal amenity use	Partially within Flood Zone 1 and partially in Zones 2 and 3.  <i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved in the south eastern part of the parcel if development restricted to land in Zone 1.	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>	Conclusions: Overall the site is suitable for housing development. The main constraint is flood risk; however, the site is also used for informal recreation. The site benefits from good accessibility. Further work is needed on assessing access and traffic issues that are likely to be exacerbated by development on the site, flood risk, river ecology and utilities issues.	<b>Carry forward to shortlist subject to development being restricted to land in Flood Zone 1 only</b>  Further considerations: - Confirming extent of flood risk (inc. impact of historic flood event) - Enhancing river corridor/biodiversity - Securing completion of Riverside Green Chain
	Opportunities/Benefits: - Potential to complete/connect Riverside Green Chain/provide flood mitigation - Access to key transport routes	<b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b>		Mitigation: avoid land at risk of flooding, incorporate pedestrian/cycle routes; design measures to minimise flood risk and control surface runoff; retain boundary trees/visual buffer; protect Burstow stream through buffer zone, inclusion of green infrastructure and linking up of wider GI network	
	Availability: - Optioned to housebuilder - Promoted for development				
SEH1	Constraints: - Presence of Gatwick Open Setting designation on part of parcel - BLP allocation for public open space on part of parcel - Noise/vibration from railway	Partially within Flood Zone 1 and partially in Zones 2.  <i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved on the southern/eastern part of the parcel if development restricted to land in Zone 1.	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>	Conclusions: The site is a sustainable option. Main constraints are flood risk, proximity to noise/air pollution issues associated with Gatwick and landscape/strategic gap issues. The site benefits from good accessibility. Further work is needed in relation to access and traffic issues and visual impact.	<b>Carry forward to shortlist subject to development being restricted to land in Flood Zone 1 only</b>  Further considerations: - Confirming extent of flood risk (inc. impact of historic flood event) - Securing provision of public open space - Preserving appropriate strategic gap between Horley and Gatwick  <b>Note: Identified as a potentially appropriate site to meet employment needs through Strategic Employment Site</b>
	Opportunities/Benefits: - Proximity/accessibility to town centre	<b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b>		Mitigation: avoid land at risk of flooding, incorporate pedestrian/cycle routes; design measures to minimise flood risk and control surface runoff; retain boundary trees/visual buffer; incorporate public open space and inclusion of green infrastructure and linking up of wider GI network; design to mitigate noise, air and light pollution.	
	Availability: - Owned by housebuilder and County Council - Promoted for development				

	Constraints and Opportunities analysis	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Sustainability Appraisal	Conclusions
					Opportunity Study
SEH2	Constraints: - Presence of Gatwick Open Setting designation covering entire parcel - Air pollution/noise impacts arising from close proximity to airport	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Higher; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 3</i>	Conclusions: The majority of the parcel is not a sustainable option for housing given adverse noise and air pollution constraints which outweigh housing provision could be made elsewhere. Only the northern parts of the site may be suitable to supplement development on an adjoining parcel. If any part of the site is brought forward, further work is required in relation to transport impacts and the feasibility of noise/air pollution mitigation.	<b>Do not carry forward to shortlist:</b> <ul style="list-style-type: none"> <li>- Air pollution and aircraft noise levels unacceptable for housing development</li> <li>- Uncertain availability due to alternative landowner aspirations</li> </ul> <b>Note: Identified as a potentially appropriate site to meet employment needs through Strategic Employment Site Opportunity Study</b>
	Opportunities/Benefits: - None specific			Mitigation: design to include measures to mitigate noise and air pollution; design to manage surface run off; retain boundary trees/visual buffer; incorporate public open space and inclusion of green infrastructure and linking up of wider GI network; design to maintain strategic visual gap	
	Availability: - Owned by two landowners – including County Council in part - Promoted for employment development				
SEH3	Constraints: - Flood risk (see Seq Test) - Air pollution/noise impacts arising from close proximity to airport - Presence of Gatwick Open Setting designation covering entire parcel	Site is predominantly within Flood Zone 1 but partially affected by Zones 2 and 3.  <i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved if development restricted to land in Zone 1.  <b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b>	Purpose 1: Moderate; Purpose 2: Higher; Purpose 3: Lower; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 3</i>	Conclusions: The majority of the parcel is not a sustainable option for housing given significant adverse noise and air pollution constraints. The parcel is also at risk of flooding.	<b>Do not carry forward to shortlist:</b> <ul style="list-style-type: none"> <li>- Air pollution and aircraft noise levels unacceptable for housing development</li> <li>- Uncertain availability</li> </ul> <b>Note: Identified as a potentially appropriate site to meet employment needs through Strategic Employment Site Opportunity Study</b>
	Opportunities/Benefits: - Potential to re-use PDL			Mitigation: Incorporate noise and air pollution mitigation measures; design to avoid land at risk of flooding; design to minimise flood risk and manage surface run off; design to maintain strategic visual gap; incorporate and link up existing green infrastructure.	
	Availability: - Not promoted for development				
SEH4	Constraints: - Flood risk and historic flood zone (see Seq Test) - Presence of listed buildings - Suitability of road access - Noise impacts arising from close proximity to airport - Presence of Gatwick Open Setting designation covering part of parcel	Site is predominantly within Flood Zone 1 with small areas in Zones 2 and 3.  <i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved if development restricted to land in Zone 1.  <b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Lower; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>	Conclusions: The parcel is a sustainable option for housing. Parts of the parcel are subject to more adverse noise, flooding and landscape/visual gap constraints and as a result the southern parts of the parcel are less sustainable and favourable. The site benefits from being reasonably accessible and the opportunity to redevelop some previously developed land (in the east). Further work is required for transport impacts, access options, the feasibility of noise mitigation and flood risk.	<b>Carry forward to shortlist subject to development being restricted to land in Flood Zone 1 only and outside of areas affected by 57dB LEQ noise contour</b>  Further considerations: <ul style="list-style-type: none"> <li>- Preserving appropriate strategic gap between Horley and Gatwick</li> <li>- Ensuring adequate access</li> <li>- Ensuring housing/residents are not unacceptably affected by aircraft noise</li> </ul>
	Opportunities/Benefits: - Potential to re-use PDL			Mitigation: Incorporate noise and air pollution mitigation measures; design to avoid land at risk of flooding; design to minimise flood risk and manage surface run off; design to maintain strategic visual gap; incorporate and link up existing green infrastructure.	
	Availability: - Multiple ownerships - Partially promoted for development				
SEH5	Constraints: - Flood risk and historic flood zone (see Seq Test) - Presence of Gatwick Open Setting designation covering part of parcel - Poor and restricted access - Areas of dense woodland and biodiversity interest - Noise impacts arising from close	Site is predominantly within Flood Zone 1 with some areas in Zones 2 and 3.  <i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved if development restricted to land in Zone 1.	Purpose 1: Higher; Purpose 2: Moderate; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 1</i>	Conclusions: There are a number of constraints which make this a less favourable and sustainable option for housing, including flood risk, noise and air quality and accessibility. The parcel also plays a role in transition between urban and countryside. The parcel does however have land which is less adversely affected by these issues and is in Flood Zone 1.	<b>Do not carry forward to shortlist:</b> <ul style="list-style-type: none"> <li>- Poorer access and accessibility</li> <li>- Role as strategic gap between Horley and Gatwick</li> <li>- Uncertain availability</li> </ul> <b>Note: Identified as a potentially appropriate site to meet</b>



	Constraints and Opportunities analysis	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Sustainability Appraisal	Conclusions
	proximity to airport Opportunities/Benefits: - Potential to enhance river corridor Availability: - Multiple ownerships - Not promoted	<b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b>		Mitigation: Incorporate noise and air pollution mitigation measures; design to avoid land at risk of flooding; design to minimise flood risk and manage surface run off; design to maintain strategic visual gap and ensure appropriate transition to countryside; incorporate and link up existing green infrastructure.	<b>employment needs through Strategic Employment Site Opportunity Study</b>
SEH6	Constraints: - Flood risk and historic flood zone (see Seq Test) - Significant woodland and extensive TPOs - Access Opportunities/Benefits: - Potential to secure biodiversity/management improvements to woodland Availability: - Partially promoted	Site is wholly in Flood Zone 2.  <b>Site is not a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>	Conclusions: Overall, the site is not considered to be a sustainable option for growth. The main adverse issues are flood risk. Much of the parcel is also heavily wooded  Mitigation: protect and maintain areas of woodland as well as other hedgerows and trees; incorporate GI and link to the wider GI network, avoid land at risk of flooding include measures to minimise flood risk and run off to adjoining areas.	<b>Do not carry forward to shortlist:</b> - Flood risk – not sequentially preferable - Woodland
SEH7	Constraints: - Flood risk and historic flood zone (see Seq Test) - Main river corridor - Presence of locally listed buildings - BLP allocation for public open space on majority of parcel Opportunities/Benefits: - Potential to secure enhancement of river corridor - Opportunity to deliver town park Availability: - Promoted for development	Site is substantially in Flood Zones 2 and 3, and only partially in Zone 1.  <i>Impact of flood risk on development potential:</i> Restricting development to land in Zone 1 would lead to an isolated, incoherent and inaccessible development parcel.  <b>Development of whole site is not a sequentially preferable option and restricting development to land in Zone 1 would lead to an incoherent development with restricted access.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 4</i>	Conclusions: The majority of the parcel is not considered to be a sustainable option for housing. The main constraints are the significant extent of flood risk which mean the option would not steer development to sequentially preferable locations. The site is also allocated for open space: this would need to be secured elsewhere to avoid adverse impacts  Mitigation: avoid land at risk of flooding, river environment enhancements and include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network	<b>Do not carry forward to shortlist:</b> - Flood risk – not sequentially preferable and coherent development could not be achieved on Flood Zone 1 only
SEH8	Constraints: - Flood risk and historic flood zone (see Seq Test) - Main river corridor - Access Opportunities/Benefits: - Potential to secure enhancement of river corridor Availability: - Promoted for development in conjunction with adjoining sites	Site is almost wholly in Flood Zones 2 or 3.  <b>Site is not a sequentially preferable option for development.</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 3</i>	Conclusions: The main adverse issue for the parcel is the extent of flood risk. The option would not steer development to sequentially preferable locations. The site is not therefore a sustainable option. Further work is also required in relation to impact on Burstow Stream and transport impacts/access options.  Mitigation: avoid land at risk of flooding, include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network	<b>Do not carry forward to shortlist:</b> - Flood risk – not sequentially preferable
SEH9	Constraints: - Flood risk and historic flood zone (see Seq Test)	Site is wholly in Flood Zones 2 or 3.  <b>Site is not a sequentially preferable option for development.</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower	Conclusions: The main adverse issue for the parcel is the extent of flood risk. The option would not steer development to sequentially preferable locations. The site is not therefore a sustainable option. The site is also largely detached from the urban area and development would have visual impact on open countryside. Further work is also required in relation to	<b>Do not carry forward to shortlist:</b> - Flood risk – not sequentially preferable

	Constraints and Opportunities analysis	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Sustainability Appraisal	Conclusions
	<div>Opportunities/Benefits:</div> <div>- None specific</div> <div>Availability:</div> <div>- Promoted for development</div>		Overall priority for protection = 3	<div>impact on Burstow Stream and transport impacts/access options.</div> <div>Mitigation: avoid land at risk of flooding, river environment enhancements; include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network</div>	
SEH10-	<div>Constraints:</div> <div>- Flood risk and historic flood zone (see Seq Test)</div> <div>- Main river corridor</div> <div>- Proximity to Scheduled Monument</div> <div>- Access</div> <div>Opportunities/Benefits:</div> <div>- Potential to secure enhancement of river corridor</div> <div>Availability:</div> <div>- Multiple ownerships</div> <div>- Not promoted for development – availability uncertain</div>	<div>Site is predominantly within Flood Zone 2.</div> <div><i>Impact of flood risk on development potential:</i></div> <div>Restricting development to land in Zone 1 would lead to an isolated, incoherent and inaccessible development parcel.</div> <div><b>Development of whole site is not a sequentially preferable option and restricting development to land in Zone 1 would lead to an incoherent development with restricted access.</b></div>	<div>Purpose 1: Moderate;</div> <div>Purpose 2: Moderate;</div> <div>Purpose 3: Higher;</div> <div>Purpose 4: Lower;</div> <div>Purpose 5: Lower</div> <div>Overall priority for protection = 2</div>	<div>Conclusions: The main adverse issue for the parcel is the extent of flood risk. The option would not steer development to sequentially preferable locations. The site is also largely detached from the urban area and development would have visual impact on open countryside. The site is not therefore a sustainable option. Further work is also required in relation to impact on Burstow Stream and transport impacts/access options.</div> <div>Mitigation: avoid land at risk of flooding, river environment enhancements; include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network</div>	<div><b>Do not carry forward to shortlist:</b></div> <div>- Flood risk – not sequentially preferable and coherent development could not be achieved on Flood Zone 1 only</div> <div>- Poorer access and accessibility</div> <div>- Uncertain availability</div>
SEH11	<div>Constraints:</div> <div>- Flood risk and historic flood zone (see Seq Test)</div> <div>- Main river corridor</div> <div>- Presence of listed buildings</div> <div>- Potential contamination (ground gas)</div> <div>Opportunities/Benefits:</div> <div>- Potential to secure enhancement of river corridor</div> <div>Availability:</div> <div>- Promoted for development in conjunction with adjoining sites</div>	<div>Site is predominantly within Flood Zone 2.</div> <div><i>Impact of flood risk on development potential:</i></div> <div>Restricting development to land in Zone 1 would lead to an isolated, incoherent and inaccessible development parcel.</div> <div><b>Development of whole site is not a sequentially preferable option and restricting development to land in Zone 1 would lead to an incoherent development with restricted access.</b></div>	<div>Purpose 1: Moderate;</div> <div>Purpose 2: Higher;</div> <div>Purpose 3: Higher;</div> <div>Purpose 4: Lower;</div> <div>Purpose 5: Lower</div> <div>Overall priority for protection = 1</div> <div>Note: Parcel is identified as playing a significant strategic role in maintaining the separation of the settlements of Horley and Smallfield</div>	<div>Conclusions: The main adverse issue for the parcel is the extent of flood risk. The option would not steer development to sequentially preferable locations. The site is also largely detached from the urban area and development would have visual impact on open countryside. The site is not therefore a sustainable option. Further work is also required in relation to potential land contamination, impact on Burstow Stream tributary and transport impacts/access options.</div> <div>Mitigation: avoid land at risk of flooding, river environment enhancements; include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact and reinforce strategic gap, incorporate GI links across parcel and link to wider GI network</div>	<div><b>Do not carry forward to shortlist:</b></div> <div>- Flood risk – not sequentially preferable and coherent development could not be achieved on Flood Zone 1 only</div> <div>- Poorer access and accessibility</div> <div>- Role in settlement separation</div>
SEH12	<div>Constraints:</div> <div>- Flood risk and historic flood zone (see Seq Test)</div> <div>- Noise impacts arising from close proximity to airport</div> <div>- Presence of listed buildings and Scheduled Monument</div> <div>- Ancient woodland and biodiversity interest areas</div> <div>- Access</div>	<div>Site is almost wholly within Flood Zones 2 and 3.</div> <div><b>Site is not a sequentially preferable option for development.</b></div>	<div>Purpose 1: Moderate;</div> <div>Purpose 2: Higher;</div> <div>Purpose 3: Higher;</div> <div>Purpose 4: Lower;</div> <div>Purpose 5: Lower</div> <div>Overall priority for protection = 1</div> <div>Note: Parcel is identified</div>	<div>Conclusions: The parcel is not a sustainable option for growth. The main constraints are flood risk and the parcel also is unfavourable in terms of accessibility – being remote from the urban area – and would not support sustainable travel options.</div> <div>Mitigation: avoid land at risk of flooding, river environment enhancements; include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact and reinforce strategic gap, incorporate GI links across parcel and link to</div>	<div><b>Do not carry forward to shortlist:</b></div> <div>- Flood risk – not sequentially preferable</div> <div>- Poorer access and accessibility</div> <div>- Poor overall sustainability</div> <div>- Role in settlement separation</div> <div>- Uncertain availability</div>

	Constraints and Opportunities analysis	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Sustainability Appraisal	Conclusions
	<p>Opportunities/Benefits:</p> <ul style="list-style-type: none"> <li>- None specific</li> </ul>		as playing a significant strategic role in maintaining the separation of the settlements of Horley and Smallfield	wider GI network, measures to mitigate noise and air pollution (particularly south).	
	<p>Availability:</p> <ul style="list-style-type: none"> <li>- Not promoted for development – availability uncertain</li> </ul>				
EH1	<p>Constraints:</p> <ul style="list-style-type: none"> <li>- Flood risk and historic flood zone (see Seq Test)</li> <li>- Significant areas of ancient woodland</li> <li>- Nature conservation (SNCI) designation</li> </ul>	<p>Partially within Flood Zone 1 and partially in Zones 2 and 3.</p> <p><i>Impact of flood risk on development potential:</i> Coherent and accessible development could still be achieved on the southern parts of the parcel if development restricted to land in Zone 1.</p> <p><b>Development of whole site is not a sequentially preferable option but development could reasonably be restricted to land in Flood Zone 1.</b></p>	<p>Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower</p> <p><i>Overall priority for protection = 5</i></p>	<p>Conclusions: The main constraints for this parcel are that the majority of the site is covered by ancient woodland/SNCI, and the presence of flood risk on the northern half of the parcel. Development should only be located in areas not at risk of flooding and not within areas of woodland.</p> <p>Mitigation: avoid land at risk of flooding; protect ancient woodland including the use of buffer zones, measures to enhance BOA and SNCI include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network</p>	<p><b>Do not carry forward to shortlist:</b></p> <ul style="list-style-type: none"> <li>- Loss of ancient woodland and adverse impact on biodiversity/habitat</li> <li>- Uncertain availability</li> </ul>
EH2	<p>Constraints:</p> <ul style="list-style-type: none"> <li>- Flood risk and main river (see Seq Test)</li> <li>- Significant areas of ancient woodland</li> <li>- Pylons/electricity infrastructure</li> </ul>	<p>Site is wholly in Flood Zones 2 or 3.</p> <p><b>Site is not a sequentially preferable option for development.</b></p>	<p>Purpose 1: Moderate; Purpose 2: Higher; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower</p> <p><i>Overall priority for protection = 1</i></p>	<p>Conclusions: The main constraints for this parcel are that the majority of the site is covered by dense woodland, including ancient woodland/SNCI in the eastern part of the site, and the whole site is affected by flood risk. Development should only be located in areas at lesser risk of flooding and not within areas of woodland; this can only be on the few sites in residential use in the western part of the site, and even then development would be located in flood zone 2 (in accordance with the historical flood map).</p> <p>Mitigation: avoid land at risk of flooding; river environment enhancements to Burstow Stream; protect ancient woodland including the use of buffer zones, measures to enhance BOA and SNCI include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network including Riverside Green Chain</p>	<p><b>Do not carry forward to shortlist:</b></p> <ul style="list-style-type: none"> <li>- Flood risk – not sequentially preferable</li> <li>- Loss of ancient woodland and adverse impact on biodiversity/habitat</li> <li>- Uncertain availability</li> </ul>
EH2	<p>Opportunities:</p> <ul style="list-style-type: none"> <li>- Potential to secure biodiversity improvements to woodland</li> </ul>				
EH2	<p>Availability:</p> <ul style="list-style-type: none"> <li>- Not promoted for development</li> </ul>				
EH3	<p>Constraints:</p> <ul style="list-style-type: none"> <li>- Flood risk and main river (see Seq Test)</li> </ul>	<p>Site is wholly in Flood Zones 2 or 3.</p> <p><b>Site is not a sequentially preferable option for development.</b></p>	<p>Purpose 1: Moderate; Purpose 2: Higher; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower</p> <p><i>Overall priority for protection = 1</i></p> <p>Note: Parcel is identified as playing a significant strategic role in maintaining the separation of the settlements of Horley and Smallfield</p>	<p>Conclusions: The main constraints for this parcel are that primarily the western part of the site is covered by dense woodland, and the whole site is affected by flood risk. Development should only be located in areas at low risk of flooding and not within areas of woodland; if this parcel is chosen, development would be located in flood zone 2 (in accordance with the historical flood map).</p> <p>Mitigation: avoid land at risk of flooding; river environment enhancements to Burstow Stream; protect ancient woodland including the use of buffer zones, measures to enhance BOA and SNCI include design measures to minimise flood risk and run off elsewhere, protect and maintain trees and hedgerows, design to avoid visual impact, incorporate GI links across parcel and link to wider GI network including Riverside Green Chain</p>	<p><b>Do not carry forward to shortlist:</b></p> <ul style="list-style-type: none"> <li>- Flood risk – not sequentially preferable</li> </ul>
EH3	<p>Opportunities:</p> <ul style="list-style-type: none"> <li>- Potential to secure biodiversity improvements to woodland</li> </ul>				
EH3	<p>Availability:</p> <ul style="list-style-type: none"> <li>- Not promoted for development</li> </ul>				





## Shortlisting conclusions: Countryside in the Green Belt to the East of Merstham, East of Redhill and South/South West of Reigate

Note that this is a summary table of 'headline messages'. The fuller appraisal as set out in the Annexes has been used to inform conclusions.

**Table 8: Justification for shortlisting conclusions – broad areas of search within the Green Belt**

	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Constraints and Opportunities analysis	Sustainability Appraisal	Conclusions
ERM1	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Moderate; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 4</i>  <b>Site is a lower priority for protection</b>  Notes: GB Review identifies that impact on GB would be minimised by excluding the open paddock in the south-east of the parcel.	Constraints: - Landscape value and views - Topography - Significant areas of ancient woodland and other dense woodland - Potential contamination - Presence of existing allotments  Opportunities/Benefits: - Proximity to Redhill town centre - Potential to improve GI/public access  Availability: - Optioned to housebuilder - Promoted for development	Conclusions: Overall the site is suitable for housing development, with limited constraints if woodland areas are excluded. The site has a number of benefits including proximity to Redhill town centre, low flood risk, etc, however further work is needed on assessing access and traffic issues that are likely to be exacerbated by development on the site.  Mitigation: Incorporate pedestrian/cycle routes; design measures to control surface runoff; design measures to protect setting of listed buildings; land remediation and air and noise pollution mitigation as required, buffer around (ancient) woodland and to road (noise); management of access and traffic issues.	<b>Carry forward to shortlist but revise/restrict development boundaries to exclude wooded scarp (woodland/ancient woodland) and south-eastern paddock (Green Belt/landscape)</b>  Further considerations: - Addressing contamination - Maximising sustainable transport options to Redhill town centre/station - Minimising landscape impact through development design - Preserving woodland and enhancing biodiversity
ERM2	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>  <b>Site is a lower priority for protection</b>	Constraints: - Nature conservation (SNCI) designation - Potential contamination - Landscape value and views - Proximity to active landfill site  Opportunities/Benefits: - Proximity to Redhill town centre - Potential to improve GI/public access  Availability: - Owned by strategic land company - Promoted for development	Conclusions: Overall the site is suitable for housing development given its location and connection to Redhill town centre. The presence of the SNCI is however a constraint. Further investigation/ work is needed to investigate potential for biodiversity/nature conservation enhancements and level of contamination on the site.  Mitigation: retain and enhance existing right of way, buffer to Redhill Brook (5m - water quality & biodiversity) and road (noise), design measures to control surface runoff and reduce visual impact from north; land remediation and air pollution mitigation as required, biodiversity, habitat and biodiversity corridor enhancements linked to SNCI designation, retain woodland and tree cover.	<b>Carry forward to shortlist</b>  Further considerations: - Addressing contamination and amenity impact of landfill - Maximising sustainable transport options to Redhill town centre/station - Opportunity for comprehensive development with adjoining site - Minimising landscape impact - Preserving woodland and enhancing biodiversity opportunities
ERM3	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Moderate; Purpose 2: Moderate; Purpose 3: Lower; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 4</i>  <b>Site is a lower priority for protection</b>	Constraints: - Potential contamination - Landscape value and views - Proximity to active landfill site - Conflicting allocation for waste/recycling development (SCC)  Opportunities/Benefits: - Potential to reuse and restore previously developed land and derelict site - Proximity to Redhill town centre - Potential to improve GI/public access	Conclusions: Overall the site is a sustainable option for future housing development given its location and close proximity to Redhill town centre and nearby infrastructure such as shops, public transport links, GPs etc. There would however be a loss of an allocated waste site (currently unimplemented) to housing development. An alternative waste site could potentially be identified.  Mitigation: 30m buffer around landfill, and buffer to road (noise) land remediation and air pollution mitigation as required, design measures to control surface runoff, protect setting of listed buildings and reduce visual impact from the north, retain woodland, GI links to ERM1&2	<b>Carry forward to shortlist</b>  Further considerations: - Addressing contamination and amenity impact of landfill - Maximising sustainable transport options to Redhill town centre/station - Opportunity for comprehensive development with adjoining site - Minimising landscape impact

	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Constraints and Opportunities analysis	Sustainability Appraisal	Conclusions
			Availability: <ul style="list-style-type: none"> <li>- Owned by strategic land company</li> <li>- Promoted for development</li> </ul>		<ul style="list-style-type: none"> <li>- Preserving woodland and enhancing biodiversity</li> <li>- Further discussions with SCC re waste designation</li> </ul>
ERM4	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 4</i>  <b>Site is a lower priority for protection</b>	<div>Constraints: <ul style="list-style-type: none"> <li>- Proximity to nature reserve (wetland habitats)</li> </ul> </div> <div>Opportunities/Benefits: <ul style="list-style-type: none"> <li>- Proximity to Merstham Estate local centre</li> <li>- Potential to improve GI/public access</li> <li>- Opportunity to support regeneration</li> </ul> </div> <div>Availability: <ul style="list-style-type: none"> <li>- Partially promoted for development</li> <li>- Availability of easternmost paddock is uncertain</li> </ul> </div>	<div>Conclusions: The parcel is a sustainable option if impact on Spynes Mere Nature Reserve/Holmethorpe Pits can be overcome through appropriate design/mitigation measures. New development could help support the Merstham priority regeneration area.</div> <div>Mitigation: sensitive design/siting of development on southernmost part of site, other measures as required to protect wetland areas to south including to manage recreational pressures Improve public access to link north and south Merstham; measures to reduce surface water runoff; improvements to bus service; sensitive design to protect heritage assets</div>	<b>Carry forward to shortlist but revise/restrict development boundaries to exclude easternmost field</b>  Further considerations: <ul style="list-style-type: none"> <li>- Enhancing biodiversity and respecting adjoining nature reserve</li> <li>- Maximising opportunities to support/align with the regeneration of Merstham</li> </ul>
ERM5	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>  <b>Site is a lower priority for protection</b>	<div>Constraints: <ul style="list-style-type: none"> <li>- Loss of agricultural use</li> <li>- Presence of listed buildings in and adjoining site</li> <li>- Small part of parcel within Area of Outstanding Natural Beauty</li> <li>- Noise/air pollution impacts from proximity to M23/25</li> </ul> </div> <div>Opportunities/Benefits: <ul style="list-style-type: none"> <li>- Proximity to Merstham Estate local centre</li> <li>- Potential to improve GI/public access</li> <li>- Opportunity to support regeneration</li> </ul> </div> <div>Availability: <ul style="list-style-type: none"> <li>- Optioned to housebuilder</li> <li>- Promoted for development</li> </ul> </div>	<div>Conclusions: The parcel is a sustainable option if appropriate air/noise pollution mitigation can be incorporated along with protection for local heritage assets. New development could help support the Merstham priority regeneration area.</div> <div>Mitigation: measures to reduce surface water runoff; incorporation of green space/public access to link north and south Merstham; sensitive design to protect residential amenity and heritage assets; incorporate buffer zone to motorways (noise/air pollution); retain woodland/vegetation where possible; improvements to bus service;</div>	<b>Carry forward to shortlist but revise/restrict development boundaries to exclude land in Area of Outstanding Natural Beauty (Landscape)</b>  Further considerations: <ul style="list-style-type: none"> <li>- Respecting transition to AONB and surrounding countryside</li> <li>- Preserving and respecting heritage assets</li> <li>- Maximising opportunities to support/align with the regeneration of Merstham</li> </ul>
ERM6	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>  <b>Site is a lower priority for protection</b>	<div>Constraints: <ul style="list-style-type: none"> <li>- Loss of amenity/recreation land provision,</li> <li>- Noise/air pollution impacts from proximity to M23/25</li> </ul> </div> <div>Opportunities/Benefits: <ul style="list-style-type: none"> <li>- Proximity to Merstham Estate local centre</li> <li>- Opportunity to support regeneration</li> </ul> </div>	<div>Conclusions: the parcel is a sustainable option if recreational space lost to development is reprovided nearby and mitigation to minimise surface water flooding and impacts of air/noise pollution are incorporated. New development could help support the Merstham priority regeneration area.</div> <div>Mitigation: Re-provision of recreational space; incorporation of GI links east-west and public open space; measures to reduce surface runoff; sensitive design to protect heritage assets incorporate buffer zone to motorway (noise/air pollution); retention</div>	<b>Do not carry forward to shortlist:</b> <ul style="list-style-type: none"> <li>- Policy conflict from loss of recreation land</li> <li>- Uncertain availability due to covenant</li> </ul>

	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Constraints and Opportunities analysis	Sustainability Appraisal	Conclusions
			Availability: - Owned by RBBC - Restricted by legal covenant to recreation use	of woodland on motorway bund and design measures to safeguard adjacent ancient woodland.	
SSW1	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Moderate; Purpose 5: Lower  <i>Overall priority for protection = 3</i>  <b>Site makes a higher contribution to the Green Belt</b>	Constraints: - Landscape value and views - Access  Opportunities/Benefits: - None specific  Availability: - Small part promoted for development - Availability of majority of site is uncertain	Conclusions: Parcel is sequentially preferable (flooding) however there are a number of constraints that would need to be addressed including topography and vehicular access/local road network.  Mitigation: Vehicular access improvements and footpath access improvements; measures to reduce surface runoff; sensitive design to protect heritage assets/local character/amenity; buffer zone and sensitive design to protect SNCI to north and retain woodland.	<b>Do not carry forward to shortlist:</b> - High contribution to purposes/integrity of Green Belt - Uncertain availability of majority of site
SSW2	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Lower; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 5</i>  <b>Site is a lower priority for protection</b>	Constraints: - Loss of actively managed agricultural use - Presence of areas of surface water flooding - Impact/access on immediate rural road network  Opportunities/Benefits: - Potential to improve GI/public access - Opportunity to support expansion/viability of local community facilities  Availability: - Majority of parcel owned by/optioned to housebuilders	Conclusions: Parcel is sequentially preferable (flooding); scale means that there is the potential to deliver a sustainable self-sustaining community (subject to retention of existing community assets). Access issues would need to be addressed.  Mitigation: Exclude community assets from development area and incorporate buffer zones; increase public access (linking to adjacent parcels?); measures to reduce surface runoff; buffer zone to ditch network; provision of services/facilities to support growth; vehicular access/road network improvements.	<b>Carry forward to shortlist but revise/restrict development boundaries to exclude school (essential social infrastructure) and garden centre (uncertain availability)</b>  Further considerations: - Respecting transition surrounding countryside - Maximising opportunities to improve community facilities/provision - Impact on local road network
SSW3	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 3</i>  <b>Site makes a higher contribution to the Green Belt</b>	Constraints: - Loss of recreation land/outdoor sports facilities in area of deficiency  Opportunities/Benefits: - None specific  Availability: - Not promoted for development - Subject to legal protection (by deed) as outdoor sports facilities	Conclusions: The parcel is unsuitable for development – its use as an allocated site for playing fields and formal recreational use outweighs the need for housing. However there would be potential to expand the use of the site to the wider community were adjacent parcels developed.  Mitigation: Retain or relocate existing recreational use nearby; open up use of site to wider community; measures to reduce surface runoff; buffer zone to ditch network; vehicular access/road network improvements; retain existing tree belts/screening; sensitive design to protect heritage assets and local character/amenity; increase public access (linking to adjacent parcels)	<b>Do not carry forward to shortlist:</b> - High contribution to purposes/integrity of Green Belt - Policy conflict from loss of sports facilities - Uncertain availability due to legal protection
SSW4	Site is predominantly in Flood Zone 1 but partially affected by Flood Zone 2.	Purpose 1: Higher; Purpose 2: Moderate; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 1</i>  <b>Site makes a significant contribution to the Green Belt</b>	Constraints: - Loss of actively managed agricultural use - Flood risk and presence of main river (see Seq Test) - Relative accessibility and remoteness from services, - Presence of listed buildings - Impact/access on immediate rural road network	Conclusions: Parcel is sequentially preferable (flooding) and would have the capacity to deliver a significant number of dwellings, however a major constraint is that this is one of the most remote parcels  Mitigation: Exclude Wallace Brook floodplain and incorporate buffer zone; retain tree belts; improve vehicular access and roads; provision of local services; measures to reduce surface water runoff; increase public access (link to adjacent parcels); sensitive	<b>Do not carry forward to shortlist:</b> - High contribution to purposes/integrity of Green Belt - Less favourable in sustainability terms

	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Constraints and Opportunities analysis	Sustainability Appraisal	Conclusions
			Opportunities/Benefits: - Potential to enhancement to river corridor biodiversity Availability: - Owned by strategic land company - Promoted for development	design to protect heritage assets and reflect topography/minimise visual impact.	
SSW5	Site is predominantly in Flood Zone 1 but partially affected by Flood Zone 3.	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 3</i>  <b>Site makes a higher contribution to the Green Belt</b>	Constraints: - Loss of actively managed agricultural use - Flood risk (see Seq Test) - Presence of ancient woodland - Impact/access on immediate rural road network Opportunities/Benefits: - Potential to secure enhancement/management of ancient woodland/SNCI Availability: - Promoted for development	Conclusions: There are a number of constraints within this land parcel that make it less favourable for development than nearby parcels and where mitigation would be required. However the eastern part of the site is relatively more suitable for development and could deliver a substantial proportion of housing.  Mitigation: Exclude FZ2 and 3 and incorporate buffer zones; sensitive design to protect heritage assets and reflect topography/minimise visual impact/safeguard residential amenity; improve vehicular access/road network; increase public access (link to adjacent parcels?); measures to reduce surface water runoff; retain ancient woodland, trees/hedgerows, and ditches, and incorporate buffer zones	<b>Do not carry forward to shortlist:</b> - High contribution to purposes/integrity of Green Belt - Less favourable in sustainability terms
SSW6	Significant part of the site is in Flood Zone 3.  <b>Site is not a sequentially preferable option for development.</b>	Purpose 1: Higher; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 2</i>  <b>Site makes a higher contribution to the Green Belt</b>	Constraints: - Loss of recreation land/outdoor sports facilities - Flood risk (see Seq Test) Opportunities/Benefits: - Direct access onto main road network Availability: - Not promoted for development – availability uncertain	Conclusions: The majority of the parcel is unsuitable for housing, being constrained by existing use as sports field and large areas of flood risk. The constraints outweigh the identified need for residential development which could be provided on alternative land.  Mitigation: Exclude FZ2 and 3 and incorporate buffer zones; reprovision of sports facilities; protect existing ditches/ponds etc and include measures to minimise surface runoff; improve vehicular access; increase public access; retain existing trees and vegetation; sensitive design to protect local character/visual amenity	<b>Do not carry forward to shortlist:</b> - High contribution to purposes/integrity of Green Belt - Policy conflict from loss of sports facilities - Flood risk - Uncertain availability  <i>Note: small scale potential could be explored on land not used for outdoor sports and not at risk of flooding directly adjoining the urban area.</i>
SSW7	Site is wholly in Flood Zone 1.  <b>Site is a sequentially preferable option for development.</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 4</i>  <b>Site is a lower priority for protection</b>	Constraints: - Potential contamination - Presence of listed buildings adjoining the site Opportunities/Benefits: - Direct access onto main road network Availability: - Main part of parcel actively promoted for development	Conclusions: Sequentially preferable site (flooding), suitable for small scale housing development.  Mitigation: retain existing vegetation cover/screening; improve access onto road network; improve public access through site/to wider area; possible land remediation; sensitive design to protect heritage assets and local character; measures to minimise surface water runoff.	<b>Carry forward to shortlist</b>  Further considerations: - Addressing contamination - Preserving and respecting heritage assets
SSW8	Site is wholly in Flood Zone 1.  <b>Site is a sequentially</b>	Purpose 1: Higher; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 2</i>	Constraints: - Loss of recreation land/outdoor sports facilities Opportunities/Benefits: - Direct access onto main road network	Conclusions: Site is heavily constrained by current use; the site should not be allocated for development given the existing land use and setting providing a distinct transition zone to the countryside.	<b>Do not carry forward to shortlist:</b> - High contribution to purposes/integrity of Green Belt - Policy conflict from loss of sports facilities



	Flood Risk and Sequential Test	Green Belt Review Priority for protection where 5 = lowest and 1 = highest	Constraints and Opportunities analysis	Sustainability Appraisal	Conclusions
	<b>preferable option for development</b>	<b>Site makes a higher contribution to the Green Belt</b>	Availability: - Not promoted for development – availability uncertain	Mitigation: Reprovision of sports fields; measures to minimise surface water runoff, retention of ditches/pond and use of buffer zones; enhanced public access; retention of tree belts; sensitive design to protect heritage assets and local character	- <b>Uncertain availability</b>
SSW9	Site is almost wholly within Flood Zone 1.  <b>Site is a sequentially preferable option for development</b>	Purpose 1: Moderate; Purpose 2: Lower; Purpose 3: Moderate; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 4</i>  <b>Site is a lower priority for protection</b>	Constraints: - Loss of actively managed agricultural use - Flood risk and main river (see Seq Test) - Presence of listed buildings Opportunities/Benefits: - Direct access onto main road network Availability: - Main part of parcel owned by housebuilder and actively promoted for development	Conclusions: Site is suitable for development and in close proximity to local services; it would provide a natural extension to the existing urban area.  Mitigation: incorporate buffer zone around watercourse/FZ2/3/ditches; measures to reduce surface water runoff; measures to improve public access (links with adjacent parcel?) and retention of public rights of way; consider comprehensive development with SSW10; sensitive design to protect heritage assets and local character'	<b>Carry forward to shortlist but revise/restrict development boundaries to exclude common land</b>  Further considerations: - Preserving and respecting heritage assets
SSW10	Site is almost wholly within Flood Zone 1.  <b>Site is a sequentially preferable option for development</b>	Purpose 1: Higher; Purpose 2: Lower; Purpose 3: Higher; Purpose 4: Lower; Purpose 5: Lower  <i>Overall priority for protection = 2</i>  <b>Site makes a higher contribution to the Green Belt</b>	Constraints: - Flood risk and main river (see Seq Test) - Presence of listed buildings - Loss of existing employment uses Opportunities: - Potential reuse of some previously developed land Availability: - Not promoted for development	Conclusions: The site has potential for housing; however there are several constraints that need to be considered (inc existing commercial use).  Mitigation: exclude areas of FZ2/3 and incorporate buffer zone to this and ditches/ponds; measures to minimise surface water runoff; improve public access from site/connection with adjacent parcels; retain PROW; consider relocation of commercial uses/reprovision; sensitive design to protect heritage assets/local character.	<b>Do not carry forward to shortlist:</b> - <b>High contribution to purposes/integrity of Green Belt</b> - <b>Uncertain availability</b>  <i>Note: discrete opportunity may exist for small scale housing development on previously developed area subject to appropriate replacement/alternative provision for local business/employment space.</i>

## 5. Task 4: Refinement of shortlisted options

- 5.1 The aim of Task 4 was to carry out a more detailed exploration of the shortlisted sites with a view to establishing the policy requirements and principles which would be needed should a site be proposed for allocation.

### Task 4a: Establishing design and mitigation requirements

#### Approach

- 5.2 Site specific design principles and mitigation requirements were identified using the outputs of Sustainability Appraisal (Task 2c) as well as the views expressed by experts as part of the informal consultation carried out at Task 2a. Views of neighbouring authorities (as set out below) also informed the identification of mitigation measures (including infrastructure - however this is captured in Task 4b) or additional assessments which would be required should a particular parcel be allocated for development through the DMP.
- 5.3 **Views of neighbouring authorities:** Neighbouring authorities were informally consulted on the shortlist of sites where it was considered that there may be the potential for cross boundary impacts arising directly from development of the potential sites in question, with the offer of a meeting if required.
- 5.4 Responses were received from Tandridge District Council, Mole Valley District and Crawley Borough Council through both written correspondence and meetings. No significant concerns were raised but further consideration was requested on a number of issues. A summary of the responses is set out below:

**Table 8: Responses from neighbouring authorities**

Authority	Comments
Tandridge (Written correspondence)	<p><i>East Merstham:</i></p> <ul style="list-style-type: none"> <li>- Support eastern part of parcel ERM4 not being shortlisted because of transition to countryside</li> <li>- Note that ERM5 is being shortlisted and that it adjoins Green Belt in Tandridge; however, consider that presence of M23 motorway will limit impact on the openness of the wider Green Belt</li> <li>- Potential for some traffic to travel east on Bletchingley Road to access local services and to reach the A25. Would wish to see the results of any Transport Assessment to be satisfied that any additional traffic will not create problems in Bletchingley or other locations.</li> </ul> <p><i>East Redhill</i></p> <ul style="list-style-type: none"> <li>- Main issue is the impact on the A25. Would wish to see the results of any Transport Assessment to be satisfied that congestion travelling from Godstone, Bletchingley and Nutfield will not be exacerbated.</li> <li>- If any areas of ERM1 abutting Tandridge are to be developed, a suitable</li> </ul>

	landscape buffer area is required <i>Rural surrounds of Horley</i> <ul style="list-style-type: none"> <li>- No particular comments to make as there will still be open land between and expanded Horley and Tandridge Green Belt</li> <li>- Would welcome potential new Green Belt in this area</li> <li>- General concern that development should not exacerbate flood risk in the wider area, including Smallfield. Will need to be satisfied that run-off will be controlled to prevent additional flows into Burstow Stream</li> </ul>
Mole Valley (Written correspondence)	<ul style="list-style-type: none"> <li>- No substantive comments in relation to North Horley or South West Reigate shortlisted sites</li> <li>- Further consideration will need to be given to traffic consequences of any development to the South West of Reigate on the local rural road network</li> </ul>
Crawley (Meeting February 2014)	<ul style="list-style-type: none"> <li>- No detailed concerns with the shortlisted parcels – given the small scale, there would be unlikely to be any significant cross boundary impacts.</li> <li>- Confirmation sought that education and transport requirements would be considered further.</li> </ul>

5.5 **Surrey County Council – Waste:** Several meetings were also held with Surrey County Council in relation to the Copyhold site (ERM2 and 3), currently allocated for waste provision (recycling, storage, transfer, materials processing and recovery) through the Surrey Waste Plan 2008. Officers recognised the challenges associated with the availability/viability of the site for waste use and that use of CPO powers to enable delivery was unlikely; however, given the need for additional waste management facilities in the east of the county, they were concerned about its shortlisting as having potential for non-waste related development.

5.6 **Other consultees:** As set out in Task 2a, the views of a range of other consultees and expert bodies (such as the Environment Agency, etc.) are contained within the full site assessment pro forma in Annex 3.

5.7 **Landscape views:** Through Task 2a, a number of sites were identified as being potentially visible within long-range landscape views. In order to understand which areas of sites were most sensitive, surveys from prominent viewpoints were undertaken. These images are included at Annex 4.

## Outputs

5.8 A summary of the key design principles and mitigation requirements for each of the shortlisted sites is set out below. It should be noted that these requirements are not exhaustive and any future development proposals, in the event of allocation, would need to respond to all relevant policies in the Local Plan. This table also identifies areas where further investigation is required to confirm the need for/nature of mitigation which is necessary.

**Table 9: Design and mitigation requirements**

Parcel	Constraints/ Opportunities	Design/mitigation response
NWH1	<i>Flooding/water quality</i>	<ul style="list-style-type: none"> <li>- No development on land at risk of flooding</li> <li>- SUDs and measures to reduce overall flood risk</li> <li>- Safeguard river corridor to protect water quality of Burstow Stream</li> </ul> <b>Further investigation: Full site specific flood risk assessment</b>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Completion of Riverside Green Chain (open space and enhance River Mole corridor biodiversity opportunity area)</li> <li>- Retention of existing trees, woodland and hedgerow and enhancement of green infrastructure</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Retention and protection of character and setting of listed buildings</li> <li>- Respect character of Meath Green Lane – restricted access</li> </ul> <b>Further investigation: Archaeological survey</b>
	<i>Phasing (reliance on NW Sector)</i>	<ul style="list-style-type: none"> <li>- Link into NW Sector bus routes and neighbourhood centre through appropriate pedestrian/cycle links</li> </ul>
	<i>Utilities</i>	<ul style="list-style-type: none"> <li>- Safeguarding or diversion of route of oil pipeline</li> </ul>
NWH2	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- No development on land at risk of flooding</li> <li>- SUDs and measures to reduce overall flood risk</li> <li>- Safeguard river corridor to protect water quality</li> <li>- Flood storage to help address/mitigate flooding on adjoining highway</li> </ul> <b>Further investigation: Full site specific flood risk assessment to confirm the extent of flood risk (including impact of historic event)</b>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Completion of Riverside Green Chain (open space and enhance river corridor biodiversity opportunity area)</li> <li>- Retention of protected trees, woodland and hedgerow and enhancement of green infrastructure</li> </ul>
	<i>Utilities</i>	<ul style="list-style-type: none"> <li>- Ensure residential amenity not affected by presence of pylons</li> </ul>
SEH1	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- No development on land at risk of flooding</li> <li>- SUDs and measures to reduce overall flood risk</li> </ul> <b>Further investigation: Full site specific flood risk assessment to confirm the extent of flood risk (including impact of historic event)</b>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of protected trees, woodland and hedgerow and enhancement of green infrastructure</li> </ul>
	<i>Public open space designation</i>	<ul style="list-style-type: none"> <li>- Incorporate significant area of publicly accessible open space</li> </ul>
	<i>Gatwick Open Setting</i>	<ul style="list-style-type: none"> <li>- Layout/density to respect transition to retained open countryside to south</li> </ul>
	<i>Accessibility</i>	<ul style="list-style-type: none"> <li>- Upgrades to pedestrian and highway access points</li> <li>- Maximise accessibility to town centre/station</li> </ul>
	<i>Environmental health/amenity</i>	<b>Further investigation: Full noise assessment and mitigation measures</b>
SEH4	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- No development on land at risk of flooding</li> <li>- SUDs and measures to reduce overall flood risk</li> </ul>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of protected trees, woodland and hedgerow and enhancement of green infrastructure</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Retention and protection of character and setting of adjoining listed buildings</li> </ul>
	<i>Access</i>	<ul style="list-style-type: none"> <li>- Upgrades to pedestrian and highway access points</li> </ul>
	<i>Gatwick Open Setting</i>	<ul style="list-style-type: none"> <li>- Layout/density to respect transition to retained open countryside to south</li> </ul>
	<i>Environmental health/amenity</i>	<b>Further investigation: Full noise assessment and mitigation measures</b>
ERM1	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of ancient woodland and other significant areas of woodland</li> <li>- Buffer zone to ancient woodland and measures to manage recreational pressure</li> <li>- Enhancement of GI consistent with adjacent Holmesdale BOA</li> </ul> <b>Further investigation: Establish long-term management plan for ancient woodland</b> <b>Further investigation: Full ecological survey</b>
	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- No development on woodland scarp and southern field</li> <li>- Building heights/design to minimise visibility in views</li> </ul>
	<i>Accessibility</i>	<ul style="list-style-type: none"> <li>- Maximise accessibility to town centre/station</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Retention and protection of character and setting of listed buildings</li> <li>- Respect verdant character of Nutfield Road</li> </ul>

Parcel	Constraints/ Opportunities	Design/mitigation response
ERM2/ ERM3	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of significant areas of woodland</li> <li>- Enhancement of GI consistent with Holmesdale BOA and Holmethorpe SNCI</li> </ul> <b>Further investigation: Full ecological survey</b>
	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- No/sensitively designed development on visually sensitive parts of site</li> <li>- Building heights/design to minimise visibility in views</li> </ul>
	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- Buffer zone/improvements to Redhill Brook</li> <li>- SUDs to manage surface water run-off</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Respect verdant character of Nutfield Road</li> </ul>
	<i>Environmental health/amenity</i>	<ul style="list-style-type: none"> <li>- Buffer zone to landfill</li> </ul> <b>Further investigation: Noise and odour survey and mitigation measures</b> <b>Further investigation: Full contamination survey and remediation</b>
	<i>Land use</i>	<b>Further investigation: Establish need for /viability of continuation of waste designation</b>
ERM4	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- SUDs to manage surface water run-off, particularly given wetland environment to the south</li> </ul>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Avoid siting of development on southern-most part of site</li> <li>- Enhancement of GI consistent with Holmesdale BOA</li> <li>- Retention of woodland and hedgerow boundaries</li> </ul> <b>Further investigation: Full ecological survey</b>
	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- Avoid siting of development on more sensitive easternmost part of site</li> </ul>
	<i>Regeneration</i>	<ul style="list-style-type: none"> <li>- Links into Merstham local centre</li> <li>- Housing mix and ancillary facilities to complement wider Merstham regeneration</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Respect verdant character of Bletchingley Road</li> </ul>
ERM5	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- No development on land within AONB</li> <li>- Ensure open buffer/transition to AONB and wider countryside</li> </ul>
	<i>Environmental health/amenity</i>	<ul style="list-style-type: none"> <li>- Buffer zone to motorways</li> </ul> <b>Further investigation: Full noise/air quality assessment and mitigation measures</b>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Retention and protection of character and setting of listed buildings</li> <li>- Respect verdant character of Bletchingley Road</li> </ul>
	<i>Regeneration</i>	<ul style="list-style-type: none"> <li>- Links into Merstham local centre</li> <li>- Housing mix and ancillary facilities to complement wider Merstham regeneration</li> </ul>
SSW2	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- Sensitive design/layout to respect transition to countryside to south and west</li> </ul>
	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- SUDs to manage surface water flood risk</li> <li>- Protect ditch network to safeguard water quality</li> </ul>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of existing trees, woodland and hedgerows</li> <li>- Green infrastructure improvements to reflect Earlswood to Redhill Common BOA</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Respect character of Slipshatch Road</li> </ul>
SSW7	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- Sensitive design/layout to respect transition to countryside to west</li> </ul>
	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- No development on land at risk of flooding</li> <li>- SUDs and measures to reduce overall flood risk</li> </ul>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of existing trees, woodland and hedgerow</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Retention and protection of character and setting of listed buildings</li> <li>- Respect character of Dovers Green Road – including common land verge</li> </ul>
	<i>Environmental health/amenity</i>	<b>Further investigation: Full contamination survey and remediation</b>
SSW9	<i>Landscape</i>	<ul style="list-style-type: none"> <li>- Sensitive design/layout to respect transition to countryside to south</li> </ul>
	<i>Flood risk</i>	<ul style="list-style-type: none"> <li>- No development on land at risk of flooding</li> <li>- SUDs and measures to reduce overall flood risk</li> <li>- Safeguard river corridor to protect water quality of Earlswood Brook</li> </ul> <b>Further investigation: Full site specific flood risk assessment</b>
	<i>Biodiversity</i>	<ul style="list-style-type: none"> <li>- Retention of existing trees, woodland and hedgerows</li> <li>- Green infrastructure improvements to reflect Earlswood to Redhill Common BOA and improvements to river corridor</li> </ul>
	<i>Heritage and character</i>	<ul style="list-style-type: none"> <li>- Retention and protection of character and setting of listed buildings</li> <li>- Respect character of Dovers Green Road – including common land verge – and Lonesome Lane</li> </ul>

## Task 4b: Assessment of infrastructure requirements

- 5.9 The purpose of Task 4b is to clarify the likely infrastructure which would be necessary to deliver sustainable development of each of the shortlisted land parcels.

### Approach

- 5.10 An initial assessment of potential development capacity was carried out prior to Task 4b to provide indicative scale of growth which could be achieved on each shortlisted site.
- 5.11 These initial housing capacities, and the resultant new population, were used to inform a range of infrastructure needs/impacts assessments. The key outputs of these studies in respect of potential urban extensions are set out below; the individual reports should be referred to for full details:
- Reigate & Banstead Local Plan Transport Assessment 2016
  - Infrastructure Delivery Plan Addendum May 2016
  - Health Infrastructure Needs Assessment
  - Education Infrastructure Needs Assessment
- 5.12 The outputs of Task 4b have also been heavily informed by discussions with relevant infrastructure providers, including Surrey County Council (transport/education), Clinical Commissioning Groups (healthcare) and utilities providers.

### Outputs

- 5.13 **Transport Assessment 2016:** Information regarding the shortlisted land parcels, including an assessment of potential capacity, was provided to Surrey County Council to enable modelling of the highway and transport impact of the shortlisted sites, both individually and cumulatively with anticipated urban development.
- 5.14 This study – which is available as a separate report<sup>5</sup> – identifies strategic “hotspots” on the network where, in broad terms, mitigation measures that are likely to be required to ensure additional traffic generated by planned growth (including the urban extensions) could be accommodated on the road network.
- 5.15 Based on the findings of the assessment, a further workshop was also held with the County Council to establish, at this early stage, potential site specific interventions and enhancements which may be required to ensure shortlisted parcels were adequately served by transport options and minimise adverse impact on congestion and highway safety in the event that they are allocated for development. This process considered highways, pedestrian, cycle and

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<sup>5</sup> Available from: [www.reigate-banstead.gov.uk/dmp](http://www.reigate-banstead.gov.uk/dmp)



public transport infrastructure. Full details of the interventions identified are set contained within the Infrastructure Delivery Plan Addendum and in Annex 5.

- 5.16 **Education Infrastructure Needs Assessment:** Information regarding the shortlisted land parcels was provided to Surrey County Council's School Commissioning Team to enable them to forecast the impact of the shortlisted parcels on school place needs.
- 5.17 This forecasting was supplemented by sensitivity testing to understand the impact that higher "child yield" from the potential sites could have on place needs. This sensitivity testing reflected local evidence from recent large scale housing developments such as Watercolour, Royal Earlswood and Horley North East.
- 5.18 A summary of the relevant findings of the Education Needs Assessment is set out below. In particular, it identifies that:
- The greatest pressure for school places is in the Redhill/Reigate area
  - The level of additional primary school places required as a result of the shortlisted urban extension sites could be significantly greater than the level indicated by SCCs baseline modelling, particularly if recent trends in the types of households (and number of children) occupying new housing developments continues
  - A cautious approach should be taken to securing education infrastructure given the uncertainty and reflecting past local experience.
  - A site should be safeguarded for a new 2FE primary school as part of any future urban extensions in the East Redhill area

**Table 10: Summary of potential education requirements from urban extensions**

Area	Primary	Secondary
Redhill/ Reigate	Up to 2 FE by 2028/29	Up to 2 FE by 2034/35
	Likely to require a new site/school. Recommended to safeguard site in East Redhill area	Capable of being met through expansion of existing/planned schools
Horley	Up to 0.5FE by 2028/29	Up to 0.5FE by 2032/33
	Capable of being met through expansion of existing/planned schools	

- 5.19 **Healthcare Infrastructure Needs Assessment:** Analysis of potential healthcare infrastructure needs, particularly GP services, has been carried out. This assessment is a theoretical exercise using commonly adopted patient ratios and taking account of the additional population from anticipated urban growth and shortlisted sites above.
- 5.20 The assessment was also informed by discussions with local Clinical Commissioning Groups (CCGs) regarding their future aspirations and direction of travel in terms of providing local health facilities.
- 5.21 A summary of the theoretical additional needs for health provision are set out below. In particular, the assessment recommends safeguarding a site for a

medical/health facility as part of any future urban extension in the South West Reigate area.

**Table 11: Summary of potential healthcare requirements**

Area	Primary
Redhill/Reigate	<ul style="list-style-type: none"> <li>GP provision currently operating at theoretical capacity</li> <li>Theoretical need for additional capacity equivalent to at least 2.7 full time GPs over plan period, split as follows: <ul style="list-style-type: none"> <li>Up to 2 in Merstham/Redhill</li> <li>At least 1 in Woodhatch</li> </ul> </li> <li>Approximately 50% of this is attributable to the shortlisted urban extension sites</li> <li>In Merstham/Redhill, capacity requirements are likely to be capable of being provided through expansion of existing surgeries</li> <li>In Woodhatch, the network of provision is currently limited and to ensure sufficient long-term capacity and recognising CCG aspirations for 'hubs' – a new site/health facility may be beneficial</li> </ul>
Horley	<ul style="list-style-type: none"> <li>GP provision currently operating slightly above theoretical capacity.</li> <li>Theoretical need for additional capacity equivalent to at least 4 full time GPs over plan period</li> <li>Approximately 10% of this is attributable to the shortlisted urban extension sites</li> <li>The medical centre site secured within the North West Sector would be capable of accommodating the needs identified</li> </ul>

5.22 **Utilities:** The Council engaged with local utilities providers to identify whether any network improvements are likely to be required, specifically in relation to shortlisted urban extension sites.

5.23 Initial views of local utilities providers are summarised below and set out in further detail in the Infrastructure Delivery Plan Addendum 2016. These views should be read in the context of the very early stage of development which the DMP is at: site specific investigations will be required – and any necessary reinforcements confirmed – as more firm proposals emerge; this would most likely be at the point of a planning application.

**Table 12: Summary of potential utilities requirements/upgrades**

Provider	Comments
<b>SGN (Scotia Gas Networks)</b>	<ul style="list-style-type: none"> <li>No obvious issues in regards to network absorbing growth – network generally looks quite robust as a whole</li> <li>Further information regarding exact connection/off-take points required to confirm local reinforcement requirements</li> </ul>
<b>UK Power Networks (UKPN)</b>	<ul style="list-style-type: none"> <li>From a high level view, network in this area looks robust and adequate to accommodate significant connections of the nature proposed</li> <li>Developments will likely be fed from Reigate or Nutfield primary substations</li> <li>Connections will likely be via existing 11kV feeder circuits or new circuits depending on developer's power requirements</li> </ul>
<b>Sutton and East Surrey Water</b>	<ul style="list-style-type: none"> <li>The potential sites are unlikely to generate a need for strategic reinforcements to trunk mains.</li> <li>The trigger for reinforcements to strategic trunk mains in Merstham, south Horley and South West Reigate is approximately 1,000 additional properties in each location (i.e. significantly more than potential urban extensions). However, local reinforcements are likely to be required as follows: <ul style="list-style-type: none"> <li>SSW2: Network reinforcements on Sandcross Lane</li> <li>SSW7/SSW9: Network reinforcements on Dovers Green Road</li> <li>ERM4/ERM5: Network reinforcements on Bletchingley Road</li> <li>ERM1/ERM2/ERM3: See below</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>In East Redhill, 1,000 extra properties would not put undue strain on the trunk main. However, consideration needs to be given to the resilience of supply to Redhill town centre; as such, the potential East Redhill sites (ERM1/2/3) are likely to trigger a need for a new local connection to the trunk main along Nutfield Road.</li> </ul>
<b>Thames Water</b>	<ul style="list-style-type: none"> <li>Do not envisage any sewerage treatment capacity constraints</li> <li>Network upgrades may be required for some sites ahead of occupation, as such, would prefer the following phasing: <ul style="list-style-type: none"> <li>East Merstham: ERM4 before ERM5</li> <li>Horley: NWH2, SEH1, SEH4, NWH1</li> <li>South West Reigate: SSW7, SSW9, SSW2</li> <li>East Redhill: ERM2, ERM3, ERM1</li> </ul> </li> </ul>

5.24 **Assessment of open space requirements:** Using evidence in the Council's PPG17 Open Space Assessment (and other relevant standards such as Fields in Trust), an appraisal was made of the amount and type of open space provision required to support each of the shortlisted sites.

5.25 For each broad area, a summary of the current open space provision within the locality was also made to establish existing surpluses/deficits and help identify and inform open space priorities, and the most appropriate mechanism for delivery (e.g. on-site or through improvements in the surrounding area).

5.26 A summary of open space priorities in each broad area is set out below. Full details of the amount and type of open space required for each shortlisted site is set out in Annex 6.

**Table 13: Summary of open space priorities**

Parcel	Priorities
North West Horley	On-site provision of amenity green space and equipped play Secure extension/completion of Riverside Green Chain (NWH1 and 2) Explore opportunities for on-site provision of allotments Off-site provision of outdoor sports/parks & gardens through options in Horley Open Space Assessment
South East Horley	On-site provision of amenity green space and equipped play Explore opportunities for outdoor sport/parkland as part of SEH1 Off-site provision of allotments Green corridors north-south through sites and linking to existing rights of way
East Redhill	On-site provision of amenity green space and equipped play a priority – significant local deficiency Green corridors of natural/semi-natural open space to link existing woodland assets Explore opportunity to extend existing allotments on Nutfield Road (ERM1) or replace with larger site as part of development Off-site provision of outdoor sports/parks & gardens
East Merstham	On-site provision of equipped play a priority – significant deficiency Explore opportunities to enhance existing local outdoor sports sites rather than on-site Green corridors north-south linking nature reserve to areas of open space north of Merstham. Widen access to natural open space. Significant local oversupply of amenity green space – new provision not a priority
South West Reigate	On-site provision of amenity green space and equipped play Significant local deficiency of outdoor sports (50% of standard). Explore opportunities to extend existing playing pitch site to west of SSW2 Explore options to improve existing significant allotment sites rather than on-site provision Access to countryside limited, consider scope to improve through on-site natural open space/green corridors.

## Task 4c: Testing potential housing capacity

- 5.27 An initial assessment of potential development capacity was carried out prior to Task 4b to provide indicative scale of growth to infrastructure providers and neighbouring authorities during informal consultation. The purpose of Task 4c was to use the analysis and assessments in previous tasks above to refine the housing potential of each shortlisted parcel.

### Approach

- 5.28 The first step was to review the findings of the Task 2 assessments to identify areas within each parcel which should be excluded from the developable area. For each site, a map was then prepared illustrating the areas unsuitable for development: this included areas constrained by environmental or policy restrictions, buffer zones to environmental health or biodiversity interests recommended through informal consultation and any physical constraints such as unsuitable topography or very dense woodland. These maps are contained in Annex 7.
- 5.29 The next step, using these constraints maps, was to prepare indicative masterplans for each of the shortlisted sites, taking account of these constrained areas as well as:
- Refining the development extent and density to reflect any design/mitigation requirements identified in Task 4a
  - Allowing for any land required to deliver infrastructure needs identified in Task 4b
- 5.30 It should be noted that the purpose of this indicative master planning exercise was to inform reasonable and realistic housing capacities for each site. The masterplans for each parcel do not represent a final decision by the Council either to allocate a site for development or about the scale, design or layout of development that might be acceptable on any of the shortlisted sites. The quantum of development and any design/mitigation requirements for any allocated sites will be set out in the final Development Management Plan (which may be supplemented by Development Briefs/supplementary guidance in due course) and will reflect the outcomes of consultation and examination.

### Outputs

- 5.31 The table overleaf summarises the outcomes of the refinement and indicative master planning process in terms of the likely capacity for each of the shortlisted sites. The capacity range is based on a crude range of 20-40 dwellings per hectare whilst the indicative masterplan capacity reflects the densities which are considered appropriate across different parts of each site.
- 5.32 The indicative master plans for each site, along with an analysis of the housing capacity, are contained in Annex 8.

**Table 14: Potential developable area and housing capacity**

Parcel	Total available parcel area (ha)	Unconstrained land (ha)	Developable area (est.) (ha)	Developable ratio (%)	Capacity Range	Indicative masterplan capacity
NWH1	8.8	3.9	3.3	85%	66-132	75
NWH2	5.0	1.6	1.6	100%	32-64	40
SEH1	14.9	6.8	4.5	66%	90-180	125
SEH4	4.8	2.5	2.3	92%	46-92	70
ERM1	17.4	5.1	4.1	80%	82-164	100
ERM2	6.5	4.9	3.1	63%	62-124	75
ERM3	10.2	5.5	4.6	84%	92-184	135
ERM4	3.1	2.8	2.0	71%	40-80	50
ERM5	8.5	6.4	3.7	58%	74-148	100
SSW2	16.1	14.8	8.6	58%	172-344	255
SSW7*	1.7	1.5	1.1	73%	22-44	30
SSW9	6.1	4.9	3.3	67%	66-132	100

\*incorporating small part of adjoining SSW6 as identified through Task 3

## 6. Conclusions and Recommendations

- 6.1 The sections above set out the findings of detailed technical work which has been undertaken to inform the identification of potential development sites within the broad areas of search for urban extensions included in the Core Strategy for the purposes of Regulation 18 consultation, and likely policy/design/mitigation requirements in the event that potential sites are allocated in the final DMP.
- 6.2 Taking account of the housing requirement in the Core Strategy, the delivery strategy set out in policy CS13 and the latest land supply position, it is considered that sites capable of delivering at least 840 and potentially up to 1,030 homes should be identified within the broad areas of search.
- 6.3 Consistent with national policy and provisions within the Core Strategy, and subject to their being no other overriding planning, physical or availability constraints, the shortlisting of sites has been informed by two key principles:
- a. Sites at lowest risk of flooding – or capable of reasonably accommodating development without encroachment onto land at risk of flooding – should be prioritised
  - b. Sites which make a lower contribution to the purposes of the Green Belt should be prioritised
- 6.4 Following these principles, and based on the information available, the assessment shortlists twelve sites across the broad areas of search as potentially suitable and sustainable options for housing development, subject to a range of site specific mitigation and local infrastructure requirements. The findings and recommendations for each broad area are set out below:
- 6.5 *Horley*
- The vast majority of the land parcels identified around Horley are affected by flood risk to some extent.
  - Given the presence of sequentially preferable sites elsewhere within the other areas of search, the allocation of sites which would require land in Flood Zones 2 or 3 to be developed would not be consistent with national policy.
  - In considering site options to meet the Core Strategy requirement (up to 200 dwellings) in this area, this study recommends priority is given to those sites where a logical, coherent and accessible development can be accommodated solely on land in Flood Zone 1. **Any subsequent policies should make clear that no development will be appropriate outside of Flood Zone 1.**
  - Based on this principle, four potential sites (NWH1, NWH2, SEH1 and SEH4) with a cumulative capacity of approximately 310 dwellings are shortlisted.
  - One of the identified sites - SEH1 - has also been identified as a potential site for meeting local and sub-regional employment/economic

growth needs through the Strategic Employment Site Opportunity Study.

- Given the comparative paucity of alternative options for meeting employment needs, and the fact that the other potential sites identified above are broadly capable of delivering the Core Strategy requirement for Horley (at 185 dwellings) it is proposed that employment uses are prioritised on SEH1.

#### 6.6 *East Redhill and East Merstham:*

- Five potential sites (ERM1, ERM2, ERM3, ERM4 and ERM5) with a cumulative capacity of 460 dwellings are shortlisted as being potentially suitable and sustainable.

#### 6.7 *South West Reigate:*

- Three potential sites (SSW2, SSW7 and SSW9) with a cumulative capacity of 385 dwellings are shortlisted as being potentially suitable and sustainable.
- A number of sites have not been shortlisted due to their high contribution to the purposes and integrity of the Green Belt, as well as a consideration of the sustainability of the locations for housing, and the potential impacts on infrastructure. Whilst the pressure for housing is recognised, based on the latest land supply position there is no overriding need for development on these higher value Green Belt sites to achieve the housing requirements in the Core Strategy and, as such, their release would not be consistent with the exceptional circumstances test in Policy CS3 3(a-b).

6.8 The following sites (Table 14 and as defined broadly in the masterplans in Annex 6) should therefore be put forward as potential development sites for public consultation through the Regulation 18 Development Management Plan consultation document. These sites are cumulatively capable of delivering 1,030 new homes, consistent with the top end of the range required to meet both the housing requirement and wider housing objectives of the Core Strategy.

6.9 Any future allocation within the DMP or development proposal will be subject to the design and mitigation measures identified in Task 4a and would need to be supported by the infrastructure improvements in Task 4b.

**Table 14: Potential sites recommended for consultation at Regulation 18 stage**

Broad area of search	Parcel (boundary as defined in the masterplans in Annex 6)	Indicative capacity
Horley	NWH1 – Land at Meath Green Lane, Horley	75
	NWH2 – Land at Bonehurst Road, Horley	40
	SEH4 – Land off The Close, Harold'slea Drive, Horley	70
East Redhill/East Merstham	ERM1 – Land at Hillsbrow, Redhill	100
	ERM2 – Land west of Copyhold works, Redhill	75
	ERM3 – Former Copyhold works, Redhill	135

	ERM4 – Land south of Bletchingley Road, Redhill	50
	ERM5 – Oakley Farm, off Bletchingley Road, Merstham	100
South West Reigate	SSW2 – Land at Sandcross Lane, Reigate	255
	SSW7*- Hartwood Nursery and land west of Castle Drive, Reigate	30
	SSW9 – Land at Dovers Farm, Reigate	100
<b>Total</b>		<b>1,030</b>

# Annex 1: Relevant Core Strategy Policies

Policy CS2: Valued Landscapes and the Natural Environment
<p>1. In considering the allocation of land and /or proposals for significant development, the Council and developers will be required to protect and enhance the borough's green fabric.</p> <p>a. The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a landscape of national importance and therefore will be provided with the highest level of protection. The same principles will be applied to protect the AGLV as an important buffer to the AONB and to protect views from and into the AONB, until such time as there has been a review of the AONB boundary.</p> <p>b. All areas of countryside have their own distinctive landscape character. The landscape character of the countryside outside the current (or revised) AONB boundary will be protected and enhanced through criteria based policies in the DMP including, if and where appropriate, new local landscape designations. In those areas of countryside allocated for development, policies will be included in the DMP in relation to the design and siting of development to minimise the impact on landscape character.</p> <p>c. The borough's commons will be maintained and enhanced for the benefits of farming, public access and biodiversity.</p> <p>d. The Mole Gap to Reigate Escarpment SAC will be afforded the highest level of protection in line with European legislation. Proposals for development that is likely to have a significant effect on the SAC, alone or in combination with other development, will be required to demonstrate that it will not adversely affect the integrity of the site.</p> <p>e. Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and ancient woodland will be protected for their biodiversity value and where appropriate enhanced.</p> <p>f. Urban green spaces, green corridors and site specific features which make a positive contribution to the green fabric and/or a coherent green infrastructure network and will, as far as practicable, be retained and enhanced.</p> <p>2. The Council will work with a range of partners to promote, enhance and manage a substantial network of multi-functional green infrastructure across the borough, to maximise the social, economic and environmental benefits of the borough's green fabric.</p>
Policy CS3: Green Belt
<p>1. A robust and defensible Green Belt will be maintained to ensure that the coherence of the green fabric is protected and future growth is accommodated in a sustainable manner.</p> <p>2. Planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances clearly outweigh the potential harm to the Green Belt.</p> <p>3. In exceptional circumstances land may be removed from the Green Belt and allocated for development through the plan making process. Exceptional circumstances may exist where both (a) and (b) apply:</p> <p>a. There is an overriding need for the development in order to secure the delivery of the strategic objectives and policies of the Core Strategy, and either:</p> <p>(i) The development proposed cannot be accommodated on land within the existing urban area or on land which is in the countryside beyond the Green Belt; or</p> <p>(ii) The development of land within the Green Belt would represent a significantly more sustainable option than (i).</p> <p>b. There is no or limited conflict with the purposes and integrity of the Green Belt.</p> <p>4. The Council will undertake a Green Belt review to inform the DMP and Policies Map. This review will include:</p> <p>a. Consideration of the purposes of the Green Belt to inform the identification of land for sustainable urban extensions within the broad areas of search identified in policy CS6</p> <p>b. Addressing existing boundary anomalies throughout the borough</p> <p>c. Reviewing washed over villages and areas of land inset within or currently beyond the Green Belt throughout the borough</p> <p>d. Ensuring clearly defined and readily recognisable boundaries which are likely to be permanent and are capable of enduring beyond the plan period.</p> <p>5. In accordance with (3) and (4) above and the provisions and considerations set out in policies CS6,</p>

CS10 and CS16, land required for development will be removed from the Green Belt and allocated through the DMP.

6. Land may also be safeguarded through the DMP in order to provide options to meet development needs beyond the plan period. Safeguarded land will only be allocated through a subsequent local plan review and will be subject to Green Belt policy until such time.

#### **Policy CS6: Allocation of Land for Development**

1. Development sites will be allocated in the Development Management Policies Document, or through other DPDs, taking account of sustainability considerations including environmental and amenity value, localised constraints and opportunities, the need to secure appropriate infrastructure/ service provision, and the policies within this Core Strategy.
2. The Council will give priority to the allocation and delivery of land for development in sustainable locations in the urban area, that is:
  - The priority locations for growth and regeneration:
    - Redhill town centre
    - Horley town centre
    - Horley North East and North West sectors
    - Preston regeneration area
    - Merstham regeneration area
    - Other regeneration areas as identified by the Council and its partners
  - The built up areas of Redhill, Reigate, Horley and Banstead:
  - Other sustainable sites in the existing urban area.
3. The Council will also allocate land beyond the current urban area for sustainable urban extensions, based on an assessment of the potential within the following broad areas of search (in order of priority):
  - a. Countryside beyond the Green Belt adjoining the urban area of Horley
  - b. East of Redhill and East of Merstham
  - c. South and South West of Reigate.Sites beyond the current urban area will be released for development in accordance with policy CS13 and detailed phasing policies within the DMP.

#### **Policy CS10: Sustainable Development**

Development will:

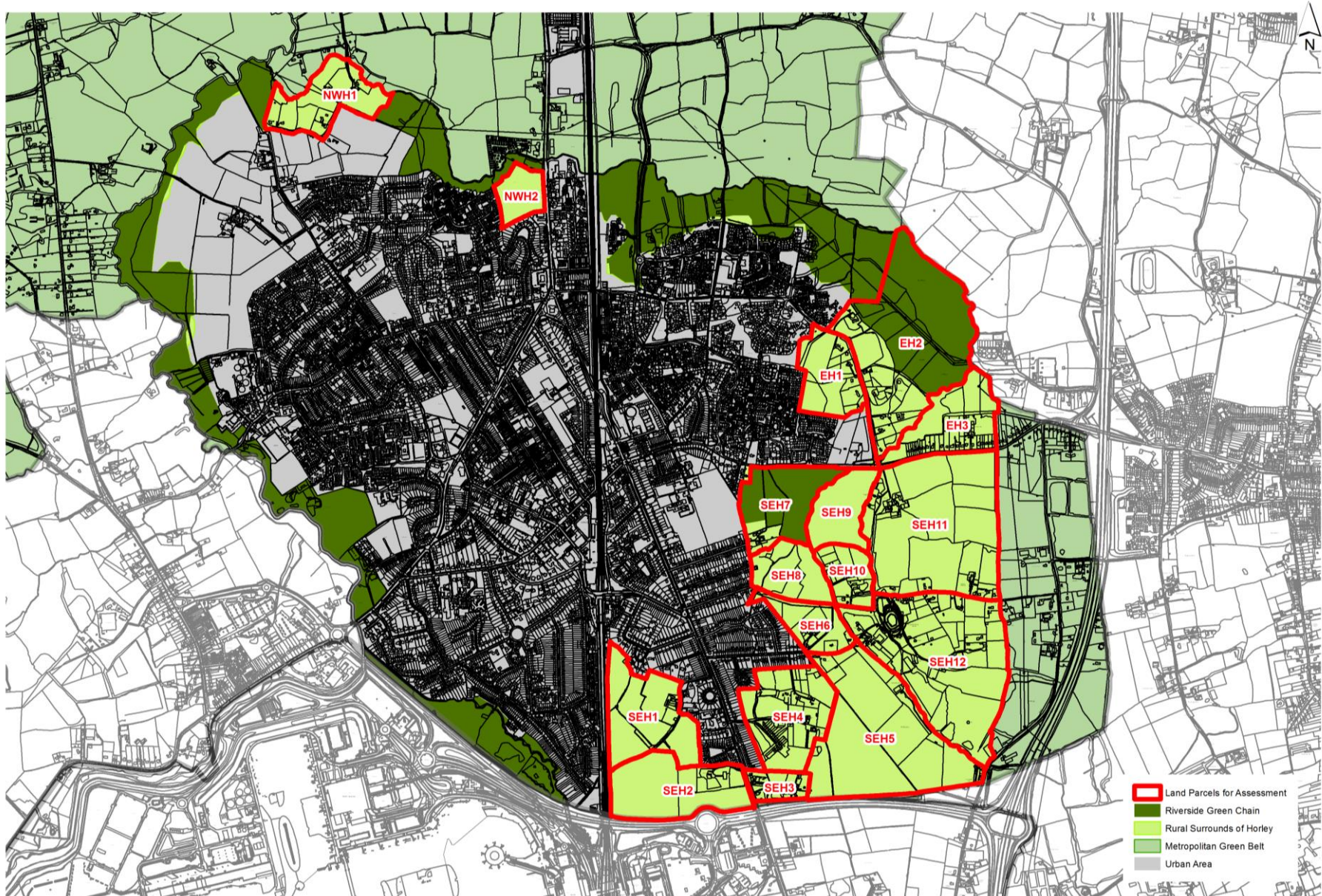
1. Make efficient use of land, giving priority to previously developed land and buildings within the built-up areas.
  2. Be at an appropriate density, taking account of and respecting the character of the local area and levels of accessibility and services.
  3. Contribute to the creation of neighbourhoods which are supported by effective services, infrastructure and transport options and which are designed to be safe, secure and socially inclusive.
  4. Protect and enhance the green fabric, and respect and contribute to the borough's green infrastructure network.
  5. Respect the ecological and cultural heritage of the borough including the historic environment.
  6. Minimise the need to travel, whilst increasing opportunities to walk, cycle or use public transport, including as part of the green infrastructure network.
  7. Minimise the use of natural resources and contribute to a reduction in carbon emissions by re-using existing resources, maximising energy efficiency, minimising water use, and reducing the production of waste, including through sustainable construction methods. Encourage renewable energy/fuel production whilst ensuring that adverse impacts are addressed, including on landscape, wildlife, heritage assets and amenity.
  8. Be designed to minimise pollution, including air, noise and light, and to safeguard water quality.
  9. Be designed reflecting the need to adapt to the impacts of climate change (for example higher temperatures, increased flooding, increased pressure on water resources, impacts on ecology and built heritage and impacts on ground conditions).
  10. Be located to minimise flood risk, through the application of the Sequential Test and where necessary the Exception Test, taking account of all sources of flooding including fluvial, surface water, sewer and pluvial flooding, and reservoir failure, and manage flood risk through the use of SuDS and flood resistant/resilient design features, and where necessary provide floodplain compensation.
- The criteria within this policy, along with policy CS6, will guide the allocation of sites through the DMP.



<b>Policy CS13: Housing Delivery</b>	
1.	The Council will plan for delivery of at least 6,900 homes between 2012 and 2027, equating to an annual average provision of 460 homes per year.
2.	Housing will be delivered as follows:
a.	At least 5,800 homes within existing urban areas, in particular the priority areas for growth and regeneration identified in policy CS6
b.	The remainder to be provided in sustainable urban extensions in the locations set out in policy CS6.
3.	The Council will identify and allocate in the DMP the necessary sites to deliver these homes in accordance with the policies in the Core Strategy.
4.	Sites for sustainable urban extensions within the broad areas of search set out in policy CS6 will be released when such action is necessary to maintain a five year supply of specific deliverable sites (based on the residual annual housing requirement). The phasing of sustainable urban extension sites will be set out in the DMP and will take account of strategic infrastructure requirements.

## **Annex 2: Task 1 Long-list parcels map**

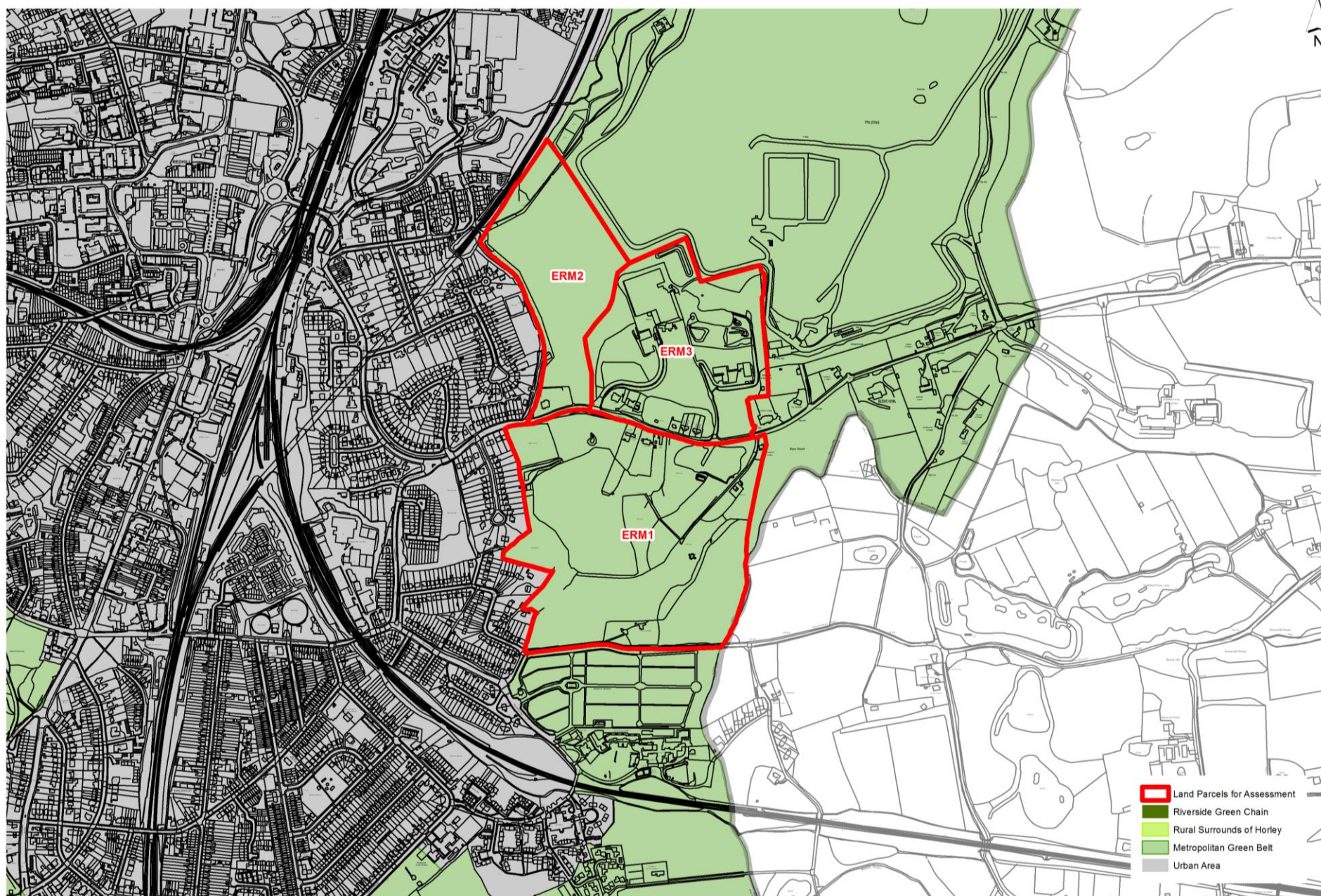
**Broad area of search: Horley**



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 Identified land parcels are for options analysis and appraisal only and will be subject to public consultation and formal examination.

## Broad area of search: East Redhill

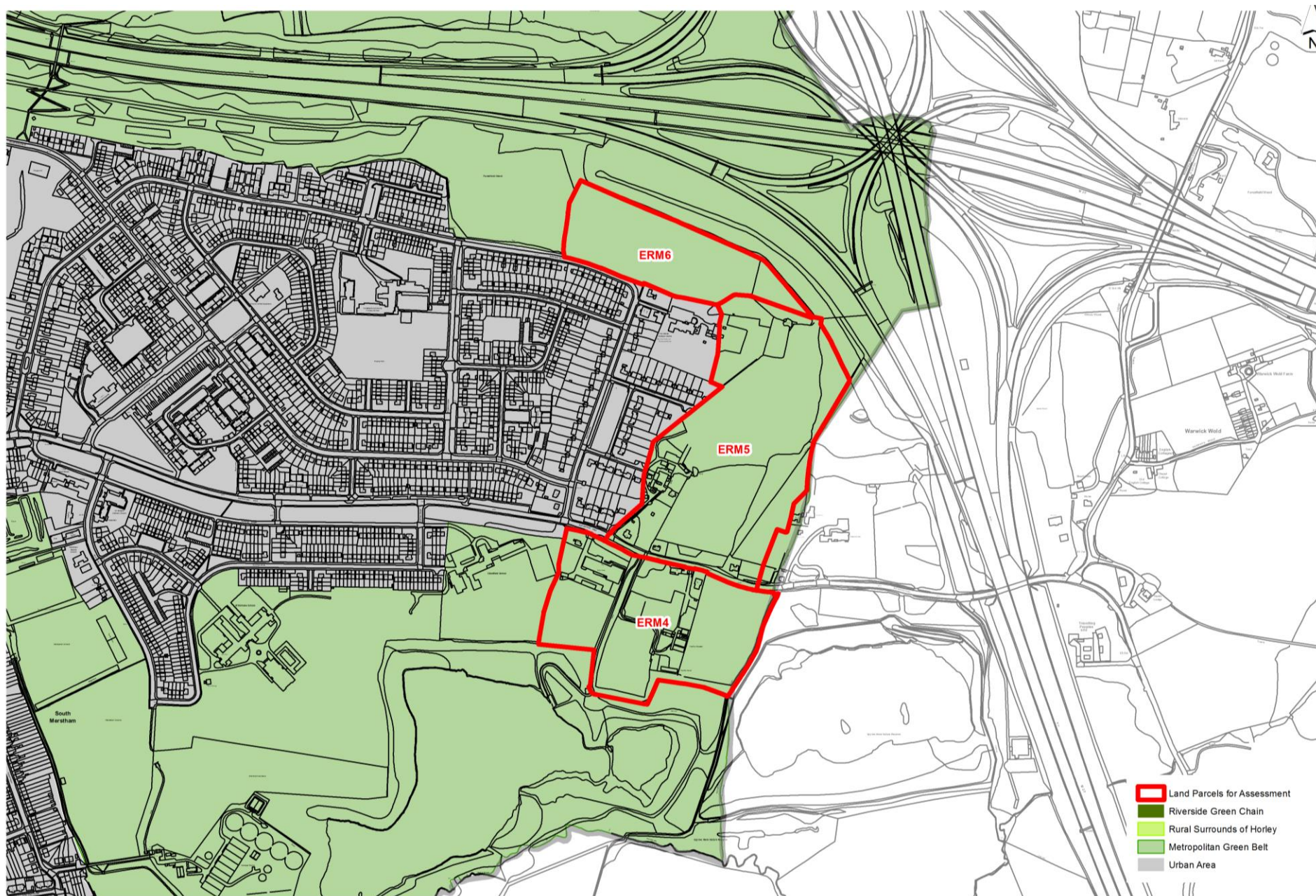




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## Broad area of search: East Merstham

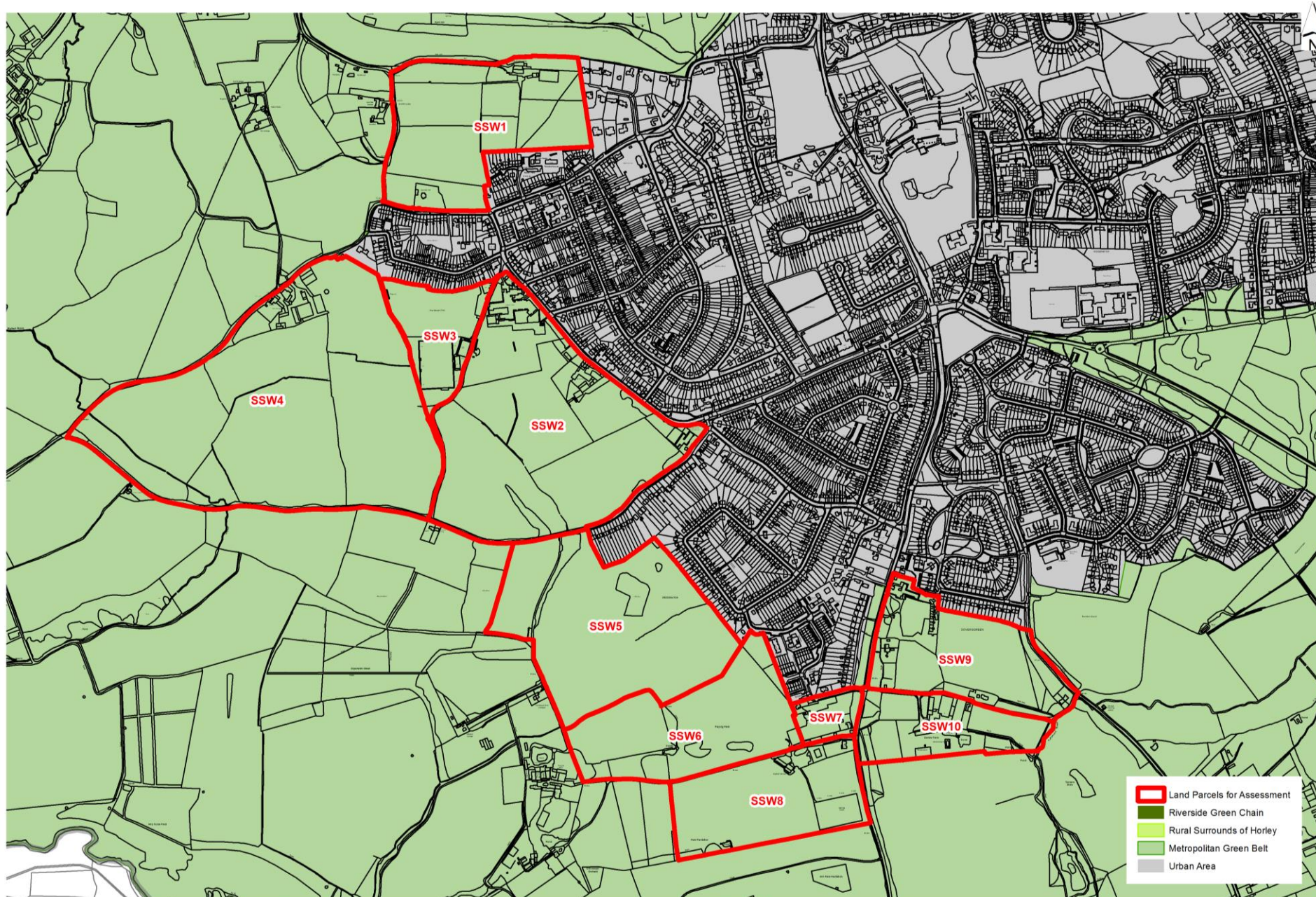




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 Identified land parcels are for options analysis and appraisal only and will be subject to public consultation and formal examination.

**Broad area of search: South west Reigate**





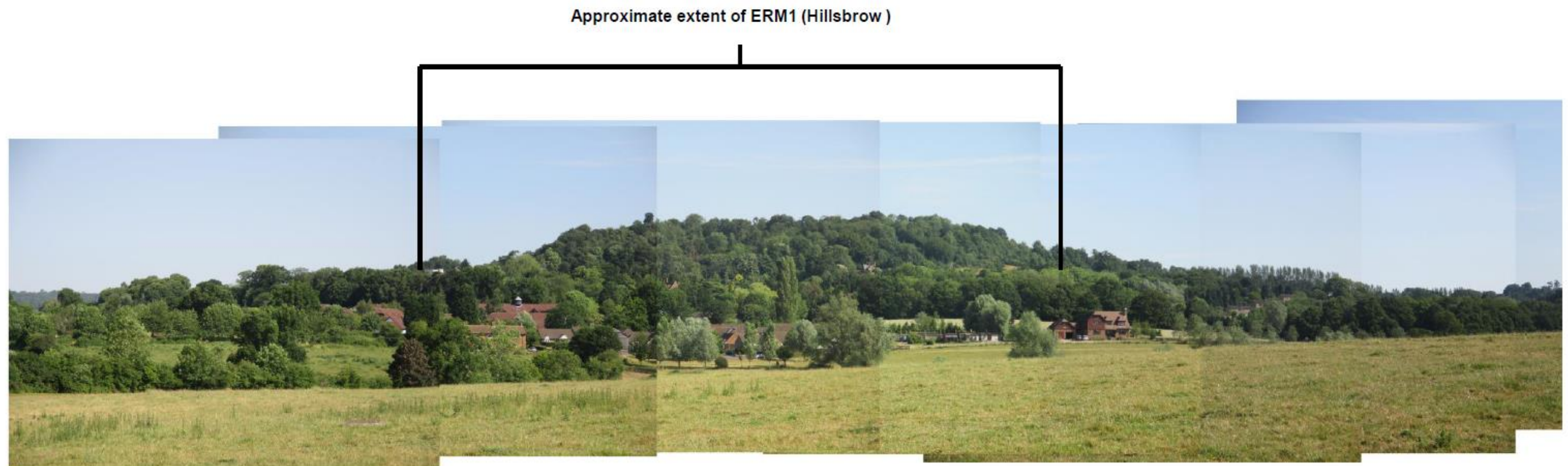
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 Identified land parcels are for options analysis and appraisal only and will be subject to public consultation and formal examination.

## **Annex 3: Parcel Assessment Forms**

**See separate document**



## Annex 4: Landscape views



**View looking north from footpath 112 (north west of East Surrey Hospital)**  
Distance to site c.1km

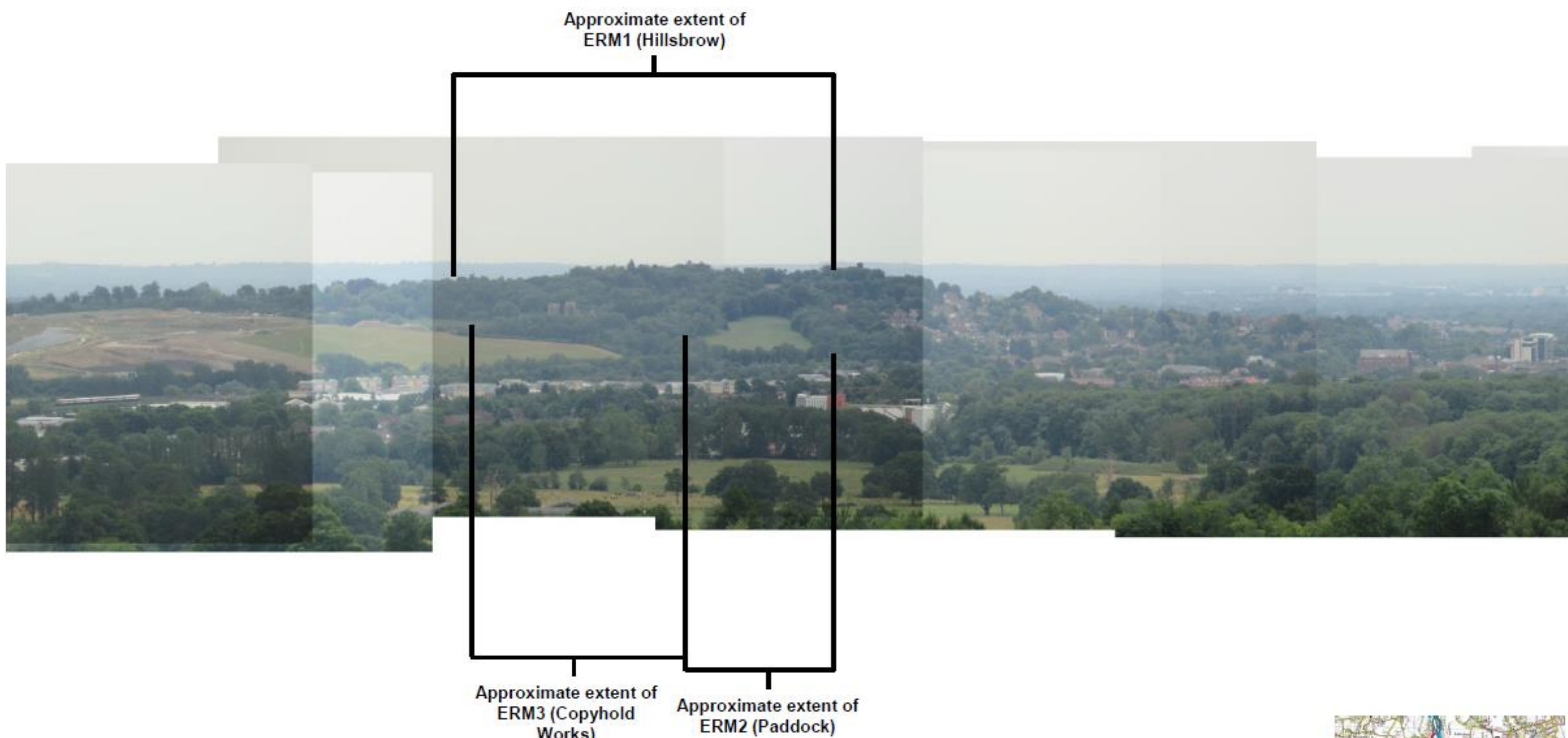






**View looking south from footpath 92 (south of Watercolour)**  
Distance to site c.1km





**View looking south from footpath 80 (west of Markedge Lane)**  
Distance to site c.3.6km





Approximate extent of  
SSW 2 (Sandcross Lane)



**View looking south from footpath 21 (south of Priory Park)**  
Distance to site c.850m (SSW2)/c.1.1km (SSW5)







**View looking south from footpath 21 (south of Priory Park)**  
Distance to site c.1.1km





## Annex 5: Initial site-specific transport interventions – shortlisted sites

The table below sets out the highway and wider transport considerations which will need to be taken into account should sustainable urban extensions sites be allocated. The specific considerations and detailed improvements/interventions have been identified taking into account the findings of the 2016 Reigate & Banstead Local Plan Transport Assessment, analysis of local travel patterns (both commuting and to access local services) and knowledge of the transport facilities available in each location.

The information is intended to inform policy/mitigation requirements to be included as part of any site allocations in the Development Management Plan. It is not necessarily an exhaustive list but will act as a guide for the issues which should be addressed within the transport assessments prepared by developers to accompany any future planning applications.

Location	Site ref	Key routes/links*	Relevant current strategic projects	Local/site specific improvements and considerations					
				Public transport	Walking	Cycling	Local highway/traffic considerations	Site access considerations	Areas for further investigation
East Redhill	ERM1	To/from: <ul style="list-style-type: none"><li>Redhill station (walk/cycle)</li><li>Redhill town centre (walk/cycle)</li><li>Reigate town centre (cycle/bus)</li><li>East Surrey Hospital (bus/cycle)</li><li>Warwick School (walk/cycle)</li></ul>	Redhill LSTF Redhill Balanced Network Greater Redhill STP1	Local improvements to existing bus infrastructure/passenger facilities on Nutfield Road	Improvement and extension of pedestrian/cycle facilities (including new footways) on Nutfield Road (southern side) North/south high quality pedestrian and cycle routes as integral part of design Safe pedestrian/cycle links and crossing points to access FP102 Improvements to FP530 (adjacent to Redstone Hollow).	Measures to manage effects and improve safety on rural and minor roads (such as Cormongers Lane/Fuller Wood Road)	Safe highway access onto Nutfield Road to be co-ordinated across all three sites	Sustainable transport measures to promote and enable walking and cycling for short journeys (to school/Redhill town centre)	
	ERM2				Upgrading of off-carriageway pedestrian/cycle routes to Redhill town centre, particularly FP102 (existing footpath east of Redstone Park) Additional north/south high quality pedestrian and cycle routes through site as integral part of design, linking to Cavendish Rd Improvements to FP530 (adjacent to Redstone Hollow)				
	ERM3								
East Merstham	ERM4	To/from: <ul style="list-style-type: none"><li>Merstham station (walk/cycle)</li><li>Redhill town centre (bus/cycle)</li><li>Reigate town centre (bus/cycle)</li><li>East Surrey Hospital (bus/cycle)</li></ul>	Redhill LSTF Greater Redhill STP2	Local improvements to existing bus infrastructure/passenger facilities on Bletchingley Road	Improvement and extension of pedestrian facilities (including new footways) on Bletchingley Road (southern side) Upgrading of BW119 (existing bridleway running through site) Upgrading of off-carriageway pedestrian/cycle routes to the local centre and Merstham Station, including FP93	Potential need to address School Hill/A23 junction (see further investigation)	Co-ordinated, safe highway access onto Bletchingley Road	School Hill/A23 junction Developers to carry out feasibility study, and where necessary contribute to any improvements and interventions, required to mitigate the impact of additional traffic on A23/School Hill	
	ERM5				Improvement and extension of pedestrian facilities (including new footways) on Bletchingley Road (northern side) Upgrading of FP198 (existing footpath running through site) Upgrading of off-carriageway pedestrian/cycle routes to the local centre and Merstham Station, including FP93				
South West Reigate	SSW2	To/from: <ul style="list-style-type: none"><li>Reigate station/town centre (walk/cycle)</li><li>East Surrey Hospital (walk/cycle)</li><li>Redhill town centre (bus/cycle)</li><li>Dovers Green School (walk/cycle)</li><li>Reigate School (walk/cycle)</li></ul>	Redhill TravelSMART Greater Redhill STP1 and 2 (Eol) Reigate Transport Package (Eol)	Local improvements to existing bus infrastructure/passenger facilities on Sandcross Lane and Dovers Green Road Measures to maximise accessibility of bus routes to new and existing residents	Upgrading of off-carriageway cycle routes to the local centre (Prices Lane)	Potential need to address Prices Lane/A217 Dovers Green Road (see further investigation) Improvements to Dovers Green Road/Sandcross Lane junction Improvements to Slipshatch Road/Sandcross Lane junction Measures to manage effects and improve safety on rural and minor roads (such as Slipshatch Lane)	Safe highway access onto Slipshatch Road and Sandcross Lane	Woodhatch junction Developers to carry out feasibility study, and where necessary contribute to any improvements and interventions, required to mitigate the impact of additional traffic on, and improve safety for pedestrians/cyclists at Woodhatch junction.	
	SSW7				Improvement and extension of pedestrian/cycle facilities (including new footways) on Dovers Green Road (eastern side) Improvement and extension of pedestrian/cycle facilities on Lonesome Lane (route to Dovers Green School) Safe pedestrian/cycle crossing points over Dovers Green Road and Lonesome Lane Upgrading of BW61 (existing bridleway through site) (SSW9)		Safe highway access onto Castle Drive		
	SSW9						Safe primary highway access onto Dovers Green Road		
Horley	NWH1	To/from: <ul style="list-style-type: none"><li>Horley town centre (walk/cycle)</li><li>Gatwick airport (bus/cycle)</li><li>Redhill town centre (bus/cycle)</li><li>Oakwood School/Langshott School (walk/cycle)</li></ul>	Greater Redhill STP2 (Eol)	None	Upgrading of FP409 (existing footpath through site)	No major impact	Safe highway access onto Bonehurst Road	Integration of northern sites (particularly NWH2) with Horley North West Sector transport infrastructure and amenities	
	NWH2			Measures to ensure appropriate integration and access to proposed NWS bus routes	Measures to ensure integration and access to North West Sector local amenities Upgrading of FP410 (existing footpath on boundary of site)	Measures to manage effects/minimise traffic on Meath Green Lane	Primary highway access via North West Sector access routes Restricted access onto Meath Green Lane		
	SEH4			Local improvements to existing bus infrastructure/passenger facilities on Balcombe	Upgrading of cycle facilities on Balcombe Road (to Horley town centre)	Mo major impact	Improved highway access via The Close onto Balcombe Road, including appropriate junction improvements		

				Road.				
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\*Derived from local knowledge of how residents within the areas access key facilities (e.g. schools/local shops) as well as analysis of travel to work patterns (location and mode) at MSOA level (Census 2011, see <http://commute.datashine.org.uk/>\*)

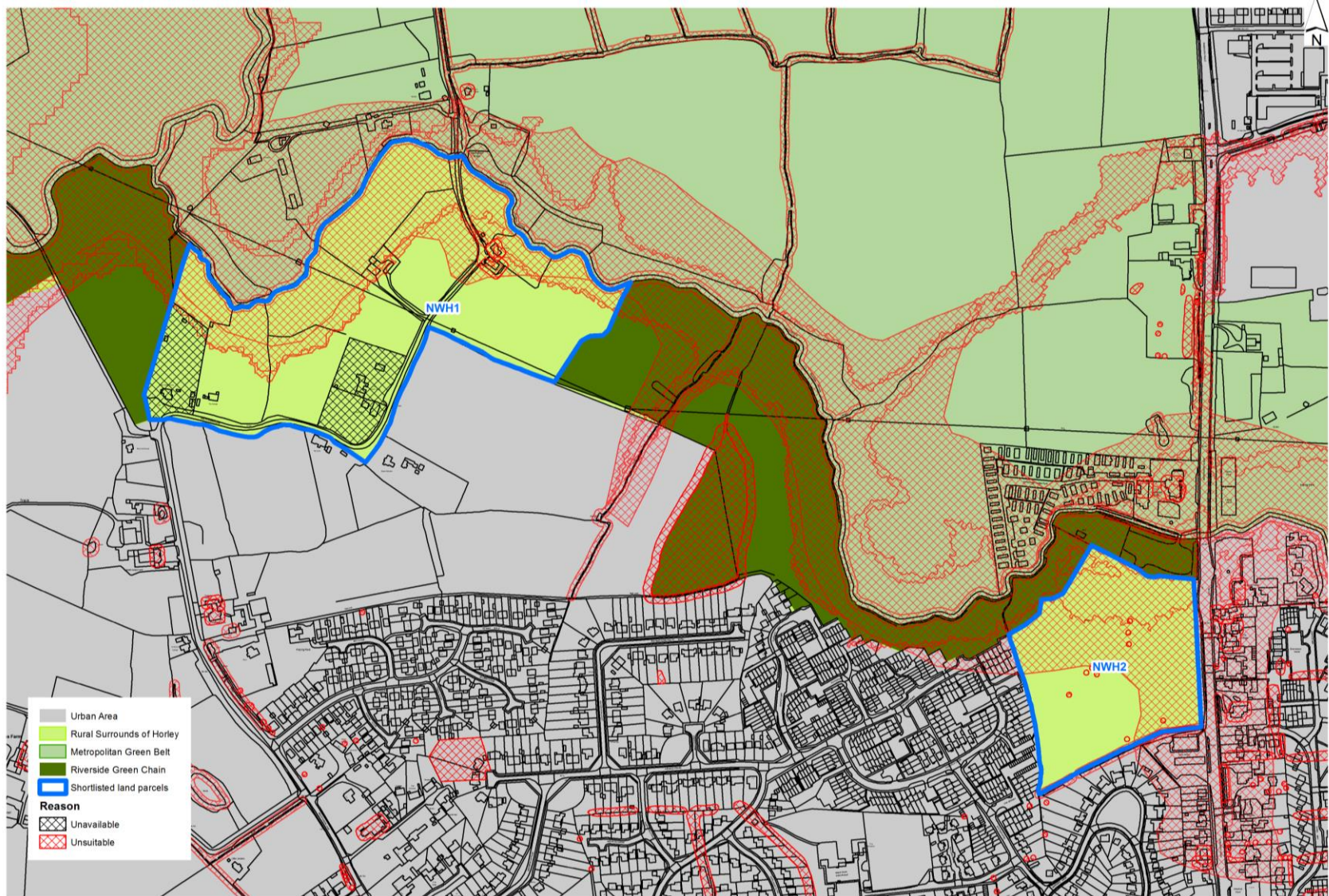
## Annex 6: Open space requirements – shortlisted sites

Parcel	Amenity green space (ha)		Formal equipped play (ha)	Allotment (ha)	Outdoor sports (ha)		Comments
	Total	Of which informal play			Total	Of which pitches	
NWH1	0.14	0.11	0.05	0.05	0.32	0.24	<i>Green corridors/Natural and semi-natural green space:</i> Explore opportunities to extend Riverside Green Chain, east-west green corridor <i>Allotments:</i> Explore opportunities to extend planned NW Sector allotments onto NWH1.
NWH2	0.08	0.06	0.03	0.03	0.18	0.14	Alternatively new provision on NWH2 <i>Outdoor sports:</i> Local deficiency across Horley as a whole (60% of standard). On-site provision impractical, options for delivery in <i>Horley Open Space Assessment</i> , likely to be secured/funded through CIL
<b>North Horley</b>	<b>0.22</b>	<b>0.17</b>	<b>0.08</b>	<b>0.08</b>	<b>0.50</b>	<b>0.38</b>	
SEH1	0.19	0.15	0.07	0.07	0.43	0.32	<i>Green corridors/Natural and semi-natural green space:</i> North-south green corridors linking to existing rights of way <i>Outdoor sports:</i> Local deficiency across Horley (60% of standard). On-site provision may be possible on land at risk of flooding/retained as strategic gap as identified in <i>Horley Open Space Assessment</i> .
SEH4	0.10	0.08	0.03	0.03	0.22	0.17	<i>Allotments:</i> On-site provision may be possible on land at risk of flooding/retained as strategic gap
<b>South Horley</b>	<b>0.29</b>	<b>0.23</b>	<b>0.10</b>	<b>0.10</b>	<b>0.65</b>	<b>0.49</b>	
ERM1	0.14	0.11	0.05	0.05	0.31	0.24	<i>Green corridors/Natural and semi-natural green space:</i> Enhancement and linking up of existing woodland areas, north-south green corridors to link sites to town centre <i>Amenity green space:</i> Significant local deficiency (1% of standard) – on-site provision a priority
ERM2	0.16	0.12	0.06	0.06	0.36	0.27	<i>Outdoor sports:</i> Significant local deficiency but on-site provision impractical, likely to be secured through CIL
ERM3	0.24	0.18	0.08	0.08	0.53	0.40	<i>Allotments:</i> Slight local deficiency (80% of standard) - explore opportunity to extend existing allotments on Nutfield Road or replace with larger site as part of development
<b>East Redhill</b>	<b>0.54</b>	<b>0.41</b>	<b>0.19</b>	<b>0.19</b>	<b>1.20</b>	<b>0.90</b>	
ERM4	0.09	0.07	0.03	0.03	0.19	0.14	<i>Outdoor sports:</i> Broadly sufficient provision locally (95% of standard). Explore opportunities to enhance existing sites (CIL) rather than on-site <i>Amenity green space:</i> Significant over-supply locally. Additional provision not a priority.
ERM5	0.16	0.12	0.06	0.06	0.36	0.27	<i>Green corridors/Natural and semi-natural green space:</i> North-south green corridors linking to existing rights of way. Extension of existing swathe of natural open space to north of Merstham. <i>Equipped play:</i> Significant local deficiency – on-site provision a priority
<b>East M'ham</b>	<b>0.25</b>	<b>0.19</b>	<b>0.09</b>	<b>0.09</b>	<b>0.55</b>	<b>0.41</b>	<i>Allotments:</i> Local deficiency. On-site provision or explore opportunities to expand nearby site.
SSW2	0.37	0.28	0.13	0.13	0.83	0.62	<i>Outdoor sports:</i> Significant local deficiency (50% of standard). Explore opportunities to extend existing outdoor sports facilities to west of shortlisted sites.
SSW7*	0.02	0.01	0.01	0.01	0.03	0.03	<i>Amenity green space:</i> Significant local deficiency – on-site provision a priority <i>Allotments:</i> Over-provision locally (334% of standard). Extension of existing local sites likely to be more practical than on-site provision.
SSW9	0.04	0.03	0.01	0.01	0.09	0.07	<i>Green corridors/Natural and semi-natural green space:</i> Limited publicly accessible countryside in locality; consider scope to improve through natural open space.
<b>SW Reigate</b>	<b>0.43</b>	<b>0.33</b>	<b>0.15</b>	<b>0.15</b>	<b>0.95</b>	<b>0.71</b>	

## **Annex 7: Constraints maps – shortlisted sites**

### **North Horley**





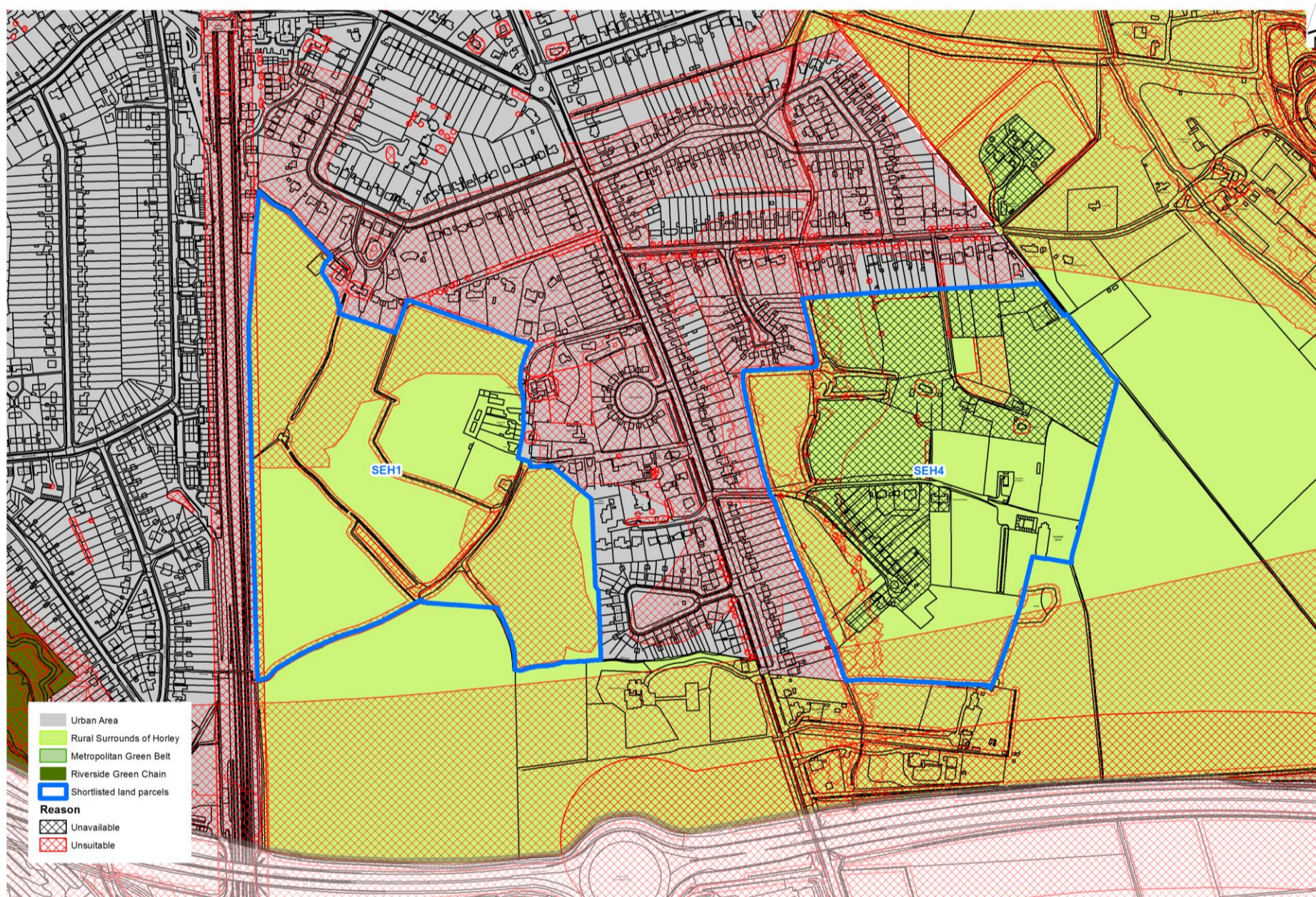
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Scale 1:4,000



## South Horley

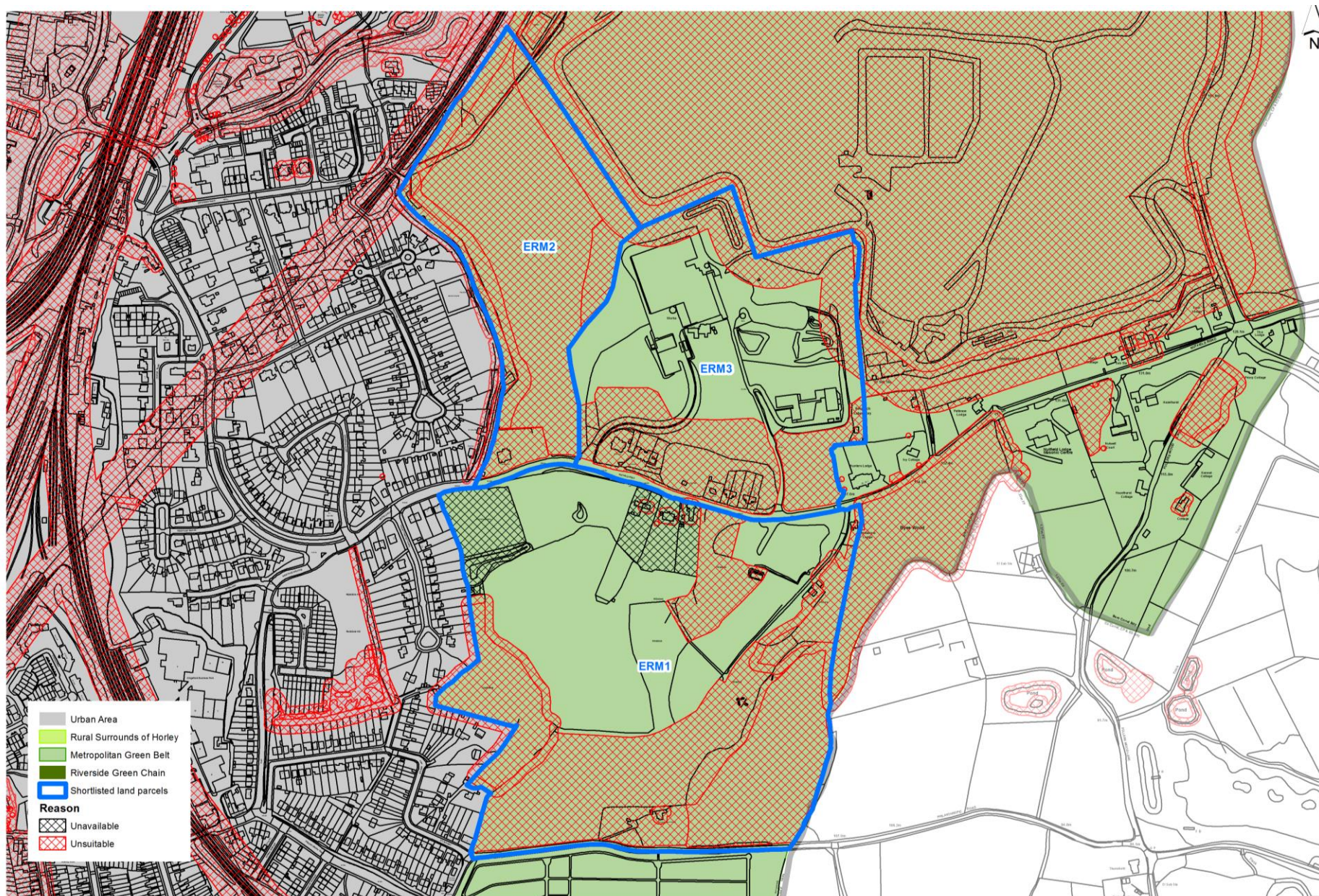






## East Redhill



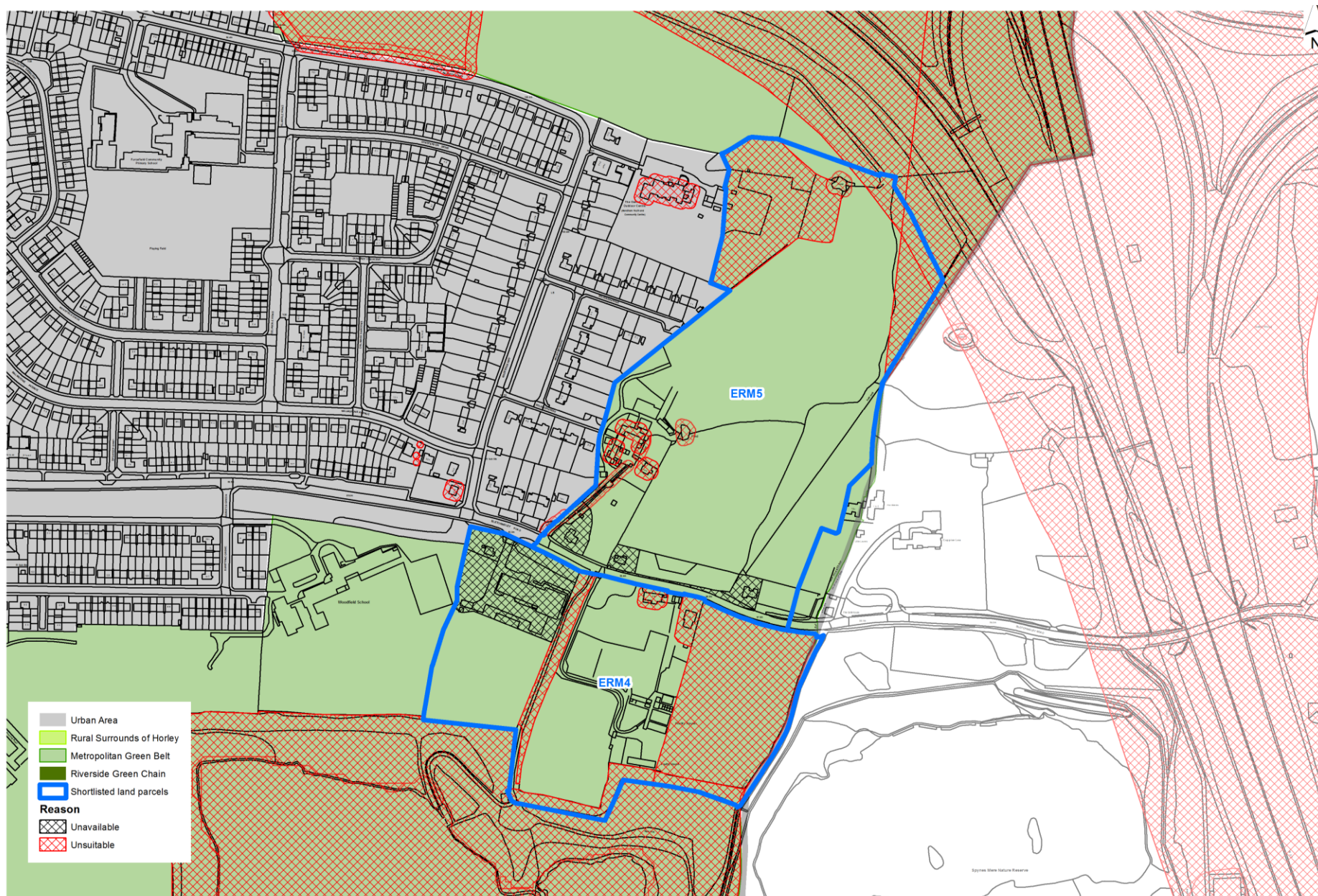


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Scale 1:4,000



**East Merstham**

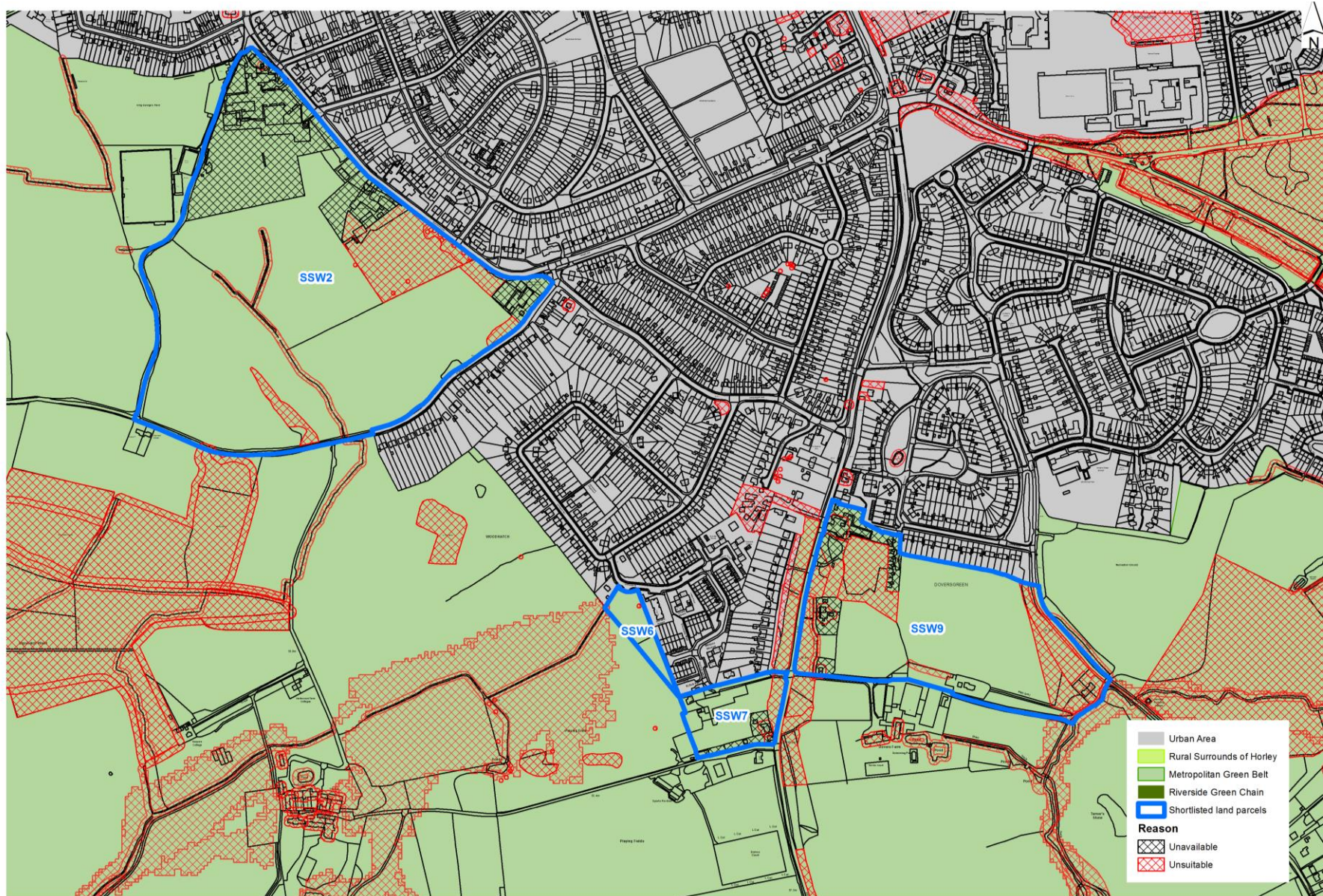


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Scale 1:5,000



## Annex 8: Indicative masterplans – shortlisted sites

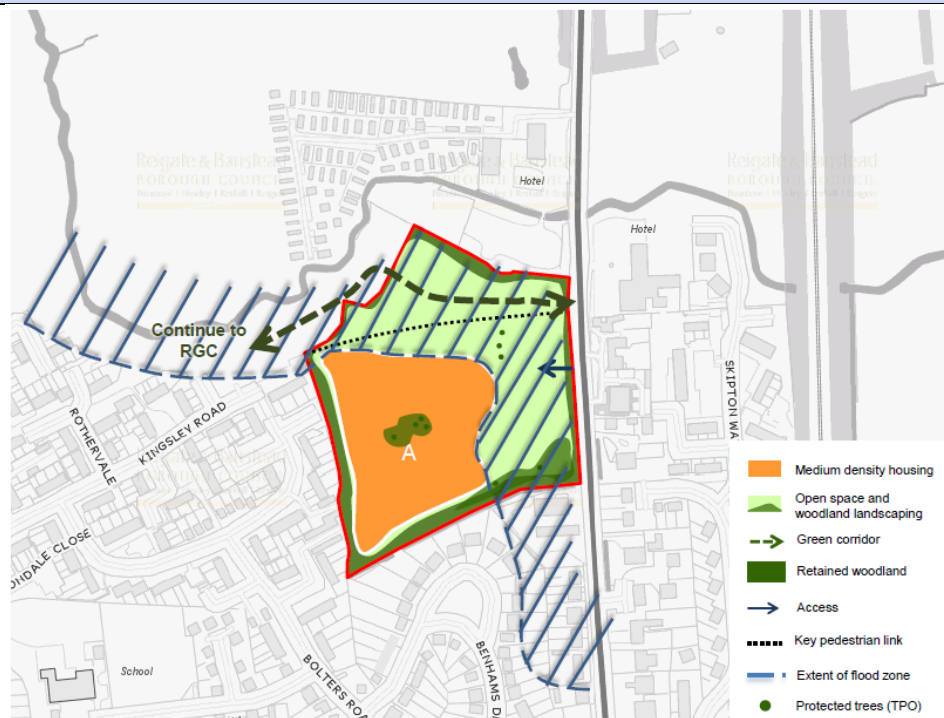
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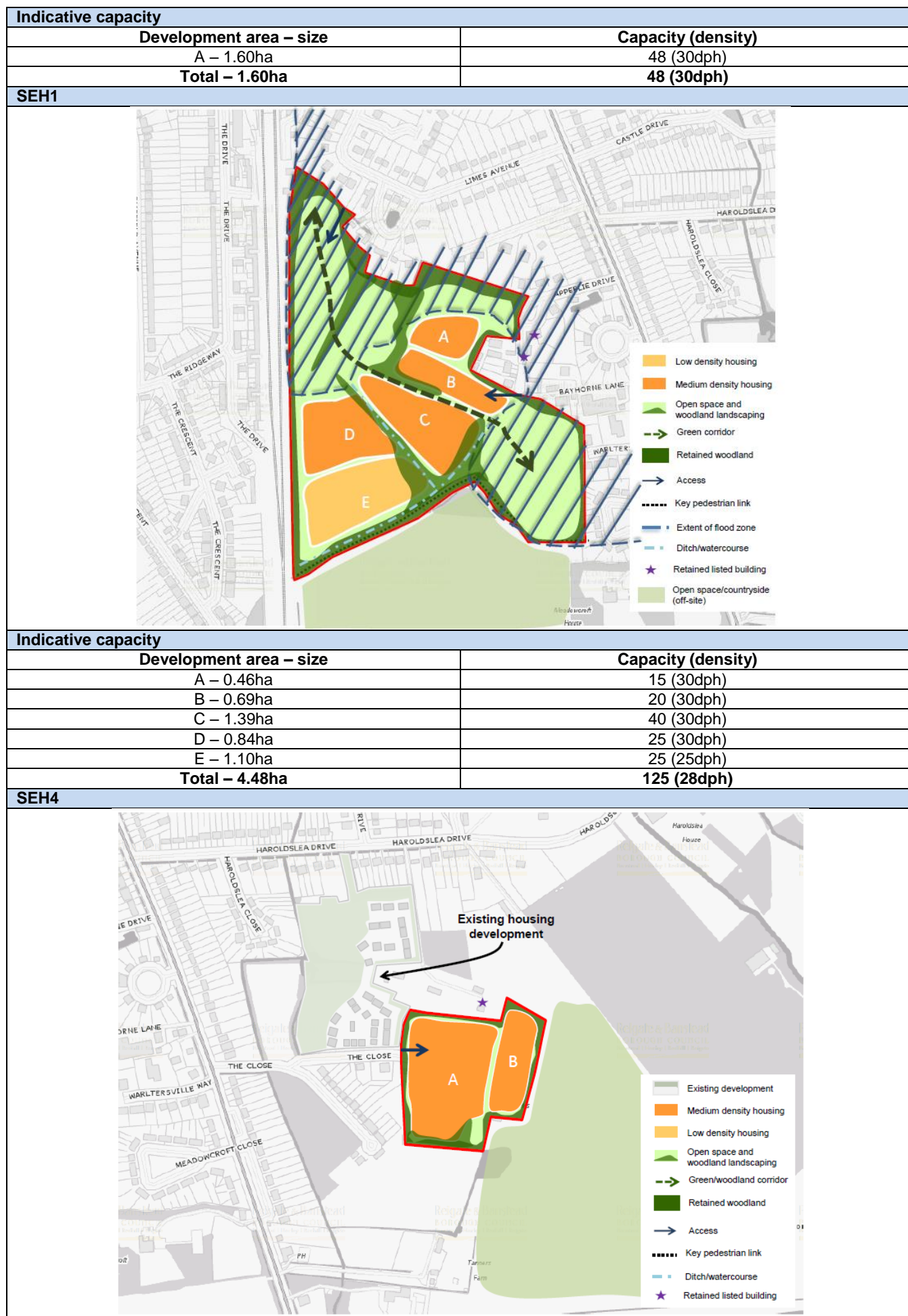


### Indicative capacity

Development area – size	Capacity (density)
A – 1.10ha	30 (30dph)
B – 1.15ha	25 (20dph)
C – 0.55ha	10 (20dph)
D – 0.50ha	15 (30dph)
<b>Total – 3.30ha</b>	<b>80 (24dph)</b>

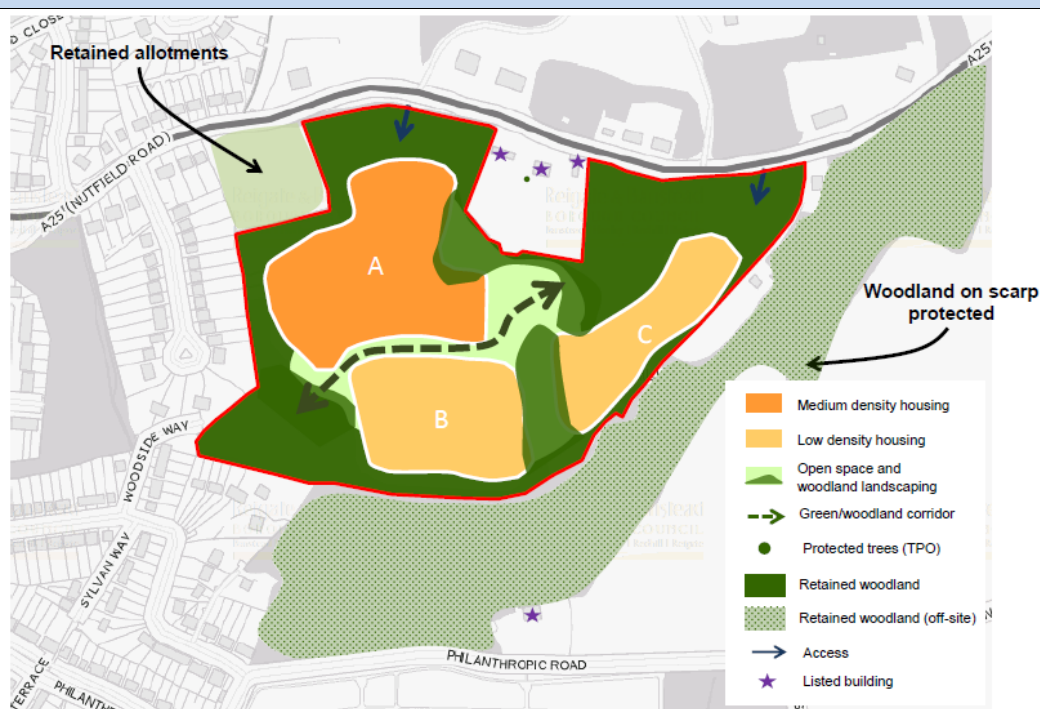
### NWH2





Indicative capacity	
Development area – size	Capacity (density)
A – 1.80ha	55 (30dph)
B – 0.50ha	15 (30dph)
<b>Total – 2.30ha</b>	<b>70 (30dph)</b>

#### ERM1



Indicative capacity	
Development area – size	Capacity (density)
A – 1.85ha	55 (30dph)
B – 1.25ha	25 (20dph)
C – 1.00ha	20 (20dph)
<b>Total – 4.10ha</b>	<b>100 (25dph)</b>

#### ERM2 & ERM3



Indicative capacity	
Development area – size	Capacity (density)
A – 1.35ha (ERM2)	40 (30dph)



B – 0.95ha (ERM2)	20 (20dph)
C – 0.80ha (ERM2)	15 (20dph)
D – 2.50ha (ERM3)	90 (35dph)
E – 0.60ha (ERM3)	N/A - School/community uses
F – 1.50ha (ERM3)	45 (30dph)
<b>Total – 7.70ha</b>	<b>210 (27dph)</b>

#### ERM4



#### Indicative capacity

Development area – size	Capacity (density)
A – 0.65ha	20 (30dph)
B – 0.20ha	5 (20dph)
C – 0.85ha	25 (30dph)
<b>Total – 2.00ha</b>	<b>50 (25dph)</b>

#### ERM5



#### Indicative capacity

Development area – size	Capacity (density)
A – 0.25ha	5 (20dph)
B – 0.65ha	15 (20dph)
C – 1.00ha	30 (30dph)



D – 0.35ha	N/A – community/business
E – 0.20ha	5 (30dph)
F – 1.25ha	40 (30dph)
<b>Total – 3.70ha</b>	<b>95 (26dph)</b>

## SSW2



## Indicative capacity

Development area – size	Capacity (density)
A – 0.30ha	15 (40dph)
B – 0.50ha	20 (40dph)
C – 1.10ha	45 (40dph)
D – 0.45ha	N/A – community/business
E – 0.35ha	10 (20dph)
F – 1.40ha	30 (20dph)
G – 2.00ha	60 (30dph)
H – 0.90ha	30 (30dph)
I – 0.60ha	20 (30dph)
J – 1.00ha	20 (20dph)
<b>Total – 8.60ha</b>	<b>250 (30dph)</b>

## SSW7



Indicative capacity	
Development area – size	Capacity (density)
A – 0.25ha	8 (30dph)
B – 0.68ha	20 (30dph)
<b>Total – 0.93ha</b>	<b>28 (30dph)</b>

**SSW9**



Indicative capacity	
Development area – size	Capacity (density)
A – 0.65ha	20 (30dph)
B – 2.60ha	78 (30dph)
<b>Total – 3.25ha</b>	<b>98 (30dph)</b>