



Development Management Plan (Regulation 18 Stage)

Sustainability Appraisal Appendix G

June 2016

APPENDIX G: Potential Urban Site Options

Site Name: 39-49 High Street, Horley				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some housing – potentially up to 30 units - as part of mixed use scheme. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is for mixed use retail and residential. Existing site is home to a church (community facility) which may be displaced as a result of redevelopment.	Explore options for re-provision or alternative accommodation for existing community facility.
3	There are a number of historic and cultural assets in the borough.	0	Site is adjacent to a locally listed building.	Design to be sensitive to, and respect the setting of, the adjoining locally listed building.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus and rail) links. Concentrating development of both retail services and residential in this location will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing retail units and upper floor accommodation. Redevelopment provides some opportunity to increase density in line with adjoining sites and make more efficient use of site.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	+	Redevelopment would enable enhanced retail space, which better meets business needs. Some existing small offices at upper floors may however be lost. Redevelopment could contribute positively to the vitality, viability and competitiveness of Horley town centre.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Improved retail space has the potential to attract new businesses thereby creating additional jobs.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	++	Site has small area of localised surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A

14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located adjacent to an area with known air quality issues (AQMA), linked to Gatwick Airport. Redevelopment proposed is unlikely to have an impact on existing air quality situation. Site not unduly affected by Gatwick Airport noise.	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to make more efficient use of a highly accessible brownfield site in a town centre location. The proposal could provide improved retail business space, supporting job creation and the vitality of the town centre and contribute to housing supply. Loss of existing community facility on the site could have adverse impact on community well-being and any design would need to be sensitive to the adjoining listed building.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: 50-66 Victoria Road, Horley

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some housing – up to 25 units as part of mixed use scheme. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for retail and residential uses and unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is located close to a locally listed building; however, not directly adjacent.	Design to ensure setting of nearby locally listed building Design to reflect local townscape
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus and rail) links. Concentrating development of both retail services and residential in this location will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings, some of which are single storey. Current use is therefore relatively low intensity given town centre location – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would provide intensified and improved retail space which better meets business needs. Also potential to contribute to vitality, viability and competitiveness of the town centre. Some existing businesses may be displaced.	Explore opportunities to use local workforce in construction and end-use. Explore opportunities to accommodate existing businesses within any redevelopment and/or support relocation
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Additional retail space has the potential to attract new businesses thereby creating additional jobs.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	Limited localised surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located adjacent to an area with known air quality issues (AQMA), linked to Gatwick Airport. Redevelopment proposed is unlikely to have an impact on existing air quality situation. Site not unduly affected by Gatwick Airport noise.	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to make more efficient use of a highly accessible brownfield site in a town centre location. The proposal could provide additional retail business space, supporting job creation and the vitality of the town centre and contribute to housing supply. Design would need to be sensitive to setting of nearby locally listed building.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: 136-168 High Street, Banstead

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing as part of mixed use scheme. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.

2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	-	Proposal is predominantly for retail uses. However, existing site is home to some health/childcare services – whilst there is some scope for community/leisure uses, redevelopment could displace these.	Make provision for retention of existing health/childcare facilities where appropriate.
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus) links. Concentrating development of both retail services and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given town centre location – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable intensification and growth of retail space which has the potential to provide additional job opportunities in an accessible location. Also potential to contribute to vitality, viability and competitiveness of the town centre and provide new retail units of a type and size which meets business needs.	Explore opportunities to use local workforce in construction and end-use.

7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Retail growth could create additional job opportunities.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Minor surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site adjacent to recreation ground; however, already brownfield land.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to provide additional retail business space, supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply. Possible adverse impact from loss of existing facilities (e.g. health) on the site; however, there is scope for some community/leisure use, and this could be mitigated through re-provision as part of any development, where necessary.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Albert Road North Industrial Estate, Reigate				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing as part of mixed use scheme, by a mixture of flats and family homes.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	The site currently comprises mixed employment use and the proposal is predominantly for employment space. It is therefore unlikely to contribute towards this objective.	N/A

3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site is located outside of but reasonably close to the town centre and benefits from good access to public transport (rail) links. The site has constrained access via residential roads, however concentrating development of both employment services and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location, and is in accordance with adopted local standards. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, redevelopment would provide the opportunity for intensification and better use of the site.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable intensification and growth of employment space which has the potential to provide additional job opportunities in an accessible location, as well as provide units of a type and size (small business/incubator space) which better meets business and entrepreneurial needs.	Support relocation of, or where appropriate accommodate, existing businesses. Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Employment space growth could create additional job opportunities.	N/A

8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas, and increased storm occurrence across the borough (flooding covered in objective 11).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Partially affected by surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A

13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are a number of designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	?	The site lies within the 1km travel distance of the Special Area of Conservation. The Habitats Regulation Assessment will determine whether this is like to have any impacts on the SAC.	Carry out HRA to determine impacts and any necessary mitigation measures.

Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to provide employment space focussed on small business/incubator space which has the potential to provide additional jobs as well as better meet the requirements of changing business/entrepreneurial needs, thereby contributing towards the local economy. Also opportunity to provide homes in an accessible location to boost housing supply. Possible there may be some negative impact from relocation of existing businesses, however, this could be mitigated through supporting the relocation of, or accommodating where appropriate, existing businesses as necessary. The site may have implications in terms of impact on the SAC, however, this will be determined by the HRA.

Preferred option is to allocate site for mixed use development comprising employment space and residential.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of employment growth, access to services, job creation and general economic growth, and housing growth.

Site Name: Banstead Community Centre				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing as part of mixed use scheme. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	++	Proposal is predominantly for community uses. Existing site provides a community hall which offers some benefits in terms of health and well-being – this would be replaced with new and improved community facilities.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus) links. Concentrating development of both community uses and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given town centre location – redevelopment could achieve better use.	N/A

6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment predominantly for community facilities and potentially some housing. Impact on local economy and jobs likely to be negligible.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Redevelopment predominantly for community facilities and potentially some housing. Impact on local economy and jobs likely to be negligible.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Minor surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site adjacent to recreation ground; however, already brownfield land. Number of protected trees on frontage of site.	Retention of existing protected tree cover. Design to incorporate additional landscaping and where possible make the most of opportunities to link through to adjoining recreation ground.
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Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to provide new community facilities, supporting community cohesion and providing opportunities for social inclusion. Also opportunity to provide homes in an accessible location to boost housing supply.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same potential positive outcomes in terms of community health and well-being and housing supply.

Site Name: Chequers Hotel, Horley

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately up to 45 residential units. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	No site specific issues identified	N/A

3	There are a number of historic and cultural assets in the borough.	+	Several locally listed buildings on site. Development could impact upon these; however, as site is vacant, sensitive reuse and redevelopment could help to secure their long term viability.	Design to ensure redevelopment/reuse of locally listed buildings is sensitive and appropriate. Design and layout of development should protect and enhance setting of listed buildings. Design to generally be appropriate to local townscape, particularly given prominent location.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located on the A23 and therefore has excellent access to frequent bus services along this corridor. Walking distance to nearby local shopping centre. Housing in this location could therefore help reduce the need for private car travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of buildings formerly used as a hotel but currently vacant. Redevelopment would enable better use of this currently vacant brownfield site to meet housing needs.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Site formerly used as a hotel; however, business closed some time ago. Redevelopment would result in loss of a building which could be used for hotel/tourism business; however, lengthy vacancy suggests unlikely to be viable.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Loss of accommodation for tourism; however, currently vacant and lack of viability. Impact therefore negligible.	N/A

8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas. Some surface water flood risk; however, could be overcome by mitigation. Site currently largely hard landscaped; redevelopment could increase soft landscaping and help to reduce run-off.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. No identified noise pollution issues.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest – mainly hard landscaped. Redevelopment could enhance and increase landscaping and GI.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes in an accessible location and make best use of a currently vacant previously developed site. Whilst it will result in the loss of a building which could be used for tourism business, the site has been vacant for some time, thereby suggesting viability of such uses may be challenging. Redevelopment could also improve the GI value of the site which is currently limited and secure future up-keep and beneficial use of the locally listed buildings on site.. There are no identified adverse impacts.

Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the significant positive benefits associated with additional housing supply, making efficient use of a vacant and accessible site and potentially to historic assets. It would not avoid adverse impacts as none have been identified.

Site Name: Church of Epiphany, Merstham

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver up to 10 residential units, most likely in the form of small family houses.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	+	Proposal is predominantly for residential development uses. Existing site provides a church and hall; however, the building is not fit for purposes and was vacated some time ago. Redevelopment for residential use intended to financially support replacement facilities on another site in the local area. which offers some benefits in terms of health and well-being and which could be displaced by development.	Make provision for replacement of community use.
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site located close to Merstham local centre and has relatively good accessibility to bus and rail service. New homes in this location will have good access to shops, services and public transport, helping to reduce the need for private car travel..	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed and buildings are vacant. Redevelopment would deliver housing which could contribute to and complement the regeneration of Merstham.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Surface water flooding affects a large part of the site however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Brownfield site. Site has a number of trees along the northern boundary and an area of green space fronting Mansfield Drive. These should be retained and protected as far as possible.	Retention of existing protected tree cover. Design to incorporate additional landscaping and where possible make the most of opportunities to link through to adjoining recreation ground.
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Conclusions and Preferred Option

Site not subject to any major constraints and is a vacant, previously developed site. Redevelopment has the potential to make a positive contribution to housing supply, particularly small family homes. Redevelopment could also contribute positively to the wider regeneration of Merstham and may financially support the provision of replacement faith/community facilities elsewhere in the area. There are no identified adverse effects.

Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of housing delivery, regeneration and potentially supporting health and well-being.

Site Name: Colebrook, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately 80 residential units as part of a mixed use scheme including new community facilities. Has the potential to deliver houses and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	+	Proposal is predominantly for residential and improved community uses. Existing site provides a range of community facilities, which offers some benefits in terms of health, well-being and social inclusion. These could be displaced as a result of development.	Make appropriate alternative provision for community uses.
3	There are a number of historic and cultural assets in the borough.	0	Site is not adjacent any conservation or heritage assets.	Design to reflect local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located adjacent to the town centre and benefits from good public transport (bus and train) links. Concentrating development of residential and community uses will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed and a number of existing buildings are in disrepair and not fit for purpose. Redevelopment will provide a refreshed community provision coupled with residential units to make better use of the site.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment focusses on the provision of residential and community uses, which are unlikely to contribute to economic growth.	Explore opportunities to use local workforce in construction and end-use.'
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	As above	As above
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	-	The site has extensive fluvial and surface water flood risk. However, these can be overcome by designing development and mitigation measures appropriately.	Design to mitigate fluvial and surface water flooding issues and ensure run-off managed appropriately. Development could be restricted to areas of the site that are of lower risk thereby limiting the amount of development.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context. Noise constraints related to proximity to rail station. However, these can be mitigated through appropriate design.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with some existing green infrastructure on-site including trees. The site is also adjacent to Redhill Brook and has the opportunity to enhance on this green infrastructure.	Design to incorporate landscaping and green infrastructure where possible. Explore opportunities to improve the Redhill Brook river corridor.
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Conclusions and Preferred Option

Site is subject to fluvial and surface water flooding and would not steer development away from areas of flood risk. Noise impact related to proximity to the rail station can be overcome through appropriate design. However redevelopment has the potential to deliver benefits in terms of health and well-being through new community facilities, make improved use of an accessible site and contribute to the delivery of much needed housing.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Cromwell Road, Redhill				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing as part of mixed use scheme. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for retail and residential uses and unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus) links. Concentrating development of both retail services and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given town centre location – redevelopment could achieve better use.	N/A

6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable enhanced retail space , which better meets business needs.. Also potential to contribute to vitality, viability and competitiveness of the town centre.	Explore opportunities to use local workforce in construction and end-use.'
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Improved retail space has the potential to attract new businesses thereby creating additional jobs.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	Some surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site is located within an AQMA but can be mitigated through appropriate design. The site is not subject to any other major constraints. Redevelopment has the potential to provide improved retail business space, supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply. Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Depot and Bellway, Merstham				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some housing as part of a comprehensive scheme. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	No site specific issues identified	N/A

3	There are a number of historic and cultural assets in the borough.	0	Locally listed buildings adjacent to the site in the form of Kingswood Station building.	Design to ensure setting of listed buildings is respected. Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located adjacent to rail station and close to local centre at Waterhouse Lane. Concentrating new homes in this location may help to reduce need for private travel. Redevelopment could improve services and accessibility at rail station.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking. Improvements to access to rail station
5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given location adjacent to rail station – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	-	Site currently provides a small number of business units, including a builder's yard. Redevelopment for residential would result in this space being lost.	Explore opportunities to use local workforce in construction and end-use. Explore potential to assist in relocation of existing businesses within wider area.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	-	Loss of business space may result in displacement of a small number of jobs and local businesses.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A

10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated; however, may be issues associated with past industrial uses. Redevelopment unlikely to have any positive or negative effects.	N/A

14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. Redevelopment may reduce noise compared to existing industrial uses; however, future occupants may be affected by rail noise.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest. Redevelopment could enhance and increase landscaping and GI.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes in an accessible location, improving access to the rail station to promote sustainable travel and make best use of a previously developed site. It will however result in the loss of employment space which will have negative outcomes for local economic growth – these should be mitigated as far as possible by supporting relocation of existing businesses. Redevelopment could also improve the GI value of the site.

Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Whilst not allocating the site would avoid the adverse outcomes resulting from the loss of employment space, it would not achieve the greater benefits to housing supply and making best use of land.

Site Name: Gloucester Road Car Park, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing up to 30 units most likely high density/flats if mixed use scheme, or 60 homes, if residential only scheme.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for office/residential uses and unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus and rail) links. Concentrating development of office/residential use in this location will help to reduce need for private travel. Whilst some parking provision may be lost as a result of development, there will be a net gain in parking spaces on other sites nearby as part of the regeneration of Redhill (such as at Redhill Station and Sainsburys).	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed providing a surface public car park. Redevelopment will provide most needed residential units and/or offices in an accessible location.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	+/0	If offices are provided as part of redevelopment, this would enable growth of employment space which has the potential to provide additional job opportunities in an accessible location. If a residential scheme only is provided this is unlikely to contribute to economic growth.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+/0	As above	As above
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	-	The site is partially affected by fluvial flood risk and surface water flooding. However, these can be overcome by designing development and mitigation measures appropriately.	Design to mitigate surface water and fluvial flooding issues and ensure run-off managed appropriately. Development could be restricted to areas of the site that are of lower risk thereby limiting the amount of development.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.

15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are a number of designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Brownfield site located within urban area – no identified impact on biodiversity areas.	N/A

Conclusions and Preferred Option

Site is subject to significant fluvial and surface water flood risk and cannot be considered sequentially preferable. However, redevelopment has the potential to make better use of the site (the amount of parking currently provided by the site will not be required due to parking provided elsewhere as part of Redhill regeneration initiatives) in a highly accessible location and contribute to housing supply as well as office space, subject to mitigation measures.

Preferred option is to allocate site for mixed use comprising residential/office development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of housing growth, and town centre growth, access to services, job creation and general economic growth.

Site Name: High Street Car Park, Horley				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately 30 residential units as part of a mixed use scheme including retail provision. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.

2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for residential and retail uses, which are unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is adjacent to a grade ii listed building and design of the scheme should respect its setting.	Design to respect the grade ii listed building adjacent to the site..
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus and rail) links. Concentrating development of retail provision and residential units will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed and is currently used as a surface car park. This is a low intensity use for a town centre location. Redevelopment has the potential to make better use of this valuable asset.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable intensification and growth of retail space which has the potential to provide additional job opportunities in an accessible location. Also potential to contribute to vitality, viability and competitiveness of the town centre and provide new retail units of a type and size which meets business needs.	Explore opportunities to use local workforce in construction and end-use.

7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Retail provision could create additional job opportunities.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	0	The site has some surface water flooding along its eastern edge. However, these can be overcome by designing development and mitigation measures appropriately.	Design to mitigate surface water flooding issues and ensure run-off is managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new	0	Borough-wide issue. No site specific water quality issues identified.	N/A

	development.			
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Site could be affected by noise created by passing trains. Redevelopment unlikely to have an impact on existing context.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site is subject to surface water flooding and noise constraints in relation to passing trains along its eastern border. The surface water flooding can be addressed through appropriate design and therefore receives a neutral score. Redevelopment has the potential to provide additional retail business space supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply. Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Hockley Business Centre, Hooley Lane, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately 40 residential units. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	No site specific issues identified	N/A
3	There are a number of historic and cultural assets in the borough.	0	Locally listed building within the site and a listed wall fronting onto Hooley Lane.	Design to ensure redevelopment of listed building is appropriate and the listed wall is retained and protected. Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site located within reasonable walking distance to Redhill town centre and benefits from bus services.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given location close to the town centre – redevelopment could achieve better use.	N/A

6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	-	Site currently provides a small number of business units, including a builder's yard. Redevelopment for residential would result in this space being lost.	Explore opportunities to use local workforce in construction and end-use. Explore potential to assist in relocation of existing businesses within wider area.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	-	Loss of business space may result in displacement of a small number of jobs and local businesses.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress ¹ . In addition, the Environment Agency’s assessment ² of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated; however, may be issues associated with past industrial uses. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. Redevelopment may reduce noise compared to existing industrial uses; however, future occupants may be affected by rail noise.	Design to ensure noise and amenity issues adequately considered.

¹ Environment Agency (2007) Areas of water stress: final classification

² As shown in the Catchment Abstraction Management Strategy (2006)

15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest. Redevelopment could enhance and increase landscaping and GI.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes in an accessible location and make best use of a previously developed site. It will however result in the loss of employment space which will have negative outcomes for local economic growth – these should be mitigated as far as possible by supporting relocation of existing businesses. Redevelopment could also improve the GI value of the site. Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Whilst not allocating the site would avoid the adverse outcomes resulting from the loss of employment space, it would not achieve the greater benefits to housing supply and making best use of land.

Site Name: Horley Library				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately 35 residential units. It has the potential to deliver houses and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.

2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	-	Proposal is predominantly for residential use. The existing site provides a library with parking facilities, which offers some benefits in terms of health, well-being and social inclusion. These could be displaced as a result of development.	Make appropriate alternative provision for community uses.
3	There are a number of historic and cultural assets in the borough.	0	Site is not adjacent to any conservation or heritage assets.	Design to reflect local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located adjacent to the town centre and benefits from good public transport (bus and train) links. Trips can be made into the town centre by foot or bicycle.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed. The re-provision of the existing community use provides an opportunity to make better use of the site – provided that an alternate site can be found for the re-provision of this community use.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment focusses on the provision of residential use, which is unlikely to contribute to economic growth.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	As above	As above

8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	0	The site has some surface water flooding. However, this can be overcome by designing development and mitigation measures appropriately.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A

13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Site could be affected by noise created by passing trains. Redevelopment unlikely to have an impact on existing context.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site is subject to some surface water flooding, which can be addressed with appropriate mitigation measures. Redevelopment has the potential to deliver much needed housing and relocate the existing community facility in a more central location. Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Horley Police Station				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver approximately 20 residential units. Most likely high density/flats given its town centre location.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is for residential use and is unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site sits adjacent to a locally listed building.	Development should be designed to respect the character and setting of the locally listed building.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus and rail) links. Locating residential within a town centre location will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed specific for the purposes of the police function. This is a relatively low intensity use given town centre location – redevelopment could achieve	N/A

			better use.	
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	-	The site is currently occupied by the police service in the form of office space. Redevelopment would result in the loss of this office space and the provision of residential use.	Explore opportunities to use local workforce in construction. Explore potential to assist in relocation of existing businesses within wider area.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	-	As above	As above
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	The site is not affected by flooding.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to provide homes in an accessible location to boost housing supply. Opportunities for the relocation of the business will initially be undertaken by the police service.

Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Hutchins Farm, Horley				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver a small amount of housing (up to 3 units), most likely in the form of larger family homes.	Provide contributions to affordable housing in line with CS policy as appropriate. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is for residential uses which is unlikely to contribute to this objective.	Redevelopment to provide contribution to wider regeneration projects and replacement youth facility.

3	There are a number of historic and cultural assets in the borough.	-	Site includes a Grade II listed building and a number of curtilage listed buildings, most of which are already in residential use. Site also historically part of common land along Horley Row. Development could adversely affect these historic assets and interest features.	Design, layout and scale of development to be sensitive to and ensure protection of the setting of existing listed buildings on the site. Design to respect the townscape and historic interest of the Horley Row frontage.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site located close to A23 and has access to frequent bus services along this corridor. Also served by bus services along Horley Row. Small parade of local shops within 50m of the site. New homes in this location will therefore have reasonable access to shops, services and public transport, helping to reduce the need for private car travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	0	Curtilage cannot be considered previously developed. Redevelopment would therefore not make use of brownfield land.	Make use of any existing buildings on the site wherever possible and consistent with historic interest of the site.
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	N/A

8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	Sites has localised surface water flooding. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A

13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No identified noise pollution issues.	Design to ensure residential amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site has several extensive groups of protected trees along the boundaries, particularly with Horley Row. Development would need to retain these.	Design to secure retention of existing protected tree cover. Development to incorporate additional landscaping and planting to achieve overall enhancement in biodiversity and habitat value.

Conclusions and Preferred Option

Site is host to a Grade II listed building and several curtilage listed buildings – development could have a negative impact on these historic assets: this could be reduced by putting in place the mitigation proposed. Redevelopment would however make a small positive contribution to housing supply, in a relatively accessible neighbourhood. Redevelopment could also retain and enhance the existing biodiversity assets and tree cover on the site. Preferred option is to allocate site for small scale residential development.

Reason for rejecting alternatives

Not allocating the site would avoid any potential adverse impacts on historic assets but would not achieve the potential positive outcomes in terms of housing supply.

Site Name: Kingswood Station				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some housing as part of a comprehensive scheme. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	No site specific issues identified	N/A
3	There are a number of historic and cultural assets in the borough.	0	Locally listed buildings adjacent to the site in the form of Kingswood Station building.	Design to ensure setting of listed buildings is respected. Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located adjacent to rail station and close to local centre at Waterhouse Lane. Concentrating new homes in this location may help to reduce need for private travel. Redevelopment could improve services and accessibility at rail station.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking. Improvements to access to rail station

5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given location adjacent to rail station – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	-	Site currently provides a small number of business units, including a builders yard. Redevelopment for residential would result in this space being lost.	Explore opportunities to use local workforce in construction and end-use. Explore potential to assist in relocation of existing businesses within wider area.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	-	Loss of business space may result in displacement of a small number of jobs and local businesses.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated; however, may be issues associated with past industrial uses. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. Redevelopment may reduce noise compared to existing industrial uses; however, future occupants may be affected by rail noise.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest. Redevelopment could enhance and increase landscaping and GI.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes in an accessible location, improving access to the rail station to promote sustainable travel and make best use of a previously developed site. It will however result in the loss of employment space which will have negative outcomes for local economic growth – these should be mitigated as far as possible by supporting relocation of existing businesses. Redevelopment could also improve the GI value of the site.

Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Whilst not allocating the site would avoid the adverse outcomes resulting from the loss of employment space, it would not achieve the greater benefits to housing supply and making best use of land.

Site Name: Library and Pool House, Reigate

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some residential units as part of a mixed use scheme including either comparison or convenience retail or offices above ground floor. Has the potential to deliver flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.

2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	-	Proposal is for mixed use of retail, commercial, leisure, or community. Existing site provides a range of community facilities, which offers some benefits in terms of health, well-being and social inclusion. Some of these could be displaced as a result of development.	Make appropriate alternative provision for community uses.
3	There are a number of historic and cultural assets in the borough.	0	Site borders a conservation area and therefore has the potential to enhance the conservation area setting.	Design to respect the conservation area and its setting.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within the town centre – and being a few metres away from a bus stop, benefits from good public transport (bus and train) links. Concentrating development of residential, retail and office uses will help to reduce the need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed and contains less intensive uses within a few units that are in disrepair. Redevelopment will provide a refreshed provision of retail use with either residential or office use above ground floor to make better use of the site.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment focusses on the provision of residential and retail including the potential to deliver some office space. The latter could contribute to economic growth.	Explore opportunities to use local workforce in construction and end-use.

7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	As above	As above
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	-	The site has some fluvial and surface water flood risk. However, these can be overcome by designing development and mitigation measures appropriately.	Design to mitigate fluvial and surface water flooding issues and ensure run-off managed appropriately. Development could be restricted to areas of the site that are of lower risk thereby limiting the amount of development.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new	0	Borough-wide issue. No site specific water quality issues identified.	N/A

	development.			
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context. There is no noise constraints related to this site.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site is subject to some fluvial and surface water flooding and would not steer development away from areas of flood risk. However redevelopment has the potential to deliver benefits in terms of health and well-being through new retail/community provision, make improved use of an accessible site and contribute to the delivery of much needed housing.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Longmead, Redhill				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing up to 20 units most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for residential uses and unlikely to contribute to this objective. Site previously community use but ceased many years ago.	N/A
3	There are a number of historic and cultural assets in the borough.	+	Site is not currently locally listed but is considered to meet the criteria and is considered an important asset by local residents. Redevelopment could help retain and restore the historic building.	Development to retain existing building or façade to protect historic fabric.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus and rail) links. Concentrating development of residential use in this location will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, currently not in use. Redevelopment will provide most needed residential units in an accessible location.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment focusses on the provision of residential use which is unlikely to contribute to economic growth.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	As above	As above
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	-	Majority of the site is subject to fluvial and surface water flood risk.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately. Building within the existing building envelope would prevent further displacement of flood risk.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site is subject to significant fluvial and surface water flood risk and cannot be considered sequentially preferable. However, redevelopment has the potential to make better use of a currently vacant site in a highly accessible location and contribute to housing supply. Subject to the mitigation measures mentioned the redevelopment could also help secure the future of an historic asset.

Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of housing growth and protection of historic assets.

Site Name: Maple Works, Redhill				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing – up to 15 units. Could deliver a mix of houses and flats	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	No site specific issues identified	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to heritage assets.	Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	0	Site located close to the main A23 road corridor and therefore benefits from frequent bus services to Redhill and Horley. There are a small number of facilities in walking distance. Overall, accessibility is average.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings in commercial use. However, currently relatively low intensity - redevelopment could achieve better more efficient use of the site.	N/A

6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	-	Site currently provides a small number of industrial/commercial premises on a slightly constrained site. Redevelopment for residential would however result in this space being lost.	Explore opportunities to use local workforce in construction and end-use. Explore potential to assist in relocation of existing businesses within wider area.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	-	Loss of business space may result in displacement of a small number of jobs and local businesses.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	--	Site is located within Flood Zone 3 and is therefore not sequentially preferable. Flood mitigation would be required to make the site acceptable for a more vulnerable use such as residential.	Flood mitigation/attenuation to reduce risk to an acceptable level.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated; however, may be issues associated with past industrial uses. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. No specific noise issues identified.	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest. Redevelopment could enhance and increase landscaping and GI.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes and make efficient use of a brownfield site. Redevelopment would result in the loss of some small business space which has a negative impact on local business and jobs: this can only be partly mitigated by supporting relocation. Site is within Flood Zone 3 and therefore not sequentially preferable, significant flood mitigation and attenuation would be required to overcome negative impacts. Redevelopment could improve the GI value of the site, particularly associated with the flood works which would be required.

Preferred option is not to allocate site for residential development.

Reason for rejecting alternatives

Whilst allocating the site would make a contribution to housing supply, it would have adverse impacts on local economy and jobs through the loss of business space which can only be partially overcome through mitigation. Significant mitigation would also be required to overcome adverse impacts associated with the severe flooding risk affecting the site.

Site Name: Marketfield Way, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately 100 residential units as part of a mixed use scheme including restaurants, cinema and comparison retail.. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for residential, leisure and retail uses, which are unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is adjacent to the conservation area and design of the scheme should respect its setting.	Design to respect conservation area.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus) links. Concentrating development of leisure, retail services and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings and currently is home to a surface car park, which is low intensity use for a town centre location. Redevelopment has the potential to make better use of this valuable asset.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable intensification and growth of retail space and leisure provision which has the potential to provide additional job opportunities in an accessible location. Also potential to contribute to vitality, viability and competitiveness of the town centre and provide new retail units of a type and size which meets business needs.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Retail growth and leisure provision could create additional job opportunities.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	0	The site has extensive fluvial and surface water flood risk. However, these can be overcome by designing development and mitigation measures appropriately. Storage on-site may be beneficial for other sites downstream from Marketfield Way.	Design to mitigate fluvial and surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A

14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context. Noise constraints related to road network and proximity to the bus station. However, these can be mitigated through appropriate design.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site is subject to fluvial and surface water flooding and noise constraints in relation to rail and the road network. Whilst the proposal does not steer development away from areas of flood risk, on-site storage may have benefits downstream and therefore maintains a neutral score. However, redevelopment has the potential to provide additional retail business space and leisure provision supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply. Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Merstham Library				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver a limited amount of new housing alongside new community provision.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	+	Proposal is predominantly for new church and community provision, to replace existing Merstham facility which is not fit for purpose. Could deliver benefits in terms of community cohesion and inclusion. Alternative provision for existing community use already in place.	Timing of redevelopment to ensure continuity of library services
3	There are a number of historic and cultural assets in the borough.	0	Site is adjacent to an area of archaeological potential.	Appropriate archaeological investigation works may be required. Ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site located close to Merstham local centre and has relatively good accessibility to bus and rail service. Community facilities in this location will help to reduce need for residents on the estate to travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed and will become vacant as existing use is to be relocated. Redevelopment could provide a mix of uses and help make good use of a previously developed site. Could also contribute to regeneration of Merstham.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment predominantly for community facilities (church) and potentially some housing. Impact on local economy and jobs likely to be negligible.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Redevelopment predominantly for community facilities (church) and potentially some housing. Impact on local economy and jobs likely to be negligible.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	0	Site is partially affected by flood risk (Zone 2 and 3) so is not sequentially preferable. However, community uses are acceptable in flood zone 2 – design could ensure more vulnerable uses not on parts of site at risk of flooding.	Design and layout of development to direct any residential uses to land outside of flood zones 2 and 3 Design to mitigate flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.

15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site adjacent to recreation ground. Brownfield site however at present relatively large open, soft landscaped curtilage. No specific biodiversity features.	Design to incorporate additional landscaping and where possible make the most of opportunities to link through to adjoining recreation ground.

Conclusions and Preferred Option

Site is partially affected by flooding risk; however, subject to the recommended mitigation, adverse impacts and risk and be avoided. Redevelopment has the potential to provide new community facilities, supporting community cohesion and providing opportunities for social inclusion. Such facilities may also complement and contribute to the regeneration of Merstham. The site could also make a small contribution to housing supply in a reasonably accessible location. Preferred option is to allocate site for mixed use, community led development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same potential positive outcomes in terms of community health and well-being and housing supply.

Site Name: Former Oakley Centre, Merstham				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some a variety of housing – up to 30 residential units, including a mixture of houses and flats.	Provide affordable housing in line with CS policy as appropriate. Comply with emerging policies RE: housing standards to ensure good quality housing.

2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	+	Proposal is for residential uses. Existing site provides a vacant former youth centre which closed as the building was not fit for purpose-alternative provision for this community use is already in place. Redevelopment is intended to financially support the provision of a new community hub and regeneration projects elsewhere on the Merstham estate.	Redevelopment to provide contribution to wider regeneration projects and replacement youth facility.
3	There are a number of historic and cultural assets in the borough.	+	Oakley building is Grade II listed but is in a poor state of repair. Sensitive redevelopment could enable restoration and enhancement of listed building through removal of inappropriate additions. Any further development in the grounds would need to respect setting and grounds of building.	Ensure re-use of building is sensitive to its listed status – retain historic fabric where possible. Design and layout to protect and enhance setting of the building.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site located close to Merstham local centre and has relatively good accessibility to bus and rail service. New homes in this location will have good access to shops, services and public transport, helping to reduce the need for private car travel..	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed and buildings are vacant. Redevelopment would deliver housing which could contribute to and complement the regeneration of Merstham – therefore making better use of the site.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	Explore opportunities to use local workforce in construction and end-use.'
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk or surface water flooding issues affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). Site is in close proximity to the M23/M25 motorways which may have residential amenity impacts – however, likely to be capable of mitigation through improved building standards.	Design and construction standards to ensure noise and amenity issues adequately mitigated.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	-	Site adjacent to recreation ground. Site is brownfield but has large open grounds and an area of woodland which may be in part lost through development. No specific biodiversity interest.	Design to secure retention of existing protected tree cover. Design to minimise loss of open/wooded grounds as far as possible. Development to incorporate additional landscaping and biodiversity improvements to compensate for any loss.
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Conclusions and Preferred Option

Site is host to a Grade II listed building – however; subject to the mitigation recommended, redevelopment could have a positive impact in helping to restore the building. The site has relatively large, part open and part wooded grounds at present: some of this may be lost as a result of development – any scheme should secure biodiversity and landscaping enhancements to remainder of site.

Redevelopment also has the potential to provide a mix of additional homes, contributing to housing supply, and make best use of a vacant previously developed site. The proposal could also contribute to the wider regeneration of Merstham.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would prevent some loss of open space; however, it would forgo the potential benefits of making best use of a vacant brownfield site and the positive benefits of housing supply, the long-term restoration and viability of a listed building and potential positive impacts on regeneration.

Site Name: Quarryside, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some housing as part of a comprehensive scheme. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	No site specific issues identified	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site not adjacent to any historic assets.	Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site is not located adjacent to rail station but is an area reasonably well served by bus services. Site is also close to a major employment area and some local facilities within the Watercolour development. Delivering new homes in this location may help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings. However, currently relatively low intensity – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	-	Site currently provides a small number of business units, including a gym. Redevelopment for residential and potential community use would result in this space being lost.	Explore opportunities to use local workforce in construction and end-use. Explore potential to assist in relocation of existing businesses within wider area.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	-	Loss of business space may result in displacement of a small number of jobs and local businesses.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated; however, may be issues associated with past industrial uses. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. Redevelopment may reduce noise compared to existing industrial uses; however, future occupants may be affected by rail noise.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest. Redevelopment could enhance and increase landscaping and GI.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes in an accessible location and make best use of a previously developed site. It will however result in the loss of employment space which will have negative outcomes for local economic growth – these should be mitigated as far as possible by supporting relocation of existing businesses. Redevelopment could also improve the GI value of the site. Preferred option is to allocate site for residential development.

Reason for rejecting alternatives

Whilst not allocating the site would avoid the adverse outcomes resulting from the loss of employment space, it would not achieve the greater benefits to housing supply and making best use of land.

Site Name: Reading Arch Road, Redhill				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver approximately 100 residential units as part of a mixed use scheme including retail. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for residential and retail uses, which are unlikely to contribute to this objective.	N/A

3	There are a number of historic and cultural assets in the borough.	0	Site is not adjacent to and historic assets.	Design to reflect local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site is located outside of, but near to, town centre and benefits from good public transport (bus and rail) links. Concentrating development of retail services and residential in an accessible location will help to reduce the need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings and currently is home to a number of small single storey industrial units and an open storage yard, which is low intensity use for an edge of centre location. Redevelopment has the potential to make better use of this valuable asset.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	+	Redevelopment would enable intensification and growth of retail space. Whilst this site has existing industrial uses, the type of redevelopment proposed will provide additional job opportunities albeit of a different type to the existing. Also potential to contribute to vitality, viability and competitiveness of the town centre, given the close proximity of the site, and provide new retail units of a type and size which meet business needs.	Explore opportunities to use local workforce in construction and end-use. Make provision for relocation of existing occupiers within the Borough so that valuable uses are not lost. Development to provide sufficient business space to support a net gain in jobs compared to existing.

7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Retail growth could create additional job opportunities.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	+	The site has some fluvial and surface water flood risk. . However, these can be overcome by designing development and mitigation measures appropriately. Redhill Brook is partially culverted through the site and could potentially be improved by providing a more natural open water course through the site. This has the potential to improve flood risk on sites downstream.	Design to mitigate fluvial and surface water flooding issues and ensure run-off managed appropriately. Explore opportunities for de-culverting and improving the flow of the Redhill Brook through the site.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	+	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	+	Site is potentially contaminated due to existing uses. Redevelopment would provide opportunities for remediation.	Ground investigation and remediation may be required before redevelopment of the site.
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located adjacent to an area with known air quality issues (AQMA). The western border of the site is within the AQMA. Redevelopment unlikely to have an impact on existing context. Noise constraints related to road network and proximity to rail station. However, these can be mitigated through appropriate design.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	De-culverting the Redhill Brook provides the opportunity to improve and enhance biodiversity.	Design to incorporate landscaping and green infrastructure where possible. Explore opportunities to de-culvert the Redhill Brook.
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Conclusions and Preferred Option

Site is subject to fluvial and surface water flooding and could potentially be contaminated due to existing uses. Redevelopment could also result in the loss of industrial premises and jobs. However, redevelopment of this site could enable optimisation of a prime site to support the town centre, due to its close proximity, and deliver homes and retail space. Redevelopment could also provide opportunity to de-culvert and provide biodiversity around the Redhill Brook. Preferred option is to allocate site for mixed use development comprising retail and residential uses.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of retail growth, access to services, job creation and general economic growth, and housing growth.

Site Name: Redhill Law Courts, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver up to 35 residential units. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	+	Development would result in the loss of a civic/community use; however, due to the nature of the facility this is not considered to materially affect availability of community uses. Site has potential to deliver a new primary school which will help to meet the shortage of school places in the area.	Consider potential to provide primary school.
3	There are a number of historic and cultural assets in the borough.	0	Site adjacent to Shaws Corner CA and in close proximity to locally listed buildings.	Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	+	Site is located between Redhill and Reigate town centres and is in close proximity to both. Also close to local centre. Well served by bus routes. Delivering new homes in this location may help to reduce need for private travel, as would the provision of a primary school.	Ensure appropriate levels of parking provision Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings. However, currently relatively low intensity – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Development would result in loss of civic/court use but this is not considered to materially affect economic prospects of borough.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	No specific issues identified	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas. Some areas of surface water flooding risk.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated; however, may be issues associated with past industrial uses. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an AQMA. Redevelopment may reduce noise compared to existing industrial uses; however, future occupants may be affected by rail noise.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	+	Site brownfield land with very little existing biodiversity interest except for some existing trees on site. Redevelopment could enhance and increase landscaping and GI.	Design to retain existing trees and incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of providing new homes in an accessible location, and/or providing much needed school places in the form of a new primary school, and make best use of a previously developed site. It will result in the loss of a civic facility (court); however, this is not considered to materially affect the availability of community facilities in the locality and is subject to closure at any rate. Redevelopment could also improve the GI value of the site which is currently limited.

Preferred option is to allocate site for either residential development and/or a primary school.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land in an accessible location and would not provide the same positive outcomes in terms of housing growth, and meeting the demand for school places.

Site Name: Royal Mail Sorting office, Redhill

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver up to 80 residential units potentially as part of a mixed use scheme, which includes approximately 2500sqm of office floorspace. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for residential and/or offices which are unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any heritage assets.	Design to reflect local townscape..
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from excellent public transport (bus and rail) links. Concentrating development of residential and/or offices will help to reduce need for private travel in this highly accessible location.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed but is currently occupied by a low intensity use for a town centre location. Currently includes sorting office building and associated surface car park. Redevelopment has the potential to make better use of this valuable asset.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment could enable intensification and growth of office space, which has the potential to support additional job opportunities in an accessible location. Also potential to contribute to vitality, viability and competitiveness of the town centre and potentially provide new office units of a type and size which meets business needs.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Potential office provision could create additional job opportunities and provide space for local businesses.	Consideration could be given to provision of space for small and growing businesses to support local entrepreneurship.
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	0	The site has localised fluvial and surface water flood issues. However, these can be overcome by designing development and mitigation measures appropriately.	Design to mitigate fluvial and surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context. Noise constraints related to proximity to the rail station. However, these can be mitigated through appropriate design.	Design to ensure noise and amenity issues adequately considered.

15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site is subject to localised fluvial and surface water flooding and noise constraints in relation to rail. Whilst the proposal does not steer development away from areas of flood risk redevelopment has the potential to provide additional residential and potential business space supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Royal Mail, Horley

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver approximately 15 residential units as part of mixed use scheme including retail provision. Most likely high density/flats given the town centre location.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for retail and residential uses and unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within the primary shopping area of the town centre and benefits from good public transport (bus and rail) links. Concentrating development of both retail services and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, currently relatively low intensity. Redevelopment could optimise site and make better use of the site given its town centre location.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable enhanced retail space, which better meets business needs. Also potential to contribute to vitality, viability and competitiveness of the town centre.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Improved retail space has the potential to attract new businesses thereby creating additional jobs.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	0	Some surface water flooding however likely to be addressed through mitigation.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context	Design to ensure amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to provide improved retail business space, supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: Telephone Exchange, Horley				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some housing as part of mixed use scheme. Most likely high density/flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for retail and residential uses and unlikely to contribute to this objective.	N/A

3	There are a number of historic and cultural assets in the borough.	0	Site is not in close proximity to any historic or cultural assets.	None required –ensure design is appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus) links. Concentrating development of both retail services and residential will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given town centre location – redevelopment could achieve better use.	N/A
6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	++	Redevelopment would enable enhanced retail space, which better meets business needs.. Also potential to contribute to vitality, viability and competitiveness of the town centre.	Explore opportunities to use local workforce in construction and end-use.'
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Improved retail space has the potential to attract new businesses thereby creating additional jobs.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	++	Some surface water flooding however likely to be capable of mitigation. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are "no water available" or "over licensed". This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site located within an area with known air quality issues (AQMA). Redevelopment unlikely to have an impact on existing context	Design to ensure amenity issues adequately considered.

15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A
16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.

Conclusions and Preferred Option

Site not subject to any major constraints.

Redevelopment has the potential to provide improved retail business space, supporting job creation and the vitality of the town centre. Also opportunity to provide homes in an accessible location to boost housing supply.

Preferred option is to allocate site for mixed use development.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: The Horseshoe, Banstead

SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	++	Potential to deliver some housing as part of a comprehensive scheme. Could deliver a mix of housing and flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.

2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	++	Comprehensive redevelopment could deliver significant improvements in the quality of existing community/public service provision as well as providing opportunities to introduce new services (such as health).	Ensure existing community uses are re-provided
3	There are a number of historic and cultural assets in the borough.	0	Locally listed buildings in close proximity to boundaries of site.	Design to ensure setting of listed buildings is respected. Design to generally be appropriate to local townscape.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	++	Site located within town centre and benefits from good public transport (bus) links. Concentrating development of public services, new homes and some retail provision will help to reduce need for private travel.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	+	Site is previously developed with a number of existing buildings. However, currently relatively low intensity given town centre location – redevelopment could achieve better use. Some development on greenfield parts of site (e.g. playing field) may be required to support viability of comprehensive scheme.	Development of non-PDL to be the minimum required to ensure viable scheme.

6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	+	Redevelopment would enable provision of some retail space and other commercial services which has the potential to provide additional job opportunities in an accessible location. Also potential to contribute to vitality, viability and competitiveness of the town centre and provide new retail units of a type and size which meets business needs.	Explore opportunities to use local workforce in construction and end-use.
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Retail/commercial space could create additional job opportunities.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Extensive tree cover exists on site at present which provides benefits in terms of carbon capture, heat island and flooding.	Retention and enhancement of tree cover
11	There are areas identified through the SFRA where flooding is an issue.	++	No fluvial flood risk affecting the site. Minor surface water flooding however likely to be capable of mitigation. Existing open land will have benefits in terms of reducing run-off. Site sequentially preferable and therefore redevelopment could reduce need to build in higher risk areas.	Design to mitigate surface water flooding issues and ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No specific noise constraints.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	?	<p>Site has extensive tree cover (some of which is protected) and an area of open space/playing field.</p> <p>Some existing open space on the site may be lost as a result of development – at this stage it is unknown if this will be necessary.</p> <p>Site forms part of a green chain along Bolters Lane.</p>	<p>Retention of existing protected tree cover.</p> <p>Design to incorporate additional landscaping and where possible enhance green infrastructure and the green chain along Bolters Lane.</p> <p>Minimise loss of existing open space. Should any open space be lost, remaining provision should be enhanced.</p>
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Conclusions and Preferred Option

Redevelopment has the potential to deliver benefits in terms of health and well-being of communities through the provision of enhanced and expanded public and community services. Also potential to contribute to housing supply with a mix of homes and potentially commercial space which could support the viability of Banstead Town Centre. Development should ensure a net gain in community service provision.

Development could have adverse impacts on existing open space – at this stage it is unknown to what extent development on open space might be necessary. Losses of open space should be avoided and minimised where possible, if losses do occur, compensatory improvements to remaining open space should be provided.

Preferred option is to allocate site for mixed use, community service led development with appropriate measures to avoid inappropriate loss of open space.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of community service/health and well-being, housing supply and town centre vitality.

Site Name: Town Hall, Reigate				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver some residential units as part of a mixed use scheme including convenience retail at ground floor, with residential above. Has the potential to deliver flats.	Provide affordable housing in line with CS policy. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is predominantly for retail use, which is unlikely to contribute to this objective.	N/A
3	There are a number of historic and cultural assets in the borough.	0	Site is adjacent to the conservation area, a regionally important geological site and an urban open land designation and design of the scheme should respect its setting.	Design to respect conservation area and other heritage assets identified.
4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	-	Site located within town centre and benefits from good public transport (bus and rail) links. Concentrating development for retail use will help to reduce need for private travel if well connected to the high street. Access off the main road bordering the site may cause traffic congestion.	Ensure vehicle parking provision reflects accessible location. Make provision for cycle parking. Ensure good linkage is made with the high street. Ensure that traffic along Castlefield Road is appropriately managed and addressed if the site is to be accessed from this road.

5	There are regeneration areas identified in the CS and corporate plan.	++	Site is previously developed with a number of existing buildings and currently is home to a surface car park, which is low intensity use for a town centre location. Redevelopment has the potential to make better use of this valuable asset.	N/A
6	There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	+	Redevelopment would enable intensification and growth of retail space which has the potential to provide additional job opportunities in an accessible location. Also potential to contribute to vitality, viability and competitiveness of the town centre and provide new retail units of a type and size which meets business needs.	Explore opportunities to use local workforce in construction and end-use.'
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	+	Retail growth could create additional job opportunities.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A

11	There are areas identified through the SFRA where flooding is an issue.	0	The site does not have any fluvial or surface water flood risk issues.	Design to ensure run-off is managed appropriately.
12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site is not located within an area with known air quality issues (AQMA). Site could be affected by noise created by the main road bordering the site. Redevelopment unlikely to have an impact on existing context. There are no noise constraints related to this site.	Design to ensure noise and amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site already brownfield with no notable biodiversity value.	Design to incorporate landscaping and green infrastructure where possible.
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Conclusions and Preferred Option

Site is potentially subject to noise constraints in relation to the road network and could cause further congestion issues if accessed off Castlefield Road. However, redevelopment has the potential to provide additional retail business space to complement the high street offer and thereby supporting job creation and the vitality of the town centre, as well as contribute to the delivery of much needed housing. Preferred option is to allocate site for mixed use.

Reason for rejecting alternatives

Not allocating the site would fail to achieve the benefits of making best use of previously developed land and would also not provide the same positive outcomes in terms of town centre growth, access to services, job creation and general economic growth.

Site Name: The Orchard, Bell Street, Reigate				
SA Objective	Summary of issues (scoping baseline)	Appraisal score	Comments	Mitigation
1	Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough.	+	Potential to deliver approximately 21 residential units, most likely in the form of larger family homes.	Provide contributions to affordable housing in line with CS policy as appropriate. Comply with emerging policies RE: housing standards to ensure good quality housing.
2	The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places.	0	Proposal is for residential uses which is unlikely to contribute to this objective.	N/A

3	There are a number of historic and cultural assets in the borough.	-/-	<p>The site lies in the Reigate Chart Lane Conservation Area. Planning appeal references APP/L3625/C/10/2137676 & APP/L3625/A/06/2020886 for the change of use of urban open land to a garden area during summer months, ancillary to the Priory Public House, Bell Street (which backs on to the site) was dismissed as it was considered that the use would erode the quiet and tranquillity of both the Urban Open Land and Conservation Area, as well as the character of the Conservation Area. There are a number of trees on the site, particularly on the site boundaries, that are protected by this designation. The site is neighboured by a listed building on the southern boundary. Any development should be sensitively designed to respect these designations.</p>	<p>Due to the minor nature of the proposed use that was dismissed on appeal at Priory Public House, it is unlikely that the appearance, layout and scale of residential development could be designed to be acceptable within the Conservation Area. Any development would also have to be sensitive to and ensure protection of the trees on-site, the setting of existing listed buildings bordering the southern part of the site, and the general townscape.</p>
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4	There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents' quality of life.	0	The only accesses to the site from both Bell Street and Lesbourne Road are too narrow, and cannot be widened due to the presence of buildings/ownership issues. Therefore any development on the site will not easily be able to access the road network, although there are good public transport connections nearby. The site is also located within the town centre and therefore is within close proximity of shops, services and facilities within walking distance. New homes in this location will therefore have reasonable access to shops, services and public transport, thereby helping to reduce the need for private car travel.	Make provision for cycle parking.
5	There are regeneration areas identified in the CS and corporate plan.	-	The site is currently informal semi-natural open space. Redevelopment would therefore not make use of brownfield land. However, the site is located in the town centre, in an accessible location. Whilst redevelopment would not make use of brownfield land, redevelopment will make best use of the site given its accessible and prime town centre location.	Make best use of this prime town centre location but designed with respect of its conservation designation and proximity to heritage assets.

6	There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	Explore opportunities to use local workforce in construction and end-use.`
7	Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas.	0	Redevelopment for housing - impact on local economy and jobs likely to be negligible.	N/A
8	Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK.	0	Borough-wide issue	Encourage renewable technologies within new developments
9	The South East has a high level of resource consumption per capita.	0	Borough-wide issue	N/A
10	There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4).	0	Borough-wide issue. No site specific issues identified.	N/A
11	There are areas identified through the SFRA where flooding is an issue.	+	Site has localised surface water flooding on the western and northern parts of the site.	Design to ensure run-off managed appropriately.

12	There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.	0	Borough-wide issue. No site specific water quality issues identified.	N/A
13	Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues.	0	Site is not known to be contaminated. Redevelopment unlikely to have any positive or negative effects.	N/A
14	There are a number of AQMAs designated across the borough. Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick). There are no significant light issues in the borough.	0	Site not located within an area with known air quality issues (AQMA). No identified noise pollution issues.	Design to ensure residential amenity issues adequately considered.
15	The borough is home to a number of important landscape areas, including the Surrey Hills AONB and its surroundings.	0	Located within urban area – no identified impact on landscape areas.	N/A

16	There are number designated areas of biodiversity interest and conservation within the borough, including national and international designations such as the Special Area of Conservation.	0	Site has several extensive groups of protected trees on and along the boundaries.. Development would need to retain these.	Design to secure retention of existing protected tree cover. Development to incorporate additional landscaping and planting to achieve overall enhancement in biodiversity and habitat value.
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Conclusions and Preferred Option

The site lies in the Reigate Conservation Area, is adjacent to a listed building and has a number of trees on the site. Residential development is unlikely to be acceptable in the Conservation Area, given the planning appeal history, and is likely to be considered to be harmful to the character and tranquillity of the Conservation Area. Development could also see a loss of some of the protected trees and could have an impact on the neighbouring listed building if not designed sensitively. Vehicular access to the site is difficult. However, any residential redevelopment would make a positive contribution to housing supply, in an accessible town centre location. Redevelopment could also retain and enhance the existing biodiversity assets and tree cover on the site. Preferred option is not to allocate the site for residential development.

Reason for rejecting alternatives

Whilst allocating the site would make a valuable contribution to housing supply, it would not avoid any adverse impacts on historic assets, in particular, the Conservation Area.