

Appendix I – DMP Urban Site Allocation Assessments

136-168 High Street, Banstead			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 40 homes. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a medium-sized park and a number of sports courts directly to the south of the site, encouraging access to sport and recreation facilities. There are a number of clinics and pharmacies within easy reach of the site. This site would have a very positive impact on health and wellbeing.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a single locally listed building just to the east of the site, separated from it by one other building. There is also an Area of High Archaeological Potential and a Conservation Area slightly to the east of the site, although both are well separated by other buildings.	Development should be designed to ensure there is no impact on listed buildings, or the conservation area.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is very conveniently located in the town centre of Banstead, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, although the town's train station is some distance from the town centre, and services do not run very often. Overall, however, this site should have a positive impact on accessibility of services and reduction of the need to travel.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

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

			flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia' of medium-low sensitivity to change. The green belt begins close to the south of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

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

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

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character. The Townscape Character Assessment identified this area as separate in character from the rest of Banstead town, mostly of 1960s-70s provenance, and of low sensitivity to change due to the amount of car parking on the site at present, and also notes the parkland setting of the site. The green belt is adjacent to the western edge of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

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

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

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia' of medium-low sensitivity to change. The green belt begins close to the southwest of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There is a group of TPOs on the southern boundary of the site.	Trees with TPOs should be retained.

Land at Wellesford Close, Banstead			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 15 homes. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is some distance from the town centre of Banstead, which potentially encourages additional car use rather than walking and cycling to services. GP services are also some distance away from the site. However, there is a recreation ground close to the site, encouraging access to sport and recreation facilities. Overall, the site is unlikely to have a positive impact on health and wellbeing.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance	0	There are no heritage constraints on the site.	N/A

archaeological, historic, and cultural assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is some distance from the nearest town centre and a considerable distance from a train station (Banstead) that only has limited services, although buses do pass the site. The distance from services and transport options mean this site is likely to encourage the need to travel and the use of cars to do so.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is not previously developed, and was at one point used as allotments. With other urban sites available, this could be seen as a bad way of achieving this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not sustainably located in a way that will reduce car travel, and the increase in car use will have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

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

		not have a negative impact on this designation.	
16 - To conserve and enhance biodiversity	0	There are groups of trees with TPOs on the east, south, and west boundaries of the site.	Trees with TPOs should be retained.

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

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

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Almost the entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Almost the entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. The site is close to a Residential Area of Special Character, but this is on the other side of the railway line, so development on this site is unlikely to have a strong impact. The green belt begins close to the west of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside. As the site is currently an industrial and warehouse use, development here presents the opportunity to improve the townscape character.	Development should be sensitively designed to respect the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There is a group of TPOs adjacent to the northwestern edge of the site which should be protected.	Trees with TPOs should be retained.

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

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

			to providing additional public open space or play facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	Only very small amounts of the site are at risk of surface flooding, and none of the site is within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	Only very small amounts of the site are at risk of surface flooding, and none of the site is within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The site is close to an area that is considered highly sensitive to groundwater contamination, so care must be taken to ensure this situation is not worsened.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. The site is close to a Residential Area of Special Character and a conservation area, but these are far enough away that development on the site is unlikely to strongly impact them. The site is within the green belt, and partially within the Area of Great Landscape Value - while redevelopment of the existing building is unlikely to make much of an impact, any additional development in the grounds would have a strong impact on the local landscape character, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, the AGLV, and the location within the green belt.
16 - To conserve and enhance biodiversity	0	There is a group of TPOs and two individual TPOs on the site.	Trees with TPOs should be retained.

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

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

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

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

Laboratory Site, Pitwood Park Industrial Estate, Tadworth			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 23 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is located some distance from local centres or railway stations, and there is only a small amount of publically accessible open space near the site. Although GP services are easily accessible, residents on this site are likely to be reliant on cars rather than	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some

		walking or cycling, and this will have a negative impact on health and wellbeing.	consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is located a long distance from a train station or local centre, although one bus service does pass the site. The distance from services and transport facilities is likely to increase the need to travel and the use of cars to do so.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently in use as an industrial laboratory in an employment area, and the loss of this employment land could be seen as a bad use of previously developed land, especially considering the close proximity to other industrial uses.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	-	The removal of industrial employment on this site may negatively affect the local economy while providing little boost to retail due to the distance from town centres.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this may be counterbalanced by the loss of existing employment uses on the site, possibly removing job opportunities for people in the local area unless another site is found for them.	Consideration can be given to maintaining some employment uses on site, or (more realistically, as the current employment sites are too noisy to mix with residential) another site could be found for the current employment uses.

8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Housing development on this site is likely to increase car use, having a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site may contain some contamination due to its current industrial use, and this would need to be cleaned up before development could go ahead, reducing the overall amount of contamination across the borough.	Contamination on the site should be remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is adjacent to a railway line and to the remainder of the industrial employment site, both of which may present noise amenity issues to residents of a new development on this site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not mention this area in detail, but colour codes it as an area of '1930s-50s suburbia'. The site is currently well-hidden from the surrounding residential area, and redevelopment for housing is unlikely to have a strong impact on townscape character.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

historic, and cultural assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is located between two local centres and train stations, and bus services pass close to the site, but services are infrequent and have limited destinations. The services available in the local centre are also somewhat limited. Because of this, the site is likely to lead to an increase in the need to travel and to use cars to access services and facilities.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used as a car park for the football club, and development here would be a good way to provide additional housing, assuming that suitable football club parking can be provided without impacting on the adjacent open space.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centres.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The location of the site is likely to increase car travel, and will therefore have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	++	None of the site is within flood zones 3 or 3, or areas of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is within flood zones 3 or 3, or areas of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Epsom, but the area is primarily residential. As the site is currently a car park, redevelopment offers the opportunity to improve the townscape of the area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Church of Epiphany, Merstham			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is close to a local centre in Merstham, and is a walkable distance from a train station and a main road with multiple bus services, encouraging walking and cycling to services rather than car use. There is a large amount of open space in Merstham, which is easily accessible from this site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located near a local centre, train station, and bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site has previously been used as a church but is currently vacant. Redevelopment on this site would provide an opportunity to contribute to housing need in the area while reusing currently vacant land. However, it would lead to the loss of a religious building for its original use, and consideration should be given to the need for such facilities in the area.	Consideration should be given to the need for religious facilities in the area and across the borough, and whether such uses can be relocated elsewhere.

6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the local centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Most of the site is at risk of surface flooding, although none of it falls within flood zones 2 and 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Most of the site is at risk of surface flooding, although none of it falls within flood zones 2 and 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Assessment puts this site on the border between the residential, shopping, and community development area of Merstham, and an area of post-war red brick estates. Both of these areas are considered of low sensitivity to change, and a new development on this site would be unlikely to have a significant impact on the townscape.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Bellway House, Merstham			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is well located near a local centre and next to a train station, and bus services also pass by closely, reducing the need for car use. There is a lot of open space in the Merstham area, but it is generally on the other side of the railway tracks. The site is also very close to a motorway and a busy main road, and the air quality problems this causes may have some impacts on health.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Part of the site is within a Conservation Area, and part is within an Area of High Archaeological Potential. However, redevelopment may be able to improve the character of the Conservation Area, so this is not necessarily a constraint.	Development should be designed to ensure there is no impact on the conservation area. The area of High Archaeological Potential should be fully explored before any development takes place on that part of the site.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is located near a local centre and next to a train station, with bus services also passing by closely. The services available in the local centre are somewhat limited, but the larger town of Redhill is easily accessible using public transport. Overall, the site is likely to encourage the use of sustainable transport options.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used for offices. However, the location so close to a transport hub means that redevelopment for housing could be seen as a good use of previously developed land, as long as the need for employment land in the area is considered.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss of employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located near a local centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

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

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

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

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is close to a local centre in Merstham, and reasonably close to a train station and a main road with multiple bus services. There is a large amount of open space in Merstham, which is easily accessible from this site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The Oakley Centre itself is a locally listed building, and this site offers the opportunity to bring a currently vacant heritage asset into active use again.	The locally listed building should be carefully preserved during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is fairly close to a local centre, train station, and bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	++	The site has previously been used as a youth centre but is currently vacant. Redevelopment on this site would provide an opportunity to increase access to housing and protecting a heritage asset at risk of neglect.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the local centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing

			networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond to the east of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The site is partially in an urban area and partially within the green belt. Development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies the surrounding area as post-war red brick estates of low sensitivity to change. Redevelopment on this site should not have a strong impact on townscape character, as the external appearance of the locally listed building will need to be maintained. Any additional development on the site will need to be sensitively related to both the listed building and the green belt area that makes up the eastern portion of the site.	Development should be sensitively designed to respect the townscape character and the proximity to the green belt.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a County Site of Archaeological Importance directly to the west of the site, although this should not be affected by development.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located near a local centre, train station, and bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	++	The site is currently used as a library, but new premises for the library are currently being developed as part of regeneration work. This will leave the site vacant, and using it for housing and community uses would be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the local centre to a small extent.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and community uses on the site after development may provide some longer term employment.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	-	The western part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-	The western part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination concerns with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Assessment notes that this site is an area of community facilities of medium-low sensitivity to change, and a new development on this site would be unlikely to have a significant impact on the townscape. The green belt begins immediately to the west of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character and the proximity to the green belt.

16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A
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Belfry, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	The capacity of this site for housing is unclear at this point, due to technical challenges relating to its ongoing use as a shopping centre, and the uncertainty surrounding its availability for such a use.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. The nearest GP services are also quite accessible. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a conservation area and a locally listed building adjacent to the site to the northeast. However, as redevelopment would most likely retain or improve the current building, it is unlikely to have a negative impact on these heritage assets.	Development should be designed to improve the setting of the listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a shopping centre, and redevelopment on this site would likely retain this use while	N/A

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

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

Berkeley House, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 25 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, and easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. The nearest GP services are also quite accessible. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The land is currently developed as offices, and redevelopment provides some opportunity to increase access to housing. However, there is currently no proposal to retain any employment uses, which raises questions over whether purely residential development is the best use of previously developed land in town centre areas, where a mixed use scheme might be more appropriate.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be likely to support retail in the town centre, although it would include the removal of existing employment uses, which may have an impact on economic growth in the local area.	Consideration can be given to maintaining some employment uses on site, or another site could be found for the current employment uses.

7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this must be balanced against the loss of employment provision on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall	Contamination should be investigated and remediated before development goes ahead.

		contamination in the borough.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is partially within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A25 road, and very close to the A23 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as part of the High Street area, and of medium sensitivity to change. The High Street is noted to have a sometimes uncomplementary mix of architecture, but as redevelopment is likely to involve conversion of the existing building, this should not have an impact on the townscape character.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

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

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

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Earlswood as consisting of Victorian/Edwardian development. Redevelopment on this site should not have a strong impact on townscape character due to the small size of the proposed development.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Brethren Meeting Room, 43 Woodlands Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 5 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is located near to a local centre and train station, but some distance from the nearest town centre, which may encourage car use rather than walking or cycling. However, the site is very close to a large area of common land, which encourages access to physical activity and recreation. GP services are also easily accessible from this location. Overall, the site will likely have a slightly positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is close to Earlswood station, although some distance from Redhill station - however, there are trains to Redhill and beyond from Earlswood, and infrequent buses also stop close to the site. However, the distance from many services and retail options may encourage some extra amount of car travel, and the site is not likely to have a positive impact overall.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently used for worship and some community uses, and the loss of these uses for a small amount of housing may not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centre to a small degree.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site is not likely to have a positive impact on reducing car use, and is therefore unlikely to have a positive impact on greenhouse gas emissions either.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling,

			and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Earlswood as consisting of Victorian/Edwardian development. The green belt also begins close to the site to the west, and the location on the urban-rural fringe should be reflected in the design. Redevelopment on this site should not have a strong impact on townscape character due to the small size of the proposed development.	Development should be sensitively designed to respect and improve the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Colebrook, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide up to 80 housing units, including housing for older people. This site would have a very positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the northwest of the site, and access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. There is a very small amount of public right of way along the northeastern edge of the site, which should be retained. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities. Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. Redevelopment is anticipated to provide some community uses on site, further increasing access to services in the area. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a day care centre and garden centre, and redevelopment on this site would provide an opportunity to revitalise the town centre and improve access to community facilities while increasing access to services and housing. However, it will be important to ensure the need for day care services in the area is taken into account, and these services possibly relocated elsewhere.	Consideration should be given to the need for day care facilities in the area.
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, and provision of community uses on the site would provide some employment.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the provision of community uses on the site would provide longer term employment options, although this is balanced against the loss of current employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	The southern part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.

11 - To reduce flood risk	-	The southern part of the site is partially within flood zones 2 and 3, and in areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill between a 'utilitarian rail' area of low sensitivity to change, with buildings in poor condition; and an area of 1980s residential estates of medium-low sensitivity to change. Redevelopment offers an opportunity to improve the townscape character in an area close to the town centre. However, there is currently a large amount of open space on the site as well, and redevelopment may see this space reduce, potentially	Development should be sensitively designed to respect and improve the townscape character. Development should aim to retain as much existing open space as possible.

		harming the character of the site somewhat.	
16 - To conserve and enhance biodiversity	0	There are some trees with TPOs on the western, northern, and southern edges of the site that would need to be retained.	Trees with TPOs should be retained.

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

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

10 - To adapt to the changing climate	0	Large parts of the site are at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Large parts of the site are at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A25 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as within the High Street area, but adjacent to an area of 1960s-70s estates. These have a medium to medium-low sensitivity to change, and redevelopment here provides an opportunity to improve the townscape of the area. Being at the very edge of the High Street	Development should be sensitively designed to respect and improve the townscape character.

		character area, redevelopment could be designed to represent the transition between the town centre and the residential areas beyond.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Donyngs Car Park and Indoor Bowls Centre Car park			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 40 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is fairly well-located, close to a local centre and a reasonable distance from the town centre of Redhill, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, a large area of common land to the south, and the site is very close to a large leisure centre, encouraging access to sport and recreation facilities. The nearest GP services are also very close. The loss of a car park for the leisure centre may discourage some users from visiting, however. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building and area of high archaeological potential adjacent to the site.	Development should respect the setting of the listed building and ensure the area of archaeological potential is not affected by development.

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

			Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not refer specifically to this area. The area is fairly open for an urban site, close to playing fields and allotments, and development on the site should be careful not to alter this characteristic too much, and to respect the existing listed building. Development on this site will change the streetscape and townscape in this area, but as the site is currently a car park, there is an opportunity to improve the situation here.	Development should be sensitively designed to respect and improve the townscape character.

16 - To conserve and enhance biodiversity	0	There are some trees with TPOs on the western boundary of the site.	Trees with TPOs should be protected.
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Extension to the Rear of West Central, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 5 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the northwest of the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is adjacent to a number of locally listed buildings, a Grade II listed building, and a conservation area. As this site is merely an extension to an existing building, and to the rear of the listed buildings, there is likely to be no negative impact on these heritage assets.	Development should be designed to improve the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

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

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to, but not within or adjacent to, an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The concentration of leisure uses in the surrounding area may cause noise issues for residents, particularly at night. However, the location on a pedestrianised street may reduce road noise and air pollution somewhat.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area as part of Redhill High Street and of medium sensitivity to change. However, as the proposed development is an extension to the rear of an existing building, this is likely to have little impact on the townscape.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Former Longmead Centre, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can	+	It is estimated that this site could provide up to 20 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

afford			
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a children's playground next to the site, a large park to the north of the town centre and common land to the south, and easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. GP services are reasonably easy to access. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The Longmead Centre itself is a locally listed building, and this site offers the opportunity to bring a currently vacant heritage asset into active use again.	The locally listed building should be carefully preserved during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	++	The site has previously been used as an adult education centre but is currently vacant. Redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to housing and protecting a heritage asset at risk of neglect.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

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

Former Mercedes Garage, Brighton Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 35 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, a large area of common land to the south, and easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. The nearest GP services are on the other	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

		side of town. Overall, this site would have a very positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently close to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The land is currently not in use, and has previously been used as a car showroom. As the site is currently vacant, it may be argued that redevelopment for housing is a good use of the land. However, the site is in the middle of an area of employment uses, surrounded by warehousing, commercial, and industrial uses, and placing housing here would seem potentially an inappropriate loss of employment land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would possibly support existing retail in the town centre, but this would be balanced against the loss of existing employment land on the site and the undermining of the integrity of an area of employment uses.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this must be balanced against the loss of employment provision on the site.	N/A

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

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is directly adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A23 road and a busy railway line. The proximity to industrial, commercial and warehouse uses may also cause noise and air quality amenity issues for residents of a development on this site.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business/commercial area of low sensitivity to change and with buildings of a utilitarian character. The site is separated from the town centre by railways, and development here is unlikely to have a negative impact on the town centre. However, redevelopment also offers little opportunity to improve the townscape character of this area, as the single housing development in an area of industrial uses would seem incongruous.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Former Territorial Army Site, Linkfield House, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 25 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	++	The site is fairly well-located, close to a local centre and a reasonable distance from the town centre of Redhill, encouraging walking and cycling to services rather than car use. There is a large park to the north of the town centre, a large area of common land to the south, and the site is very close to a large leisure centre, encouraging access to sport and recreation facilities. The nearest GP services are also very close. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	There is a locally listed building on the site, and the site is entirely within an area of high archaeological potential. Development on this site would likely protect the listed building by bringing it back into use.	The area of high archaeological potential should be fully explored before development takes place. The listed building should be carefully preserved during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is close to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is fairly close to the site and has regular services to a wide range of destinations. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site was previously used a territorial army centre, and is currently vacant. Redevelopment on this site would be a good use of previously developed land and would bring vacant buildings back into use.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would possibly support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located close to a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential	A construction statement could be used to set out how construction impacts will be mitigated.

		properties.	
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not refer specifically to this area. The area is fairly open for an urban site, close to playing fields and allotments, and development on the site should be careful not to alter this characteristic too much, and to respect the existing listed building. As there is a listed building that needs to be preserved, redevelopment on this site is unlikely to affect the character of the area very much.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

archaeological, historic, and cultural assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional office space and encouraging new employment uses.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide between 2,500-4,000sqm of office space, which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The entire site is at risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The southern part of the site is also close to the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.

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

Grosvenor House, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide between 100 and 120 housing units. This site would have a very positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a large park adjacent to the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A

<p>4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities</p>	<p>++</p>	<p>The site is very conveniently located on the edge of the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.</p>	<p>Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.</p>
<p>5 - To make the best use of previously developed land and existing buildings</p>	<p>-</p>	<p>The land is currently developed as offices, and redevelopment provides some opportunity to increase access to housing. However, there is currently no proposal to retain any employment uses, which raises questions over whether purely residential development is the best use of previously developed land in town centre areas, where a mixed use scheme might be more appropriate.</p>	<p>N/A</p>
<p>6 - To support economic growth which is inclusive, innovative, and sustainable</p>	<p>+</p>	<p>Redevelopment on this site would be likely to support existing retail in the town centre, although this must be balanced against the loss of significant employment provision on the site.</p>	<p>N/A</p>
<p>7 - To provide for employment opportunities to meet the needs of the local economy</p>	<p>0</p>	<p>Redevelopment would provide short-term construction opportunities, but this must be balanced against the loss of significant employment provision on the site.</p>	<p>N/A</p>
<p>8 - To reduce greenhouse gas emissions and move to a low carbon economy</p>	<p>++</p>	<p>The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.</p>	<p>Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.</p>
<p>9 - To use natural resources prudently</p>	<p>0</p>	<p>Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This</p>	<p>Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency</p>

		applies equally to all sites.	should be encouraged in new developments.
10 - To adapt to the changing climate	0	Much of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Much of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The southern edge of the site is adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The eastern part of the site is also directly adjacent to the busy A25 road.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business and commercial area of low sensitivity to change. Redevelopment aims to convert the existing building, which should not have an impact on the townscape character, although the proposal to potentially add storeys to the building may require more sensitivity.	Development should be sensitively designed to respect and improve the townscape character and prevailing building heights.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

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

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

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

Reading Arch Road/Brighton Road North, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide up to 100 housing units. This site would have a very positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. There is a fairly easy access to both a large park to the north of the town centre, and a large area of common land to the west of the site, and access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located next to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as industrial, storage, and car showroom uses, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to housing. The loss of existing employment uses would be balanced by the proposed retail space.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre and would provide an additional bulky goods retail space of around 4,000sqm.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the provision of retail uses on the site would provide longer term employment options, although this is balanced against the loss of current employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	--	Almost the entire site is located within flood zones 2 and 3, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	Almost the entire site is located within flood zones 2 and 3, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site. The site is sandwiched between the busy A23 road and two railway lines, which is likely to have some impacts on noise and air pollution for residents. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Redhill as a business/commercial area of low sensitivity to change and with buildings of a utilitarian character. The site is separated from the town centre by railways, and development here is unlikely to have a negative impact on the town centre. Redevelopment offers an opportunity to improve the townscape character of this area quite significantly.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Land Between Southbound Railway and eastbound Railway (South of Redhill Train Station)			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 20 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use, assuming access can be arranged. There is a fairly easy access to both a large park to the north of the town centre, and a large area of common land to the west of the site, and access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are also on the other side of town. Generally, the location in between three railway lines may cause a large amount of noise problems for residents, which may have a more serious impact on health and	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

		wellbeing. When these are balanced against each other, the site is not likely to have a positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located next to the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as railway land, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only small areas of the site are at risk of surface flooding, and none of the site falls within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only small areas of the site are at risk of surface flooding, and none of the site falls within flood zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	The current use as railway land means the site is likely to be contaminated. This contamination would need to be remediated before development can go ahead, which would reduce the overall level of contamination across the borough.	Contamination on the site should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	--	The site is located in the intersection between three railway lines, which is likely to have severe noise amenity issues for residents. The use of diesel trains on some of these lines is likely to cause air pollution issues as well. This will be a difficult issue to mitigate against.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The site is an area which is currently railway land and would be separated from the town by railways in all directions. Development on this site will therefore be an unusual addition to the townscape, and while it is unlikely to be less appealing than the current railway land, it may also appear somewhat incongruous as an island of residential development in a heavily industrialised area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Land North of Brook Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 12 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is not located in a town or local centre, but is a walkable distance from both Redhill and Earlswood, somewhat encouraging walking and cycling to services rather than car use. There is a large area of common land to the west of the site, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently between the town centre of Redhill and the local centre of Earlswood, and close to a main road with regular bus services, providing reasonably easy access to a range of services, facilities, and shopping options. This site should have a fairly positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently used for industrial and commercial units, in an area of the borough that already contains a relatively large amount of such uses. Consequently, redevelopment could be seen as a good use of previously developed land. However, this must be balanced against the need for employment land in the area and the question of whether residential would be an appropriate use in this area.	Consideration should be given to the need for employment land in the local area and across the borough as a whole, and to the possibility of relocating existing employment uses.
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss of employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy

		equally to all sites.	efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	The entire site is within flood zones 2 and 3, and much of the site is at risk of surface flooding as well.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	The entire site is within flood zones 2 and 3, and much of the site is at risk of surface flooding as well.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	Due to the current garage use on the site, there is likely to be some contamination. This will need to be remediated before development can go ahead, reducing the overall level of contamination in the borough.	Contamination on the site should be examined and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	Redevelopment on this site is likely to reduce noise and air pollution in the area somewhat by replacing industrial uses with residential. However, residents of the new development would be in close proximity to other industrial uses, a railway line, and a busy road, which may cause noise and air quality problems. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.

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

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

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

			to provide shade and cooling.
11 - To reduce flood risk	++	The site is not within a flood zone or area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is surrounded by busy roads and close to a railway line, which may cause some noise and air quality amenity issues for residents. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not refer specifically to this area, but colour codes it as an area of '1960s-70s estates'. As the site is currently a car park, redevelopment is likely to improve the townscape character in the surrounding area.	Development should be sensitively designed to respect and improve the townscape character. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Maple Works, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	At the time of undertaking the appraisal, the potential capacity of the site is unclear.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is a long distance from a train station, although it is quite close to a local centre - in general, this is likely to encourage car use rather than walking or cycling to access services. The site is located next to a sewage works, which may cause some quality of life issues for residents. There is an area of common land to the south of South Earlswood, which encourages access to recreation and leisure activity. The site is close to a hospital, so access to health care is convenient. Overall, the site is likely to have a neutral impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is some distance from the nearest train station, but buses to Redhill pass the site closely and frequently, giving access to a wider range of destinations. The site is close to a local centre, but this offers only limited services. The distance from many services and retail options may encourage some extra amount of car travel, and the site is not likely to have a positive impact overall.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently in residential use, and intensification to create additional housing would be a good use of previously developed land.	N/A
6 - To support economic growth	+	Redevelopment on this site would be likely to support retail in the	N/A

which is inclusive, innovative, and sustainable		local centre to a small degree.	
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The site is not likely to have a positive impact on reducing car use, and is therefore unlikely to have a positive impact on greenhouse gas emissions either.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	The site is almost entirely within flood zone 3, and also has some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site is almost entirely within flood zone 3, and also has some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small drain that runs past the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. The green belt begins close to the north of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside.	Development should be sensitively designed to respect the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Marketfield Way/High Street, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide up to 150 housing units. This site would have a very positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located in a town centre, encouraging walking and cycling to services rather than car use. There is a large park to the north of the site, and reasonably easy access to a large leisure centre to the west of the town, encouraging access to sport and recreation facilities. However, the nearest GP services are on the other side of town. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The site is surrounded by locally listed buildings to the west, north, and east. However, as the site is currently in use as a car park, redevelopment offers a very clear opportunity to actually improve the setting of these assets.	Development should be designed to improve the setting of the listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. The site would also provide a number of new retail and leisure services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as providing additional retail space, food and drink options, and a new cinema..	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment is expected to provide up to 3,500sqm of retail uses, 1,200sqm of food and drink uses, and a six screen cinema, all of which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	The entire site is located within flood zone 2, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	The entire site is located within flood zone 2, and a significant proportion of the site is also at notable risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is partially within an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site. The site is also directly adjacent to the busy A23 road, and very close to the A25 road. There is a potential risk that the concentration of leisure uses on the site could cause noise amenity problems for residents	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. Development should be sure not to worsen air quality within the AQMA.

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

Quarryside Business Park, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 60 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

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

7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the loss of current employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is in a location that is likely to encourage car use among residents, and will therefore make a fairly large contribution towards greenhouse gas emissions.	Improved public transport access could reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A small stream passes the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The surrounding area consists of very recent development, and a new development on this site would be very unlikely to have a significant negative impact on the townscape.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Redhill Law Courts			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 35 housing units, combining flats and family housing. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located close to a town centre, encouraging walking and cycling to services rather than car use. There is a large area of common land to the south of the site, and access to a large leisure centre very nearby, encouraging access to sport and recreation facilities. GP services are easily accessible. There is a very small amount of public right of way along the northeastern edge of the site, which should be retained. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities. Public rights of way should be retained.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are a number of locally listed buildings near the site, but these are well-shielded by trees and the layout of the built environment. The Shaws Corner Conservation Area is adjacent to the site to the south and east. Redevelopment would have to be careful not to impact upon the character of the area.	Development should be designed to ensure there is no impact on the conservation area.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located near the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is reasonably close to the site and has regular services to a wide range of destinations. Redevelopment will either provide housing or a new school - if the latter, this would increase access to services in the area. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a law court, but this is due to close soon, and redevelopment on this site would provide an opportunity to increase access to services or housing. This would be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and if a school is provided on the site this would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that

		move to a low carbon economy.	connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Areas of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	This site is not expected to have any impact on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, and is somewhat set back from the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The surrounding area is a Conservation Area, so development should be particularly careful to maintain a respectful relationship to the existing townscape, with reference to the draft Conservation Area Character Appraisal. The Law Court buildings do not detract from the Conservation Area character, but do not particularly add to it either, so redevelopment of the site offers a potential opportunity to improve the relationship between the site and the Conservation Area.	Development should be sensitively designed to respect and improve the townscape character and the character of the conservation area.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

		development on this site is unlikely to affect it.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located in the town centre of Redhill, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is very close to the site and has regular services to a wide range of destinations. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a mail sorting office and associated car park, and redevelopment on this site would provide an opportunity to revitalise the town centre and diversify employment uses while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional office space and encouraging new employment uses.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide up to 3,000sqm of office space, which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

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

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

Albert Road North Industrial Estate, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 50 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is fairly close to the town centre of Reigate, although there is a fifteen minute walk through suburban streets to reach the train station or bus services. However, the site should overall encourage walking and cycling rather than car use. There is a recreation ground near the site, and a large park in the town centre, encouraging access to open space, exercise, and play. GP services are easy to access. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	+	The site is adjacent to a conservation area and a locally listed building, although both of these are well shielded from the site by trees. As the site is currently an industrial estate, redevelopment may offer the opportunity to enhance the setting	Development should aim to enhance the setting of the conservation area and locally listed building.

		of these assets rather than detract from them.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a light industrial employment site, and redevelopment on this site would provide an opportunity to revitalise the site while increasing access to housing. The current redevelopment proposal plans to reprovide employment space on the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development on this site would retain 7,500sqm of employment space, aimed primarily at small workshops and business incubators, having a potentially very positive impact on innovation and small businesses in the local economy. The additional housing will also support local retail in the town.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the re-provision of employment uses on the site would provide longer term employment options that would largely balance out the loss of existing employment uses.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Around half of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Around half of the site is at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, and is somewhat set back from the busy A25 road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties. The removal of the existing light industrial uses may reduce noise in the surrounding area somewhat, but is expected to be replaced by other, similar employment uses, so this will not make much of a difference in the long term.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as an area of Victorian and Edwardian residential and commercial development of high-medium sensitivity to change. The green belt begins directly to the west of the site, and development here should be careful not to impact too strongly on the appearance of the town from the countryside. Ultimately, as the site is currently used for light industrial purposes only, redevelopment offers an opportunity to enhance the townscape character in the area.	Development should be sensitively designed to respect and enhance the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There is a small group of TPOs along the site boundary to the southwest. The site is also adjacent to a Potential SNCI in the west, and a buffer zone may be appropriate to protect this asset.	A buffer zone may be required between development on the site and the potential SNCI. Trees with TPOs should be retained.

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

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

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

13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Reigate, but the site is next to a conservation area and redevelopment should be careful to protect the setting and character of this area. Redevelopment is likely to involve conversion the existing building, which should not have an impact on the townscape character.	Development should be sensitively designed to respect and improve the townscape character and prevailing building heights.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

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

7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the provision of retail uses on the site would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil	0	There are no known contamination issues with this site.	N/A

quality and quantity			
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as a business/commercial area of medium sensitivity to change, usually well-landscaped to fit with the setting of Reigate Castle and forming an important green gateway to the northern part of the town. Redevelopment on this site is unlikely to have a significant impact on townscape character in the area, as long as the many heritage assets and designations in the area are respected.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Land to the Rear of 45 West Street, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 15 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is fairly close to the town centre of Reigate, and a walkable distance to the train station, so the site should overall encourage walking and cycling rather than car use. There is a large park in the town centre, encouraging access to open space, exercise, and play. GP services are easy to access.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

		Overall, this site would have a positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	45 West Street is a Grade II listed building, with another Grade II listed building next to it to the west. The site is within a conservation area and next to an area of high archaeological potential. Development on this site might impact on the setting of the listed buildings and the conservation area.	Development should aim to enhance the setting of the conservation area and locally listed building. Development should ensure it does not impact on the area of high archaeological potential without full exploration being undertaken first.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The land is currently the rear garden to a building and is not considered to be previously developed. Because of this, development on this site could not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A

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

		nearby residential properties.	
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the area. The site is within a conservation area, and development should refer to the character appraisal for the conservation area for guidance. The green belt and the Area of Great Landscape Value are both adjacent to the site to the south, and development will have to be very sensitive to views into and out of the AGLV, and to the need to provide an appropriate appearance for the urban-rural fringe.	Development should be sensitively designed to respect and enhance the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	There are some individual trees with TPOs on the site.	Trees with TPOs should be retained.

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

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	--	The site is within a conservation area, an area of high archaeological potential, and a very small part of the site is within the boundaries of an historic park or garden. There are also several locally listed and Grade II listed buildings on the site, and one Grade II* listed building. Development on this site would pose a risk of altering the setting of a large number of heritage assets and designations.	Development should be designed to ensure there is no impact on the conservation area, listed buildings, or historic park/garden. The area of archaeological potential should be fully explored before development goes ahead.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land currently acts as the rear area for the various buildings on Bell Street, and mostly operates as parking. The site is almost entirely formed from hard standing, and intensification for housing would be a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing

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

15 - To protect and enhance landscape character	-	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as part of the High Street and of high sensitivity to change - development on this site would have to take place very sensitively to complement the existing Georgian and Edwardian buildings, many of which are listed, and there is a risk that the existing character could be undermined. The green belt begins at the park which is to the southwest of the site, but as most of this site involves developing land at the back of the buildings on the other side of the road, there should be little impact on the landscape character.	Development should be sensitively designed to respect and improve the townscape and landscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

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

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

8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	Around half of the site falls within flood zones 2 or 3 or within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-	Around half of the site falls within flood zones 2 or 3 or within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small issue running slightly to the south of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as a business/commercial area of medium sensitivity to change, visually secluded by topography, and consisting of a range of styles. Redevelopment on this site is unlikely to have a significant impact on townscape character in the area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Reigate Station Car Park			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 20 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	++	The site is well-located next to a town centre and very close to a train station, encouraging walking and cycling to services rather than car use. GP services are also very nearby. Overall, this site would have a very positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The locally listed train station building is on the other side of the railway tracks, and housing on this site would be visible from the station.	Views to and from the station should be considered when designing a development on this site.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very conveniently located on the edge of the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run near the site, and the train station is very close to the site and has regular services to Redhill and beyond. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is currently developed as a car park, and redevelopment for housing near to a town centre could be seen as a positive use of previously developed land, especially if station parking is intensified to maintain the same amount as before.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site is not located within a flood zone or an area at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should

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

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

7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, although this is balanced against the loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	The site does not fall within flood zones 2 or 3, although a small part of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	The site does not fall within flood zones 2 or 3, although a small part of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall	Contamination should be investigated and remediated before development goes ahead.

		contamination in the borough.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is very close to a railway line, and this may cause some noise amenity issues for residents of new housings. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated. Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Reigate, but it combines commercial uses with housing. As the site is currently a utilitarian service building, redevelopment offers the opportunity to improve the townscape of the area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

The Orchard, Bell Street, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	At the time of undertaking the appraisal, the potential capacity of the site is unclear.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. There is easy access to a large park to the west of the site, encouraging exercise. However, the nearest GP services are on the other side of town, and the site is currently an open space, the loss of which may affect health and wellbeing. Overall, this site would have a somewhat positive impact	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

		on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site is within a conservation area, and development on this site would likely affect the setting of the conservation area.	Development should be designed to ensure there is no impact on the conservation area.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located next to the town centre of Reigate, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The land is currently not developed and is an open space attached to a memorial garden and playing field. Consequently, this would probably not be seen as a good use of land while previously developed urban sites remain available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support existing retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	The site is not within flood zones 2 or 3, but the entire site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-	The site is not within flood zones 2 or 3, but the entire site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small issue running slightly to the south of the site. Groundwater in the area is potentially sensitive to contamination, but the site is unlikely to have a strong impact on water quality or supply.	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to, but not within, an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.

15 - To protect and enhance landscape character	-	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Reigate as part of the High Street and of high sensitivity to change. The site is currently within an area of open space, and would likely have a strong impact on the character of the remaining open space, as well as leading to the loss of some open space.	Development should be sensitively designed to respect and improve the townscape and landscape character, and to have as little impact as possible on nearby open space.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Garage Block, Kingsley Grove, Woodhatch, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide 12 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is close to Earlswood Common, providing access to open space for exercise and recreation. GP services are easily accessible from the site. The site is a long distance from the nearest town centre or train station, which may increase the use of cars rather than walking or cycling, but is close to a local centre that provides some services and facilities.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located close to a local centre, but is quite a distance from the nearest town centre or train station. Buses pass close to the site, but overall this site will be unlikely to reduce the need to travel or to use cars.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a garage, but is not well used by local residents, and redevelopment on this site would provide an opportunity to increase access to housing in the area.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the local centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	The location of the site means it is unlikely to reduce the use of cars, and will therefore not reduce greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	The site does not fall within flood zones 2 or 3, but almost all of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-	The site does not fall within flood zones 2 or 3, but almost all of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specify the character of this area of Woodhatch, but the area is primarily residential. As the site is currently a garage block, redevelopment offers the opportunity to improve the townscape of the area.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are some individual TPOs scattered around the site.	Trees with TPOs should be protected.

Lime Tree School, Alexander Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 18 homes. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

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

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

15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town, which is identified by the Townscape Character Assessment as '1930s-50s suburbia'. Redevelopment on this site is unlikely to have a strong impact on townscape character, except possibly through the loss of the open space represented by the school playing fields.	Development should be sensitively designed to respect the townscape character, and should consider maintaining existing open space.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

Field on Bonehurst Road Between Cambridge Hotel and Lawson's Timber Yard, Salfords			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide up to 110 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is not located in a town or local centre, and is a long distance from Horley town centre, and located in an area with little access to public open space or health services. Being located away from other residential areas and next to a main road, this site could have a negative impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The Cambridge Hotel is a Grade II listed building with listed curtilage, and its setting would possibly be affected by a large housing development so nearby in a currently open area.	Development should be designed sensitively to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	Although bus services pass by the site, it is a long way to a town or local centre or a train station, and development of housing on this site would almost certainly increase the need to travel and the need to use cars to do so.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing buildings	--	The site is not previously developed, and this would therefore not be a suitable way of achieving this objective.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Redevelopment on this site would be unlikely to provide a boost to retail in the area due to the large distance from local or town centres.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not located in a sustainable manner, and would most likely increase the use of cars and have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	A small part of the site is within flood zone 2 and also within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	A small part of the site is within flood zone 2 and also within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an	0	There is a small pond and a drain on the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.

adequate supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues with this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on the nearby caravan site.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	The site is entirely within the green belt, and also within the relatively small gap between Horley and Salfords. Development on this site would therefore have a very strong impact on the landscape of the area.	Development should be sensitively designed to respect the location on the rural-urban fringe.
16 - To conserve and enhance biodiversity	0	The site contains a number of individual and group TPOs. The site is adjacent to a Biodiversity Opportunity Area.	Trees with TPOs should be retained. Development should not have a negative impact on the BOA, and should aim to improve biodiversity within it if possible.

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

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two locally listed buildings adjacent to the site on the other side of the main road.	Development should be sensitively designed to respect the setting of locally listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The town is close to a local centre, which would likely increase in size and the number of services offered if this much additional housing was created next to it. The site is also close to a railway station with services to Redhill, London, and Gatwick. A development on this site could be fairly compact and reduce the need to travel or use cars.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently used as an industrial estate, and redevelopment for housing would see the loss of significant amounts of employment land - this may not be considered the best use of previously developed land while other urban sites exist.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	-	Redevelopment on this site would be likely to provide a significant boost to retail in the area, but this would be balanced against the loss of significant amounts of industrial employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	-	Redevelopment would provide short-term construction opportunities, but this is balanced against the potential loss of significant amounts of longer term employment uses on the site.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	The site is located close to a station and a local centre, and would be likely to encourage walking and cycling, having a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new

			developments.
10 - To adapt to the changing climate	+	The site is not located within a flood zone, and only fairly small amounts of it are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	The site is not located within a flood zone, and only fairly small amounts of it are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are a number of small drains on the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	+	Redevelopment on this site is likely to reduce noise and air pollution in the area by replacing industrial uses with residential. However, the site is sandwiched between a main road and a railway line, which may cause air quality and noise amenity problems for residents. The reduction in industrial uses is likely to be an overall positive for this objective, however. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	+	The site is in an urban area, and the existing character of the area is industrial and utilitarian. The Townscape Character Assessment notes that the area of Salfords to the north of the industrial area is of the character '1930s-50s suburbia'. The green belt is adjacent to the site, and development on this site should be sensitively designed to respect its location on the rural-urban fringe. However, as the site is currently an industrial estate, redevelopment offers the opportunity to create a significantly more attractive streetscape and townscape in this area.	Development should be sensitively designed to respect the location on the rural-urban fringe.
16 - To conserve and enhance biodiversity	0	There are some individual and group TPOs on the site.	Trees with TPOs should be retained.

Old Philips Site on the Junction of Cross Oak Lane and the A23			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	It is estimated that this site could provide up to 60 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is not located in a town or local centre, and is a long distance from Horley town centre, and located in an area with little access to public open space or health services. Being located in an industrial estate away from other residential areas and next to a main road and a railway line, this site could have a negative impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	Although bus services pass by the site, it is a long way to a town or local centre or a train station, and development of housing on this site would almost certainly increase the need to travel and the need to use cars to do so.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently derelict. However, the site is designated as employment land and is located in an industrial estate area, meaning redevelopment as housing is unlikely to be the best possible use of this land, regardless of whether it would take the site out of dereliction.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	-	Redevelopment on this site would be unlikely to provide a boost to retail in the area due to the large distance from local or town centres, and would see the loss of some employment land.	Consideration should be given to the relocation of employment uses.
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, but this is balanced against the potential re-use of the site as employment land which would provide longer term jobs.	Consideration should be given to the relocation of employment uses.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not located in a sustainable manner, and would most likely increase the use of cars and have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	The northern area of the site is partially within flood zones 2 and 3, and within areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and

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

		respect its location on the rural-urban fringe.	
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

39-49 High Street, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is adjacent to a locally listed building.	Development should aim to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 1,100sqm of space for further	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

		retail and community uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as retail, office and community uses, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially re-providing retail and community space.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,100sqm of retail and community space, which would provide longer term employment options, although this would be balanced against the loss of existing employment uses from the site	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

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

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as within the High Street area, but also as being where the High Street tails off as it reaches the railway line. The architecture in the area is varied, not always complementary, and sometimes in poor condition, and the area as a whole is of medium-low sensitivity to change. Redevelopment thus offers an opportunity to improve the townscape character in an area close to the town centre.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

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

<p>4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities</p>	<p>++</p>	<p>The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 1,500sqm of space for further retail or leisure uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.</p>	<p>Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.</p>
<p>5 - To make the best use of previously developed land and existing buildings</p>	<p>+</p>	<p>The land is previously developed as retail and commercial units, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to housing. It is anticipated that some retail provision would be kept, or possibly replaced by leisure uses that would also complement a town centre location.</p>	<p>N/A</p>
<p>6 - To support economic growth which is inclusive, innovative, and sustainable</p>	<p>++</p>	<p>Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional retail or leisure space.</p>	<p>N/A</p>
<p>7 - To provide for employment opportunities to meet the needs of the local economy</p>	<p>+</p>	<p>Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,500sqm of retail or leisure space, which would provide longer term employment options, although this has to be balanced against the loss of existing employment uses on the site.</p>	<p>N/A</p>
<p>8 - To reduce greenhouse gas emissions and move to a low carbon economy</p>	<p>++</p>	<p>The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.</p>	<p>Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing</p>

			networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	Only very small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	Only very small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is adjacent to an Air Quality Management Area, and would need to ensure that air quality is not worsened by development on this site.	Development should be sure not to worsen air quality within the AQMA.

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

59-61 Brighton Road, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 20 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located next to a town centre, encouraging walking and cycling to services rather than car use. GP services are very easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located next to the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a fairly short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a go-karting centre. Redevelopment on this site could provide a good opportunity to increase access to services and housing, while losing only a small amount of employment.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	Redevelopment would provide short-term construction opportunities, although this is balanced against the potential loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

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

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

Albert Brewery, Balcombe Road, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 6 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located close to a town centre, encouraging walking and cycling to services rather than car use. There is a lack of publically accessible space throughout Horley. GP services are easily accessible in the town centre. Development on the site would also see the industrial estate cleaned up of any contamination. Overall, this site would likely have a slight positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains a locally listed building, and development on this site will need to relate carefully and sensitively to this heritage asset. As the locally listed building is designed for industrial uses, there is a risk that residential development around it could undermine the character.	Development should be sensitively designed to respect the listed building and its setting.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very close to Horley station and town centre, encouraging walking, cycling, and public transport use rather than car use.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently used for industrial employment uses, and the loss of these uses in a town centre may not be seen as a good use of previously developed land for such a small amount of housing.	Consideration should be given to the need for employment land in the local area and across the borough.

6 - To support economic growth which is inclusive, innovative, and sustainable	-	Redevelopment on this site would be likely to support retail in the town centre to a small degree, however this is balanced against the loss of employment on the site.	Consideration should be given to the need for employment land in the local area and across the borough.
7 - To provide for employment opportunities to meet the needs of the local economy	-	Redevelopment would provide short-term construction opportunities, but would lead to the loss of some long term employment uses unless these were relocated somewhere appropriate.	Consideration should be given to the need for employment land in the local area and across the borough.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located close to a town centre and railway station, and should have a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an	0	There is a drain near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.

adequate supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	+	Due to its current industrial use, the site may contain some contamination. This would have to be remediated before development could go ahead, reducing the overall level of contamination in the borough.	Contamination should be remediated before development begins.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Development on this site would likely reduce noise issues somewhat in the local area by turning an industrial use into a residential one. However, residents of the new development would be close to a busy railway line, which may cause some noise amenity issues, and would also be close to the remaining industrial area to the north and east of the site, and possibly to the west as well if this site was developed without the Bridge Industrial Estate site also being developed.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as an area of utilitarian rail-related buildings in poor condition and of low sensitivity to change, but with some recent residential infill and listed buildings of higher sensitivity. Redevelopment on this site therefore offers the potential to improve the streetscape and townscape of the area, providing architecture that is complimentary to the existing residential infills and the listed building.	Development should be sensitively designed to respect and improve the townscape character, and to respect the setting of the listed building.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

Brethren Meeting Room, Whitmore Way, Horley			
Objective	Score	Comments	Potential Mitigation

1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 15 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is located on the very edge of the urban area of Horley, and is not likely to encourage walking or cycling rather than car use. There is also a lack of publically accessible open space in the area, reducing access to physical activity opportunities, although the site is close to the leisure centre. GP services are closer to the centre of town. Overall, the site is not likely to have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is a long way from Horley town centre or train station, and although buses to Redhill pass fairly close to the site, this site is likely to lead to increased car use to access services and retail.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently used for worship and some community uses, and the loss of these uses for a small amount of housing may not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre to a small degree.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not located in a sustainable area, and is likely to increase car use and have a negative impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	Almost the entire site is located within flood zone 3, as well as containing areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	Almost the entire site is located within flood zone 3, as well as containing areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are two drains near the site, and the River Mole is also close to the edge of the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on	A construction statement could be used to set out how construction impacts will be mitigated.

		nearby residential properties.	
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not specifically refer to this area of Horley. Redevelopment on this site should not have a strong impact on townscape character due to the small size of the proposed development in an area that is already predominantly residential. The green belt begins slightly to the south of the site, and development here should respect the location on the urban-rural fringe.	Development should be sensitively designed to respect and improve the townscape character, and the proximity to the urban-rural fringe.
16 - To conserve and enhance biodiversity	0	The site is within the River Mole Biodiversity Opportunity Area, and should therefore be extremely careful not damage biodiversity in the surrounding area. Ideally, development should be designed to enhance biodiversity within the BOA.	Development should aim to improve biodiversity within the BOA, or at the very least have a completely neutral impact on it.

Brethren Meeting Room, The Grove, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 5 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is located very close to Horley station and town centre, encouraging walking and cycling rather than car use. However, there is a lack of publically accessible open space in the area, reducing access to physical activity opportunities. GP services are easily accessible from this location.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.

		Overall, the site will likely have a slightly positive impact on health and wellbeing.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very close to Horley station and town centre, encouraging walking, cycling, and public transport use rather than car use.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently used for worship and some community uses, and the loss of these uses for a small amount of housing may not be seen as a good use of previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre to a small degree.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located close to a town centre and railway station, and should have a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

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

Bridge Industrial Estate, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 49 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located close to a town centre, encouraging walking and cycling to services rather than car use. There is a lack of publically accessible space throughout Horley. GP services are easily accessible in the town centre. Development on the site would also see the industrial estate cleaned up of any contamination. Overall, this site would likely have a slight positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains a locally listed building, and development on this site will need to relate carefully and sensitively to this heritage asset. As the locally listed building is designed for industrial uses, there is a risk that residential development around it could undermine the character.	Development should be sensitively designed to respect the listed building and its setting.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is very close to Horley station and town centre, encouraging walking, cycling, and public transport use rather than car use.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently used for industrial employment uses, and the loss of these uses in a town centre may not be seen as a good use of previously developed land, although this is balanced against the possibility to provide a significant amount of sustainably-located housing.	Consideration should be given to the need for employment land in the local area and across the borough.

6 - To support economic growth which is inclusive, innovative, and sustainable	-	Redevelopment on this site would be likely to support retail in the town centre to a small degree, however this is balanced against the loss of a significant amount of employment land.	Consideration should be given to the need for employment land in the local area and across the borough.
7 - To provide for employment opportunities to meet the needs of the local economy	-	Redevelopment would provide short-term construction opportunities, but would lead to the loss of a significant amount of long term employment uses unless these were relocated somewhere appropriate.	Consideration should be given to the need for employment land in the local area and across the borough.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is sustainably located close to a town centre and railway station, and should have a positive impact on greenhouse gas emissions.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	The site is not within a flood zone, but significant amounts of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an	0	There is a drain near the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.

adequate supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	+	Due to its current use as an industrial estate, the site may contain some contamination. This would have to be remediated before development could go ahead, reducing the overall level of contamination in the borough.	Contamination should be remediated before development begins.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	Development on this site would likely reduce noise issues somewhat in the local area by turning an industrial estate into a residential area. However, residents of the new development would be next to a busy railway line, which may cause some noise amenity issues, and would also be close to the remaining industrial area to the north and east of the site.	Consideration should be given to how to reduce noise and air quality problems for residents of a new development on this site.
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as an area of utilitarian rail-related buildings in poor condition and of low sensitivity to change, but with some recent residential infill and listed buildings of higher sensitivity. Redevelopment on this site therefore offers the potential to improve the streetscape and townscape of the area, providing architecture that is complimentary to the existing residential infills and the listed building.	Development should be sensitively designed to respect and improve the townscape character, and to respect the setting of the listed building.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

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

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

8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is close to an Air Quality Management Area, although not actually within or adjacent to it, and would need to ensure that air quality is not worsened by	Development should be sure not to worsen air quality within the AQMA.

		development on this site.	
15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a utilitarian rail corridor of mostly medium-poor condition and of low sensitivity to change, though with a few elements of greater sensitivity (including the listed building). As the site is currently a car park, redevelopment offers an opportunity to improve the townscape character in an area close to the town centre.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

Former Chequers Hotel, Bonehurst Road, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 45 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is located some distance from a town centre, which may encourage car use rather than walking and cycling to services. The nearest GP services are some distance away. There is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. This site would not have a positive impact on health and wellbeing, although the effect is unlikely to be too negative.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological,	+	The hotel itself is partially a locally listed building, and this site offers the opportunity to bring a	The locally listed building should be carefully preserved during redevelopment.

historic, and cultural assets and their settings		currently vacant heritage asset into active use again.	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is some distance from the town centre of Horley, and does not have easy access to services, facilities, and shopping options. Bus services run past the site, and the train station has fairly regular services and provides good access to further trains at Redhill, although it is some distance away. The distance of this site from the town centre is likely to increase the use of cars and will not increase access to services.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	++	The site has previously been used as a hotel but is currently vacant. Redevelopment on this site would provide an opportunity to protect a heritage asset at risk of neglect while increasing access to housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to somewhat support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not sustainably located and is some distance from a town centre, and would encourage car use rather than walking and cycling. Consequently, it would have a negative impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

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

High Street Car Park, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 30 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is adjacent to a grade II listed building.	Development should aim to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 1,000sqm of space for further retail uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a car park, and redevelopment on this site would provide an opportunity to revitalise the town centre while increasing access to services and housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional retail space.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,000sqm of retail space, which would provide longer term employment options.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only small areas of the site are at some risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

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

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

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide some community uses, potentially maintaining a high level of access to services. However, the proposed retention of car parking for community uses can be seen as somewhat encouraging car use. This site should overall have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The land is previously developed as a library. Redevelopment on this site could provide an opportunity to revitalise the town centre while increasing access to services and housing. However, this would only be a good use of previously developed land if the library services can be adequately relocated.	N/A
6 - To support economic growth	+	Redevelopment on this site would be likely to support retail in the	N/A

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

adequate supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints.	N/A
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on the townscape character of the area.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

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

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is adjacent to a locally listed building.	Development should aim to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a police station, but is marked for disposal by Surrey County Council, and is therefore at risk of becoming vacant. Redevelopment on this site therefore provides an opportunity to revitalise the town centre while increasing access to housing.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Redevelopment on this site would be likely to support retail in the town centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency

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

15 - To protect and enhance landscape character	+	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as within the High Street area, where the architecture in the area is varied, not always complementary, and sometimes in poor condition, and the area as a whole is of medium-low sensitivity to change. Redevelopment thus offers an opportunity to improve the townscape character in an area close to the town centre.	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

Hutchins Farm, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	It is estimated that this site could provide up to 3 housing units. This site will not have a strong impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	Due to the small amount of housing that would be provided on this site, and the inaccessible nature of the green space currently on the site, development here is unlikely to affect health and wellbeing of the whole population.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains a Grade II listed building and two Grade II listed curtilages. Development would need to sensitively retain and protect the setting of these buildings.	The listed buildings should be carefully preserved during redevelopment.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is some distance from the town centre of Horley, and does not have easy access to services, facilities, and shopping options. Bus services run past the site, and the train station has fairly regular services and provides good access to further trains at Redhill, although it is some distance away. The distance of this site from the town centre is likely to increase the use of cars and will not increase access to services.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently in residential use, and redevelopment here would only be a good use of previously developed land if it were made significantly denser. This is unlikely to be possible due to the listed nature of the buildings.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The small size of redevelopment on this site means it is unlikely to have a strong impact on this objective.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	The small size of redevelopment on this site means it is unlikely to have a strong impact on this objective.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is not sustainably located and is some distance from a town centre, and would encourage car use rather than walking and cycling. Consequently, it would have a negative impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	+	Parts of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Parts of the site are at some risk of surface flooding, although none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond on the site. Beyond this, the site is not expected to have any impact on water quality or supply.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There are no known contamination issues on this site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment does not discuss this area of Horley in any detail, but notes that it consists of pre-Victorian development. As the listed buildings will need to be retained, redevelopment on this site is unlikely to have a strong impact on the townscape character of the surrounding area.	Development should be sensitively designed to respect the townscape character.

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

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

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

16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A
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2 Saxley Court and 117 Victoria Road, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	It is estimated that this site could provide up to 60 housing units. This site would have a positive impact on housing in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide some community uses, potentially maintaining a high level of access to services. This site should have a positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

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

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	This site has been identified as potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough.	Contamination should be investigated and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The site is in an urban area, and development on this site should be designed to respect the existing character of the town. The Townscape Character Assessment identifies this area of Horley as a business and commercial area of low sensitivity to change and with a strong sense of enclosure. Redevelopment on this site is unlikely to have a strong impact on the townscape character of the area.	Development should be sensitively designed to respect the townscape character.
16 - To conserve and enhance biodiversity	0	There is a group of TPOs on the edge of the site.	Trees with TPOs should be protected.

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

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is well-located within a town centre, encouraging walking and cycling to services rather than car use. GP services are also easily accessible from this site. However, there is a lack of publically accessible open space in Horley, and this site is likely to be too small to address this shortage. Overall, this site would have a positive impact on health and wellbeing.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given to providing additional public open space or play facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site is across the road from a locally listed building.	Development should aim to respect the setting of the listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is conveniently located within the town centre of Horley, providing easy access to a range of services, facilities, and shopping options. Bus services run through the town, and the train station is a very short walk from the site and has fairly regular services and provides good access to further trains at Redhill. It is anticipated that the site will provide up to 500sqm of space for further retail uses, potentially maintaining a high level of access to services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The land is previously developed as a mail sorting office, but Royal Mail are considering moving operations elsewhere, leaving the land free for redevelopment, and providing an opportunity to revitalise the town centre while increasing access to services and housing. This would be dependent on the relocation of existing uses, however.	N/A
6 - To support economic growth which is inclusive, innovative, and	++	Redevelopment on this site would be likely to support existing retail in the town centre, as well as potentially providing additional	N/A

sustainable		retail space.	
7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities, and the redevelopment could provide around 1,000sqm of retail space, which would provide longer term employment options, although this must be balanced against the potential loss of existing employment uses on the site.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	++	The site is very sustainably located in a town centre location, and would encourage walking, cycling, and use of public transport over car use. Consequently, it would have a positive impact on attempts to move to a low carbon economy.	Improved public transport access could further reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an	0	There are no water features on or near the site, and the site is unlikely to have any effect on water quality or supply.	N/A

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