



# **Development Management Plan (Regulation 18 Stage)**

## **Sustainability Appraisal Appendix H**

**June 2016**

## APPENDIX H: Strategic Employment Site Options (SES)

	East Surrey Sustainability Objectives																			Commentary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
NWH1 – Land at Meath Green Lane	0	0	0	-	-	0	0	0	0	0	0	+	0	0	0	+	++	0	0	<p>(4) Parts of the site that fall within flood zones 2 and 3 and are not sequentially preferable. The Burstow Stream also adjoins the parcel. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the water course and reduce surface run-off in order to safeguard water quality in the Burstow Stream</b></p> <p>(5) The site has lower accessibility to services; however, this will improve as a result of infrastructure and facilities to be provided as part of the North West Sector development. <b>Further provision may be necessary to adequately support employment use.</b></p> <p>(12) No specific biodiversity constraints identified. However further work and investigation is needed to establish and understand the biodiversity associated with the Burstow Stream. <b>Any development on site would need to incorporate necessary mitigation measures and link into the riverside green chain.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact</li> <li>• be designed to retain hedgerows and reflect historic field boundaries, and protect the setting of listed buildings</li> </ul>

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				<ul style="list-style-type: none"> <li>incorporate sustainable construction and renewable energy measures</li> </ul>
NWH2 – Land west of Bonehurst Road	0	0	0	--	+	0	0	0	0	0	0	0	0	+	-	+	++	0	0	<p>(4) Large parts of the site that fall within flood zones 2 and to a lesser extent Flood Zone 3 and are not sequentially preferable. The Burstow Stream also adjoins the parcel. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the water course and reduce surface run-off in order to safeguard water quality in the Burstow Stream</b></p> <p>(5) The site has reasonable access to services and facilities, particularly as a result of good public transport links into Horley Town Centre along the A23 corridor.</p> <p>(12) No specific biodiversity constraints identified. However further work and investigation is needed to establish and understand the biodiversity associated with the Burstow Stream. <b>Any development on site would need to incorporate necessary mitigation measures and link into the riverside green chain.</b></p> <p>(14) The site has reasonable access to services and facilities, particularly as a result of good public transport links into Horley Town Centre along the A23 corridor.</p> <p>(15) Large part of the site falls within flood zone 2, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p>

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				<ul style="list-style-type: none"> <li>be designed sensitively, taking account of visual/landscape impact</li> <li>be designed to retain boundary trees/visual buffer</li> <li>be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>incorporate sustainable construction and renewable energy measures</li> </ul>
SEH1 – Land at Fishers Farm and Bayhorne Farm	0	+	0	-	++	0	0	-	-	0	0	0	0	++	0	++	++	0	0	<p>(4) Part of the site that fall within flood zones 2 and to a lesser extent Flood Zone 3 and are not sequentially preferable. <b>Development on parts of the site at risk of flooding should be avoided. Measures should be put in place to reduce surface run-off.</b></p> <p>(5) The site has good access to services and facilities, and is within walking distance of Horley town centre as well as bus services to the town along Balcombe Road. <b>Measures to enhance the pedestrian/cycling route to the town would have a positive impact.</b></p> <p>(8)/(9) The site is subject to noise and air pollution issues, <b>it will be necessary to incorporate design and construction measures which minimise impact on potential users.</b></p> <p>(10) Light pollution issues may arise as a result of proximity to Gatwick Airport.</p> <p>(14) The site is in reasonable proximity to both Horley and Gatwick rail stations, bus services through the Town Centre and along Balcombe Road.</p> <p>(16)/(17) The site could generate substantial local job opportunities and provide a wide range of accommodation to support business and economic growth, close to Gatwick Airport. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>be designed sensitively, taking account of visual/landscape impact and maintaining an</li> </ul>

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				<p>appropriate strategic gap</p> <ul style="list-style-type: none"> <li>• be designed to retain boundary trees/visual buffer</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel and link to the wider GI network</li> </ul>
SEH2 – Land between Balcombe Road and railway, Horley	0	0	0	+	+	0	0	-	-	-	0	0	-	++	0	++	++	0	0	<p>(4) The site is in flood zone 1 and therefore sequentially preferable. <b>Measures should be put in place to manage surface run-off.</b></p> <p>(5) The site has reasonable access to services and facilities, and is just within walking distance of Horley town centre as well as bus services to the town along Balcombe Road. <b>Measures to enhance the pedestrian/cycling route to the town would have a positive impact.</b></p> <p>(8)/(9) The site is subject to noise and air pollution issues, <b>it will be necessary to incorporate design and construction measures which minimise impact on potential users.</b></p> <p>(10) Light pollution issues may arise as a result of proximity to Gatwick Airport.</p> <p>(13) Development would result in the loss of a significant area of greenfield land. The countryside in this location also plays a role in transition and settlement separation. <b>Development should be avoided or limited in the eastern parts of the parcel which fulfils more of a strategic gap/landscape role.</b></p> <p>(14) The site is in reasonable proximity to both Horley and Gatwick rail stations, bus services through the Town Centre and along Balcombe Road.</p> <p>(16)/(17) The site could generate substantial local job opportunities and provide a wide range of accommodation to support business and economic growth, close to Gatwick Airport. <b>Initiatives or</b></p>

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				<p><b>accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact and maintaining an appropriate strategic gap</li> <li>• be designed to retain boundary trees/visual buffer</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include public open space and green infrastructure links across the parcel and link to the wider GI network</li> </ul>
SEH3 – Land east of Balcombe Road, Horley	0	0	0	-	+	+	0	-	--	-	0	0	0	++	-	+	+	0	0	<p>(4) Part of the site that fall within flood zones 2 and to a lesser extent Flood Zone 3 and are not sequentially preferable. <b>Development on parts of the site at risk of flooding should be avoided. Measures should be put in place to reduce surface run-off.</b></p> <p>(5) The site has reasonable access to services and facilities, and is just within walking distance of Horley town centre as well as bus services to the town along Balcombe Road. <b>Measures to enhance the pedestrian/cycling route to the town would have a positive impact.</b></p> <p>(6) Parts of the site are previously development, selection of this site would help reduce the need for greenfield land.</p> <p>(8)/(9) The site is subject to noise and air pollution issues, <b>it will be necessary to incorporate design and construction measures which minimise impact on potential users.</b></p> <p>(10) Light pollution issues may arise as a result of proximity to Gatwick Airport.</p> <p>(14) The site is in reasonable proximity to both Horley</p>

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				<p>and Gatwick rail stations, bus services through the Town Centre and along Balcombe Road.</p> <p>(15) Part of the site falls within flood zone 2, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact and maintaining an appropriate strategic gap</li> <li>• be designed to retain boundary trees/visual buffer</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel, link to the wider GI network and retain the existing public access routes/right of way</li> </ul>
SEH4 – Land off The Close and Haroldslea Drive	0	0	0	-	+	+	0	-	-	-	0	0	0	++	-	++	++	0	0	<p>(4) Part of the site that fall within flood zones 2 and to a lesser extent Flood Zone 3 and are not sequentially preferable. <b>Development on parts of the site at risk of flooding should be avoided. Measures should be put in place to reduce surface run-off.</b></p> <p>(6) Parts of the site are previously development, selection of this site would help reduce the need for greenfield land.</p> <p>(8)/(9) The site is subject to noise and air pollution issues, <b>it will be necessary to incorporate design and construction measures which minimise impact on potential users.</b></p>

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																				<p>(10) Light pollution issues may arise as a result of proximity to Gatwick Airport.</p> <p>(14) The site is in reasonable proximity to both Horley and Gatwick rail stations, bus services through the Town Centre and along Balcombe Road.</p> <p>(15) Parts of the site fall within flood zone 2 and to a lesser extent Flood Zone 3, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The site could generate substantial local job opportunities and provide a wide range of accommodation to support business and economic growth, close to Gatwick Airport. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact and maintaining an appropriate strategic gap</li> <li>• be designed to retain boundary trees/visual buffer</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel, link to the wider GI network</li> </ul>
SEH5 – Land west of Burstow Stream	0	0	0	-	-	0	0	-	-	-	0	0	-	0	0	++	++	0	0	<p>(4) Parts of the site that fall within flood zones 2 and 3 and are not sequentially preferable. The Burstow Stream also adjoins the parcel. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the water course and reduce surface run-off in order to safeguard water quality in the Burstow Stream</b></p>



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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
																					<p>(5) The site has lower accessibility to services. <b>Further on-site provision may be necessary to adequately support employment use.</b></p> <p>(8)/(9) The site is subject to noise and air pollution issues, <b>it will be necessary to incorporate design and construction measures which minimise impact on potential users.</b></p> <p>(10) Light pollution issues may arise as a result of proximity to Gatwick Airport.</p> <p>(13) Development would result in the loss of a significant area of greenfield land. The countryside in this location also plays a role in transition and settlement separation. <b>Development should be avoided or limited in the eastern parts of the parcel which fulfils more of a strategic gap/landscape role.</b></p> <p>(16)/(17) The site could generate substantial local job opportunities and provide a wide range of accommodation to support business and economic growth, close to Gatwick Airport. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact and maintaining an appropriate strategic gap</li> <li>• be designed to retain boundary trees/visual buffer</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel, link to the wider GI network and retain the existing public access routes/right of way</li> </ul>

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SEH6 – Land at Newstead Hall	0	0	0	--	0	0	0	0	0	0	0	--	0	0	-	+	+	0	0	<p>(4) The site is wholly in Flood Zone 2 and not sequentially preferable. The Burstow Stream also adjoins the parcel. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the water course and reduce surface run-off in order to safeguard water quality in the Burstow Stream</b></p> <p>(12) The site is covered largely by dense woodland, much of which is protected. To achieve development of any scale this woodland would need to be removed, resulting in the loss of habitat. <b>It will be necessary to protect woodland as much as possible and ensure biodiversity enhancement or replacement.</b></p> <p>(15) Parts of the site fall within flood zone 2 and to a lesser extent Flood Zone 3, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact and maintaining an appropriate strategic gap</li> <li>• improvements to site access and pedestrian and cycle routes from the site</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• incorporate sustainable construction and renewable energy measures</li> </ul> <p>include green infrastructure links across the parcel, link</p>

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																				to the wider GI network and retain the existing public access routes/right of way
SEH7 – Land at Wilgers Farm	0	-	0	--	+	0	0	0	0	0	--	0	0	+	-	++	++	0	0	<p>(2) The site is currently allocated for a Town Park. Proposals for alternative use would prevent delivery of open space, sports pitches and recreation on the site and therefore adversely affect health and wellbeing. <b>It will be important to ensure an alternative replacement site or make provision for open space as part of development.</b></p> <p>(4) The site is extensively affected by flood risk with large areas in flood zone 2 and 3 and is not sequentially preferable. The Burstow Stream runs along the boundary of the site and there are a number of ditches/natural outflows across the site. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to attenuate and store flood waters, provide a buffer to the watercourse and reduce surface run-off, particularly into the stream.</b></p> <p>(5) The site has reasonable access to services and facilities, and is just within walking distance of Horley town centre as well as bus services to the town along Balcombe Road. <b>Measures to enhance the pedestrian/cycling route to the town would have a positive impact.</b></p> <p>(11) The Burstow Stream is of poor ecological quality at this point. Development and run-off from development could worsen this. <b>A buffer zone to the water course should be provided and SUDs should be put in place.</b></p> <p>(14) The site is in reasonable proximity to both Horley rail stations, bus services through the Town Centre and along Balcombe Road.</p> <p>(15) Parts of the site fall within flood zone 2 and to a lesser extent Flood Zone 3, development would reduce flood resilience. <b>Mitigation measures would be</b></p>

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																				<p><b>needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate significant local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact</li> <li>• enhance river environment</li> <li>• improvements to site access and pedestrian and cycle routes from the site</li> <li>• be designed to protect the Burstow Stream and ditch line, including through the use of buffer zones</li> <li>• protect and maintain hedgerows and trees</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel, link to the wider GI network</li> </ul>
SEH8 – Land at Farney View Farm	0	0	0	--	+	0	0	0	0	0	-	0	0	+	-	+	++	0	0	<p>(4) The site is extensively affected by flood risk with large areas in flood zone 2 and 3 and is not sequentially preferable. The Burstow Stream runs along the boundary of the site and there are a number of ditches/natural outflows across the site. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to attenuate and store flood waters, provide a buffer to the watercourse and reduce surface run-off, particularly into the stream.</b></p> <p>(5) The site has reasonable access to services and facilities, and is just within walking distance of Horley town centre as well as bus services to the town along Balcombe Road. <b>Measures to enhance the</b></p>

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																				<p><b>pedestrian/cycling route to the town would have a positive impact.</b></p> <p>(11) The Burstow Stream is of poor ecological quality at this point. Development and run-off from development could worsen this. <b>A buffer zone to the water course should be provided and SUDs should be put in place.</b></p> <p>(14) The site is in reasonable proximity to both Horley rail stations, bus services through the Town Centre and along Balcombe Road.</p> <p>(15) Parts of the site fall within flood zone 2 and to a lesser extent Flood Zone 3, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact</li> <li>• enhance river environment</li> <li>• road access improvements</li> <li>• protect and maintain hedgerows and trees</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel, link to the wider GI network</li> </ul>
SEH9 – Land east of Wilgers Farm	0	0	0	--	0	0	0	0	0	0	--	0	-	0	-	++	++	0	0	(4) The site is extensively affected by flood risk with large areas in flood zone 2 and 3 and is not sequentially preferable. The Burstow Stream runs along the boundary of the site and there are a number of ditches/natural outflows across the site.

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																				renewable energy measures <ul style="list-style-type: none"> <li>include green infrastructure links across the parcel, link to the wider GI network</li> </ul>
SEH10 – Land east of Farney View Farm	0	0	0	-	-	0	0	0	0	0	-	0	0	-	-	+	++	0	0	<p>(4) A large part of the site is affected by flood risk with large areas in flood zone 2 and 3 and is not sequentially preferable. The Burstow Stream runs along the boundary of the site. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the watercourse and reduce surface run-off, particularly into the stream.</b></p> <p>(5) The site has limited access to services and facilities, and is outside of walking distance to Horley town centre. The pedestrian environment from the site to the nearest bus services along Balcombe Road is also limited. <b>Measures to enhance the pedestrian/cycling route to the town and nearby bus services.</b></p> <p>(11) The Burstow Stream is of poor ecological quality at this point. Development and run-off from development could worsen this. <b>A buffer zone to the water course should be provided and SUDs should be put in place.</b></p> <p>(14) see 5 above, the walking route to nearby bus services is poor and would not encourage their use. Access to rail services in Horley is limited. Road access is constrained. <b>Measures to enhance the pedestrian/cycling route to the town and nearby bus services.</b></p> <p>(15) Parts of the site fall within flood zone 2 and to a lesser extent Flood Zone 3, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or</b></p>

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SEH11 – Land at Harrowsley Green Farm	0	0	0	-	-	0	-	0	0	0	-	0	-	0	-	++	++	0	0	<p>(4) A large part of the site is affected by flood risk with large areas in flood zone 2 and 3 and is not sequentially preferable. A main river runs along the boundary of the site. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the watercourse and reduce surface run-off, particularly into the stream.</b></p> <p>(5) The site has limited access to services and facilities, and is outside of walking distance to Horley town centre, although there are some bus services along Smallfield Road. <b>Measures to enhance the pedestrian/cycling route to the town and improve frequency of bus provision,</b></p> <p>(7) Constraints assessment has identified potential ground gas contamination in part of the site. <b>Further investigation and mitigation/remediation potentially required.</b></p> <p>(11) A main river runs along the boundary of the site. Development and run-off from development could adversely impact upon water quality and contamination. <b>A buffer zone to the water course should be provided and SUDs should be put in place.</b></p> <p>(13) Development would result in the loss of a significant area of greenfield land. The countryside in</p>



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SEH12 – Land south of Haroldlea Drive	0	0	0	--	--	0	-	0	-	0	--	0	--	--	--	++	++	0	0	<p>(4) A large part of the site is affected by flood risk with large areas in flood zone 2 and 3 and is not sequentially preferable. The Burstow Stream runs along the boundary of the site and other ditches/outflows cross the site. <b>Development on parts of the site at risk of flooding should be avoided. It will be important that measures are put in place to provide a buffer to the watercourse and reduce surface run-off, particularly into the stream.</b></p> <p>(5) The site has very limited access to services and facilities, and is outside of walking distance to Horley</p>

	East Surrey Sustainability Objectives																			Commentary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				<p>town centre. The pedestrian environment from the site to the nearest bus services along Balcombe Road is also poor and a reasonably long walking distance. <b>Measures to enhance the pedestrian/cycling route to the town and bring public transport services closer to the site. Provision of on-site services may be necessary to adequately support employment use.</b></p> <p>(7) Constraints assessment has identified potential ground gas contamination in part of the site. <b>Further investigation and mitigation/remediation potentially required.</b></p> <p>(9) The site is subject to noise pollution issues in part – arising from the Airport and proximity to the motorway, <b>it will be necessary to incorporate design and construction measures which minimise impact on potential users.</b></p> <p>(11) The Burstow Stream runs along the boundary of the site and is identified as being of poor ecological quality at this point. Development and run-off from development could adversely impact upon water quality and contamination. <b>A buffer zone to the water course should be provided and SUDs should be put in place.</b></p> <p>(13) Development would result in the loss of a significant area of greenfield land. The countryside in this location also plays a role in transition and settlement separation. <b>Development should be avoided or limited in the eastern parts of the parcel which fulfils more of a strategic gap/landscape role.</b></p> <p>(14) see 5 above, the walking route to nearby bus services is poor and would not encourage their use. Access from the site to rail services in Horley town centre and at Gatwick Airport is limited. Road access is constrained. <b>Measures to enhance access to bus services, potentially through diversion to the site,</b></p>

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																				<p>as well as improvements to walking/cycling routes to rail stations in Horley and Gatwick would be needed to reduce negative outcome.</p> <p>(15) Parts of the site fall within flood zone 2 and to a lesser extent Flood Zone 3, development would reduce flood resilience. <b>Mitigation measures would be needed to reduce impact of flood risk/events and provide storage.</b></p> <p>(16)/(17) The proposed use would generate local job opportunities and provide accommodation to support business and economic growth. <b>Initiatives or accommodation for providing local training opportunities, business support and small business incubator space would maximise positive outcomes.</b></p> <p>Other mitigation:</p> <ul style="list-style-type: none"> <li>• be designed sensitively, taking account of visual/landscape impact</li> <li>• enhance river environment</li> <li>• protect and maintain hedgerows and trees</li> <li>• incorporate sustainable construction and renewable energy measures</li> <li>• include green infrastructure links across the parcel, link to the wider GI network</li> </ul>