



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

Annex 3: Parcel Assessment Forms

June 2016

Contents

NWH1 Land at Meath Green Lane	1
NWH2 Land at Bonehurst Road	5
SEH1 Land at Fishers Farm and Bayhorne Farm	8
SEH2 Land between Balcombe Road and the railway	11
SEH3 Land east of Balcombe Road	14
SEH4 Land off The Close and Haroldslea Drive	17
SEH5 Land beside Woodside Works and Burstow Stream	20
SEH6 Land at Newstead Hall	23
SEH7 Land at Wilgers Farm	26
SEH8 Land at Farney View Farm	29
SEH9 Land east of Wilgers Farm	32
SEH10 Land east of Farney View Farm	35
SEH11 Land at Harrowsley Green Farm	38
SEH12 Land south of Haroldslea Drive	41
EH1 Langshott Wood	45
EH2 Land at Brook Wood	Error! Bookmark not defined.
EH3 Land north of Smallfield Road	48
ERM1 Land at Hillsbrow	54
ERM2 West of Copyhold Works	58
ERM3 Former Copyhold Works	63
ERM4 Land south of Bletchingley Road	67
ERM5 Land at Oakley Farm and Oakley Centre	71
ERM6 Land north of Radstock Way	74
SSW1 Land north of Park Lane East	77
SSW2 Land at Sandcross Lane	80
SSW3 King George's Field, Whitehall Lane	83
SSW4 Clayhall Farm, Reigate	86
SSW5 Land south of Slipshatch Road	89
SSW6 Land west of Castle Drive	92
SSW7 Land at Hartswood Nursery	95
SSW8 Land at Hartswood Playing Fields, Reigate	98
SSW9 Land east of Dovers Green Road	101

SSW10 Land south of Dovers Farm, Reigate 104

NWH1 Land at Meath Green Lane

General	
Total Area	11.1ha
Ward	Horley West
Land Uses	Predominant land use: Agriculture/pasture Other land uses: Residential/curtilage
Previously Developed?	Sporadic residential and agricultural buildings
Existing allocations?	No. Area was considered for inclusion in NW sector development. BLP Inspector considered: <i>'I think that the Council are right to have selected the hedge line which runs adjacent to the line of pylons from Bolters Wood to Meath Green Lane to mark the edge of the development. The housing area available between the pylons and the Burstow Stream is limited and the hedge provides the basis of a screen which can be strengthened and will quickly assimilate the development into the landscape. It will be penetrated by the link to the A23 but I do not think that that justifies the bringing of houses forward of that line... To the west of that hedge Meath Green Lane itself forms a logical boundary. The stretch from the bridge to Meath Green House ...is of different character than the rest of the sector. It comprises houses in large gardens interspersed with small fields running towards the Burstow Stream which would call for a particular sort of limited infill development which would have to retain access onto the lane rather than the new road system. Mr Goodrum suggests the character of the lane is to be retained. I think that the best way that that that could be achieved is by excluding the area from the overall development site.'</i>

Heritage	
Statutory Listed Buildings	One Grade II listed building and curtilage building in the east of the parcel: trees provide some screening but relatively high degree of intervisibility between buildings and other parts of parcel
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	Site of high archaeological potential in the north of the parcel between Meath Green Lane and Burstow Stream
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Scattered settlement with paddocks (post-1811 & pre-1940 extent) 'Prairie' fields (large enclosures with extensive boundary loss)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes (partial)
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials.

NWH1 Land at Meath Green Lane

	Borough-wide landscape assessment suggests that to the north west fringe area of Horley includes a flatter, visually monotonous landscape of farmland, and that the housing allocation in the Borough Local Plan (BLP) is of medium to low landscape sensitivity.
Summary	No overriding landscape constraints to development, area of medium to low sensitivity to change. Predominantly farmland but low grade. Development to conserve key landscape characteristics such as well-developed hedgerow patterns, rural lanes and be mindful of potential for long-range views.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	Bolters Wood SNCI sits a little way to the east of the parcel
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	Bolters Wood sits a little way to the east of the parcel
Other Woodland	Field/property boundaries delineated by trees run throughout site; trees along line of Burstow Stream
BOA	Northern part of parcel is within the River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	Site currently sits between two sections of riverside green chain – may be potential to join up?
Informal consultation	Environment Agency (EA) – note that Horley NW Sector included Great Crested Newt mitigation areas: would need to maintain these if site was developed.
Summary	No specific biodiversity constraints identified, although further investigation may be required in relation to biodiversity associated with the Burstow Stream. Opportunity to secure extension and completion of Riverside Green Chain/biodiversity corridor.

Access to countryside and recreation	
Public Rights of Way	Public footpaths run along part of southern boundary and along western boundary of parcel
Formal recreation	None
Informal recreation	None apparent other than existing footpaths. Opportunity to ‘complete’ the riverside green chain.
Open Space Assessment findings	Outdoor sports: 75-100% of standard; Parks & Gardens: 0-25%; Natural/semi natural: 0-25%; Amenity Green: 100%+ ; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	EA – support potential to complete riverside green chain Surrey Wildlife Trust (SWT)/Surrey County Council (SCC) – note that parcel could provide the opportunity to complete the riverside green chain
Summary	Were this parcel to be allocated for development it would provide a positive opportunity to complete the riverside green chain around the north west of Horley. Public access would therefore need to be retained and enhanced.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Main river Burstow Stream forms northern boundary of parcel	
Flood Risk	Flood Zone 1	Southern portions of parcel fall within FZ1
	Flood Zone 2 (modelled)	Approx. 1/3 of the parcel (along northern edge/Burstow Stream) falls within FZ2/FZ3 with only slightly greater area affected by FZ2 than FZ3 (around Meath Green Lane)
	Flood Zone 3	
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood indicates only a very slightly greater area of land falling within FZ2 compared to modelled zones
	Surface water	Areas at risk from surface water flooding largely coincide with areas of FZ2 and 3
	Reservoir Failure	Very north western edge of site may be at risk in case of reservoir failure
Water Quality	Burstow River quality at this location is of bad ecological quality but good chemical quality	
Informal consultation	EA – would be helpful to understand why parcel not included as part of HNW Sector development in the first place – was it an additional buffer zone? Would need to maintain a buffer to the main river. Recommend that the published Flood Map for Planning (i.e. the	

NWH1 Land at Meath Green Lane

	composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing
Summary	Risk of flooding constrains the development potential of this site. Includes some land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None identified
Noise pollution	None identified
Other amenity issues	Oil pipeline runs east-west through parcel: diversion as part of NW Sector development will not divert away from this parcel. Further diversion and/or layout to avoid route of pipeline may be required. Overland electrical and communications infrastructure (including pylons) may require relocation
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	Environmental Health officer - Records indicate no constraints within parcel
Summary	Any development proposal would be subject to possible relocation of pylons and aerodrome safeguarding approval

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 3 Checking sprawl: Lower importance Settlement separation: Moderate importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 3.5km	Via Meath Green Lane/Vicarage Ln/Victoria Rd
Local Centre	Horley Brighton Road	Approx. 2km	Neighbourhood centre to be provided as part of NW Sector development – will be in close proximity to parcel
Rail Station	Horley	Approx. 4km	Via Town Centre
Secondary school	Oakwood	Approx. 3.5km	Via Horley Row/Balcombe Rd
Primary School	Meath Green Infant/Junior	1-1.7km	Via Meath Green Lane
GP	Horley Health Centre	Approx. 3.5km	Via Meath Green Lane/Vicarage Ln/Victoria Rd
Employment area	Balcombe Road Employment areas; Horley Town Centre	Approx. 2.75km	Via Horley Row/Balcombe Rd
Bus routes	The proposed North West Sector bus route will run broadly parallel to Meath Green Lane, and via the access/link road to the A23. They will therefore pass close to (within 150m) the land parcel.		
Site access	Current access via Meath Green Lane. Any development in this parcel would be reliant on access routes, link roads and public transport infrastructure to be put in place as part of the North West Sector development and phasing would need to recognise this		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector. Any development in this parcel would be reliant on access routes, link roads and public transport infrastructure to be put in place as part of the North West Sector development and phasing would need to recognise this.		
Local highways/accessibility improvements	Improvements to FP410 (footpath on boundary of site) Measures to minimise effects/traffic on Meath Green Lane		
Utilities or servicing shortfalls	Need to link into utilities/servicing upgrades provided as a result of NW Sector development.		

NWH1 Land at Meath Green Lane

	Reinforcements to water supply infrastructure along Meath Green Lane proposed as part of the NW Sector.
Summary	Development of parcel would not be appropriate unless after or as part of the NW Sector development.

Availability, Achievability and Deliverability	
Landowners	Unknown
Is land being actively promoted for development?	Two sites within the parcel have been promoted through the 2012 SHLAA: Land North of Meath Green Lane (1.50ha) and Land at Meath Green Lane (5.25ha)
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known except existing residents
Summary	Site is being promoted by agent but no housebuilder interest known. Residential properties thought to be in individual ownership

NWH2 Land at Bonehurst Road

General	
Total Area	4.5ha
Ward	Horley West
Land Uses	Predominant land use: Open field/meadow
Previously Developed?	No
Existing allocations?	No. Area was considered for inclusion in NW sector development. BLP Inspector considered: <i>'Given the doubts about the floodplain and the history of flooding on this site I think ...that flood compensation works will severely affect its capacity....There are other concerns about the access to the site. The plan indicates that access should be from Bonehurst Road ...It seems to me that the provision of an additional major access onto A23 between Cross Oak Lane and Chequers would not be ideal....because it lies adjacent to A23 on the edge of the town, it makes a positive contribution to the character of Horley as approached from the north although that is not critical.'</i>

Heritage	
Statutory Listed Buildings	Grade II listed buildings at Cambridge Hotel to the north of the parcel, however parcel plays little/no role in setting of buildings
Locally Listed Buildings	Several locally listed buildings lie to the east on the opposite side of Bonehurst Road. Tree belt means there is little/no intervisibility between the parcel and the buildings
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	Area of high archaeological potential adjoins the parcel on the opposite side of Bonehurst Road
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	'Prairie' fields (large enclosures with extensive boundary loss)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment notes that to the north of Horley the fringe often graduates quickly from urban to rural, with suburban expansion into previous farmland.
Summary	No overriding landscape constraints to development, area of medium to low sensitivity to change. Informal amenity land, low agricultural grade. Development to conserve key landscape characteristics such as well-developed hedgerow patterns, rural lanes and be mindful of potential for long-range views.

Biodiversity

NWH2 Land at Bonehurst Road

SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Parcel bounded on all sites by tree belts
BOA	Northern part of parcel falls within the River Mole BOA (R05)
TPOs	A number of individual trees within the site protected by TPOs
Planned biodiversity improvements?	N/A
Informal consultation	-
Summary	No specific biodiversity constraints identified although further investigation may be required in relation to biodiversity associated with the Burstow Stream

Access to countryside and recreation	
Public Rights of Way	Public footpath runs east-west across the parcel
Formal recreation	No
Informal recreation	Site provides some informal recreation function
Open Space Assessment findings	Outdoor sports: 75-100% of standard; Parks & Gardens: 0-25%; Natural/semi natural: 0-25%; Amenity Green: 100%+ ; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	EA - Development of the parcel could provide the opportunity to enhance and increase the size of the riverside green chain
Summary	Were this parcel to be allocated for development it would provide a positive opportunity to enhance the riverside green chain around the north of Horley. Public access would therefore need to be retained and enhanced.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Main river Burstow Stream runs just to north of parcel. Ditch line runs east west along southern parcel boundary	
Flood Risk	Flood Zone 1	Southern half of the parcel falls within FZ1
	Flood Zone 2 (modelled)	Northern half of the parcel falls within the modelled extent Flood Zone 2
	Flood Zone 3	Small areas in the north west of the parcel affected by FZ3 (related to proximity of Burstow Stream)
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood indicates significantly greater area of land falling within Flood Zone 2 than the modelled zones – almost two-thirds of the parcel affected and only a small area in the south-west corner of the parcel in Flood Zone 1.
	Surface water	Parts of parcel in the north west and south likely to be affected by 1 in 200yr and 1 in 30yr flood events
	Reservoir Failure	None
Water Quality	Burstow River quality at this location is of bad ecological quality but good chemical quality	
Informal consultation	EA – main river adjoins parcel, so high level of statutory protection and requirement for buffer zone. Potential for site to incorporate flood storage which would benefit the wider area and in particular reduce flooding on the A23. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding constrains the development potential of this site. Includes some land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	May be air pollution issues arising from A23, but unlikely to be significant and could be mitigated
Noise pollution	May be noise pollution issues arising from A23, but unlikely to be significant and could be mitigated
Other amenity issues	Overhead communications cables and telegraph poles may need to be relocated.

NWH2 Land at Bonehurst Road

	Communications mast on the northern boundary of parcel
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer - Petrol station at southern boundary; localised site investigation would be required, but unlikely to be a major problem.
Summary	Any development proposal would be subject to relocation of pylons and aerodrome safeguarding approval, as well as site investigation in relation to petrol station.

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.5km	Via Bonehurst Rd/Oakwood Rd
Local Centre	N/A		
Rail Station	Horley	<2km	Via Bonehurst Rd/Oakwood Rd
Secondary school	Oakwood	<2km	Via Bonehurst Road/Balcombe Rd
Primary School	Meath Green Infant/Junior	500-800m	Via Avondale Close (Infant) Via Kingsley Rd (Junior)
GP	Horley Health Centre	<2km	Via Bonehurst Rd/Oakwood Rd
Employment area	Balcombe Road Employment areas; Horley Town Centre	Approx. 1.5km	Via Bonehurst Road/Balcombe Rd
Bus routes	Bus routes including Fastway routes (100, 424, 400) run along Bonehurst Road		
Site access	Parcel fronts onto Bonehurst Road – access onto this road would need to be carefully considered. Access could also possibly be achieved via existing residential estate roads		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Improvements to FP409 (footpath through site)		
Utilities or servicing shortfalls	Close to main Bonehurst Rd therefore unlikely to be problems connecting to utilities. No identified utilities reinforcements at this stage.		
Summary	Parcel is in an accessible location; no issues identified relating to servicing or utilities.		

Availability, Achievability and Deliverability	
Landowners	Site is understood to be optioned to Linden Homes.
Is land being actively promoted for development?	Yes, all land in the parcel has been promoted through the SHLAA
Is there housebuilder/developer interest?	As above, Linden Homes.
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Site has been promoted for development and is understood to be in the ownership of a housebuilder. No existing uses to be relocated.

SEH1 Land at Fishers Farm and Bayhorne Farm

SEH1 Land at Fishers Farm and Bayhorne Farm

General	
Total Area	15.4ha
Land Uses	Predominant land use: Agriculture/open fields, partially used for grazing/equestrian
Ward	Horley Central
Previously Developed?	Greenfield with the exception of agricultural buildings and ancillary structures at Bayhorne Farm
Existing allocations?	Southern part of the parcel allocated for public open space in the BLP. Site was considered by BLP Inspector: ' <i>...it seems to me worth considering the overall area and examining whether a satisfactory housing development can be achieved which can bring about drainage improvements that will reduce flood risk in the wider area.</i> '

Heritage	
Statutory Listed Buildings	Grade II listed buildings at Fishers Farm adjacent to the northern boundary of the parcel. Setting shielded by some tree cover.
Locally Listed Buildings	Locally listed Little Manor sits to the east of the parcel, set within reasonably large grounds
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Large regular fields with straight boundaries (parliamentary enclosure type)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in development layout.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	Gatwick Open Setting extends over southern half of the parcel
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes, pasture/grazing
Agricultural Grade	Grade 4
Landscape character	<p>Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland.</p> <p>Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials.</p> <p>Borough-wide landscape assessment suggests that to the south of Horley the landscape is interrupted and severed by human activities and transport infrastructure, and that there are associated noise and visual impact on open spaces which result in low sensitivity to change.</p>
Summary	Area generally of low sensitivity to change; however, Gatwick Open Setting and the need to maintain settlement gap between Horley and Gatwick airport should influence and inform the extent of development. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

SEH1 Land at Fishers Farm and Bayhorne Farm

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Several tree belts running across parcel along field boundaries
BOA	Adjacent to River Mole (R05) BOA, although separated by railway line.
TPOs	Group TPO adjoins parcel on eastern edge; several individual TPOs in centre of northern boundary
Planned biodiversity improvements?	-
Summary	No specific biodiversity constraints to development, however if allocated for development, protected trees should be retained along with other hedgerows and trees where possible.

Access to countryside and recreation	
Public Rights of Way	Sussex Border Path (footpath) runs along southern boundary of parcel
Formal recreation	None
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 0-25% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 25-50%
Summary	PROW east-west through site should be retained. Notable ward level deficit of open space

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Various ditches across running parcel	
Flood Risk	Flood Zone 1	Parcel wholly within FZ1
	Flood Zone 2 (modelled)	N/A
	Flood Zone 3	N/A
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood places a significantly greater area of land within Flood Zone 2 compared to the modelled zones, particularly in the northern and eastern parts of the parcel.
	Surface water	North western and central part of parcel likely to be affected by 1 in 200yr surface water flood events, and 1 in 30yr events to a lesser extent.
	Reservoir Failure	Far south east of parcel may be at risk in the event of reservoir failure
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding constrains the development potential of this site. Includes some land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	Parcel falls wholly within Horley AQMA therefore may be subject to air quality issues
Noise pollution	Parcel may be subject to noise from nearby M23 spur, and adjacent railway line. Parcel also affected by aircraft noise, although falls outside of 57db contour, and 100m buffer to the M23.
Other amenity issues	None additional to those identified above
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer - No land contamination issues; no air quality issues (including if second

SEH1 Land at Fishers Farm and Bayhorne Farm

	runway)
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Within 1.2km	Via Balcombe Road/Victoria Road
Local Centre	N/A		
Rail Station	Horley	<1km	Via Balcombe Road/Victoria Road
Secondary school	Oakwood	Within 1.5km	Via Balcombe Road/Smallfield Road
Primary School	Langshott Infant	Within 1.5km	Via Balcombe Road/Smallfield Road
GP	Horley Health Centre	Within 1.5km	Via Balcombe Road/Victoria Road
Employment area	Balcombe Road Industrial Areas/Horley TC	Within 1.5km	Also London Gatwick
Bus routes	Several bus routes along Balcombe Road and Victoria Road (424, 526/7, 20, 123)		
Parcel access	Current access via Apperlie Drive (private)/Bayhorne Lane – both narrow, and would need improvement to support development of reasonable scale		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted.		
Utilities or servicing shortfalls	Close to Balcombe Road therefore unlikely to be problems connecting to utilities. No identified utilities reinforcements at this stage, significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is in a reasonably accessible location.		

Availability, Achievability and Deliverability	
Landowners	Surrey County Council/Taylor Wimpey
Is land being actively promoted for development?	Yes, only the south eastern corner has not been promoted
Is there housebuilder/developer interest?	Taylor Wimpey is understood to have an interest in all land within the parcel
Legal/ownership constraints or existing uses to be relocated	Agricultural tenancies?
Summary	Site is being promoted for development with interest from a housebuilder. Possible agricultural tenancies.

SEH2 Land between Balcombe Road and the railway

SEH2 Land between Balcombe Road and the railway

General	
Total Area	15.4ha
Ward	Horley Central
Land Uses	Predominant land use: Agricultural/open fields Other land uses: Commercial
Previously Developed?	Meadowcroft House formerly used as offices. Remainder of parcel is greenfield
Existing allocations?	Parcel falls within Gatwick Open Setting (except Meadowcroft House).

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Large regular fields with straight boundaries (parliamentary enclosure type)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development. Historic field patterns should be reflected in development layout..

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	Parcel is wholly within the Gatwick Open Setting
Common Land	N/A
Topography	Generally flat Banking to M23 spur
Active agricultural use?	Except for Meadowcroft, appears to be in use as pasture/grazing
Agricultural Grade	Predominantly Grade 4 with small area of Grade 3
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Horley the landscape is interrupted and severed by human activities and transport infrastructure, and that there are associated noise and visual impact on open spaces which result in low sensitivity to change.
Summary	Area generally of low sensitivity to change; however, Gatwick Open Setting and the need to maintain settlement gap between Horley and Gatwick airport should influence and inform the extent of development. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A

SEH2 Land between Balcombe Road and the railway

proposed)	
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Meadowcroft parcel includes considerable tree cover. Some trees along northern boundary
BOA	N/A
TPOs	No TPOs within parcel
Planned biodiversity improvements?	-
Summary	No specific biodiversity constraints to development, however if allocated for development, hedgerows and trees should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Sussex Border Path (footpath) runs along northern boundary of parcel
Formal recreation	No
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 0-25% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 25-50%
Summary	PROW east-west through site should be retained. Notable ward level deficit of open space

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Ditch lines running along northern and eastern boundaries	
Flood Risk	Flood Zone 1	Parcel wholly within FZ1
	Flood Zone 2 (modelled)	N/A
	Flood Zone 3	N/A
	Flood Zone 2 (Historic Flood - 1968))	Parcel unaffected by extent of historic flood event and remains wholly within Flood Zone 1.
	Surface water	Some areas within the parcel at risk from 1 in 200yr surface water flooding event, and very small areas from 1 in 30yr event
	Reservoir Failure	Area at risk from reservoir failure runs down east of the parcel and extends into the centre
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Parcel is in a sequentially preferable location. No water quality or flood risk constraints	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	Parcel falls wholly within Horley AQMA therefore may be subject to air quality issues
Noise pollution	Parcel falls within 50-100m buffer of M23 spur. Almost all of parcel falls within the 57db airport noise contour therefore likely to be significantly affected by noise.
Other amenity issues	None additional to those identified above
Aerodrome Safeguarding	Yes (all development)
Informal consultation	EH officer - 30m buffer (min) should be applied around M23 Spur; other than that air quality ok (including if second runway)
Summary	Any development proposal would be subject to aerodrome safeguarding approval and should be designed incorporating air/noise pollution buffers and appropriate mitigation measures.

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 3 Checking sprawl: Lower importance Settlement separation: Higher importance

SEH2 Land between Balcombe Road and the railway

	Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance
--	--

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Within 1.7km	Via Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	Within 1.5km	Via Balcombe Rd/Victoria Rd
Secondary school	Oakwood	Within 2km	Via Balcombe Rd/Smallfield Rd
Primary School	Langshott	Within 2km	Via Balcombe Rd/Smallfield Rd
GP	Horley Health Centre	Within 2km	Via Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Industrial Areas/Horley TC	Within 2km	Also London Gatwick
Bus routes	Several bus routes along Balcombe Road and Victoria Road (424, 526/7, 20, 123)		
Parcel access	Parcel has a frontage onto Balcombe Road and access off of this road could be achieved		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted.		
Utilities or servicing shortfalls	Close to Balcombe Road therefore unlikely to be problems connecting to utilities. No identified utilities reinforcements at this stage, significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is in a reasonably accessible location; further work will be needed to explore servicing/utility provision.		

Availability, Achievability and Deliverability	
Landowners	Surrey County Council Berwick Hill (Meadowcroft)
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Majority of site is in public ownership (SCC)

SEH3 Land east of Balcombe Road

SEH3 Land east of Balcombe Road

General	
Total Area	3.6ha
Land Uses	Predominant land use: Curtilage/open land Other land uses: Commercial; residential
Ward	Horley East
Previously Developed?	Yes, there are a number of buildings within the parcel including commercial, residential, farm, pub/restaurant
Existing allocations?	Parcel falls within Gatwick Open Setting designation

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Post-1940 small to medium estates
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	Entire parcel falls within Gatwick Open Setting
Common Land	N/A
Topography	Generally flat. M23 Spur banking runs along southern edge of parcel
Active agricultural use?	Possible
Agricultural Grade	Grade 3
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Horley the landscape is interrupted and severed by human activities and transport infrastructure, and that there are associated noise and visual impact on open spaces which result in low sensitivity to change.
Summary	Area generally of low sensitivity to change; however, Gatwick Open Setting and the need to maintain settlement gap between Horley and Gatwick airport should influence and inform the extent of development (albeit it is noted that the parcel is already partially developed). Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >10km
SSSI	N/A
SNCI (existing or proposed)	N/A

SEH3 Land east of Balcombe Road

LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Trees along northern boundary. Dense area of woodland runs through middle of parcel west to east and down to southern boundary
BOA	N/A
TPOs	N/A
Planned biodiversity improvements?	-
Summary	No specific biodiversity constraints to development, however if allocated for development, trees should be retained where possible.

Access to countryside and recreation

Public Rights of Way	Sussex border footpath runs along southern edge of parcel
Formal recreation	No
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROW east-west through site should be retained. Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Various ditches running east-west across parcel and main river runs north-south through centre of parcel	
Flood Risk	Flood Zone 1	Eastern part of parcel falls within FZ1
	Flood Zone 2 (modelled)	Most of south western part of parcel falls within FZ2
	Flood Zone 3	Areas of FZ3 along main waterway north-south
	Flood Zone 2 (Historic Flood - 1968))	Extent of land at risk of flooding unaffected by historic event
	Surface water	Risk of surface water flooding (1 in 200yr and 1 in 30yr) in western part of parcel (corresponding with north-south waterway). Also area at risk of surface water flooding at eastern end of parcel
	Reservoir Failure	Much of central area of parcel at risk in event of reservoir failure
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding constrains the development potential of this site. Includes some land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity

Land contamination	None known
Air pollution	Area adjoins Horley AQMA. Southern part of parcel falls within suggested 50-100m M23 spur air quality buffer
Noise pollution	Southern part of parcel is likely to be affected by noise from M23 spur (within 50-100m buffer). Parcel falls within >57db airport noise contour therefore likely to be significantly affected by aircraft noise
Other amenity issues	None additional
Aerodrome Safeguarding	Yes (all development)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval and should be designed incorporating air/noise pollution buffers and appropriate mitigation measures

Green Belt

SEH3 Land east of Balcombe Road

Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 3 Checking sprawl: Moderate importance Settlement separation: Higher importance Safeguarding countryside: Lower importance Setting of historic towns: Lower importance
-------------------------------	--

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Within 1.7km	Via Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	Within 1.5km	Via Balcombe Rd/Victoria Rd
Secondary school	Oakwood	Within 2km	Via Balcombe Rd/Smallfield Rd
Primary School	Langshott	Within 2km	Via Balcombe Rd/Smallfield Rd
GP	Horley Health Centre	Within 2km	Via Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Industrial Areas/Horley TC	Within 2km	Also London Gatwick
Bus routes	Route 123 (Horley circular route) runs nearby.		
Parcel access	Parcel fronts onto Balcombe Road – access from this road could be achieved		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted.		
Utilities or servicing shortfalls	Close to Balcombe Road therefore unlikely to be problems connecting to utilities. No identified utilities reinforcements at this stage. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is in a reasonably accessible location; proximity to Balcombe Road means there are unlikely to be servicing/utilities issues.		

Availability, Achievability and Deliverability	
Landowners	Multiple
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known other than relocation of existing uses
Summary	Site is not being actively promoted by developers and is thought to be in multiple ownership

SEH4 Land off The Close and Haroldslea Drive

General	
Total Area	15.8ha
Land Uses	Predominant land use: Open fields/grazing Other land uses: Residential; commercial
Previously Developed?	Residential development along 'The Close'. Other residential properties within the parcel, along with area of storage/industrial/commercial use in centre of parcel
Ward	Horley East
Existing allocations?	Southern part of parcel falls within the Gatwick Open Setting designation

Heritage	
Statutory Listed Buildings	Two Grade II listed buildings (Inholms Farm – generally well shielded by tree cover; Yew Tree Cottage – less well shielded with a degree of intervisibility with wider parcel)
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Regular settlement with paddocks post-1940 Large regular fields with straight boundaries (parliamentary enclosure type)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to the protection of the listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	Southern part of parcel falls within Gatwick Open Setting
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Part of area appears to be used for grazing
Agricultural Grade	Predominantly Grade 3; small area in north east falls within Grade 4
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of low sensitivity to change given interrupted nature; however, Gatwick Open Setting and the need to maintain settlement gap between Horley and Gatwick airport should influence and inform the extent of development. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or	N/A

SEH4 Land off the Close and Haroldslea Drive

proposed)	
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	No significant areas
BOA	Parcel is in close proximity to River Mole BOA (05) which lies to the east.
TPOs	Numerous single TPOs along field boundaries and access roads. Group TPO in north east part of parcel
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	No specific biodiversity constraints to development, however if allocated for development, protected trees should be retained along with other hedgerows and trees where possible.

Access to countryside and recreation

Public Rights of Way	Public footpaths running along eastern edge of parcel
Formal recreation	No
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROW should be retained. Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Main river running down western edge of parcel. Various other ditches/waterways extend into parcel	
Flood Risk	Flood Zone 1	Central and eastern parts of parcel fall within FZ1
	Flood Zone 2 (modelled)	Area of land in Flood Zone 3 affecting eastern part of parcel
	Flood Zone 3	Area of land in Flood Zone 3 runs down edge of parcel (adjacent to main river waterway)
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood indicates slightly greater area of land along the western side of the parcel falls within Flood Zone 2 (over and above modelled zones)
	Surface water	South western corner and north western part of parcel likely to be affected by 1 in 200 yr and 1 in 30yr surface water flooding events. Other localised areas at risk from 1 in 200 year event
	Reservoir Failure	Western and southern parts of parcel at risk in the event of reservoir failure
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding constrains the development potential of this site. Includes some land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity

Land contamination	None known, although industrial uses on part of parcel may give rise to contamination
Air pollution	Parcel is in close proximity to Horley AQMA
Noise pollution	Southern part of parcel falls within the >57db airport noise contour.
Other amenity issues	None additional
Aerodrome Safeguarding	Yes (all development except up to 3 2-storey residential dwellings)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt

Findings of Green Belt	Considered through Green Belt Review but not currently within the Green Belt.
------------------------	---

SEH4 Land off the Close and Haroldslea Drive

Review	Overall contribution (1-6, 6 lowest): 5 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Lower importance Setting of historic towns: Lower importance
--------	---

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	<1.5km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	Approx. 1km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Secondary school	Oakwood	<1.7km	Via Haroldslea Dr/Balcombe Rd
Primary School	Langshott Infant	<1.7km	Via Haroldslea Dr/Balcombe Rd
GP	Horley Health Centre	<1.7km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Employment Areas/Horley TC	1.5-1.7km	Via Haroldslea Dr/Balcombe Rd
Bus routes	Nearest bus route is Horley Circular route 123. More regular and longer distance bus routes run along nearby Victoria Road (526/527, 20, 424)		
Parcel access	Possible access via Haroldslea Drive or The Close (private road) which lead onto Balcombe Road. Road improvements may be needed.		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Upgrading of cycle facilities on Balcombe Road (as a key link to Horley town centre) Local bus infrastructure improvements on Balcombe Road Improved highway access via The Close, including appropriate junction upgrades		
Utilities or servicing shortfalls	Close to Balcombe Road/The Close therefore unlikely to be problems connecting to utilities. No identified utilities reinforcements at this stage. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is in a reasonably accessible location; further work will be needed to explore servicing/utility provision.		

Availability, Achievability and Deliverability	
Landowners	Multiple landowners Land at Inholms Farm owned by Martin Grant Homes
Is land being actively promoted for development?	Land at Inholms Farm now has planning permission and is in the process of being developed. Three other separate land ownerships (Equestrian centre, haulage yard and land south of The Close) have been actively promoted for development.
Is there housebuilder/developer interest?	Land at Inholms Farm owned by Martin Grant Homes. No known interest in other parts of parcel
Legal/ownership constraints or existing uses to be relocated	None known other than relocation of existing uses
Summary	Site is in multiple ownerships however, several land interests comprising a large part of the parcel have been actively promoted for development.

SEH5 Land beside Woodside Works and Burstow Stream

SEH5 Land beside Woodside Works and Burstow Stream

General	
Total Area	33.7ha
Land Uses	Predominant land use: Agricultural/open fields Other land uses: Woodland, residential
Previously Developed?	Very limited areas of PDL, including residential and agricultural buildings
Ward	Horley East
Existing allocations?	Southern part of parcel falls within Gatwick Open Setting designation

Heritage	
Statutory Listed Buildings	Grade II Listed building in adjacent parcel SEH4
Locally Listed Buildings	Locally listed buildings at Haroldslea House just beyond northern boundary of parcel. Limited intervisibility due to tree cover
Conservation Area	N/A
Scheduled Ancient Monument	Parcel of Thunderfield Castle lies to the north east of the parcel, although parcel does not form part of setting
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Large regular fields with straight boundaries (parliamentary enclosure type) Wooded area in eastern part of parcel 19th century plantations (general)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed and locally listed buildings. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	Southern part of parcel falls within Gatwick Open Setting designation
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes/grazing/pasture
Agricultural Grade	Grade 3 in the west and Grade 4 in the east
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of medium to high sensitivity to change given uninterrupted and open nature. Gatwick Open Setting and the need to maintain settlement gap between Horley and Gatwick airport should influence and inform the extent of development. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	Potential SNCI covering 'The Plantation' woodland in the east of the parcel, extends into parcel and beyond into SEH12

SEH5 Land beside Woodside Works and Burstow Stream

LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	The Plantation in east of parcel is an area of dense woodland. Also tree belts along field boundaries
BOA	Eastern part of parcel falls within the River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	No specific biodiversity constraints to development. Further investigation and consideration of how to enhance biodiversity in river corridor required; trees/hedgerows should be retained where possible.

Access to countryside and recreation

Public Rights of Way	Public Footpath (Sussex Border Path) runs along southern edge of parcel. Two other footpaths run diagonally north-south across parcel providing access through the parcel
Formal recreation	None
Informal recreation	Resulting from footpaths running across parcel
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROWs should be retained. Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Main River (Burstow Stream) runs along eastern boundary. Ditch in west of parcel.	
Flood Risk	Flood Zone 1	Majority of the parcel falls within FZ1
	Flood Zone 2 (modelled)	South eastern corner of the parcel falls within FZ2
	Flood Zone 3	Area in the south eastern corner of the parcel affected by FZ3
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood indicates slightly greater area of land in the northern and eastern parts of the parcel as falling within Flood Zone 2 (over and above modelled zones)
	Surface water	Small parts of parcel at risk from 1 in 200yr surface water flooding events. Area at risk from 1 in 30yr event corresponds with area of FZ3
	Reservoir Failure	Very south western edge of parcel may be at risk in the event of reservoir failure
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding constrains the development potential of this site. Includes some land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity

Land contamination	None known although industrial uses on small part of parcel may give rise to contamination.
Air pollution	Southern part of parcel falls within 100m air quality buffer of M23 spur
Noise pollution	Southern third of parcel falls within >57db airport noise contour, and southern part of parcel within 100m noise buffer of M23spur
Other amenity issues	Overhead communications cables run east west across southern part of parcel
Aerodrome Safeguarding	Yes: southern part of parcel – all development; northern part - all development except up to 3 2-storey residential dwellings.
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval and may require relocation of pylons

SEH5 Land beside Woodside Works and Burstow Stream

Green Belt	
Findings of Green Belt Review	<p>Considered through Green Belt Review <u>but not currently within the Green Belt.</u></p> <p>Overall contribution (1-6, 6 lowest): 1</p> <p>Checking sprawl: Higher importance</p> <p>Settlement separation: Moderate importance</p> <p>Safeguarding countryside: Higher importance</p> <p>Setting of historic towns: Lower importance</p>

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.7km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	Approx. 1.5km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Secondary school	Oakwood	<2km	Via Haroldslea Drive/Balcombe Road
Primary School	Langshott Infant	<2km	Via Haroldslea Drive/Balcombe Road
GP	Horley Health Centre	Approx. 2km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Employment Areas/Horley TC	Approx. 1.7km	Via Haroldslea Drive/Balcombe Road
Bus routes	Nearest bus route is Horley Circular route 123.		
Parcel access	Parcel does not have a direct frontage onto Balcombe Road, with access via narrow roads (Haroldslea Drive or Peeks Brook Lane). Significant access improvements likely to be required to support medium/large scale growth.		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted Challenges associated with accessing site due to separation from main urban area/roads.		
Utilities or servicing shortfalls	Due to separation from urban area, further exploration required in relation to servicing/connecting the site to key utilities. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is within reasonable proximity of services and facilities; however, further exploration required in relation to road access and connections to main services.		

Availability, Achievability and Deliverability	
Landowners	Understood to be two private landowners
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Not being promoted for development. Further work needed to explore ownership

SEH6 Land at Newstead Hall

General	
Total Area	6.8ha
Land Uses	Predominant land use: Woodland Other land uses: Residential; open space/field
Previously Developed?	Existing residential development at Newstead Hall and residential properties along Haroldslea Drive
Ward	Horley East
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	Locally listed buildings beyond parcel boundary to the south east. Limited intervisibility with parcel
Conservation Area	N/A
Scheduled Ancient Monument	Thunderfield Castle lies a short distance to the east of the parcel. Parcel does not form part of SAM setting
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	North eastern corner – Regenerated secondary woodland on farmland – not plantations Rest of parcel – Scattered settlement with paddocks (post-1811 & pre-1940 extent)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to sensitive design of development to protect (and where possible enhance) the setting of nearby locally listed buildings. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	None apparent
Agricultural Grade	Predominantly Grade 4
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of medium to high sensitivity to change. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges; landscape impact could be mitigated by integrating development into dense woodland

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A

SEH6 Land at Newstead Hall

proposed)	
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Significant proportion of parcel is wooded, particularly north eastern corner. There is also mature tree cover along Haroldslea Drive and Burstow Stream
BOA	Eastern part of parcel falls within River Mole BOA (R05)
TPOs	Group TPO covers woodland area in north eastern part of parcel, extending around Newstead Hall development
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	No specific biodiversity constraints to development. Further investigation and consideration of how to enhance biodiversity in river corridor required; protected trees/woodland should be retained along with other hedgerows and trees where possible.

Access to countryside and recreation

Public Rights of Way	Parcel bounded on three sides (N, W, S) by public footpaths and bridleways
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROWs should be retained. Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Main River (Burstow Stream) forms eastern parcel boundary. Small pond within woodland area to the north of Newstead Hall	
Flood Risk	Flood Zone 1	Majority of the parcel is in FZ1
	Flood Zone 2 (modelled)	Small area in the eastern part of the parcel falls within FZ2
	Flood Zone 3	Very small area in the north west corner of the parcel affected by FZ3
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with the whole of the parcel falling within Flood Zone 2 as a result.
	Surface water	South east corner at risk from 1 in 30yr and 1 in 200 yr events. Area of land extending south from northern boundary at risk from 1 in 200 year event
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. When historic flooding event taking into consideration, site is not considered to be sequentially preferable. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity

Land contamination	None known
Air pollution	No issues identified
Noise pollution	No issues identified
Other amenity issues	None identified
Aerodrome Safeguarding	Yes (all development except up to 3 2-storey residential dwellings)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt

Findings of Green Belt	Considered through Green Belt Review but not currently within the Green Belt.
------------------------	---

SEH6 Land at Newstead Hall

Review	Overall contribution (1-6, 6 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance
--------	---

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.3km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	Approx. 1km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Secondary school	Oakwood	Approx. 1.7km	Via Haroldslea Drive/Balcombe Rd
Primary School	Langshott Infant	Approx. 1.7km	Via Haroldslea Drive/Balcombe Rd
GP	Horley Health Centre	Approx. 1.7km	Via Haroldslea Drive/Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Employment Areas/Horley TC	Approx. 1.5km	Via Haroldslea Drive/Balcombe Rd
Bus routes	Nearest bus route is Horley Circular route 123.		
Parcel access	Parcel does not have a direct frontage onto Balcombe Road, with access via narrow Haroldslea Drive. Significant access improvements likely to be required to support medium/large scale growth.		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted Access to the site via Haroldslea Drive is constrained and may require upgrade to support further development.		
Utilities or servicing shortfalls	Existing residential development in the locality suggests servicing/connecting the site to key utilities should be achievable; although local connections may need to be upgraded. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is within reasonable proximity of services and facilities, however further work required to explore access improvements/capacity.		

Availability, Achievability and Deliverability	
Landowners	Part of site owned Messrs Caplin & Dixon (land at Newstead Hall) Others unknown
Is land being actively promoted for development?	Land at Newstead Hall promoted through SHLAA
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known except for relocation of existing uses
Summary	Part of parcel promoted for development but with no known housebuilder interest. Remainder of parcel thought to be in multiple ownership

SEH7 Land at Wilgers Farm

SEH7 Land at Wilgers Farm

General	
Total Area	12.2ha
Land Uses	Predominant land use: Agricultural Other land uses: Residential
Previously Developed?	Existing area of residential/agricultural buildings in south western corner of parcel
Ward	Horley East
Existing allocations?	Parcel allocated for Town Park (open space provision) as part of Horley Masterplan (BLP2005). Allocation being reviewed through DMP

Heritage	
Statutory Listed Buildings	Grade II listed building lies adjacent to north western corner of parcel, shielded by good tree cover
Locally Listed Buildings	Cluster of locally listed buildings at Wilgers Farm, set within reasonable grounds with some tree cover
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	South west corner – Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure) Rest of parcel - 'Prairie' fields (large enclosures with extensive boundary loss)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to the protection of the listed and locally buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes
Agricultural Grade	Mixed Grade 3 and Grade 4
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of medium to high sensitivity to change given uninterrupted and open nature. Parcel displays many of the specific landscape characteristics of the locality. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

SEH7 Land at Wilgers Farm

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Tree belts along parcel boundaries
BOA	Majority of parcel falls within River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; hedgerows and trees should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Bridleway runs north-south along part of western boundary.
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	Currently designated as Town Park site. If allocated for housing development, equivalent recreation provision would need to be made elsewhere. PROW should be retained.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Main river (Burstow Stream) forms eastern boundary of parcel. Main river also runs along western boundary. Other ditch lines run north-south through centre of parcel and along southern boundary	
Flood Risk	Flood Zone 1	The western part of the parcel falls within FZ1
	Flood Zone 2 (modelled)	The eastern half of the parcel and areas in the north are affected by FZ2
	Flood Zone 3	Areas in the east and north of the parcel affected by FZ3
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with all but a small area in the south west corner falling within Flood Zone 2 as a result.
	Surface water	Small area of land at risk from 1 in 200 yr events
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. When historic flooding event taking into consideration, areas suitable for development reduce significantly. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	No known issues
Noise pollution	No known issues
Other amenity issues	None known
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

SEH7 Land at Wilgers Farm

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 4 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.2km	Via Smallfield Rd/Station Rd/High St
Local Centre	N/A		
Rail Station	Horley	Approx. 1.5km	Via Smallfield Rd/Station Rd
Secondary school	Oakwood	Approx. 0.7km	Via Smallfield Rd
Primary School	Langshott Infant	Approx. 0.7km	Via Smallfield Rd
GP	Horley Health Centre	Approx. 1.5km	Via Smallfield Rd/Station Rd/High St
Employment area	Balcombe Road Employment Areas	Approx. 1km	Via Smallfield Rd/Balcombe Rd
Bus routes	Several bus routes (526/527; 424) run along Smallfield Road		
Parcel access	Existing access to Wilgers Farm via Silverlea Gardens; parcel could also be accessed via Smallfield Road.		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector. As the site is allocated for a Town Park, alternative public open space provision would need to be secured within Horley		
Local highways/accessibility improvements	Not examined as site not shortlisted		
Utilities or servicing shortfalls	Proximity to Smallfield Road therefore unlikely to be problems connecting to utilities. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Parcel is located in relatively accessible location however as the site is allocated for a Town Park, alternative public open space provision would need to be secured within Horley		

Availability, Achievability and Deliverability	
Landowners	Messrs Marshall
Is land being actively promoted for development?	Land at Wilgers Farm promoted through SHLAA
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Site promoted for development, however no known housebuilder interest.

SEH8 Land at Farney View Farm

SEH8 Land at Farney View Farm

General	
Total Area	7.9ha
Land Uses	Predominant land use: Agriculture/open fields
Previously Developed?	One derelict building on western boundary of parcel
Ward	Horley East
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	Cluster of locally listed buildings to the north of the parcel. Limited intervisibility with parcel
Conservation Area	N/A
Scheduled Ancient Monument	Thunderfield Castle lies a short distance to the south east of parcel. Parcel does not form part of setting.
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to sensitive design of development to protect (and where possible enhance) the setting of nearby locally listed buildings. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes
Agricultural Grade	Mixed Grade 3 and Grade 4
Landscape character	<p>Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland.</p> <p>Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials.</p> <p>Borough wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.</p>
Summary	Area of medium to high sensitivity to change given uninterrupted and open nature. Parcel displays many of the specific landscape characteristics of the locality. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A

SEH8 Land at Farney View Farm

RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Tree belts along all parcel boundaries and demarcating field boundaries across site
BOA	Majority of parcel falls within River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; hedgerows and trees should be retained where possible.

Access to countryside and recreation

Public Rights of Way	Bridleway runs along western and southern parcel boundaries
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROWs should be retained. Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Main river (Burstow Stream) forms eastern parcel boundary. Main river also extends across parcel from south western corner to northern point, joining Burstow Stream	
Flood Risk	Flood Zone 1	Eastern half and small area in the north west corner fall within FZ1
	Flood Zone 2 (modelled)	Small areas in the
	Flood Zone 3	Band of land running north/south across parcel around a small tributary of the Burstow Stream
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with almost the entire parcel falling within Flood Zone 2 as a result.
	Surface water	Substantial part of north west of parcel at risk from 1 in 200 year event, with small area at risk from 1 in 30 year event
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. When historic flooding event taking into consideration, site is not considered to be sequentially preferable. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity

Land contamination	None known
Air pollution	No issues identified
Noise pollution	No issues identified
Other amenity issues	None identified
Aerodrome Safeguarding	Yes (all development except up to 3 2-storey residential dwellings)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt

Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 3 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Higher importance
-------------------------------	---

SEH8 Land at Farney View Farm

	Setting of historic towns: Lower importance
--	---

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	<1.3km	Via Avenue Gardens/Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	<1km	Via Avenue Gardens/Balcombe Rd/Victoria Rd
Secondary school	Oakwood	Approx. 1.3km	Via Avenue Gardens/Balcombe Rd
Primary School	Langshott Infant	Approx. 1.3km	Via Avenue Gardens/Balcombe Rd
GP	Horley Health Centre	Approx. 1.5km	Via Avenue Gardens/Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Employment Area/Horley TC	<1.3km	Via Avenue Gardens/Balcombe Rd
Bus routes	Several bus routes (526/527; 424) run along Smallfield Road		
Parcel access	Parcel accessed via cul-de-sac Avenue Gardens; alternative access (Harrowsley Green Lane unlikely to be capable of supporting medium/large scale residential development		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector. As the site is allocated for a Town Park, alternative public open space provision would need to be secured within Horley		
Local highways/accessibility improvements	Not examined as site not shortlisted Access via/junctions of existing cul-de-sacs would need to be carefully considered		
Utilities or servicing shortfalls	Existing residential development in the locality suggests servicing/connecting the site to key utilities should be achievable; although local connections may need to be upgraded. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is within reasonable proximity of services and facilities, however further work required to explore access improvements/capacity.		

Availability, Achievability and Deliverability	
Landowners	Private ownership
Is land being actively promoted for development?	Parcel promoted to Council
Is there housebuilder/developer interest?	None known although SHLAA submission refers to a 'specialist development company'
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Parcel being actively promoted for development, however no known housebuilder interest.

SEH9 Land east of Wilgers Farm

SEH9 Land east of Wilgers Farm

General

Total Area	8.3ha
Land Uses	Predominant land use: Agriculture
Previously Developed?	None
Ward	Horley East
Existing allocations?	None

Heritage

Statutory Listed Buildings	N/A
Locally Listed Buildings	Locally listed buildings at Harrowsley Green Farm and Wilgers Farm. Limited relationship with this parcel
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	'Prairie' fields (large enclosures with extensive boundary loss)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to sensitive design of development to protect (and where possible enhance) the setting of nearby locally listed buildings.

Landscape

AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes (Entry Level Stewardship)
Agricultural Grade	Mixed Grade 3 and Grade 4
Landscape character	<p>Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland.</p> <p>Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials.</p> <p>Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.</p>
Summary	Area of medium to high sensitivity to change given uninterrupted and open nature. Parcel displays many of the specific landscape characteristics of the locality. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity

SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A

SEH9 Land east of Wilgers Farm

RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Narrow tree belts along parcel boundaries
BOA	Majority of parcel falls within River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; hedgerows and trees should be retained where possible.

Access to countryside and recreation

Public Rights of Way	None
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Informal consultation	Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Main river (Burstow Stream) forms western boundary of parcel. Main river (Burstow Stream tributary) also forms eastern boundary of parcel	
Flood Risk	Flood Zone 1	Small area in the south/centre of the parcel falls within FZ1
	Flood Zone 2 (modelled)	Large areas in the west and north of the parcel as well as a small channel along the eastern edge affected by FZ2
	Flood Zone 3	Large areas of FZ3 extend along north western and north part of parcel as well as a narrow strip along the eastern and western boundaries
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with the whole of the parcel falling within Flood Zone 2 as a result.
	Surface water	Very small area of land at risk from 1 in 200 yr event
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. When historic flooding event taking into consideration, site is not considered to be sequentially preferable. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity

Land contamination	None known
Air pollution	No issues identified
Noise pollution	No issues identified
Other amenity issues	Overland communications cables run north-south through parcel
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval and may require relocation of pylons

Green Belt

Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 3 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Higher importance
-------------------------------	---

SEH9 Land east of Wilgers Farm

	Setting of historic towns: Lower importance
--	---

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.7km	Via Smallfield Rd/High St
Local Centre	N/A		
Rail Station	Horley	Approx. 2km	Via Smallfield Rd/Station Approach
Secondary school	Oakwood	Approx. 1.3km	Via Smallfield Rd
Primary School	Langshott Infant	Approx. 1.3km	Via Smallfield Rd
GP	Horley Health Centre	Approx. 2km	Via Smallfield Rd/High St
Employment area	Balcombe Road Employment Area/Horley TC	1.5-1.7km	Via Smallfield Rd
Bus routes	Several bus routes (526/527; 424) run along Smallfield Road		
Parcel access	Parcel could be accessed via Smallfield Road		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted		
Utilities or servicing shortfalls	Proximity to Smallfield Road therefore unlikely to be problems connecting to utilities. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is in a reasonably accessible location; proximity to Smallfield Road means there are unlikely to be servicing/utilities issues.		

Availability, Achievability and Deliverability	
Landowners	Messrs Marshall
Is land being actively promoted for development?	Land at Wilgers Farm promoted through SHLAA
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Site promoted for development, however no known housebuilder interest.

SEH10 Land east of Farney View Farm

SEH10 Land east of Farney View Farm

General	
Reference	SEH10
Name	Land east of Farney View Farm
Total Area	5.9ha
Land Uses	Predominant land use: Open fields/Paddocks Other land uses: Residential, woodland
Previously Developed?	Sporadic residential properties and stabling.
Ward	Horley East
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade II listed Coldlands Farm lies to the east of the parcel, although separated by dense woodland so little relationship between this parcel and the listed building
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	Parcel adjoins Thunderfield Castle; may be sensitivities around protection of moat area/views/access
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	North west corner - Regenerated secondary woodland on farmland - not plantations Scattered settlement with paddocks (post-1811 & pre-1940 extent)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Grazing/horticulture
Agricultural Grade	Mix of Grade 3 and Grade 4
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of medium sensitivity to change: largely open although interrupted by horticulture uses. Parcel displays many of the specific landscape characteristics of the locality. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or	N/A

SEH10 Land east of Farney View Farm

proposed)	
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Dense area of woodland in south eastern corner of parcel, with dense tree belt along eastern boundary and field boundaries within the parcel
BOA	Around 50% of the parcel falls within the River Mole BOA 05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; trees and areas of woodland should be retained where possible.

Access to countryside and recreation

Public Rights of Way	Bridleway runs along eastern and southern boundaries. Footpath runs across south east corner of parcel
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROWs should be retained. Notable ward level deficit of open space.

Flood risk and Water Quality

Rivers, waterways or waterbodies	Main river (Burstow Stream) forms western boundary of parcel. Main river (Burstow Stream tributary) also forms eastern boundary of parcel	
Flood Risk	Flood Zone 1	North eastern area of parcel within FZ1
	Flood Zone 2 (modelled)	Majority of the rest of parcel, particularly the western half and southern areas are within FZ2
	Flood Zone 3	Narrow bands of FZ3 run along main river lines on both the west and east boundaries
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood indicates slightly greater area of land as falling within Flood Zone 2 (over and above modelled zones)
	Surface water	Very small areas of land at risk from 1 in 200 yr event
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. When historic flooding event taking into consideration, areas suitable for development reduce significantly. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

Environmental Health and Amenity

Land contamination	None known
Air pollution	No issues identified
Noise pollution	No issues identified
Other amenity issues	Overland communications cables run across north-western corner of the parcel
Aerodrome Safeguarding	Yes (all development except up to 3 2-storey residential dwellings)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt

Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 3
-------------------------------	---

SEH10 Land east of Farney View Farm

	Checking sprawl: Moderate importance Settlement separation: Moderate importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance
--	--

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.7km	Via Harrowsley Green Lane/Balcombe Gdns/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	<1.4km	Via Harrowsley Green Lane/Balcombe Gdns/Victoria Rd
Secondary school	Oakwood	<2km	Via Harrowsley Green Lane/Balcombe Gdns/Balcombe Rd/Smallfield Rd
Primary School	Langshott Infant	<2km	
GP	Horley Health Centre	<2km	Via Harrowsley Green Lane/Balcombe Gdns/Victoria Rd
Employment area	Balcombe Road Employment Areas/Horley TC	<2km	Via Harrowsley Green Lane/Balcombe Gdns/Balcombe Rd
Bus routes	Nearest bus routes run along Smallfield Road		
Parcel access	Current access is via Harrowsley Green Lane which is narrow and unlikely to be sufficient to support residential development on any significant scale.		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
	Not examined as site not shortlisted Access to the site via Haroldslea Drive is constrained and may require upgrade to support further development.		
Utilities or servicing shortfalls	Existing residential development in the locality suggests servicing/connecting the site to key utilities should be achievable; although local connections may need to be upgraded. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is within reasonable proximity of services and facilities, however further work required to explore access improvements/capacity.		

Availability, Achievability and Deliverability	
Landowners	Unknown – assumed to be multiple
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Thought to be in multiple ownership and none of the parcel has been actively promoted for development.

SEH11 Land at Harrowsley Green Farm

SEH11 Land at Harrowsley Green Farm

General	
Total Area	37.0ha
Land Uses	Predominant land use: Agricultural Other land uses: Residential
Previously Developed?	Predominantly greenfield. Cluster of agricultural buildings in the north of the parcel and along the southern boundary.
Ward	Horley East
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade II listed Coldlands Farm in south west of parcel. Partially shielded by tree cover, but there is some intervisibility between the listed building and the rest of the parcel which would require further consideration
Locally Listed Buildings	Locally listed building within the complex of buildings at Harrowley Green Farm. Impact of potential development on setting would need to be considered
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Strip along north of western boundary - Other commons and greens Rest of parcel – Small regular fields with straight boundaries (parliamentary enclosure type)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed and locally listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes (Entry Level Stewardship)
Agricultural Grade	Mostly Grade 3, with southern quarter Grade 4
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of medium to high sensitivity to change given uninterrupted and open nature. Parcel displays many of the specific landscape characteristics of the locality. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.

SEH11 Land at Harrowsley Green Farm

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	None significant
BOA	Northern half of the parcel falls within the River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; trees and areas of woodland should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Bridleways running along western and southern boundaries of parcel
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROWs should be retained. Notable ward level deficit of open space

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Main river (Burstow Stream tributary) forms western parcel boundary	
Flood Risk	Flood Zone 1	Southern half of the parcel largely falls within FZ1
	Flood Zone 2 (modelled)	The northern areas and various narrow channels of land across the site fall within FZ2
	Flood Zone 3	Substantial areas of FZ3 along northern boundary of parcel (frontage onto Smallfield Road)
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood places a significantly greater area of land within Flood Zone 2 compared to the modelled zones, particularly in the northern and western parts of the parcel.
	Surface water	Several areas at risk from 1 in 200yr and 1 in 30yr events including in north and east of parcel
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. When historic flooding event taking into consideration, areas suitable for development reduce significantly. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

Environmental Health and Amenity	
Land contamination	Parts of the site may be subject to localised ground contamination.
Air pollution	No issues identified
Noise pollution	No issues identified
Other amenity issues	None identified
Aerodrome Safeguarding	Yes (structures over 45m)
Informal consultation	EH Officer - ground gas may be an issue in south east corner; would require appropriate mitigation

SEH11 Land at Harrowsley Green Farm

Summary	Any development proposal would be subject to aerodrome safeguarding approval. Site investigation works would be required and development may need to incorporate appropriate ground gas mitigation measures.
---------	--

Green Belt	
Findings of Green Belt Review	<p>Considered through Green Belt Review <u>but not currently within the Green Belt.</u></p> <p>Overall contribution (1-6, 6 lowest): 1</p> <p>Checking sprawl: Moderate importance</p> <p>Settlement separation: Higher importance</p> <p>Safeguarding countryside: Higher importance</p> <p>Setting of historic towns: Lower importance</p> <p><i>Parcel is particularly identified as playing a significant role in maintaining the separation of the settlements of Horley and Smallfield</i></p>

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 2km	Via Smallfield Rd/High St
Local Centre	N/A		
Rail Station	Horley	<2.5km	Via Smallfield Rd/Station Approach
Secondary school	Oakwood	Approx. 1.6km	Via Smallfield Rd
Primary School	Langshott Infant	Approx. 1.6km	Via Smallfield Rd
GP	Horley Health Centre	<2.5km	Via Smallfield Rd/High St
Employment area	Balcombe Road Employment Areas/Horley TC	Approx. 2km	Via Smallfield Rd
Bus routes	Several bus routes (526/527; 424) run along Smallfield Road		
Parcel access	Parcel could be accessed via Smallfield Road		
Relevant strategic infrastructure	<p>2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes).</p> <p>Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.</p>		
Local highways/accessibility improvements	Not examined as site not shortlisted		
Utilities or servicing shortfalls	<p>Proximity to Smallfield Road therefore unlikely to be problems connecting to utilities; although local connection upgrades may be required.</p> <p>Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.</p>		
Summary	Parcel is in a reasonably accessible location although is further from key services/Horley town centre than many of the other parcels in south east Horley; proximity to Smallfield Road means there are unlikely to be servicing/utilities issues.		

Availability, Achievability and Deliverability	
Landowners	<p>Several private interests.</p> <p>Harrowsley Green Farm owned by Messrs Groom, Willis, Bristow and Bristow</p>
Is land being actively promoted for development?	Land at Harrowsley Farm (majority of parcel) has been promoted through the SHLAA
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None except existing users/ tenancies
Summary	Much of parcel promoted for development, however no known housebuilder interest.

SEH12 Land south of Haroldslea Drive

General	
Reference	SEH12
Name	Land south of Haroldslea Drive
Total Area	36.1ha
Land Uses	Predominant land use: Agriculture Other land uses: Residential, woodland.
Previously Developed?	Sporadic development across northern half of parcel including residential
Ward	Horley East
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade II listed building at Coldlands Farm lies beyond northern parcel boundary. Largely shielded by trees therefore limited intervisibility
Locally Listed Buildings	Locally listed buildings in north western corner of site set within large grounds with considerable tree cover. Limited intervisibility with remainder of parcel
Conservation Area	N/A
Scheduled Ancient Monument	Thunderfield Castle site located in north western corner of parcel. Currently limited intervisibility with remainder of parcel
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Haroldslea House area: 19th century and later parkland and large designed gardens Thunderfield Castle area: Medieval (mottes and baileys; ring works) North central and eastern area: Scattered settlement with paddocks (post-1811 & pre-1940 extent) South western area: Regenerated secondary woodland on farmland - not plantations
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed and locally listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat Small peak in the north of the parcel however not significant/prominent Landforms associated with Thunderfield Castle site (moats etc.) would need to be protected.
Active agricultural use?	Yes
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Area of medium to high sensitivity to change given uninterrupted and open nature. Parcel

SEH12 Land south of Haroldslea Drive

	displays many of the specific landscape characteristics of the locality. Development to conserve key landscape characteristics such as well-developed hedgerow patterns and woodland edges.
--	---

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >5km, <10km
SSSI	N/A
SNCI (existing or proposed)	Potential SNCI extending from SEH5 incorporating woodland extending into parcel from south western boundary. The Roughs SNCI adjoins parcel to the east
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	Large area of Ancient Woodland (The Roughs) adjoins eastern boundary of parcel
Other Woodland	Several areas of dense woodland within parcel, field boundaries also demarcated by tree belts
BOA	Southern and western parts of the parcel fall within the River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – there may be scope for actions to enhance biodiversity/improve river quality within the BOA area
Summary	Development would need to relate sensitively to SNCI/AW (buffer?) Further investigation and consideration of how to enhance biodiversity in river corridor would be important; trees, hedgerows and areas of woodland should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Bridleway running along northern edge of site, and round Thunderfield Castle towards Horley.
Formal recreation	None
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	PROW should be retained. Notable ward level deficit of open space

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Main river (Burstow Stream) forms western boundary of site. Main river (Burstow Stream tributary) extends into site from north (around and beyond Thunderfield Castle)	
Flood Risk	Flood Zone 1	North east quadrant of the parcel falls within FZ1
	Flood Zone 2 (modelled)	Large areas in the south and west of the parcel are affected by FZ2
	Flood Zone 3	Area of FZ3 extends into site from Burstow Stream and tributary, around Thunderfield Castle and in south west of site
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood places a significantly greater area of land within Flood Zone 2 with all but a small area in the north east corner falling in Flood Zone 1.
	Surface water	Areas of site along western boundary likely to be affected by 1 in 200yr and 1 in 30 year events
	Reservoir Failure	None
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones apply. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. When historic flooding event taking into consideration, areas suitable for development reduce significantly. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

SEH12 Land south of Haroldslea Drive

Environmental Health and Amenity	
Land contamination	None known
Air pollution	No issues identified
Noise pollution	Southern part of parcel falls within 57db airport noise contour, and is reasonably close to M23/spur (although outside 100m noise buffer)
Other amenity issues	Overland cables run diagonally across parcel from south west to north east
Aerodrome Safeguarding	Yes: southern corner of parcel – all development; rest of parcel - all development except up to 3 2-storey residential dwellings.
Informal consultation	EH records indicate nursery use in north west corner; localised site investigation would be required, but unlikely to be a major problem.
Summary	Site investigation required in relation to north west corner of site; Any development proposal would be subject to aerodrome safeguarding approval and may require relocation of pylons. Design would need to incorporate appropriate noise/air buffer zones and mitigation measures.

Green Belt	
Findings of Green Belt Review	<p>Considered through Green Belt Review <u>but not currently within the Green Belt.</u></p> <p>Overall contribution (1-6, 6 lowest): 1</p> <p>Checking sprawl: Moderate importance</p> <p>Settlement separation: Higher importance</p> <p>Safeguarding countryside: Higher importance</p> <p>Setting of historic towns: Lower importance</p> <p><i>Parcel is particularly identified as playing a significant role in maintaining the separation of the settlements of Horley and Smallfield</i></p>

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	<2.5km	Via Haroldslea Dr/Balcombe Rd/Victoria Rd
Local Centre	N/A		
Rail Station	Horley	Approx. 2km	Via Haroldslea Dr/Balcombe Rd/Victoria Rd
Secondary school	Oakwood	<2.7km	Via Haroldslea Dr/Balcombe Rd/Smallfield Rd
Primary School	Langshott Infant	<2.7km	Via Haroldslea Dr/Balcombe Rd/Smallfield Rd
GP	Horley Health Centre	<2.7km	Via Haroldslea Dr/Balcombe Rd/Victoria Rd
Employment area	Balcombe Road Employment Areas/Horley TC	<2.6km	Via Haroldslea Dr/Balcombe Rd
Bus routes	No nearby bus routes – Smallfield Road and Balcombe Road are the nearest		
Parcel access	Access currently only possible via Haroldslea Drive or Peeks Brook Lane, both of which are narrow and not capable currently of supporting substantial scale of housing growth. Improved road access would be likely to be needed.		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted Challenges associated with accessing site due to separation from main urban area/roads, significant upgrades likely to be required		
Utilities or servicing shortfalls	Due to separation from urban area, further exploration required in relation to servicing/connecting the site to key utilities. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Parcel is relatively poorly related to the existing urban area and key services, particularly compared to most other parcels in south east Horley. Significant further work would be required to explore access to site and utilities/servicing.		

Availability, Achievability and Deliverability	
Landowners	Unknown
Is land being actively promoted for	No

SEH12 Land south of Haroldslea Drive

development?	
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Existing uses/tenancies
Summary	Site has not been promoted for development and is thought to be in multiple ownership

EH1 Langshott Wood

General	
Total Area	9.4ha
Land Uses	Predominant land use: Woodland Other land uses: Residential
Ward	Horley East
Previously Developed?	Large residential properties facing onto Langshott
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Regular settlement with paddocks post-1940 (previously woodland) Pre-1811 woodland
Summary	No overriding heritage constraints to development, subject to the protection of the listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in development layout.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 3/Grade 4 (although site is wooded)
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Woodland blocks such as this site are an identified characteristic of the Low Weald Farmland landscape. The guidelines indicate that development should be integrated into these woodland edges.

Biodiversity	
SAC	N/A
SSSI	N/A
SNCI (existing or proposed)	Existing SNCI - Langshott Wood SNCI – selected in 2010 for ancient semi-natural woodland habitat
LNR (existing or proposed)	N/A
RIGS	N/A

EH1 Langshott Wood

Ancient Woodland	Parcel almost wholly covered by Langshott Wood Ancient Woodland
Other Woodland	N/A
BOA	Adjoins: Adjacent to River Mole (R05) BOA
TPOs	Several TPO trees on southern boundary with adjoining residential development
Planned biodiversity improvements?	-
Summary	Presence of large area of Ancient woodland across much of the parcel represents a significant constraint to development and limits the potential developable area to those parts already in residential use. This ancient woodland would need to be retained as well as designing in a buffer around it to mitigate future pressure.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	None
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	Notable ward level deficit of open space

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Drain/ditch runs along part of the north-western boundary of the site	
Flood Risk	Flood Zone 1	Majority of the parcel falls within FZ1
	Flood Zone 2 (modelled)	Small area of land in the northern corner of the parcel falls within FZ2
	Flood Zone 3	N/A
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with the northern half of the parcel falling within Flood Zone 2 as a result.
	Surface water	Small parts of the parcel along northern boundary at risk from 1 in 100yr event and discrete areas along Langshott and in centre of parcel at risk from 1 in 1000yr event.
	Reservoir Failure	N/A
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding constrains development in the northern half of the site when historic flooding event is taken into consideration. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	No known issues
Noise pollution	No known issues
Other amenity issues	None known
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer – EH records indicate no constraints within the parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 6 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

EH1 Langshott Wood

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	c.1.2km	Via Smallfield Road/Victoria Road
Local Centre	N/A		
Rail Station	Horley	Within 1.5km	Via Smallfield Road/Station Approach
Secondary school	Oakwood	Within 1km	Via Smallfield Road
Primary School	Langshott Infant	Within 1km	Via Smallfield Road
GP	Horley Health Centre	Within 1.8km	Via Smallfield Road/Victoria Road
Employment area	Balcombe Road Industrial Areas/Horley TC	Within 1km	Also London Gatwick
Bus routes	424 bus route along Smallfield Road and Fastway bus route (20) along Wheatfield Way both in reasonably close proximity to parcel		
Parcel access	Parcel could be accessed from Langshott		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted		
Utilities or servicing shortfalls	Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Site is in a reasonably accessible location; further work will be needed to explore servicing/utility provision.		

Availability, Achievability and Deliverability	
Landowners	Unknown
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Site has not been promoted for development and is thought to be in multiple ownership

EH2 Land at Brook Wood

General	
Total Area	35.8ha
Land Uses	Predominant land use: Natural open space/Woodland Other land uses: Residential
Ward	Horley East
Previously Developed?	Sporadic large residential properties in large grounds fronting onto Langshott
Existing allocations?	Significant area of parcel designated at Riverside Green Chain in Horley

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Regular settlement with paddocks post-1940 (previously woodland) Alder Carr (wet woods next to rivers and wetlands); Assorted pre-1811 woodland
Summary	No overriding heritage constraints to development. Historic field patterns and landscape features should be reflected in development layout.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4 (although site is largely wooded)
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Woodland blocks such as this site are an identified characteristic of the Low Weald Farmland landscape. The guidelines indicate that development should be integrated into these woodland edges.

Biodiversity	
SAC	N/A
SSSI	N/A
SNCI (existing or proposed)	Existing SNCI – Brook Wood SNCI – Selected for the ancient semi-natural woodland habitat which covers 11.5 ha and supports at least 25 ancient woodland indicator species. Wild Daffodil, a species shown as Locally Rare on the Surrey Rare Plant Register is present on the site.
LNR (existing or proposed)	N/A
RIGS	N/A

EH2 Land at Brook Wood

Ancient Woodland	Large area of ancient woodland (Brook Wood) in east of parcel
Other Woodland	Considerable extent of other dense woodland covering almost entire remainder of parcel, including interspersed in and around sporadic residential development along Langshott.
BOA	Majority of the parcel is within the River Mole (R05) BOA
TPOs	Several TPO trees on southern boundary with adjoining residential development
Planned biodiversity improvements?	-
Summary	Presence of woodland and ancient woodland represents a constraint to development and limits the potential developable area considerably. It would be important to safeguard other woodland coverage as far as possible (also important in terms of landscape contribution), as well as designing in a buffer around areas of ancient woodland and ensuring appropriate positive management of woodland areas. Measures to enhance biodiversity features of opportunity area would be necessary.

Access to countryside and recreation

Public Rights of Way	Public footpath (FP375) runs along Burstow stream on southern edge of parcel. FP376 cuts across (east-west) the northern part of the parcel and Bridleway 374 also runs east-west through the parcel.
Formal recreation	None
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	Notable ward level deficit of open space

Flood risk and Water Quality

Rivers, waterways or waterbodies	Burstow Stream runs along majority of the eastern boundary of the parcel Various ditches running across parcel	
Flood Risk	Flood Zone 1	Some areas in the west of the parcel, close to Langshott, fall within FZ1
	Flood Zone 2 (modelled)	Majority of parcel in FZ2, particularly to the east
	Flood Zone 3	Large extent of FZ1 in easternmost areas of the parcel extending outwards from Burstow Stream
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with the whole of the parcel falling within Flood Zone 2 as a result.
	Surface water	Large area of land at risk from 1 in 1000yr event, corresponding with area of land in FZ2. Smaller channels of land at risk from 1 in 1000yr and in some parts 1 in 100yr events in the west of the parcel
	Reservoir Failure	N/A
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. When historic flooding event taking into consideration, entirety of parcel is affected by Flood Zone 2. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

Environmental Health and Amenity

Land contamination	None known
Air pollution	No known issues
Noise pollution	No known issues
Other amenity issues	Proximity to adjoining sewage treatment works may give rise to localised/intermittent issues of smells.
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer – EH records indicate no constraints within the parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

EH2 Land at Brook Wood

Green Belt	
Findings of Green Belt Review	<p>Considered through Green Belt Review <u>but not currently within the Green Belt.</u></p> <p>Overall contribution (1-6, 6 lowest): 1</p> <p>Checking sprawl: Moderate importance</p> <p>Settlement separation: Higher importance</p> <p>Safeguarding countryside: Higher importance</p> <p>Setting of historic towns: Lower importance</p> <p><i>Parcel is particularly identified as playing a significant role in maintaining the separation of the settlements of Horley and Smallfield</i></p>

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	Approx. 1.5km	Via Smallfield Road/Victoria Road
Local Centre	N/A		
Rail Station	Horley	<1.5km	Via Smallfield Road/Station Approach
Secondary school	Oakwood	Within 1.5km	Via Smallfield Road
Primary School	Langshott Infant	Within 1.5km	Via Smallfield Road
GP	Horley Health Centre	<2km	Via Smallfield Road/Victoria Road
Employment area	Balcombe Road Industrial Areas/Horley TC	Within 1.5km	Also London Gatwick
Bus routes	Several bus routes along Balcombe Road and Victoria Road (424, 526/7, 20, 123)		
Parcel access	Parcel could be accessed via Smallfield Road; access may need to be created through existing developed frontage.		
Relevant strategic infrastructure	<p>2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes).</p> <p>Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.</p>		
Local highways/accessibility improvements	Not examined as site not shortlisted		
Utilities or servicing shortfalls	<p>Due to separation from urban area, further exploration required in relation to servicing/connecting the site to key utilities.</p> <p>Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.</p>		
Summary	Site is in a reasonably accessible location; however, parts of the parcel are also more remote from existing services than others. Proximity to Smallfield Road and existing residential development means there are unlikely to be servicing/utilities issues.		

Availability, Achievability and Deliverability	
Landowners	Unknown
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Wayleaves/rights over land associated with the electricity pylons may present a constraint
Summary	Site has not been promoted for development and is thought to be in multiple ownership, particularly given presence of existing residential curtilages.

EH3 Land north of Smallfield Road

EH3 Land north of Smallfield Road

General	
Total Area	12.5ha
Land Uses	Predominant land use: Woodland/grazing land Other land uses: Residential
Ward	Horley East
Previously Developed?	Ribbon development of residential and small scale commercial uses along Smallfield Road
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Valley floor fields and pastures Common edge/roadside waste settlement (post-1811 & pre-1940 extent)
Summary	No overriding heritage constraints to development. Historic field patterns and landscape features should be reflected in development layout.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4 (although site is partly built up)
Landscape character	Low Weald Farmland (WF3): lowland weald, broadly undulating. Predominantly farmland with medium-large scale arable fields and occasionally smaller pastoral fields. Well-developed hedgerow networks and dispersed blocks of woodland. Landscape in the east of the character area is more tranquil than west of the Mole floodplain. Long distance views are possible, sometimes obscured by woodland. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the east of Horley there is a graduated fringe, which has a medium to high sensitivity to change with localised areas of lower sensitivity.
Summary	Parcel has areas dispersed woodland and a small number of clearly defined pastoral fields, consistent with the defined landscape character. These features should be retained, enhanced and integrated into development layout.

Biodiversity	
SAC	N/A
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A

EH3 Land north of Smallfield Road

Other Woodland	Area of dense woodland in the western half of the parcel
BOA	Majority of the parcel is within the River Mole (R05) BOA
TPOs	None
Planned biodiversity improvements?	-
Summary	It would be important to safeguard woodland coverage as far as possible (also important in terms of landscape contribution). Measures to enhance biodiversity features of opportunity area would be necessary.

Access to countryside and recreation	
Public Rights of Way	Public footpath (FP375) runs along Burstow stream on southern edge of parcel. FP376 cuts across southern part of parcel and links to Langshott.
Formal recreation	None
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 100%+ of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 25-50%; Allotments: 0-25%; Play areas: 0-25%
Summary	Notable ward level deficit of open space

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Burstow Stream runs along the northern boundary of the parcel Small number of ditches in the east of the parcel	
Flood Risk	Flood Zone 1	Some areas, particularly in the south of the parcel, in FZ1
	Flood Zone 2 (modelled)	Majority of parcel in FZ2
	Flood Zone 3	North-east part of the parcel affected by FZ3
	Flood Zone 2 (Historic Flood - 1968))	Extent of historic flood significantly increases the area affected by flooding risk with the whole of the parcel falling within Flood Zone 2 as a result.
	Surface water	Eastern half of the parcel largely affected by 1 in 1000yr event. Small areas in the north-east corner affected by 1 in 100yr event corresponding to land in FZ3
	Reservoir Failure	N/A
Informal consultation	EA - General support for avoiding development in FZ2/3; if allocated sites do include land in FZ2 this may present the opportunity to deliver flood mitigation/river environment enhancements. General principles relating to river corridors, ditches and buffer zones applies. Recommend that the published Flood Map for Planning (i.e. the composite map including all modelled and historic extents for Flood Zone 2) is the reference map for sequential testing.	
Summary	Risk of flooding severely constrains the development potential of this site. Land in Flood Zones 2/3 which should be avoided if other sites not at risk of flooding are available. When historic flooding event taking into consideration, entirety of parcel is affected by Flood Zone 2. Further work would be required to explore appropriate design measures to safeguard/improve ecological quality of Burstow Stream.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	No known issues
Noise pollution	No known issues
Other amenity issues	Overhead power lines and infrastructure (including pylons) runs north-south through the centre of the parcel and would require relocation. Proximity to adjoining sewage treatment works may give rise to localised/intermittent issues of smells.
Aerodrome Safeguarding	Yes (structures over 15m)
Informal consultation	EH officer – EH records indicate no constraints within the parcel
Summary	Any development proposal would be subject to aerodrome safeguarding approval

Green Belt	
Findings of Green Belt Review	Considered through Green Belt Review <u>but not currently within the Green Belt.</u> Overall contribution (1-6, 6 lowest): 1 Checking sprawl: Moderate importance Settlement separation: Higher importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

EH3 Land north of Smallfield Road

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Horley	c.1.2km	Via Smallfield Road/Victoria Road
Local Centre	N/A		
Rail Station	Horley	Within 1.5km	Via Smallfield Road/Station Approach
Secondary school	Oakwood	Within 1km	Via Smallfield Road
Primary School	Langshott Infant	Within 1km	Via Smallfield Road
GP	Horley Health Centre	Within 1.8km	Via Smallfield Road/Victoria Road
Employment area	Balcombe Road Industrial Areas/Horley TC	Within 1km	Also London Gatwick
Bus routes	424 bus route along Smallfield Road adjacent to parcel. Fastway bus route (20) in close proximity along Wheatfield Way.		
Parcel access	Parcel could be accessed from Langshott		
Relevant strategic infrastructure	2FE school in NW Sector already proposed, will address requirements from urban growth. Max 0.5FE required as a result of urban extensions (at 200 homes). Potential for equivalent of additional 4 full time GPs required in Horley area to address future needs. Site already secured in the NW Sector.		
Local highways/accessibility improvements	Not examined as site not shortlisted Challenges associated with accessing site due to separation from main urban area/roads, significant upgrades likely to be required		
Utilities or servicing shortfalls	Due to separation from urban area, further exploration required in relation to servicing/connecting the site to key utilities. Significant residual capacity in local water supply infrastructure before strategic reinforcements would be required.		
Summary	Parcel is in a reasonably accessible location although less so than some other Horley parcels. Parts of the parcel are also more remote from existing services than others. Proximity to Smallfield Road and existing residential development means there are unlikely to be servicing/utilities issues.		

Availability, Achievability and Deliverability	
Landowners	Unknown
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Wayleaves/rights over land associated with the electricity pylons may present a constraint
Summary	Site has not been promoted for development and is thought to be in multiple ownership

ERM1 Land at Hillsbrow**General**

Total Area	19.1ha
Ward	East Redhill
Land Uses	Predominant land use: Open space/woodland Other land uses: Agriculture/pasture; Allotments; Residential
Previously Developed?	Residential properties facing onto A25. Part of parcel historically developed although returned to natural state. Possible historic underground workings
Existing allocations?	None

Heritage

Statutory Listed Buildings	Two Grade II listed buildings and a Grade II curtilage listed building fronting A25. Reasonably well screened by existing tree cover.
Locally Listed Buildings	Locally listed building fronting Philanthropic Road. Well screened by existing tree cover.
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Historic landscape classification	Active and disused clay pits Assorted pre-1811 woodland Parkland conversion to arable Common edge/roadside waste settlement (post-1811 & pre-1940 extent)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed and locally listed buildings (which are located around the edges of the parcel) and sensitive design of development to protect (and where possible enhance) their setting.

Landscape

AONB	N/A
AGLV	N/A
AONB recommended additional area	No, although the Greensand ridge east of borough boundary (in Tandridge) has been identified for potential inclusion in AONB (as part of review submission to Natural England)
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Substantial change in levels Land is at highest and flatted in the centre of the parcel. Steep gradient south and east to Philanthropic Rd (approx. 1:4) Shallower gradient to the north to A25 (approx. 1:12) The parcel (predominantly the woodland scarp) is visible from the south (e.g. FP112 to the north east of East Surrey Hospital) and also partially in very long-range views from the north (e.g. FP80 in the North Downs)
Active agricultural use?	None apparent
Agricultural Grade	South eastern corner is Grade 4
Landscape character	Wooded Greensand Hills (GW12): Narrow undulating ridgeline, with a number of high points. Hills are a prominent feature in views of chalk ridge. Predominantly wooded, interspersed with medium size arable fields. Ribbons of woodland on ridges and upper slopes. Tree cover encloses area in parts; however, panoramic views are possible from elevated locations. Remoteness is influenced by surrounding settlement. Significant roads cross the area mostly enclosed by tree cover and steep roadside banks. Guidelines: conserve distinctive pattern of existing settlements and historic buildings and protect relationship between towns and surrounding countryside, conserve rural roads, conserve areas of undisturbed wooded skyline, oppose tall structures, encourage traditional building materials and local style, conserve rural roads Borough-wide landscape assessment suggests that across the area east of Redhill and Merstham, in general the landscape's interrupted characteristics imbue it with a low sensitivity to change, although notes that views often encompass the urban edge of

ERM1 Land at Hillsbrow

	Redhill and its surrounding villages.
Summary	Parcel displays many of the specific landscape characteristics of the Greensand Hills, particularly woodland ribbons along ridges and upper slopes. Landscape sensitivity is increased by the visibility of the parcel in long range views. Any development would need to conserve wooded skyline and ensure that the visibility of built form within the landscape and views is minimised.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	Holmethorpe Sandpits Complex SNCI lies north of the A25
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	Byes Woods and Chartfields designated Ancient Woodland
Other Woodland	Considerable extent of other woodland. Dense woodland along most of parcel boundaries; covering all but eastern end of the south-facing slope and running up to A25 boundary.
BOA	Adjoins: Parcel adjoins Holmethorpe and Bay Pond (WG10) BOA
TPOs	Individual TPO (Beech) at Chart Lodge
Planned biodiversity improvements?	Work planned further east (in TDC) as part of River Mole Catchment Partnership. Need to take account of the presence of the (to be restored) landfill site as a substantial GI/biodiversity resource, including role in GI strategy.
Informal consultation	EA: preference would be for no loss of woodland (loss of habitat and amenity value); would recommend buffer to ancient woodland and would encourage measures to enhance GI SWT/SCC: ancient woodland needs to be retained. Use of buffer zones and positive management solutions is important; needs to be 'part of the design'. Site was surveyed for SNCI potential in 2015: whilst the quality/quantity of ancient woodland was considered to be on the borderline of SNCI criteria, the site was not recommended for selection. Condition of the woodland was considered to be unfavourable declining and richness of species is diminished by poor management which leads to dark conditions, lack of ground flora and presence of exotic invasive species. Advise more active management to increase light to woodland floor, eradicate invasive species and increase biodiversity.
Summary	Presence of woodland and ancient woodland represents a constraint to development and limits the potential developable area considerably. It would be important to safeguard woodland coverage as far as possible (also important in terms of landscape contribution), as well as designing in a buffer around areas of ancient woodland and ensuring appropriate positive management of woodland areas

Access to countryside and recreation	
Public Rights of Way	No public rights of way across or around the parcel
Formal recreation	No formal public recreation use
Informal recreation	No informal public recreation use; part of parcel used for private paintballing enterprise
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 50-75%; Natural and semi-natural: 100%+; Amenity greenspace: 25-50%; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	SWT/SCC – explore opportunities for open greenspace provision (SE corner?) as well as proving 'greening' through retention of woodland
Summary	As there is currently no public access to the parcel, there is the opportunity for development to contribute positively in terms of the wider green infrastructure network planned for the area east of Redhill linking (in time) the SWT reserves at Merstham via the restored Patterson Court landfill through this parcel to the cemetery and beyond.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	N/A	
Flood Risk	FZ1	Parcel wholly within FZ1
	FZ2	N/A
	FZ3	N/A
	Surface water	N/A
	Reservoir Failure	N/A

ERM1 Land at Hillsbrow

Water Quality	No water quality issues identified
Sequential Test Conclusions	Parcel is wholly within FZ1 therefore sequentially preferable.
Informal consultation	EA – no specific comments on water environment.
Summary	Site is sequentially preferable and no other flood risk or water quality issues have been identified that represent a constraint to development. Given the topography of the site, runoff issues may need to be considered.

Environmental Health and Amenity	
Land contamination	Parts of site understood to have previously been quarried/backfilled.
Air pollution	Parcel does not fall within an AQMA. Proximity to Patterson Court Landfill Proximity to A25
Noise pollution	Proximity to A25
Other amenity issues	Proximity to Patterson Court Landfill
Aerodrome Safeguarding	Yes (structures over 45m)
Informal consultation	SWT - highlight potential land contamination– this could cause problems EH officer - historical evidence indicates presence of quarry (northern portion of site) and pit (south eastern portion of site. Ground investigation works would be required, and appropriate remediation. Need to bear in mind the impact of additional traffic generated on AQMA.
Summary	Site investigation will be required due to previous quarry/pit use and subsequent landfill. Remediation measures may be required. Proximate to AQMA

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 4 Checking sprawl: Lower importance Settlement separation: Moderate importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Redhill	Approx. 1km	Via Redstone Hill
Local Centre	N/A	N/A	N/A
Rail Station	Redhill	Approx. 1km	Via Redstone Hill
Secondary school	The Warwick School	Approx. 1.2km	Via Redstone Hill/Noke Drive
Primary School	Earlwood Infant/Brambletye Jr	Approx. 1km	Via Philanthropic Rd.
GP	Woodlands Surgery/Greystone Hse/The Hawthornes	1.5-2km	Various routes
Employment area	Redhill Town Centre/Kingsfield Business Park	1-1.5km	Various routes. Holmethorpe Estate within 2-2.5km.
Bus routes	Bus routes 315, 400, 410 run along A25		
Parcel access	Frontages onto A25 and Philanthropic Road. Topography limits access onto parcel from Philanthropic Road. Pedestrian footpaths only on northern side of A25		
Relevant strategic infrastructure	An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Provision of a site in the Redhill area would offer the greatest benefit in terms of widening access to schools. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Redhill Balanced Network and LSTF sustainable travel improvements are important interventions to improve accessibility and increase transport capacity.		
Local	Improvement of pedestrian/cycle facilities on Nutfield Road, particularly new footways on		

ERM1 Land at Hillsbrow

highways/accessibility improvements	southern side Bus infrastructure improvements on Nutfield Road Pedestrian/cycle crossing points to FP102 (footpath adjacent to Redstone Gardens) as a key link to Redhill town centre Measures to manage/minimise traffic effects on rural/minor roads (e.g. Cormongers Lane) Improvements to FP530 (footpath adjacent to Redstone Hollow) Access onto A25 would need to be co-ordinated with any other sites in the locality
Utilities or servicing shortfalls	Access to site via main A25 therefore unlikely to be problems connecting to utilities. Local reinforcements to water supply infrastructure are likely to be required along A25 and through the site itself to protect resilience to Redhill. There is sufficient capacity in the trunk main.
Summary	Site benefits from excellent proximity and accessibility to Redhill town centre. Developments should seek to significantly enhance off-carriageway pedestrian/cycle routes to the town to encourage sustainable travel. Provision in the long-term of school places arising as a result of urban extensions will need to be secured.

Availability, Achievability and Deliverability	
Landowners	Hillsbrow - Maxam Properties Allotment site - Gallagher Residential properties – various
Is land being actively promoted for development?	Hillsbrow (16.8ha) – Yes, being actively promoted Allotment site (0.6ha) – No
Is there housebuilder/developer interest?	Hillsbrow – Yes, Berkeley Strategic hold an option on the site
Legal/ownership constraints or existing uses to be relocated	Allotment site – lease currently held by RBBC; would need to be relocated Residential properties in individual ownership
Summary	Much of site promoted for development with interest from housebuilder. Residential properties are in individual ownership.

ERM2 West of Copyhold Works

General	
Total Area	7.7ha
Ward	East Redhill
Land Uses	Predominant land use: Pasture/open field Other land uses: Residential
Previously Developed?	Greenfield with the exception of a single residential property fronting A25 Possible historic underground workings
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Active and disused sandpits
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	No, although the Greensand ridge east of borough boundary (in Tandridge) has been identified for potential inclusion in AONB (as part of review submission to Natural England)
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Some change in levels Land falls away steadily and markedly across parcel from southern A25 boundary to the north (approx. 1:12) The parcel is visible in long-range views from the north both close to Watercolour and from FP80 (on the north downs on the northern side of the M25).
Active agricultural use?	Grazing
Agricultural Grade	N/A
Landscape character	Urban Edge (UE9): Part of the wider Greensand Valley and Wooded Greensand Hills, undulating landform has been altered by human actions, large areas of former quarry interspersed by arable and pastoral fields, views across lakes and open fields are possible and intervisibility with North Downs ridge scarp. Guidelines: conserve and enhance biodiversity, habitat restoration, enhance landscape setting adjacent to settlements, conserve historic elements of landscape, maintain physical links and open views to wider landscape. Borough wide landscape assessment suggests that across the area east of Redhill and Merstham, in general the landscape's interrupted characteristics imbue it with a low sensitivity to change, although notes that the level of sensitivity rises around managed wildlife sites and that views often encompass the urban edge of Redhill and its surrounding villages. The parcel is visible in panoramic views from the north, including near Watercolour and in longer-range views from
Summary	Parcel displays many of the specific landscape characteristics of the Greensand Hills, particularly woodland ribbons along ridges and upper slopes. Landscape sensitivity is increased by the visibility of the parcel in long range views. Any development would need to conserve wooded skyline and ensure that the visibility of built form within the landscape and views is minimised.

ERM2 West of Copyhold Works

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	Majority of parcel is within Holmethorpe Sandpits Complex SNCI. SNCI based on county importance for birds as a breeding and foraging area. Parcel represents small part of extensive
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Substantial belts of woodland around parcel boundaries and area of dense woodland on the eastern boundary.
BOA	Majority of parcel is within the Holmethorpe and Bay Pond (WG10) BOA
TPOs	N/A
Planned biodiversity improvements?	Work planned further east (in TDC) as part of River Mole Catchment Partnership. Need to take account of the presence of the (to be restored) landfill site as a substantial GI/biodiversity resource, including role in GI strategy.
Informal consultation	EA – concerns over potential loss of SNCI designation; would like to know why it was originally designated and how this parcel interacts with the wider SNCI. SWT/SCC – designated SNCI; need to better understand the reasons for designation and interest features (or buffer function). Possible presence of newts in western ditch. SNCI. SNCI designation was reviewed in 2014, taking into account third party evidence, and recommended to be retained as part of the wider SNCI. When viewed in isolation, the nature conservation interest of the western field could be seen as superfluous; however, to be absolutely confident of this, a complete knowledge of breeding numbers and winter movements for the entire SNCI would be necessary. Little has changed since the site was originally selected as an SNCI. Essential continuity of habitat merits continued inclusion of the site. However, strategic planning decisions should take account of whether the need for housing at this location overrides the relatively minor contribution of the western field towards the principal nature conservation purpose of the Holmethorpe Sandpits Complex SNCI. Options for retaining most, or part(s) of the site, as green infrastructure to serve new development should be considered; as well as the potential for mitigation/compensation projects elsewhere in the SNCI to off-set that proportion which is lost to development.
Summary	Whilst parcel does not appear to relate strongly to the wetland habitat in the more northerly and easterly extents of the SNCI further work will be required to determine the function of this area in relation to the SNCI interest features. Local biodiversity interest features arising from presence of Redhill Brook along western edge should also be investigated.

Access to countryside and recreation	
Public Rights of Way	Public footpath along western edge of parcel, providing access via north end of parcel to The Moors
Formal recreation	No formal public recreation use

ERM2 West of Copyhold Works

Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 50-75%; Natural and semi-natural:100%+; Amenity greenspace: 25-50%; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	GI officer: retain public access from Redhill to the Moors; consider contribution to wider GI network proposals for East of Redhill/Merstham.
Summary	Should this parcel be allocated for development it will be important to safeguard existing public footpath access from Redhill to the Moors and beyond, and explore opportunities to incorporate improved public access east west to the (to be) restored Patteson Court landfill area.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Ditch/waterway running along western boundary of parcel	
Flood Risk	FZ1	Parcel wholly within FZ1
	FZ2	N/A
	FZ3	N/A
	Surface water	Small area at the northern boundary likely to be affected by 1 in 200yr and 1 in 300yr events. Isolated area on the eastern boundary likely to be affected by 1 in 200yr event.
	Reservoir Failure	N/A
Water Quality	Ecological quality of Redhill Brook currently poor.	
Sequential Test Conclusions	Site is wholly within FZ1 therefore sequentially preferable.	
Informal consultation	EA – note waterways along boundary if site and proximity of Redhill Brook to the north of the site. Given proximity of development, there is a high potential that waterways are degraded, therefore a buffer (min 5m) would be recommended. Groundwater quality issues need to be considered given nearby wetland environment.	
Summary	Parcel is in a sequentially preferable location however further work may be required to explore groundwater issues, and appropriate design measures would be required to safeguard Redhill Brook (water quality and biodiversity)	

Environmental Health and Amenity	
Land contamination	Likelihood of land contamination owing to historic and current use of parcel and adjoining land (Copyhold)
Air pollution	Parcel does not fall within an AQMA. Proximity to Patterson Court Landfill means the site may be vulnerable to air pollution/smells emanating from the landfill site; which may have a negative impact in terms of amenity.
Noise pollution	Proximity to A25

ERM2 West of Copyhold Works

Other amenity issues	Proximity to Patterson Court Landfill
Aerodrome Safeguarding	Yes (structures over 45m)
Informal consultation	Environmental Health officer - ground gas from historic landfill is a potential issue. Can be mitigated by gas protective membrane (for e.g.) and is not an absolute constraint. Need to bear in mind the impact of additional traffic generated on AQMA.
Summary	Site investigation works would be required. Development would need to incorporate appropriate ground gas mitigation measures. Proximate to AQMA.

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Redhill	Approx. 1km	Via Redstone Hill
Local Centre	N/A	N/A	N/A
Rail Station	Redhill	Approx. 1km	Via Redstone Hill
Secondary school	The Warwick School	Approx. 1.2km	Via Redstone Hill/Noke Drive
Primary School	Earlwood Infant/Brambletye Jr	1-1.5km	Via Redstone Hollow/Philanthropic Rd.
GP	Greystone Hse/The Hawthornes	1.75km	Via Redstone Hill and town centre
Employment area	Redhill Town Centre/Kingsfield Business Park	1-1.5km	Various routes. Holmethorpe Estate within 2-2.5km.
Bus routes	Bus routes 315, 400, 410 run along A25		
Parcel access	Parcel fronts onto A25; possibility to reuse access points into former Copyhold works		
Relevant strategic infrastructure	An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Provision of a site in the Redhill area would offer the greatest benefit in terms of widening access to schools. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Redhill Balanced Network and LSTF sustainable travel improvements are important interventions to improve accessibility and increase transport capacity.		
Local highways/accessibility improvements	Improvement of pedestrian/cycle facilities on Nutfield Road, particularly new footways on northern side Bus infrastructure improvements on Nutfield Road Measures to manage/minimise traffic effects on rural/minor roads (e.g. Cormongers Lane) Improvements to FP102 (footpath adjacent to Redstone Hollow) which runs through site and is a critical pedestrian/cycle link to Redhill town centre. Access onto A25 would need to be co-ordinated with any other sites in the locality		
Utilities or servicing shortfalls	Access to site via main A25 therefore unlikely to be problems connecting to utilities. Local reinforcements to water supply infrastructure are likely to be required along A25 and through the site itself to protect resilience to Redhill. There is sufficient capacity in the trunk main.		
Summary	Site benefits from excellent proximity and accessibility to Redhill town centre. Developments should seek to significantly enhance off-carriageway pedestrian/cycle routes to the town to encourage sustainable travel. Provision in the long-term of school places arising as a result of urban extensions will need to be secured.		

Availability, Achievability and Deliverability	
Landowners	Gallagher Estates (Strategic land company)
Is land being actively promoted for	Yes

ERM2 West of Copyhold Works

development?	
Is there housebuilder/developer interest?	Yes
Legal/ownership constraints or existing uses to be relocated	Single residential property thought to be in individual ownership
Summary	Site promoted for development, in ownership of strategic land company. Residential property in individual ownership.

ERM3 Former Copyhold Works

ERM3 Former Copyhold Works

General	
Total Area	10.8ha
Ward	East Redhill
Land Uses	Predominant land use: Industrial/workings Other land uses: Woodland; residential
Previously Developed?	Parcel largely previously developed. Derelict structures from previous industrial use Possible historic underground workings Residential properties fronting onto A25
Existing allocations?	Allocated/safeguarded for waste development and identified as a preferred site for aggregates recycling.

Heritage	
Statutory Listed Buildings	Proximate: Two Grade II listed buildings and a Grade II curtilage listed building opposite the parcel on the A2.
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Active and disused sandpits
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	No, although the Greensand ridge east of borough boundary (in Tandridge) has been identified for potential inclusion in AONB (as part of review submission to Natural England)
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Some change in levels Parcel reasonably flat at highest point at centre of parcel. Levels fall away to the north and south (approx. 1:14)
Active agricultural use?	No
Agricultural Grade	N/A
Landscape character	Urban Edge (UE9): Part of the wider Greensand Valley and Wooded Greensand Hills, undulating landform has been altered by human actions, large areas of former quarry interspersed by arable and pastoral fields, views across lakes and open fields are possible and intervisibility with North Downs ridge scarp. Guidelines: conserve and enhance biodiversity, habitat restoration, enhance landscape setting adjacent to settlements, conserve historic elements of landscape, maintain physical links and open views to wider landscape. Borough wide landscape assessment suggests that across the area east of Redhill and Merstham, in general the landscape's interrupted characteristics imbue it with a low sensitivity to change, although notes that the level of sensitivity rises around managed wildlife sites and that views often encompass the urban edge of Redhill and its surrounding villages. The parcel is visible in panoramic views from the north, including near Watercolour and in longer-range views from
Summary	Parcel displays many of the specific landscape characteristics of the Greensand Hills, particularly woodland ribbons along ridges and upper slopes, albeit existing derelict structures degrade landscape somewhat. Landscape sensitivity is increased by the

ERM3 Former Copyhold Works

	visibility of the parcel in long range views. Any development would need to conserve wooded skyline and ensure that the visibility of built form within the landscape and views is minimised.
--	---

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	Adjoining: Parcel directly adjoins the Holmethorpe Sandpits Complex SNCI
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Substantial area of dense woodland on the western part of the parcel and surrounding the former works buildings. Belt of woodland along southern A25 boundary.
BOA	Northern part of the parcel falls within the Holmethorpe and Bay Pond (WG10) BOA
TPOs	2 single TPOs adjoining SE corner of parcel
Planned biodiversity improvements?	Work planned further east (in TDC) as part of River Mole Catchment Partnership. Need to take account of the presence of the (to be restored) landfill site as a substantial GI/biodiversity resource, including role in GI strategy.
Informal consultation	EA - no major concerns; preference that woodland is retained as part of wider GI network. SWT/SCC – support in principle for development of PDL site although waste designation noted.
Summary	Should parcel be allocated, existing woodland should be safeguarded as far as possible for both biodiversity and landscape contribution, and 'designed in' to any new development.

Access to countryside and recreation	
Public Rights of Way	No public rights of way across or around the parcel
Formal recreation	No formal public recreation use
Informal recreation	No informal public recreation use
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 50-75%; Natural and semi-natural:100%+; Amenity greenspace: 25-50%; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	SWT/SCC – need to incorporate within wider GI plans
Summary	As there is currently no public access to the parcel, there is the opportunity for development to contribute positively in terms of the wider green infrastructure network planned for the area east of Redhill linking (in time) the SWT reserves at Merstham via the restored Patteson Court landfill through this parcel to the cemetery and beyond.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	N/A	
Flood Risk	FZ1	Parcel wholly within FZ1
	FZ2	
	FZ3	
	Surface water	Area at centre of parcel around the works buildings likely to be affected by 1 in 200yr and 1 in 300yr surface flood events. Other small isolated areas within the parcel likely to be subject to surface water flooding to a lesser extent.
	Reservoir Failure	N/A
Informal consultation	EA – no specific comments on water environment	
Summary	Parcel falls within a sequentially preferable area. Likely that design measures could be used to mitigate risk of surface water flooding.	

Environmental Health and Amenity	
Land contamination	High likelihood of land contamination owing to historic and past use of parcel (Fullers Earth works) and from adjoining Patterson Court landfill.
Air pollution	Parcel does not fall within an AQMA. Proximity to Patterson Court Landfill means the site may be vulnerable to air pollution/smells emanating from the landfill site; which may have a negative impact in terms of amenity.

ERM3 Former Copyhold Works

	Proximity to A25
Noise pollution	Proximity to landfill parcel and landfill access road (adjacent to northern boundary of parcel)
Other amenity issues	Proximity to Patterson Court Landfill
Aerodrome Safeguarding	Yes (structures over 45m)
Informal consultation	EH officer - ground gas also an issue on this site. Historic evidence indicates presence of quarrying; previous landowners completed comprehensive site investigation works. Need to bear in mind the impact of additional traffic generated on AQMA.
Summary	Remediation measures may be required, as well as ground gas mitigation measures. Proximate to AQMA

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 4 Checking sprawl: Moderate importance Settlement separation: Moderate importance Safeguarding countryside: Lower importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Redhill	Within 1.2km	Via Redstone Hill
Local Centre	N/A	N/A	N/A
Rail Station	Redhill	Within 1.2km	Via Redstone Hill
Secondary school	The Warwick School	Within 1.2km	Via Redstone Hill/Noke Drive
Primary School	Earlwood Infant/Brambletye Jr	1-1.5km	Via Redstone Hollow/Philanthropic Rd.
GP	Greystone Hse/The Hawthornes	Within 2km	Via Redstone Hill and town centre
Employment area	Redhill Town Centre/Kingsfield Business Park	1-1.5km	Various routes. Holmethorpe Estate within 2-2.5km.
Bus routes	Bus routes 315, 400, 410 run along A25		
Parcel access	Parcel fronts onto A25; possibility to reuse access to former works.		
Relevant strategic infrastructure	An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Provision of a site in the Redhill area would offer the greatest benefit in terms of widening access to schools. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Redhill Balanced Network and LSTF sustainable travel improvements are important interventions to improve accessibility and increase transport capacity.		
Local highways/accessibility improvements	Improvement of pedestrian/cycle facilities on Nutfield Road, particularly new footways on northern side Bus infrastructure improvements on Nutfield Road Measures to manage/minimise traffic effects on rural/minor roads (e.g. Cormongers Lane) Improvements to FP102 (footpath adjacent to Redstone Hollow) which runs through site and is a critical pedestrian/cycle link to Redhill town centre. Access onto A25 would need to be co-ordinated with any other sites in the locality		
Utilities or servicing shortfalls	Access to site via main A25 therefore unlikely to be problems connecting to utilities. Local reinforcements to water supply infrastructure are likely to be required along A25 and through the site itself to protect resilience to Redhill. There is sufficient capacity in the trunk main.		
Summary	Site benefits from excellent proximity and accessibility to Redhill town centre. Developments should seek to significantly enhance off-carriageway pedestrian/cycle routes to the town to encourage sustainable travel. Provision in the long-term of school places arising as a result of urban extensions will need to be secured.		

ERM3 Former Copyhold Works

Availability, Achievability and Deliverability	
Landowners	Gallagher Estates (Strategic land company)
Is land being actively promoted for development?	Yes
Is there housebuilder/developer interest?	Yes
Legal/ownership constraints or existing uses to be relocated	Residential properties thought to be in individual ownership
Summary	Majority of site promoted for development, in ownership of strategic land company. Residential property in individual ownership.

ERM4 Land South of Bletchingley Road

ERM4 Land south of Bletchingley Road

General	
Total Area	5.9ha
Land Uses	Predominant land use: Open land/paddocks Other land uses: Commercial, residential
Previously Developed?	Partially: two residential properties and existing office accommodation and parking along Bletchingley Road frontage
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	Locally listed building fronting onto Bletchingley Road, set within substantial grounds
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Scattered settlement with paddocks (post-1811 & pre-1940 extent)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of locally listed building and sensitive design of development to protect (and where possible enhance) its setting. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat. Slight steady rise in land levels from south to north of parcel (approx. 1:40)
Active agricultural use?	Grazing/paddocks
Agricultural Grade	Grade 4
Landscape character	Urban Edge (UE9): Part of the wider Greensand Valley and Wooded Greensand Hills, undulating landform has been altered by human actions, large areas of former quarry interspersed by arable and pastoral fields, views across lakes and open fields are possible and intervisibility with North Downs ridge scarp. Guidelines: conserve and enhance biodiversity, habitat restoration, enhance landscape setting adjacent to settlements, conserve historic elements of landscape, maintain physical links and open views to wider landscape. Borough-wide landscape assessment suggests that across the area east of Redhill and Merstham, in general the landscape's interrupted characteristics imbue it with a low sensitivity to change, although notes that the level of sensitivity rises around managed wildlife sites and that views often encompass the urban edge of Redhill and its surrounding villages.
Summary	Landscape sensitivity disturbed by former quarrying activities and surrounding infrastructure which reduces level of sensitivity; however, proximity to adjoining nature reserves requires consideration. Any development should seek to maintain open views to wider landscape and achieve biodiversity/habitat enhancement.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	Adjoining: Parcel adjoins the Holmethorpe Sandpits Complex SNCI
LNR (existing or proposed)	Adjoining: Parcel adjoins Spynes Mere Nature Reserve

ERM4 Land South of Bletchingley Road

proposed)	
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Belts of woodland around curtilage boundaries including running north-south through centre of parcel and along southern edge
BOA	Adjoining: Parcel adjoins the Holmethorpe and Bay Pond (WG10) BOA
TPOs	None
Planned biodiversity improvements?	SWT exploring options to 'extend' Nutfield Marshes area beyond the M23 into Tandridge
Informal consultation	SWT/SCC: SWT reserve and BOA lies directly to the south (waterfowl/wetland); however this is not a showstopper. Current pinch point where footpath adjoins reserve could be opened up across southern part of parcel. Screening to manage recreational pressure would be sufficient for an increase in recreational use; opportunity for improvements e.g. viewing points; bird hides; also opportunity to engage with local community re recreational use of reserve.
Summary	Should land within this parcel be allocated, careful consideration would need to be given to how urban design measures could be used to manage recreational pressures on the SWT reserve in a positive way. If allocated for development, hedgerows and trees should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Public bridleway runs north-south through centre of parcel, along southern edge and eastern boundary, providing access to wider Spynes Mere/Holmethorpe Pits area
Formal recreation	No formal public recreation use
Informal recreation	None apparent
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 50-75%; Natural and semi-natural: 100%+; Amenity greenspace: 25-50%; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	SWT/SCC: Current pinch point where footpath adjoins reserve could be opened up across southern part of parcel.
Summary	There is the potential to enhance the limited public access through this site and (along with ERM5) link important GI resources north and south of Merstham.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	N/A, however Spynes Mere lake/wetland area adjoins site to south east	
Flood Risk	FZ1	Parcel wholly within FZ1
	FZ2	
	FZ3	
	Surface water	Parcel largely unaffected by surface water flooding
	Reservoir Failure	N/A
Water Quality	No issues identified	
Sequential Test Conclusions	Site is wholly within FZ1 therefore sequentially preferable.	
Informal consultation	EA – need to consider any potential impacts on adjoining wetland environment and ditches/streams feeding Spynes Mere. Planned remodelling of upstream Redhill Brook and future wetland management regime may impact on flood zones.	
Summary	Parcel is sequentially preferable as wholly in Zone 1; however the possible impact of new development on the wetland habitats to the south would need to be considered.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	No
Noise pollution	No
Other amenity issues	None identified
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - historic evidence indicates presence of works site (western portion of site) and small sandpit (central area); localised site investigation would be required, but unlikely to be a major problem
Summary	Site investigation in relation to past uses would be required.

ERM4 Land South of Bletchingley Road

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 4 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Redhill	Approx. 4.4km	Via Bletchingley Road/A23
Local Centre	Portland Drive	Within 1.2km	Via Bletchingley Road
Rail Station	Merstham	Within 1.75km	Via Bletchingley Road/Brook Road
Secondary school	Warwick/Royal Alexandra and Albert/St Bedes	Within 4km	Via Bletchingley Road/ London Road. St Nicholas and Woodfield Special Schools within 1km
Primary School	Furzeffield Primary	Within 1km	Via Bletchingley Road/Radstock Way
GP	Merstham Surgery	Within 1.2km	Via Bletchingley Road
Employment area	Holmethorpe/Wells Place	Within 2.5km	
Bus routes	430 bus route runs along Bletchingley Road		
Parcel access	Parcel frontage onto Bletchingley Road		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Provision of a site in the Redhill area would offer the greatest benefit in terms of widening access to schools. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area.</p> <p>LSTF and Greater Redhill STP sustainable travel improvements are important interventions to improve accessibility to Redhill and increase transport options. A23/School Hill junction is identified as a traffic hotspot, further investigation and improvements may be required.</p> <p>Regeneration initiatives around Portland Drive, including the new local centre will improve service provision in the locality</p>		
Local highways/accessibility improvements	<p>Improvement to pedestrian/cycle facilities on Bletchingley Road, including new footways on southern side close to parcel.</p> <p>Upgrading of BW119 (which runs through site) and wider cycle links south to Redhill town centre</p> <p>Enhancement of off-carriageway pedestrian/cycle routes to local centre and rail station</p> <p>Bus infrastructure improvements on Bletchingley Road</p>		
Utilities or servicing shortfalls	<p>Site adjacent to Bletchingley Road therefore unlikely to be problems connecting to utilities; however, SESW indicate local reinforcements to supply network along Bletchingley Road are likely to be required. Significant residual capacity in the trunk main: no need for strategic improvements.</p>		
Summary	<p>Parcel relatively well located in relation to local services and regeneration of the Merstham local centre will further enhance this. Utility and servicing provision unlikely to be an issue. Further investigation will be required at A23/School Hill junction.</p>		

Availability, Achievability and Deliverability	
Landowners	Commercial building in western part of site owned by Croudace Homes and is currently under-going redevelopment Three other land interests
Is land being actively promoted for development?	Yes, part of the site (former Darby House) is undergoing redevelopment and the land to the south of this has also been promoted for development. 146 Bletchingley Road has also been promoted for development.
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Properties within parcel are in individual ownership.
Summary	Majority of the site is being promoted for development, although there is no known

ERM4 Land South of Bletchingley Road

	housebuilder interest other than the part currently under construction. The easternmost field has not been promoted.
--	--

ERM5 Land at Oakley Farm and Oakley Centre

ERM5 Land at Oakley Farm and Oakley Centre

General	
Total Area	8.7ha
Land Uses	Predominant land use: Agricultural Other land uses: Residential, community (previous), recreation/open space
Previously Developed?	Small number of residential properties along Bletchingley Road frontage, farmhouse and agricultural buildings to the south west of the parcel.
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Adjoining: Grade II listed Oakley Centre adjoins north west part of parcel.
Locally Listed Buildings	Proximate: Locally listed buildings within the parcel at Oakley Farm and proximate on the oppo parcel side of Bletchingley Road.
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Scattered settlement with paddocks (post-1811 & pre-1940 extent)
Informal consultation	Conservation officer: Need to protect the setting of the Oakley Centre, including the mature Victorian gardens/tree planting.
Summary	Land contributing to the setting of the Oakley centre is not appropriate for development. Should other parts of the parcel be considered for allocation it will be important to protect the locally listed buildings at Oakley Farm and their setting, and give consideration to using these as a focal point in the new development to retain local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	Small part of the parcel in the very north-east corner close to the M23/M25 junction falls within the AONB
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat; Land levels show a slight steady rise from south to north of the parcel (approx. 1:40)
Active agricultural use?	Yes
Agricultural Grade	Grade 4
Landscape character	Greensand Valley (GV4): Undulating landform between chalk ridge scarp and greensand hills, predominantly medium-large scale open arable fields but also smaller pastoral fields, settlement and quarry workings, hedgerows line field boundaries but limited in some places, northerly views to chalk ridge scarp. Tranquillity and remoteness varies due to urban influence from settlement and roads. Guidelines: retain character of individual settlements, traditional building materials and vernacular building styles, appropriate boundary treatments to integrate settlement edges into rural character, maintain open character of valley sides, avoid urbanisation of rural roads Borough-wide landscape assessment suggests that across the area east of Redhill and Merstham, in general the landscape's interrupted characteristics imbue it with a low sensitivity to change, although notes that the level of sensitivity rises around managed wildlife sites and that views often encompass the urban edge of Redhill and its surrounding villages.
Summary	Landscape sensitivity and tranquillity disturbed by former quarrying activities and surrounding road infrastructure which reduces level of sensitivity. Parcel displays some characteristics of arable and pastoral fields and views to the north. Presence of AONB on part of site, and the need to respect setting thereof, should influence extent of development. Any development should seek to maintain open views to wider landscape,

ERM5 Land at Oakley Farm and Oakley Centre

	retain field patterns and achieve biodiversity/habitat enhancement.
--	---

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	Proximate: Parcel is proximate to Holmethorpe Sandpits Complex SNCI
LNR (existing or proposed)	Adjoining: Parcel is proximate to Spynes Mere Nature Reserve
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Northern part of the parcel adjacent to the Oakley Centre includes mature planting/trees
BOA	Adjoining: Parcel adjoins the Holmethorpe and Bay Pond (WG10) BOA
TPOs	None
Planned biodiversity improvements?	SWT exploring options to 'extend' Nutfield Marshes area beyond the M23 into Tandridge
Informal consultation	SWT/SCC – no specific comments
Summary	No specific biodiversity constraints to development, however if allocated for development, hedgerows and trees should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Footpath runs north-south through the parcel and along north eastern edge
Formal recreation	No formal public recreation use
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 50-75%; Natural and semi-natural: 100%+; Amenity greenspace: 25-50%; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	EA – suggest considering potential for GI linkages through site SWT/SCC – important to retain N-S green infrastructure link through site and to SWT reserve. Open verges and open feel of Merstham could be continued in any new development. Opportunities for community engagement in GI enhancements.
Summary	There is the potential to enhance the limited public access through this site and (along with ERM5) link important GI resources north and south of Merstham.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Two small ponds within the parcel	
Flood Risk	FZ1	Parcel wholly within FZ1
	FZ2	N/A
	FZ3	N/A
	Surface water	Parcel largely unaffected by surface water flooding
	Reservoir Failure	N/A
Informal consultation	EA – no specific comments on water environment	
Summary	Parcel is sequentially preferable as wholly in Zone 1. Any development will need to positively manage surface water flooding; however, this should be capable of mitigation through design/SUDs	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	Parcel is in close proximity to M25 AQMA and northern part of the parcel is within air quality buffer
Noise pollution	Small part of north of parcel falls within M25/M23 noise buffer (10m as defined by EH)
Other amenity issues	None identified
Aerodrome Safeguarding	Yes: southern portion of parcel - structures over 90m. Northern portion of parcel – structures over 45m
Informal consultation	EH officer - Oakley Farm area highlighted on EH records as a result of current/previous use; localised site investigation may be required, but unlikely to be a major problem.
Summary	Site investigation in relation to past uses would be required.

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance

ERM5 Land at Oakley Farm and Oakley Centre

	Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance
--	--

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Redhill	Approx. 4.4km	Via Bletchingley Road/A23
Local Centre	Portland Drive	Within 1.2km	Via Bletchingley Road
Rail Station	Merstham	Within 1.75km	Via Bletchingley Road/Brook Road
Secondary school	Warwick/Royal Alexandra and Albert/St Bedes	Within 4km	Via Bletchingley Road/ London Road. St Nicholas and Woodfield Special Schools within 1km
Primary School	Furzefield Primary	Within 1km	Via Bletchingley Road/Radstock Way
GP	Merstham Surgery	Within 1.2km	Via Bletchingley Road
Employment area	Holmethorpe/Wells Place	Within 2.5km	
Bus routes	430 bus route runs along Bletchingley Road		
Parcel access	Parcel frontage onto Bletchingley Road		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Provision of a site in the Redhill area would offer the greatest benefit in terms of widening access to schools. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area.</p> <p>LSTF and Greater Redhill STP sustainable travel improvements are important interventions to improve accessibility to Redhill and increase transport options. A23/School Hill junction is identified as a traffic hotspot, further investigation and improvements may be required.</p> <p>Regeneration initiatives around Portland Drive, including the new local centre will improve service provision in the locality</p>		
Local highways/accessibility improvements	<p>Improvement to pedestrian/cycle facilities on Bletchingley Road, including new footways on northern side close to parcel.</p> <p>Upgrading of FP198 (which runs through site) and wider cycle/pedestrian links to rail station</p> <p>Bus infrastructure improvements on Bletchingley Road</p>		
Utilities or servicing shortfalls	<p>Site adjacent to Bletchingley Road therefore unlikely to be problems connecting to utilities; however, SESW indicate local reinforcements to supply network along Bletchingley Road are likely to be required. Significant residual capacity in the trunk main: no need for strategic improvements.</p>		
Summary	<p>Parcel relatively well located in relation to local services and regeneration of the Merstham local centre will further enhance this. Utility and servicing provision unlikely to be an issue. Further investigation will be required at A23/School Hill junction.</p>		

Availability, Achievability and Deliverability	
Landowners	Oakley Centre and grounds - Surrey County Council Oakley Farm - Mr and Mrs Carson
Is land being actively promoted for development?	Oakley Centre grounds (c1ha)– Yes, promoted through SHLAA and a planning application being actively pursued. Oakley Farm (c8ha) – Yes, promoted through SHLAA
Is there housebuilder/developer interest?	Oakley Farm – Yes, Taylor Wimpey hold an option on Oakley Farm
Legal/ownership constraints or existing uses to be relocated	No known constraints. Oakley Centre now vacant so no users to relocate.
Summary	Site promoted for development and there is known interest from housebuilders.

ERM6 Land north of Radstock Way**General**

Total Area	3.3ha
Land Uses	Predominant land use: Formal recreation
Previously Developed?	No
Existing allocations?	BLP 2005 – allocated as a parcel for public open space

Heritage

Statutory Listed Buildings	Adjoining: Grade II listed Oakley Centre adjoins south east part of parcel.
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Scattered settlement with paddocks (post-1811 & pre-1940 extent)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development.

Landscape

AONB	N/A
AGLV	Proximate: AGLV boundary extends north of M25
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4
Landscape character	Greensand Valley (GV4): Undulating landform between chalk ridge scarp and greensand hills, predominantly medium-large scale open arable fields but also smaller pastoral fields, settlement and quarry workings, hedgerows line field boundaries but limited in some places, northerly views to chalk ridge scarp. Tranquillity and remoteness varies due to urban influence from settlement and roads. Guidelines: retain character of individual settlements, traditional building materials and vernacular building styles, appropriate boundary treatments to integrate settlement edges into rural character, maintain open character of valley sides, avoid urbanisation of rural roads Borough-wide landscape assessment suggests that across the area east of Redhill and Merstham, in general the landscape's interrupted characteristics imbue it with a low sensitivity to change, although notes that the level of sensitivity rises around managed wildlife sites and that views often encompass the urban edge of Redhill and its surrounding villages.
Landscape character	Landscape and tranquillity disturbed surrounding road infrastructure which reduces level of sensitivity. Any development should seek to maintain open views to wider landscape, retain field patterns and achieve biodiversity/habitat enhancement.

Biodiversity

SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	Adjoining: Furze field Wood lies directly to the west of the parcel
Other Woodland	Adjoining: Parcel bounded to the north by wooded motorway bund, and to the east by

ERM6 Land north of Radstock Way

	woodland
BOA	N/A
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – note presence of Furzefield Wood adjacent to parcel
Summary	No specific biodiversity constraint identified however the relationship between any development and the surrounding woodland would need to be carefully considered.

Access to countryside and recreation	
Public Rights of Way	Footpath runs east-west to the north of the parcel
Formal recreation	Yes, parcel is a Council owned recreation ground
Informal recreation	Yes
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 50-75%; Natural and semi-natural: 100%+; Amenity greenspace: 25-50%; Allotments: 75-100%; Play areas: 50-75%
Informal consultation	EA – suggest considering potential for GI linkages through site SWT/SCC – Site is important in retaining a coherent GI network. Adjoining Furzefield Wood is good example of positive community engagement.
Summary	Existing formal recreational use represents a constraint, and would have to be re-provided should land within this parcel be allocated for development. Parcel represents an important link in a comprehensive GI network around Merstham and a 'green' E-W access through the parcel would need to be incorporated.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	N/A	
Flood Risk	FZ1	Parcel is wholly within FZ1
	FZ2	
	FZ3	
	Surface water	Northern edge of parcel adjoining bund likely to be affected by 1 in 200yr and 1 in 30yr surface flooding events
	Reservoir Failure	N/A
Water Quality	No issues identified	
Informal consultation	EA – no specific comments on water environment	
Summary	Parcel is sequentially preferable as wholly in Zone 1. Any development will need to positively manage surface water flooding; however, this should be capable of mitigation through design/SUDs	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	Parcel is in close proximity to M25 AQMA and northern edge is skirted by 100m air quality buffer.
Noise pollution	Northern areas of parcel are in close proximity to the M25/M23 and the northern edge is skirted by a 100m noise buffer.
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 45m)
Informal consultation	EH officer - EH records indicate no constraints within parcel. 30m buffer should be applied around M25 AQMA; however unlikely to impact on development of this site
Summary	Any development should be designed to incorporate noise and air quality buffers, and include appropriate mitigation measures.

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

ERM6 Land north of Radstock Way

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Redhill	Approx. 4.5km	Via Bletchingley Road/A23
Local Centre	Portland Drive	Approx. 1km	Via Delabole Rd and Malmestone Av
Rail Station	Merstham	Approx. 1.2km	Via Radstock Way
Secondary school	Warwick/Royal Alexandra and Albert/St Bedes	Approx. 4km	Via Bletchingley Road/ London Road. St Nicholas and Woodfield Special Schools within 1km
Primary School	Furzefield Primary	<400m	
GP	Merstham Surgery	Approx. 1.2km	Via Radstock Way and Bletchingley Road
Employment area	Holmethorpe/Wells Place	Approx. 2.5km	
Bus routes	Nearest bus route/stop is the 430 which runs along Bletchingley Road (approx. 300m away)		
Parcel access	Parcel fronts onto Radstock Way, and access to parcel could be achieved at this point		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Provision of a site in the Redhill area would offer the greatest benefit in terms of widening access to schools. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area.</p> <p>LSTF and Greater Redhill STP sustainable travel improvements are important interventions to improve accessibility to Redhill and increase transport options. A23/School Hill junction is identified as a traffic hotspot, further investigation and improvements may be required.</p> <p>Regeneration initiatives around Portland Drive, including the new local centre will improve service provision in the locality</p>		
Local highways/accessibility improvements	<p>Improvement to pedestrian/cycle facilities on Bletchingley Road, including new footways on northern side close to parcel.</p> <p>Upgrading of FP198 (which runs through site) and wider cycle/pedestrian links to rail station</p> <p>Bus infrastructure improvements on Bletchingley Road</p>		
Utilities or servicing shortfalls	Site adjacent to Bletchingley Road therefore unlikely to be problems connecting to utilities; however, SESW indicate local reinforcements to supply network along Bletchingley Road are likely to be required. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel relatively well located in relation to local services and regeneration of the Merstham local centre will further enhance this. Utility and servicing provision unlikely to be an issue. Further investigation will be required at A23/School Hill junction.		

Availability, Achievability and Deliverability	
Landowners	Reigate & Banstead BC
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Existing formal recreation use would need to be relocated or re-provided. There is understood to be a covenant on the site restricting its use to open space/public recreation. This would need to be lifted in order to enable development.
Summary	Site is within public ownership however covenant would need to be overcome and existing recreational use would need to be relocated/re-provided.

SSW1 Land north of Park Lane East

General	
Total Area	12.0ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Open fields Other land uses: Residential
Previously Developed?	Parcel substantially undeveloped, with residential and ancillary structures in the north eastern corner
Existing allocations?	None

Heritage	
Statutory Listed Buildings	N/A
Locally Listed Buildings	One locally listed building within the parcel set within large grounds and partially shielded by tree cover. Two locally listed buildings adjacent to the parcel: one on Park Lane within large grounds, well screened, one on Park Lane East, already within developed area.
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	Area of archaeological importance a little way to the north east of the parcel
Historic Park/Garden	Parcel adjoins Reigate Priory Park.
Other	N/A
Historic landscape classification	Small regular fields with straight boundaries (parliamentary enclosure type)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the locally listed buildings and sensitive design of development to protect (and where possible enhance) their setting (and that of those proximate to the site) and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	AGLV boundary lies directly to the west of the parcel
AONB recommended additional area	No, although the AGLV which currently adjoins the parcel has been identified for potential inclusion in AONB (as part of review submission to Natural England)
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Significant change in levels
Active agricultural use?	Not apparent
Agricultural Grade	Part Grade 3, part non-agricultural
Landscape character	Wooded Greensand Hills (GW11): Undulating hills, rises to high points at Reigate Park surrounding by lower lying ground facing south to low weald, prominent wooded hillsides forming setting to Reigate and visible from low weald, areas of small-medium scale fields, panoramic views over surrounding landscape are possible, minor roads cross area including deeply sunken lanes and less enclosed rural roads on gentler topography. Guidelines: conserve distinctive pattern of existing settlements and historic buildings and protect relationship between towns and surrounding countryside, conserve rural roads, converse areas of undisturbed wooded skyline, oppose tall structures, encourage traditional building materials and local style, conserve rural roads Borough-wide landscape assessment suggests that to the west of Reigate, where the landscape exhibits qualities of integrated heath and common land this is of high landscape sensitivity, however also notes areas of farmland landscape exist.
Summary	The parcel, being situated on an elevated point at Reigate Park and adjacent to the AGLV (and recommended AONB), is of higher landscape sensitivity and is in front of the wooded hillside which forms part of the setting of Reigate. And development would need to respect and conserve the prominence of the wooded hillside and minimise the visibility of built form in views from the south.

SSW1 – Land north of Park Lane East

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	Parcel adjoins proposed Priory Park SNCI (recommended for designation in March 2010)
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	No substantial woodland within parcel; although parcel bounded to the north by dense woodland of Priory Park.
BOA	Adjoins Reigate Heath BOA (WG10).
TPOs	Group TPO in north east of parcel
Planned biodiversity improvements?	-
Informal consultation	EA – need to consider proximity to Priory Park SNCI
Summary	The relationship between any development and the surrounding woodland and proposed SNCI would need to be carefully considered.

Access to countryside and recreation	
Public Rights of Way	Public footpath along north and eastern edges of the parcel
Formal recreation	None
Informal recreation	None
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	-
Summary	Public footpaths in this area are well used, and would need to be maintained and enhanced, maximising opportunities for links between Priory Park and the wider countryside.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	None	
Flood Risk	FZ1	Parcel is wholly within FZ1
	FZ2	N/A
	FZ3	N/A
	Surface water	Parcel very slightly affected by 1 in 200yr surface flood event
	Reservoir Failure	N/A
Informal consultation	-	
Summary	Parcel is sequentially preferable as wholly in Zone 1 and is identified as experiencing only minimal risk of surface water flooding.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate no constraint within the parcel; pits located just to the west
Summary	No issues identified

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 3 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Moderate importance

SSW1 – Land north of Park Lane East

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2km	via Park Lane East and A217
Local Centre	Woodhatch	Approx. 1.5km	via Sandcross Lane/Prices Lane
Rail Station	Reigate	Approx. 2.5km	via Park Lane East and A217
Secondary school	Reigate School	Within 2km	Via Sandcross Lane/Prices Lane
Primary School	Sandcross School	Within 500m	Via Sandcross Lane
GP	South Park Practice	Within 1.5km	Via Sandcross Lane/Prices Lane
Employment area	Reigate Town Centre	Within 2km	Road via Park Lane East and A217
Bus routes	430/435 bus service runs along Park Lane East to the south east of the parcel		
Parcel access	Only realistic access is from Park Lane East (south of parcel) To the west, Park Lane is largely single track with limited visibility. To the north east, Seale Hill is a private road and unlikely to offer suitable access for mid-large scale residential development.		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	Not examined – site not shortlisted		
Utilities or servicing shortfalls	Site adjacent to Park Lane East unlikely to be problems connecting to utilities; however, SESW indicate local reinforcements may be required. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel is reasonable close to local services however further investigation into access, and particularly effect of urban extensions on Woodhatch junction, is likely to be required.		

Availability, Achievability and Deliverability	
Landowners	3 private landowners
Is land being actively promoted for development?	Eastern part of the parcel (c1.5ha) has been promoted through the SHLAA process. Landowner for the majority of the parcel (c8.4ha) has indicated they would not be willing to release the site for development Intentions of southern strip of parcel along Park Lane East (c1.3ha) are unknown.
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	See above.
Summary	Small portion of site has been promoted for development however no known housebuilder interest

SSW2 Land at Sandcross Lane

General	
Total Area	21.4ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Agricultural Other land uses: School and grounds, garden centre, community centre.
Previously Developed?	School buildings and hardstanding in the north of the parcel; garden centre and community centre sites developed.
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade 2 listed Whitehall Farm proximate to the northern corner of parcel (north of school, already within built up area)
Locally Listed Buildings	Locally listed building proximate to the south eastern corner of parcel, however no associated heritage issues identified
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Northern portion - Major sports fields and complexes Remainder of parcel - 'Prairie' fields (large enclosures with extensive boundary loss)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	No
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat Change in levels less than 5m across parcel
Active agricultural use?	Yes; currently managed under entry level stewardship
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the west of Reigate, where the landscape exhibits qualities of integrated heath and common land this is of high landscape sensitivity, however also notes areas of farmland landscape exist.
Summary	Parcel is low-lying farmland landscape but displays many of the defining characteristics of the character area (scale of fields, well-developed hedgerows). Any development should protect field patterns and hedgerow networks. Predominantly low agricultural grade.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or	N/A

SSW2 Land at Sandcross Lane

proposed)	
RIGS	N/A
Ancient Woodland	Parcel adjoins area of Ancient Woodland to the south, separated by Slipshatch Road
Other Woodland	Some thin belts of trees along boundaries and extending into parcel from the southern boundary. Also some trees to the south of the garden centre
BOA	N/A
TPOs	Group TPO directly south of Garden Centre, together with a number of individual TPOs
Planned biodiversity improvements?	-
Informal consultation	EA – need to consider potential risk of degradation of ditch biodiversity value resulting from any development SWT/SCC – presence of ancient woodland noted; buffer zone should be included, and where relevant positive management incorporated.
Summary	No specific biodiversity constraints identified, however biodiversity interest of ditches may need to be investigated further, and any development should seek to retain hedgerows and trees as far as possible.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	School grounds at the northern corner of the parcel
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	-
Summary	Parcel currently has limited public access; there is the opportunity for development to contribute positively in terms of the wider green infrastructure network by opening up access through the parcel and linking to the wider countryside

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Several ditch lines in the central/western part of the parcel	
Flood Risk	FZ1	Parcel is wholly within FZ1
	FZ2	
	FZ3	
	Surface water	Parcel affected in specific areas (running north to south and west to south across the site) by 1 in 200yr surface water flood event and 1 in 30yr surface water flood event – generally corresponding with location of ditches.
	Reservoir Failure	None
Informal consultation	EA – need to consider potential risk of degradation of ditch water quality as a result of development; recommend retention of buffer zone; consider surface water flood risk	
Summary	Parcel is sequentially preferable as wholly in Zone 1. Any development would need to be designed to allow positive management of surface water flooding risks, and safeguard water quality. Buffer zones around ditches should be introduced.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate no constraints within the parcel
Summary	No issues identified

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 5 Checking sprawl: Lower importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

SSW2 Land at Sandcross Lane

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	2.5-3km	Via Prices Lane/A217
Local Centre	Woodhatch	Within 1.5km	Via Prices Lane. Part of parcel within 1km
Rail Station	Reigate	3-3.5km	Via Prices Lane/A217
Secondary school	Reigate School	Approx. 1.5km	Via Prices Lane
Primary School	Sandcross School	Approx. 500m	
GP	South Park Practice	Approx. 1km	Via Prices Lane
Employment area	Reigate Town Centre	2.5-3km	Via Prices Lane/A217
Bus routes	Bus route 460/435 runs directly adjacent to parcel along Sandcross Lane		
Parcel access	Possible parcel access via Sandcross Lane or Slipshatch Lane.		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	<p>Upgrading off-carriageway cycle routes to local centre (Prices Lane)</p> <p>Bus infrastructure improvements on Sandcross Lane</p> <p>Measures to manage/minimise traffic effects on rural routes</p> <p>Local junction improvements (Sandcross Lane/Slipshatch Road and Sandcross Lane/Dovers Green Road)</p>		
Utilities or servicing shortfalls	<p>Site adjacent to Park Lane East unlikely to be problems connecting to utilities; however, SESW indicate local reinforcements may be required along Sandcross Lane and Prices Lane. Significant residual capacity in the trunk main: no need for strategic improvements.</p>		
Summary	<p>Parcel benefits from reasonably good access to local services, albeit additional primary healthcare provision in the area is likely to be required. Local junction upgrades should be considered and further investigation of impact/improvements at Woodhatch junction is necessary.</p>		

Availability, Achievability and Deliverability	
Landowners	<p>School – SCC</p> <p>Community Centre – RBBC</p> <p>Agricultural areas – owned by Lands Improvement Holdings. Miller Strategic have an option on the site.</p> <p>Land adjacent to Garden Centre – Thakeham Homes</p>
Is land being actively promoted for development?	<p>Majority of parcel (agricultural land): Yes</p> <p>Garden centre has not been promoted.</p>
Is there housebuilder/developer interest?	<p>Yes, agricultural area – Miller Strategic for the main part and Thakeham Homes.</p>
Legal/ownership constraints or existing uses to be relocated	<p>Retention of community uses</p>
Summary	<p>Majority of site promoted for development with housebuilder interest.</p>

SSW3 King George's Field, Whitehall Lane

General	
Total Area	4.2ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Playing fields
Previously Developed?	Limited hardstanding and ancillary structures
Existing allocations?	Parcel would be subject to national protection of playing fields

Heritage	
Statutory Listed Buildings	GII listed buildings at nearby Clayhall Farm; parcel plays limited role in setting of buildings
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Major sports fields and complexes
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings.

Landscape	
AONB	N/A
AGLV	AGLV boundary runs along Park Lane to the north-west of the parcel
AONB recommended additional area	No, although the AGLV which currently adjoins the parcel has been identified for potential inclusion in AONB (as part of review submission to Natural England)
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 3
Landscape character	<p>Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges.</p> <p>Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials.</p> <p>Borough-wide landscape assessment suggests that to the west of Reigate, where the landscape exhibits qualities of integrated heath and common land this is of high landscape sensitivity, however also notes areas of farmland landscape exist.</p>
Summary	Parcel is low-lying landscape but displays some of the defining characteristics of the character area (scale of fields, well-developed hedgerows). Sensitivity is increased given proximity to AGLV (which has been identified for potential inclusion in AONB). Any development should protect field patterns and hedgerow networks. Predominantly low agricultural grade.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A

SSW3 King George's Field, Whitehall Lane

Ancient Woodland	N/A
Other Woodland	Some narrow tree belts along the boundary of the parcel
BOA	N/A
TPOs	None
Planned biodiversity improvements?	-
Summary	No specific biodiversity constraints identified, however any development should seek to retain tree belts.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	Yes, parcel in use as formal sport and recreation provision/playing fields
Informal recreation	N/A
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	Existing formal recreational use represents a constraint, and would have to be re-provided should land within this parcel be allocated for development.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Ditch line running along the western boundary of the parcel	
Flood Risk	FZ1	Parcel wholly within FZ1
	FZ2	
	FZ3	
	Surface water	Southern part of parcel likely to be affected quite significantly by 1 in 200yr and to a lesser extent 1 in 30yr surface water flooding events
	Reservoir Failure	None
Informal consultation	EA – need to consider potential risk of degradation to ditch biodiversity/water quality resulting from development	
Summary	Parcel is sequentially preferable as wholly in Zone 1. Any development would need to be designed to allow positive management of surface water flooding risks, and safeguard water quality particularly in respect of the ditch network in and around the site.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate pond area in the southern corner of site; would require further investigation/need to consider flooding issues
Summary	Site investigation (pond in southern corner) may be required.

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 3 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2km	Via Park Lane East/A217
Local Centre	Woodhatch	Approx. 1.5km	Via Sandcross Lane/Prices Rd
Rail Station	Reigate	Approx. 2.5km	Via Park Lane East/A217
Secondary school	Reigate School	Approx. 1.5km	Via Sandcross Lane/Prices Rd
Primary School	Sandcross School	Within 500m	
GP	South Park Practice	Approx. 1km	Via Sandcross Lane/Prices Rd

SSW3 King George's Field, Whitehall Lane

Employment area	Reigate	Approx. 2km	Via Park Lane East/A217
Bus routes	Bus route 430/435 runs within about 5mins walk of parcel		
Parcel access	Parcel accessed from narrow Whitehall Lane. Junction of Whitehall La onto New North Rd has limited visibility		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	Not examined – site not shortlisted		
Utilities or servicing shortfalls	Local improvements may be required to connect the site to existing water supply on Sandcross Lane. SESW also indicate local reinforcements may be required along Sandcross Lane and Prices Lane. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel benefits from reasonably good access to local services, albeit additional primary healthcare provision in the area is likely to be required. Local junction upgrades should be considered and further investigation of impact/improvements at Woodhatch junction is necessary. Replacement outdoor sports provision would be required given deficiencies in the locality		

Availability, Achievability and Deliverability	
Landowners	1 landowner
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Existing playing fields are held by the National Playing Fields Association (Fields in Trust) and legally protected into perpetuity as a sports and recreation ground by a Deed of Dedication.
Summary	Site not being promoted for development; existing use is a constraint and Deed of Dedication would need to be overcome (which is likely to require re-provision/relocation)

SSW4 Clayhall Farm, Reigate

General	
Total Area	31.0ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Agricultural land/fields
Previously Developed?	Small cluster of farm buildings and ancillary structures at Clayhall Farm
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Cluster of GII listed and listed curtilage buildings at Clayhall Farm. Utilitarian agricultural sheds within curtilage however potential impact of development on wider setting would need to be considered
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Large irregular assarts with wavy or mixed boundaries
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	AGLV lies directly to north west of parcel
AONB recommended additional area	No, although the AGLV which currently adjoins the parcel has been identified for potential inclusion in AONB (as part of review submission to Natural England)
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat Land rises by 5-10m from south to north over some 500m (approx. 1:100)
Active agricultural use?	Yes; north eastern field managed under entry level stewardship
Agricultural Grade	Grade 3
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the west of Reigate, where the landscape exhibits qualities of integrated heath and common land this is of high landscape sensitivity, however also notes areas of farmland landscape exist.
Summary	Parcel is low-lying landscape but displays many of the defining characteristics of the character area (scale of fields, well-developed hedgerows, rural lanes, winding stream). Sensitivity is increased given adjacent to AGLV (which has been identified for potential inclusion in AONB). Any development should protect field patterns and hedgerow networks.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or	N/A

SSW4 Clayhall Farm

proposed)	
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	No substantial areas of woodland, however some narrow tree belts within and along parcel boundaries
BOA	River Mole (and tributaries) BOA (R05) runs through parcel around Wallace Brook
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	-
Summary	No specific biodiversity constraints identified, however any development should seek to retain tree belts and safeguard/enhance any biodiversity interest features associated with the Wallace Brook

Access to countryside and recreation	
Public Rights of Way	No public rights of way across parcel
Formal recreation	No
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	-
Summary	Parcel currently has limited public access; there is the opportunity for development to contribute positively in terms of the wider green infrastructure network by opening up access through the parcel and linking to the wider countryside

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Several ditch lines running across the parcel, feeding into Wallace Brook which runs across parcel parallel to south western edge	
Flood Risk	FZ1	Large proportion of parcel falls within FZ1
	FZ2	Band of FZ2 in the south western corner of the parcel – not substantially greater than area of FZ2
	FZ3	Band of FZ3 in south western corner of parcel (Wallace Brook floodplain)
	Surface water	South western corner of parcel 1 in 200yr and 1 in 30yr risk of surface water flood events. Small band of land running north east from Wallace Brook also affected, corresponding with ditch line
	Reservoir Failure	None
Informal consultation	EA – high risk site in terms of Water Framework Directive, water quality standards. Main river would require buffer, significant areas of flood risk that should be avoided; also need to consider multiple waterbodies and ditches across site.	
Summary	Developable area will be constrained by areas of flood risk. Land in FZ2 and FZ3 should not be developed given presence of alternative sequentially preferable options. Any development would need to be designed taking into account the need to safeguard main river and other waterbodies/ditches (incorporating buffer zones where necessary) and protect water quality and any associated biodiversity interest features.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate no constraints within the parcel
Summary	No issues identified

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 1 Checking sprawl: Higher importance Settlement separation: Moderate importance

SSW4 Clayhall Farm

	Safeguarding countryside: Higher importance Setting of historic towns: Lower importance		
Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2-3km	Via Park Lane East/A217
Local Centre	Woodhatch	Approx. 1.5-2.5m	Via Slipshatch Road and Prices Road
Rail Station	Reigate	Approx. 2.5-3.5km	Via Park Lane East/A217
Secondary school	Reigate School	Approx. 1.5-2.5m	Via Slipshatch Road and Prices Road
Primary School	Sandcross	Up to 1.5km	
GP	South Park Practice	Approx. 1-2km	Via Slipshatch Road and Prices Road
Employment area	Reigate	Approx. 2-3km	Via Park Lane East/A217
Bus routes	Bus route 430/435 within about 10 minutes walk of parts of the parcel, but much of parcel would be longer walk.		
Parcel access	Access could be via Clayhall Lane or Slipshatch Road, although Clayhall Lane is narrow and limited visibility in places. No pavements.		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	Not examined – site not shortlisted Impact on rural roads a consideration.		
Utilities or servicing shortfalls	Local improvements may be required to connect the site to existing water supply onto Clayhall Lane. SESW also indicate local reinforcements may be required along Sandcross Lane and Prices Lane. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel is more remote from services, particularly the local centre, than other sites in this area and additional primary healthcare provision in the area is likely to be required Further work required to explore access to site, including impact of developments in this location on Woodhatch junction and on rural roads.		

Availability, Achievability and Deliverability	
Landowners	Owned by Lands Improvement Holdings (Strategic Land company)
Is land being actively promoted for development?	Yes
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known
Summary	Parcel is being promoted for development; however, there is no known housebuilder interest at this stage.

SSW5 Land south of Slipshatch Road

SSW5 Land south of Slipshatch Road

General	
Reference	SSW5
Name	Land south of Slipshatch Road
Total Area	15.8ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Agricultural land/fields
Previously Developed?	No
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade II* listed building and cluster of Grade II* listed curtilage buildings at Hartswood Manor/Hartswood Farm Barns, beyond the south western corner of the parcel. Within reasonably large grounds, southern buildings shielded by tree cover, northern buildings more exposed with some intervisibility
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	Area of High Archaeological Potential at Hartswood Manor, beyond the south western corner of the parcel
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	'Prairie' fields (large enclosures with extensive boundary loss)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	Yes
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Woodhatch is a mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works, which effectively forms a buffer between south Reigate and the open landscape to the south.
Summary	Parcel is low-lying farmland landscape but displays many of the defining characteristics of the character area (scale of fields, well-developed hedgerows, rural lanes). Any development should protect field patterns and hedgerow networks.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or	Slipshatch Woods SNCI adjoins parcel at western boundary

SSW5 Land south of Slipshatch Road

proposed)	
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	Large area of Ancient Woodland at Slipshatch Wood, adjacent to the north western edge of the parcel
Other Woodland	Plantation of dense woodland in centre of parcel; narrow tree belts along southern boundary of parcel, and western boundary (ancient woodland)
BOA	N/A
TPOs	Group TPO at plantation in centre of parcel. Individual TPO on oak tree within parcel and on Line/Willows in the centre of the southern boundary.
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – presence of ancient woodland noted; buffer zone should be included, and where relevant positive management incorporated.
Summary	Development design would need to relate sensitively to SNCI/AW, including through provision of appropriate buffer. Further investigation and consideration of how to enhance biodiversity in river corridor would be important; trees, hedgerows and areas of woodland should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	No
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Summary	Parcel currently has limited public access; there is the opportunity for development to contribute positively in terms of the wider green infrastructure network by opening up access through the parcel and linking to the wider countryside

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Ditch line runs north – south from Slipshatch Road. Main river line running east-west along southern boundary.	
Flood Risk	FZ1	Majority of parcel within FZ1
	FZ2	Southern part of the parcel affected by FZ2 – not substantially more than by FZ3
	FZ3	Southern part of the parcel affected by FZ3
	Surface water	North western part of parcel likely to be affected by 1 in 200yr and 1 in 30yr surface water flooding events. Southern part of the parcel affected to a lesser extent, as is a narrow area running north-south through the centre of the parcel
	Reservoir Failure	None
Water Quality	No issues identified	
Informal consultation	EA – ditches would need to be protected (biodiversity and water quality); land within flood zone 2/3 should be avoided completely	
Summary	Developable area will be constrained by areas of flood risk. Land in FZ2 and FZ3 should not be developed given presence of alternative sequentially preferable options. Any development would need to be designed taking into account the need to safeguard waterbodies/ditches (incorporating buffer zones where necessary) and protect water quality and any associated biodiversity interest features.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate no constraints within the parcel
Summary	May require relocation of telegraph poles

SSW5 Land south of Slipshatch Road

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 3 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2.5km	Via Princes La/A217
Local Centre	Woodhatch	<1km	Via Slipshatch Rd/Princes La
Rail Station	Reigate	Approx. 3km	Via Princes La/A217
Secondary school	Reigate School	<1.5km	Via Slipshatch Rd/Princes La
Primary School	Sandcross	<1km	Via Slipshatch Rd/Sandcross La
GP	South Park Practice	Approx. 750m	Via Slipshatch Rd/Princes La
Employment area	Reigate	Approx. 2.5km	Via Princes La/A217
Bus routes	Bus routes 242 and 430/435 within a 10 minute walk of parcel.		
Parcel access	Only realistic access point (unless other adjoining parcels of land developed) would be Slipshatch Road. No footpaths.		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options.</p> <p>Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
	Not examined – site not shortlisted Impact on rural roads a consideration.		
Utilities or servicing shortfalls	Local improvements may be required to connect the site to existing water supply onto Slipshatch. SESW also indicate local reinforcements may be required along Sandcross Lane and Princes Lane. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel benefits from reasonably good access to local services, albeit additional primary healthcare provision in the area is likely to be required. Local junction upgrades should be considered and further investigation of impact/improvements at Woodhatch junction is necessary.		

Availability, Achievability and Deliverability	
Landowners	2 landowners – private trusts
Is land being actively promoted for development?	Yes
Is there housebuilder/developer interest?	Not known at this stage
Legal/ownership constraints or existing uses to be relocated	None identified
Summary	Parcel is being promoted for development; however, there is no known housebuilder interest at this stage.

SSW6 Land west of Castle Drive

General	
Total Area	10.0ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Playing fields Other land uses: Open fields, incidental open land
Previously Developed?	None
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade II* listed building and cluster of Grade II* listed curtilage buildings at Hartswood Manor/Hartswood Farm Barns, beyond the south western corner of the parcel. Within reasonably large grounds, southern buildings shielded by tree cover, northern buildings more exposed with some intervisibility
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	Area of High Archaeological Potential at Hartswood Manor, beyond the south western corner of the parcel
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Most of parcel - 'Prairie' fields (large enclosures with extensive boundary loss) South western corner of parcel - Pre-1811 parkland
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Woodhatch is a mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works, which effectively forms a buffer between south Reigate and the open landscape to the south.
Summary	Parcel is low-lying landscape. The parcel has some of the defining characteristics of the character area (scale of fields, well-developed hedgerows); albeit it is used for sports pitches and has a more manicured character. As above, has a role as a landscape buffer between the urban area and wider countryside. Any development should protect field patterns and hedgerow networks.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A

SSW6 Land West of Castle Drive

SNCI (existing or proposed)	Slipshatch Woods SNCI lies to the north west of parcel
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	Slipshatch Woods lies to the north west of parcel
Other Woodland	Several areas of woodland in centre of parcel; and area of wooded parkland in south western corner of parcel; also some trees along northern, eastern and southern boundaries
BOA	N/A
TPOs	Two group TPOs on woodland clusters in centre of parcel, and a number of individual TPOs running through centre of parcel north-south
Planned biodiversity improvements?	-
Summary	Development design would need to relate sensitively to SNCI/AW (buffer?); protected trees should be retained along with other hedgerows and trees where possible.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	Reigate Grammar School Playing fields (private)
Informal recreation	N/a
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	SWT/SCC – presence of playing fields noted – if safeguarded, will continue to provide a transition zone to the countryside.
Summary	Existing formal recreational use represents a constraint, and would have to be re-provided should land within this parcel be allocated for development.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Main river line runs east-west along northern boundary, with ditch line also running south through centre of parcel to small pond	
Flood Risk	FZ1	Eastern and southern part of parcel fall within FZ1
	FZ2	Southern part of the parcel affected by FZ2 – not substantially more than by FZ3
	FZ3	Majority of parcel except southern and eastern parts fall within FZ3
	Surface water	Much of western half of parcel likely to be affected by 1 in 200 yr and 1 in 30yr surface water flood events.
	Reservoir Failure	None
Informal consultation	EA – very limited development potential due to extent of FZ2/3 which would need to be avoided.	
Summary	Developable area will be constrained by areas of flood risk. Land in FZ2 and FZ3 should not be developed given presence of alternative sequentially preferable options. Any development would need to be designed taking into account the need to safeguard waterbodies/ditches (incorporating buffer zones where necessary) and protect water quality and any associated biodiversity interest features.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate no constraints within the parcel
Summary	May require relocation of telegraph poles

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 2 Checking sprawl: Higher importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

SSW6 Land West of Castle Drive

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2.5km	Via Hitchings Way/Meadow Way /A217
Local Centre	Woodhatch	<1km	Via Hitchings Way/Meadow Way
Rail Station	Reigate	Approx. 3km	Via Hitchings Way/Meadow Way /A217
Secondary school	Reigate School	Approx. 1.5km	Via Hitchings Way/Meadow Way
Primary School	Sandcross/Dovers Green Infant	1-1.2km	
GP	South Park Practice	<1km	Via Hitchings Way/Meadow Way
Employment area	Reigate	Approx. 2.5km	Via Hitchings Way/Meadow Way /A217
Bus routes	Nearest bus route is 424 which runs along Dovers Green Rd/Castle Drive. 430/435 routes along Prices La/Sandcross La run just outside a 10 minute walking distance.		
Parcel access	Castle Drive – residential road and may not support substantial traffic flow; or Dovers Green Road via currently private track – access road and junction would likely require substantial improvement		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options.</p> <p>Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	Not examined – site not shortlisted Impact on rural roads a consideration.		
Utilities or servicing shortfalls	Local improvements may be required to connect the site to existing water supply onto Slipshatch Road. SESW also indicate local reinforcements may be required along Sandcross Lane and Prices Lane. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel benefits from reasonably good access to local services, albeit additional primary healthcare provision in the area is likely to be required. Local junction upgrades should be considered and further investigation of impact/improvements at Woodhatch junction is necessary.		

Availability, Achievability and Deliverability	
Landowners	Playing fields – Reigate Grammar School Amenity land adj. to Castle Drive – 2 private landowners
Is land being actively promoted for development?	Amenity land adj. to Castle Drive has been promoted through the SHLAA. The playing fields have not been actively promoted
Is there housebuilder/developer interest?	Interest from Raven Housing Trust in relation to amenity land adjacent to Castle Drive
Legal/ownership constraints or existing uses to be relocated	Private playing fields would need to be re-provided elsewhere A right of way exists to enable access to the land adjoining Castle Drive
Summary	A small part of the site has been promoted for development; however, the majority is not actively promoted.

SSW7 Land at Hartwood Nursery

SSW7 Land at Hartwood Nursery

General	
Reference	SSW7
Name	Land at Hartwood Nursery
Total Area	1.5ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Former nursery now unmaintained land Other land uses: Residential; open verge
Previously Developed?	Existing residential properties and derelict nursery buildings
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Two Grade II listed buildings within the parcel fronting onto Dovers Green Road. Both well shielded from parcel by tree cover.
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Post-1811 & pre-1940 settlement - medium estates
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	Eastern edge of parcel along Dovers Green Road is common land
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Woodhatch is a mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works, which effectively forms a buffer between south Reigate and the open landscape to the south.
Summary	Parcel is of mixed character and comparatively limited sensitivity to change. However, as above, has a role as a landscape buffer between the urban area and wider countryside. Any development should protect woodland edges and hedgerow networks.

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A

SSW7 Land at Hartswood Nursery

LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Some trees across parcel, along northern boundary and in south eastern corner
BOA	N/A
TPOs	None
Planned biodiversity improvements?	-
Summary	No specific biodiversity constraints identified, however any development should seek to retain tree belts.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	None
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Summary	Parcel currently has limited public access; there is the opportunity for development to contribute positively in terms of the wider green infrastructure network by opening up access through the parcel and linking to the wider countryside

Flood risk and Water Quality		
Rivers, waterways or waterbodies	No ditch lines or waterways apparent within the parcel	
Flood Risk	FZ1	Parcel is wholly within FZ1
	FZ2	N/A
	FZ3	N/A
	Surface water	None
	Reservoir Failure	None
Informal consultation	EA – no major concerns	
Summary	Parcel is sequentially preferable as wholly in Zone 1. Any development would need to be designed to allow positive management of surface water flooding risks, and safeguard water quality particularly in respect of the ditch network in and around the site.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate nursery use; localised site investigation would be required, but unlikely to be a major problem.
Summary	Site investigation in relation to past uses (nursery) would be required and where appropriate, remediation undertaken

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 4 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2.5km	Via A217
Local Centre	Woodhatch	<1km	Via A217
Rail Station	Reigate	Approx. 3km	Via A217
Secondary school	Reigate School	Approx. 1.5km	Via A217
Primary School	Sandcross/Dovers Green Infant	1-1.2km	

SSW7 Land at Hartswood Nursery

GP	South Park Practice	Approx. 1.2km	Via A217/Prices Lane
Employment area	Reigate	Approx. 2.5km	Via A217
Bus routes	Bus route 242 runs along Dovers Green Road; 430/435 runs along Woodhatch Road (outside 10 min walking distance)		
Parcel access	Parcel could be accessed from Castle Drive.		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	Improvement to pedestrian/cycle facilities on Dovers Green Road (linking to local centre). Bus infrastructure upgrades on Dovers Green Road		
Utilities or servicing shortfalls	Access to site via main Dovers Green Road therefore unlikely to be problems connecting to utilities; however, SESW indicate that local reinforcements likely to be required to main on Dovers Green Road. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel benefits from reasonably good access to local services, albeit additional primary healthcare provision in the area is likely to be required. Further investigation of impact/improvements at Woodhatch junction is necessary.		

Availability, Achievability and Deliverability

Landowners	Various including residential dwellings
Is land being actively promoted for development?	Former Hartswood Nursery inc. 146 Castle Drive has been promoted through SHLAA. The individual residential properties have not been promoted for development.
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	None known.
Summary	Majority of parcel promoted for development; however, no known housebuilder interest at this stage.

SSW8 Land at Hartwood Playing Fields

SSW8 Land at Hartwood Playing Fields, Reigate

General	
Reference	SSW8
Name	Land at Hartwood Playing Fields
Total Area	8.4ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Playing fields/sports facilities Other land uses: Residential
Previously Developed?	Predominantly greenfield except for ancillary structures and residential property fronting onto Dovers Green Road
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Two Grade II listed buildings to the north of the parcel along Dovers Green Road. Both reasonable well shielded by tree cover however impact of potential development on setting would need to be considered.
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Major sports fields and complexes
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to sensitive design of development to protect (and where possible enhance) the setting of nearby listed buildings.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	N/A
Topography	Generally flat
Active agricultural use?	No
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Woodhatch is a mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works, which effectively forms a buffer between south Reigate and the open landscape to the south.
Summary	Parcel is low-lying landscape. The parcel has some of the defining characteristics of the character area (scale of fields, well-developed hedgerows); albeit it is used for sports pitches and has a more manicured character. As above, has a role as a landscape buffer between the urban area and wider countryside. Any development should protect field patterns and hedgerow networks.

SSW8 Land at Hartwood Playing Fields

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Belt of trees along western boundary. Some trees along other boundaries
BOA	N/A
TPOs	None
Planned biodiversity improvements?	-
Summary	No specific biodiversity constraints identified, however any development should seek to retain tree belts.

Access to countryside and recreation	
Public Rights of Way	None
Formal recreation	Parcel in formal private recreation use (Reigate Grammar School).
Informal recreation	N/A
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	SWT/SCC – presence of playing fields noted – if safeguarded, will continue to provide a transition zone to the countryside.
Summary	Existing formal recreational use represents a constraint, and would have to be re-provided should land within this parcel be allocated for development.

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Small ditch and pond in south west corner of parcel	
Flood Risk	FZ1	Parcel is wholly within FZ1
	FZ2	
	FZ3	
	Surface water	South western part of parcel affected by 1 in 200yr and 1 in 30yr surface water flood events
	Reservoir Failure	None
Informal consultation	EA – no major concerns	
Summary	Parcel is sequentially preferable as wholly in Zone 1. Any development would need to be designed to allow positive management of surface water flooding risks.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate historic lime kiln site in centre of site, localised site investigation would be required, but unlikely to be a major problem.
Summary	Site investigation in relation to past uses (lime kiln) would be required and where appropriate, remediation undertaken

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 2 Checking sprawl: Higher importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

SSW8 Land at Hartswood Playing Fields

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2.5km	Via A217
Local Centre	Woodhatch	<1km	Via A217
Rail Station	Reigate	Approx. 3km	Via A217
Secondary school	Reigate School	Approx. 1.5km	Via A217
Primary School	Sandcross/Dovers Green Infant	1-1.2km	
GP	South Park Practice	Approx. 1.2km	Via A217/Prices Lane
Employment area	Reigate	Approx. 2.5km	Via A217
Bus routes	Bus route 424 runs along Dovers Green Road; 430/435 runs along Woodhatch Road (outside 10 min walking distance)		
Parcel access	Parcel currently accessed via private track from Dovers Green Road, although direct access to Dovers Green Road would be possible		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	Improvement to pedestrian/cycle facilities on Dovers Green Road (linking to local centre). Bus infrastructure upgrades on Dovers Green Road		
Utilities or servicing shortfalls	Access to site via main Dovers Green Road therefore unlikely to be problems connecting to utilities; however, SESW indicate that local reinforcements likely to be required to main on Dovers Green Road. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel is less well related to existing services (both schools and the local centre) than other parcels in the area. Additional primary healthcare provision in the area is also likely to be required. Further investigation of impact/improvements at Woodhatch junction is necessary.		

Availability, Achievability and Deliverability	
Landowners	Reigate Grammar School
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Existing recreation use would need to be relocated.
Summary	Parcel not being promoted for development; existing use is a constraint and would need to be relocated/re-provided

SSW9 Land at Dovers Farm

General	
Total Area	8.7ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Agriculture/pasture Other land uses: Residential; open verge
Previously Developed?	North west corner – former nursing home building and terrace of cottages. Also two residential units in south eastern corner and several fronting on to Dovers Green Road
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Three Grade II listed buildings fronting onto Dovers Green Road. Reasonable degree of intervisibility with rest of parcel therefore impact of any potential development on setting would need to be considered. Also two Grade II listed buildings just to the south of the parcel at Dovers Farm.
Locally Listed Buildings	Locally listed former nursing home building in north western corner of parcel.
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Majority of parcel: Medium regular fields with straight boundaries (parliamentary enclosure type) North western corner of parcel: Post-1811 & pre-1940 settlement - medium estates
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed and locally listed buildings and sensitive design of development to protect (and where possible enhance) their setting (and that of those proximate to the site) and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	Strip of common land along edge of Dovers Green Road (c0.4ha)
Topography	Generally flat. In south eastern corner, land level falls somewhat (approx. 1:32 gradient)
Active agricultural use?	Yes, the majority of the parcel is in active agricultural use
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Woodhatch is a mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works, which effectively forms a buffer between south Reigate and the open landscape to the south.
Summary	Parcel is low-lying farmland landscape but displays many of the defining characteristics of the character area (scale of fields, well-developed hedgerows). Any development should protect field patterns and hedgerow networks.

SSW9 Land at Dovers Farm

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Substantial belt of trees along eastern boundary with Lonesome Lane. Dense belt of woodland running across western part of parcel from north west corner to central part of southern boundary
BOA	South eastern corner of site falls within the River Mole BOA (R05)
TPOs	Group TPO along northern part of western boundary. Group TPO along eastern boundary.
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – presence of Earlswood Brook noted – there will be localised biodiversity considerations associated with this
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; protected trees should be retained, as well as other trees and areas of woodland where possible.

Access to countryside and recreation	
Public Rights of Way	Bridleway runs along southern parcel boundary.
Formal recreation	No
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Informal consultation	
Summary	PROW should be retained

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Earlswood Brook cuts across very south eastern corner of the parcel; drainage ditch in central southern portion of parcel	
Flood Risk	FZ1	Majority of parcel in FZ1
	FZ2	FZ2 affects a very limited area in south east of parcel
	FZ3	FZ3 affects a very limited area in south east of parcel
	Surface water	South eastern corner of the parcel (existing residential properties) affected by 1 in 200yr and 1 in 30yr surface water flooding.
	Reservoir Failure	South eastern corner may be at risk from reservoir failure
Informal consultation	EA – Main river adjoining parcel benefits from significant statutory protection – would require buffer. Other ditches and non-main river bodies – some may be culverted – would look for these to be opened up as part of development. Ponds would need to be considered.	
Summary	Parcel largely in FZ1 and sequentially preferable; however, small areas of land in FZ2 and FZ3 should not be promoted presence of alternative sequentially preferable options. Any development would need to be designed taking into account the need to safeguard the main river and other waterbodies/ditches (incorporating buffer zones where necessary) and protect water quality and any associated biodiversity interest features.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - EH records indicate no constraints within parcel
Summary	No issues identified

SSW9 Land at Dovers Farm

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 4 Checking sprawl: Moderate importance Settlement separation: Lower importance Safeguarding countryside: Moderate importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2.5km	Via A217
Local Centre	Woodhatch	<1km	Via A217
Rail Station	Reigate	Approx. 3km	Via A217
Secondary school	Reigate School	<1.5km	Via A217
Primary School	Dovers Green Infant	<0.5km	Via Lonesome La
GP	South Park Practice	Approx. 1.2km	Via A217/Prices Lane
Employment area	Reigate	Approx. 2.5km	Via A217
Bus routes	Bus route 424 runs along Dovers Green Road; 430/435 runs along Woodhatch Road (outside 10 min walking distance)		
Parcel access	Parcel has frontages onto both Lonesome Lane and Dovers Green Road, although common land verge fronting Dovers Green Rd. Lonesome Lane has limited pedestrian footpaths.		
Relevant strategic infrastructure	<p>An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area.</p> <p>Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience.</p> <p>Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options.</p> <p>Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.</p>		
Local highways/accessibility improvements	<p>Improvement to pedestrian/cycle facilities on Dovers Green Road (linking to local centre) and Lonesome Lane (to nearby schools).</p> <p>Bus infrastructure upgrades on Dovers Green Road</p> <p>Upgrading of BW61 (existing bridleway running east-west through parcel)</p>		
Utilities or servicing shortfalls	Access to site via main Dovers Green Road therefore unlikely to be problems connecting to utilities; however, SESW indicate that local reinforcements likely to be required to main on Dovers Green Road. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel benefits from reasonably good access to local services, albeit additional primary healthcare provision in the area is likely to be required. Further investigation of impact/improvements at Woodhatch junction is necessary.		

Availability, Achievability and Deliverability	
Landowners	Multiple – main arable field owned by Emerton Developments
Is land being actively promoted for development?	Former nursing home has recent planning permission for residential development and the remaining open land forming part of that site is owned by a house builder. Main arable field has also been promoted for development by landowner. Other individual residents have not been promoted.
Is there house builder/developer interest?	House builder interest in remainder of land at nursing home. Main arable field is owned by a local house builder (Emerton Developments)
Legal/ownership constraints or existing uses to be relocated	Agricultural tenancies
Summary	Parcel has been promoted for development and there is known house builder interest in developing parts of the site.

SSW10 Land east of Dovers Green Road

General	
Total Area	5.5ha
Ward	South Park & Woodhatch
Land Uses	Predominant land use: Open land/woodland Other land uses: Agriculture, commercial, residential
Previously Developed?	Farm, residential and ancillary buildings now in commercial use situated in the centre of the parcel. To the east and west, land is greenfield
Existing allocations?	None

Heritage	
Statutory Listed Buildings	Grade II listed buildings at Dovers Farm in centre of parcel – wider setting would need to be considered. Grade II listed buildings in proximity to parcel along Dovers Green Road also a consideration.
Locally Listed Buildings	N/A
Conservation Area	N/A
Scheduled Ancient Monument	N/A
Area of Archaeological Potential/Importance	N/A
Historic Park/Garden	N/A
Other	N/A
Historic landscape classification	Medium regular fields with straight boundaries (parliamentary enclosure type)
Informal consultation	Conservation officer: No specific concerns
Summary	No overriding heritage constraints to development, subject to the protection of the listed buildings and sensitive design of development to protect (and where possible enhance) their setting and maximise their role in contributing to local character. Historic field patterns should be reflected in any design.

Landscape	
AONB	N/A
AGLV	N/A
AONB recommended additional area	N/A
Gatwick Open Setting	N/A
Common Land	Strip of common land along edge of Dovers Green Road (northern half of western boundary) (c0.3ha)
Topography	Generally flat. Land level drops at eastern edge of the parcel
Active agricultural use?	Eastern part of parcel in active agricultural use
Agricultural Grade	Grade 4
Landscape character	Low Weald Farmland (WF2): lowland weald, gently undulating. Predominantly farmland with medium-large scale arable fields and well-developed hedgerow networks. Historic landscape pattern. The area is also characterised by winding streams and drains/mill ponds. Rural lanes cross much of the area. Long distance, fairly uncontained views possible, including of greensand hills and chalk ridges. Guidelines: conserve landscape setting to villages and resist coalescence, conserve enclosure and vegetated character, integrate into existing woodland edges, hedgerows and landscape characteristics, design and materials should respect local characteristics, pattern and building materials. Borough-wide landscape assessment suggests that to the south of Woodhatch is a mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works, which effectively forms a buffer between south Reigate and the open landscape to the south.
Summary	Parcel is low-lying farmland landscape but displays many of the defining characteristics of the character area (scale of fields, well-developed hedgerows, winding stream). Any development should protect field patterns and hedgerow networks.

SSW10 Land east of Dovers Green Road

Biodiversity	
SAC	Distance from Mole Valley to Reigate Escarpment SAC = >2km, <5km
SSSI	N/A
SNCI (existing or proposed)	N/A
LNR (existing or proposed)	N/A
RIGS	N/A
Ancient Woodland	N/A
Other Woodland	Dense belt of woodland along western boundary fronting Dovers Green Road. Area of woodland in centre of parcel and trees along Earlswood Brook (eastern edge)
BOA	Eastern part of parcel falls within the River Mole BOA (R05)
TPOs	None
Planned biodiversity improvements?	-
Informal consultation	SWT/SCC – presence of Earlswood Brook noted – there will be localised biodiversity considerations associated with this
Summary	Further investigation and consideration of how to enhance biodiversity in river corridor would be important; trees, hedgerows and areas of woodland should be retained where possible.

Access to countryside and recreation	
Public Rights of Way	Bridleway runs along northern boundary of parcel
Formal recreation	None
Informal recreation	None known
Open Space Assessment findings	Outdoor sports: 25-50% of standard; Parks and gardens: 0-25%; Natural and semi-natural: 0-25%; Amenity greenspace: 0-25%; Allotments: 100%+; Play areas: 75-100%
Summary	PROW should be retained

Flood risk and Water Quality		
Rivers, waterways or waterbodies	Earlswood Brook runs along eastern boundary of parcel. Ditch line from centre of parcel running east. 2 ponds in centre of parcel	
Flood Risk	FZ1	Parcel largely FZ1
	FZ2	FZ2 affects a limited area to the east of the parcel
	FZ3	FZ3 affects a limited area to the east of the parcel
	Surface water	Eastern part of parcel affected by 1 in 200yr and 1 in 30yr risk of surface water flooding; also small area of land running into centre of parcel may be affected by 1 in 200yr event
	Reservoir Failure	Eastern edge may be at risk from reservoir failure
Informal consultation	EA – Main river adjoining parcel benefits from significant statutory protection – would require buffer. Other ditches and non-main river bodies – some may be culverted – would look for these to be opened up as part of development. Ponds would need to be considered.	
Summary	Developable area will be slightly constrained by areas of flood risk – given presence of sequentially preferable options, land in FZ2 and FZ3 should be excluded from developable area. Any development would need to be designed taking into account the need to safeguard and where possible improve ditches and main river (incorporating buffer zones where necessary) and protect water quality and any associated biodiversity interest features.	

Environmental Health and Amenity	
Land contamination	None known
Air pollution	None
Noise pollution	None
Other amenity issues	None
Aerodrome Safeguarding	Yes (structures over 90m)
Informal consultation	EH officer - Farm area highlighted on EH records as a result of current/previous use; localised site investigation may be required, but unlikely to be a major problem.
Summary	Site investigation in relation to past uses (farm/industrial) would be required and where appropriate, remediation undertaken

SSW10 Land east of Dovers Green Road

Green Belt	
Findings of Green Belt Review	Overall contribution (1-5, 5 lowest): 2 Checking sprawl: Higher importance Settlement separation: Lower importance Safeguarding countryside: Higher importance Setting of historic towns: Lower importance

Infrastructure and accessibility			
	Name	Distance	Commentary
Town Centre	Reigate	Approx. 2.5km	Via A217
Local Centre	Woodhatch	<1km	Via A217
Rail Station	Reigate	Approx. 3km	Via A217
Secondary school	Reigate School	Approx. 1.5km	Via A217
Primary School	Dovers Green Infant	<750m	Via Lonesome La
GP	South Park Practice	Approx. 1.2km	Via A217/Prices Lane
Employment area	Reigate	Approx. 2.5km	Via A217
Bus routes	Bus route 424 runs along Dovers Green Road; 430/435 runs along Woodhatch Road (outside 10 min walking distance)		
Parcel access	Parcel has frontages onto both Lonesome Lane and Dovers Green Road, although common land verge forms part of front onto Dovers Green Rd. Lonesome Lane has limited pedestrian footpaths.		
Relevant strategic infrastructure	An additional 2 FE primary school provision are required in the short term within the Redhill/Reigate area and up to 2 additional FE at primary age will be required to meet the longer term demands of urban extensions in the Redhill/Reigate area. Additional primary healthcare capacity equivalent to 3 full time GPs is likely to be required to meet the additional demands of growth (including any urban extensions) in the Redhill/Reigate area. Existing GP provision in the south west Reigate/Woodhatch area is currently limited to one surgery; further provision in this locality will be needed to support urban extensions and provide resilience. Greater Redhill STP and Reigate sustainable travel improvements are important interventions to improve accessibility to Reigate and increase transport options. Woodhatch junction is identified as a traffic hotspot, further investigation and improvements may be required.		
Local highways/accessibility improvements	Not examined – site not shortlisted		
Utilities or servicing shortfalls	Access to site via main Dovers Green Road therefore unlikely to be problems connecting to utilities; however, SESW indicate that local reinforcements likely to be required to main on Dovers Green Road. Significant residual capacity in the trunk main: no need for strategic improvements.		
Summary	Parcel is less well related to existing services (both schools and the local centre) than other parcels in the area. Additional primary healthcare provision in the area is also likely to be required. Further investigation of impact/improvements at Woodhatch junction is necessary.		

Availability, Achievability and Deliverability	
Landowners	Unknown
Is land being actively promoted for development?	No
Is there housebuilder/developer interest?	None known
Legal/ownership constraints or existing uses to be relocated	Commercial/industrial/agricultural tenants
Summary	Site not promoted for development; ownership unknown