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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 40 homes. This site	a range of sizes, types, and
which they can		would have a positive impact on	tenures to provide for the
afford	+	housing in the borough.	needs of a range of people.
		The site is well-located in a town	<u> </u>
		centre, encouraging walking and	Improved public transport
		cycling to services rather than car	access could further reduce
		use. There is a medium-sized park	car use, and development on
		and a number of sports courts	this site could consider
		directly to the south of the site,	providing improved bicycle
		encouraging access to sport and	and pedestrian facilities that
		recreation facilities. There are a	connect with existing
2 - To facilitate the		number of clinics and pharmacies	networks. Some consideration
improved health and		within easy reach of the site. This	could be given to providing
wellbeing of the		site would have a very positive	additional public open space
whole population	++	impact on health and wellbeing.	or play facilities.
тинете реранален		There is a single locally listed	o. p.u, ruomeros
		building just to the east of the site,	
3 - To conserve and		separated from it by one other	
enhance		building. There is also an Area of	
archaeological,		High Archaeological Potential and	Development should be
historic, and cultural		a Conservation Area slightly to the	designed to ensure there is no
assets and their		east of the site, although both are	impact on listed buildings, or
settings	0	well separated by other buildings.	the conservation area.
3000000	- C	The site is very conveniently	the conservation area.
		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	Improved public transport
4 - To reduce the		town's train station is some	access could further reduce
need to travel,		distance from the town centre,	car use, and development on
encourage		and services do not run very often.	this site could consider
sustainable transport		Overall, however, this site should	providing improved bicycle
options, and improve		have a positive impact on	and pedestrian facilities that
accessibility to all		accessibility of services and	connect with existing
services and facilities	+	reduction of the need to travel.	networks.
services and facilities	T	reduction of the need to travel.	HELWUIKS.

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		The land is previously developed	
		with shops and houses, and	
		redevelopment on this site would	
5 - To make the best		provide an opportunity to	
use of previously		revitalise the town centre while	
developed land and		increasing access to services and	
existing buildings	+	housing.	N/A
6 - To support	'	mousing.	IV/A
economic growth		Dadayalanmant on this site would	
_		Redevelopment on this site would	
which is inclusive,		be likely to support retail in the	
innovative, and		town centre, as well as providing	
sustainable	+	additional retail space.	N/A
		Redevelopment would provide	
		short-term construction	
		opportunities, and the	
7 - To provide for		redevelopment is expected to	
employment		provide up to 1,500sqm of leisure,	
opportunities to		retail, or community uses which	
meet the needs of		would provide longer term	
the local economy	++	employment options.	N/A
and room economy		cp.ojc.ic optionoi	Improved public transport
		The site is sustainably located in a	access could further reduce
		town centre location, and would	
O To made a		•	car use, and development on
8 - To reduce		encourage walking, cycling, and	this site could consider
greenhouse gas		use of public transport over car	providing improved bicycle
emissions and move		use. Consequently, it would have a	and pedestrian facilities that
to a low carbon		positive impact on attempts to	connect with existing
economy	+	move to a low carbon economy.	networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
222 3.300 p. 300 mm.)		- Physica advanta co an oreco.	Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			1
			building on areas at risk of
			flooding or surface flooding.
			Design of sites should
		There are only very small areas of	encourage the use of passive
		the site at risk of surface flooding,	heating and cooling, and
10 - To adapt to the		and none of the site falls within	planting should be considered
changing climate	++	Flood Zones 2 or 3.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
		There are only very small areas of	where appropriate, along with
		the site at risk of surface flooding,	design measures to manage
11 - To reduce flood		and none of the site falls within	surface runoff; and avoid
risk	++	Flood Zones 2 or 3.	building on areas at risk of
- * *			

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

The Horseshoe, Banstead			
Objective	Score	Comments	Potential Mitigation
1 - To provide		This site may provide some	
sufficient housing to		housing to enable the	
enable people to live		redevelopment of the site, but	
in a home suitable to		the primary focus is on	
their needs and		community and public services.	
which they can	0	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 6 - To support economic growth which is inclusive, innovative, and sustainable	+	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. 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

I		Redevelopment would provide	
7 - To provide for		short-term construction	
employment		opportunities, and the improved	
opportunities to		community facilities would	
meet the needs of		provide longer term employment	
the local economy	++	options.	N/A
the local economy		The site is sustainably located in a	Improved public transport
		town centre location, and would	access could further reduce car
8 - To reduce		encourage walking, cycling, and	use, and development on this
greenhouse gas		use of public transport over car	site could consider providing
emissions and move		use. Consequently, it would have	improved bicycle and
to a low carbon		a positive impact on attempts to	pedestrian facilities that
economy	+	move to a low carbon economy.	connect with existing networks.
cconomy		move to a low carbon economy.	Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
, and the second production of			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
		Areas of the site are at some risk	encourage the use of passive
		of surface flooding, although	heating and cooling, and
10 - To adapt to the		none of the site falls within Flood	planting should be considered
changing climate	+	Zones 2 or 3.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along with
		Areas of the site are at some risk	design measures to manage
		of surface flooding, although	surface runoff; and avoid
11 - To reduce flood		none of the site falls within Flood	building on areas at risk of
risk	+	Zones 2 or 3.	flooding or surface flooding.
12 - To improve the			
water quality of		There are no water features on or	
rivers and		near the site. Groundwater in the	
groundwater, and		area is potentially sensitive to	
maintain an		contamination, but the site is	
adequate supply of		unlikely to have a strong impact	Groundwater protection
water	0	on water quality or supply.	measures may be required.
13 - To reduce land			
contamination and		There are no known	
safeguard soil		contamination concerns with this	
quality and quantity	0	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		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	Development should be sensitively designed to respect the townscape character, and
enhance landscape		on the appearance of the town	the proximity to the urban-
character	0	from the countryside.	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		It is estimated that this site could		
enable people to live		provide up to 15 homes. This site		
in a home suitable to		would have a positive impact on	Housing should be provided in	
their needs and		housing in the borough,	a range of sizes, types, and	
which they can		considering the site currently has	tenures to provide for the	
afford	+	no housing.	needs of a range of people.	
		The site is well-located in a town	Improved public transport	
		centre, encouraging walking and	access could further reduce car	
		cycling to services rather than car	use, and development on this	
		use. There is a medium-sized park	site could consider providing	
		and a number of sports courts	improved bicycle and	
		directly to the west of the site,	pedestrian facilities that	
2 - To facilitate the		encouraging access to sport and	connect with existing networks.	
improved health and		recreation facilities. There are a	Some consideration could be	
wellbeing of the		number of clinics and pharmacies	given to providing additional	
whole population	++	within easy reach of the site. This	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.
5		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	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	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

İ		Radavalanment would provide	l I
7 To musuida fan		Redevelopment would provide	
7 - To provide for		short-term construction	
employment		opportunities, and the improved	
opportunities to		community facilities would	
meet the needs of		provide longer term employment	21/2
the local economy	++	options.	N/A
		The site is sustainably located in a	Improved public transport
		town centre location, and would	access could further reduce car
8 - To reduce		encourage walking, cycling, and	use, and development on this
greenhouse gas		use of public transport over car	site could consider providing
emissions and move		use. Consequently, it would have	improved bicycle and
to a low carbon		a positive impact on attempts to	pedestrian facilities that
economy	+	move to a low carbon economy.	connect with existing networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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
		There are only very small areas of	encourage the use of passive
		the site at risk of surface flooding,	heating and cooling, and
10 - To adapt to the		and none of the site falls within	planting should be considered
changing climate	++	Flood Zones 2 or 3.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along with
		There are only very small areas of	design measures to manage
		the site at risk of surface flooding,	surface runoff; and avoid
11 - To reduce flood		and none of the site falls within	building on areas at risk of
risk	++	Flood Zones 2 or 3.	flooding or surface flooding.
12 - To improve the			
water quality of		There are no water features on or	
rivers and		near the site. Groundwater in the	
groundwater, and		area is potentially sensitive to	
maintain an		contamination, but the site is	
adequate supply of		unlikely to have a strong impact	Groundwater protection
water	0	on water quality or supply.	measures may be required.
13 - To reduce land			
contamination and		There are no known	
safeguard soil		contamination concerns with this	
quality and quantity	0	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 urbanrural 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			
Score	Comments	Potential Mitigation	
		Housing should be provided in	
	•	a range of sizes, types, and	
	· · · · · · · · · · · · · · · · · · ·	tenures to provide for the needs of a range of people.	
т		rieeus of a range of people.	
	town centre of Banstead, which		
	potentially encourages additional	Improved public transport	
	car use rather than walking and	access could further reduce	
	cycling to services. GP services are	car use, and development on	
	also some distance away from the	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	
0		or play facilities.	
	-	, , , , , , , , , , , , , , , , , , , ,	
0	on the site.	N/A	
	+ 0	It is estimated that this site could provide up to 15 homes. This site would have a positive impact on housing in the borough. 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. There are no heritage constraints	

archaeological,			
historic, and cultural			
assets and their			
settings			
Settings		The site is some distance from the	
		nearest town centre and a	
		considerable distance from a train	language of much line transport
4 To 200 the			Improved public transport
4 - To reduce the		station (Banstead) that only has	access could further reduce
need to travel,		limited services, although buses do	car use, and development on
encourage		pass the site. The distance from	this site could consider
sustainable transport		services and transport options	providing improved bicycle
options, and improve		mean this site is likely to	and pedestrian facilities that
accessibility to all		encourage the need to travel and	connect with existing
services and facilities	-	the use of cars to do so.	networks.
		The site is not previously	
		developed, and was at one point	
5 - To make the best		used as allotments. With other	
use of previously		urban sites available, this could be	
developed land and		seen as a bad way of achieving this	
existing buildings	-	objective.	N/A
6 - To support			
economic growth			
which is inclusive,		Redevelopment on this site would	
innovative, and		be likely to support retail in the	
sustainable	+	town centre to a small extent.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	
meet the needs of		short-term construction	
the local economy	+	opportunities.	N/A
			Improved public transport
			access could further reduce
			car use, and development on
8 - To reduce		The site is not sustainably located	this site could consider
greenhouse gas		in a way that will reduce car travel,	providing improved bicycle
emissions and move		and the increase in car use will	and pedestrian facilities that
to a low carbon		have a negative impact on	connect with existing
economy	-	greenhouse gas emissions.	networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	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		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 should be sensitively designed to respect the townscape character, and the proximity to the urban-rural fringe, and should consider views into
character	0	development must ensure it does	and out of the AGLV.

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

1		1	,
		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	
4 - To reduce the		from the site. The services	Improved public transport
need to travel,		available in the local centre are	access could further reduce
•		also somewhat limited. While the	
encourage			car use, and development on
sustainable		site is not likely to lead to a drastic	this site could consider
transport options,		increase in car use, it is also not	providing improved bicycle
and improve		likely to reduce car use or make	and pedestrian facilities that
accessibility to all		services notably more accessible	connect with existing
services and facilities	0	than at present.	networks.
		The site is currently in industrial	
		and warehousing use, and	
5 - To make the best		redevelopment here would be a	
use of previously		very good use of land that is close	
developed land and		to a station and adjacent to a	
existing buildings	++	conservation area.	N/A
			Consideration can be given to
			maintaining some
		Redevelopment on this site would	employment uses on site, or
		be likely to support retail in the	(more realistically, as the
6 - To support		local centre, although it would	current employment sites are
economic growth		include the removal of existing	too noisy to mix with
which is inclusive,		employment uses, which may have	residential) another site could
innovative, and		an impact on economic growth in	be found for the current
sustainable	0	the local area.	employment uses.
		Redevelopment would provide	Consideration can be given to
		short-term construction	maintaining some
		opportunities, but this may be	employment uses on site, or
		counterbalanced by the loss of	(more realistically, as the
7 - To provide for		existing employment uses on the	current employment sites are
employment		site, possibly removing job	too noisy to mix with
opportunities to		opportunities for people in the	residential) another site could
meet the needs of		local area unless another site is	be found for the current
the local economy	0	found for them.	employment uses.
and room economy			Improved public transport
			access could further reduce
			car use, and development on
			this site could consider
			providing improved bicycle
			and pedestrian facilities that
8 - To reduce			connect with existing
greenhouse gas			networks. Some
emissions and move		The site is unlikely to have a	consideration could be given
		The site is unlikely to have a	
to a low carbon	0	significant impact on the move to a	to providing additional public
economy	0	low carbon economy.	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		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	Development should be sensitively designed to respect the townscape character, and the proximity
enhance landscape		presents the opportunity to	character, and the proximity
character	+	improve the townscape character.	to the urban-rural fringe.
		There is a group of TPOs adjacent	to the aroun raran image.
16 - To conserve and		to the northwestern edge of the	Trees with TPOs should be
enhance biodiversity	0	site which should be protected.	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.
		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	Development on this site could consider providing improved bicycle and pedestrian facilities that
2 - To facilitate the improved health and wellbeing of the whole population	_	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.	connect with existing networks. Additional public open space or play facilities should be provided.

l		1	1
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	on this site.	N/A
		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	
4 - To reduce the		from the site. The services	Improved public transport
need to travel,		available in the local centre are	access could further reduce
encourage		also somewhat limited. While the	car use, and development on
sustainable		site is not likely to lead to a drastic	this site could consider
transport options,		increase in car use, it is also not	providing improved bicycle
and improve		likely to reduce car use or make	and pedestrian facilities that
accessibility to all		services notably more accessible	connect with existing
services and facilities	0	than at present.	networks.
		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.	
5 - To make the best		However, this must be balanced	
use of previously		against the significant amount of	
developed land and		employment space that would be	
existing buildings	0	lost.	N/A
		Redevelopment on this site would	
		be likely to support retail in the	Consideration can be given to
6 - To support		local centre, although it would	maintaining some
economic growth		include the removal of existing	employment uses on site, or
which is inclusive,		employment uses, which may have	another site could be found
innovative, and		an impact on economic growth in	for the current employment
sustainable	0	the local area.	uses.
		Redevelopment would provide	Consideration can be given to
7 - To provide for		short-term construction	maintaining some
employment		opportunities, but this may be	employment uses on site, or
opportunities to		counterbalanced by the loss of	another site could be found
meet the needs of		existing employment uses on the	for the current employment
the local economy	0	site.	uses.
the local economy	0	- Site.	Improved public transport
			access could further reduce
			car use, and development on
			this site could consider
8 - To reduce			
			providing improved bicycle
greenhouse gas		The site is uplibable to be a	and pedestrian facilities that
emissions and move		The site is unlikely to have a	connect with existing
to a low carbon	0	significant impact on the move to a	networks. Some
economy	0	low carbon economy.	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	++	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide up to 10 housing units. This	and tenures to provide for
needs and which		site would have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		The site is well located in a local	Improved public transport
		centre and next to a train station,	access could further reduce
		although one with infrequent	car use, and development
		services. Banstead Heath is fairly	on this site could consider
		close to the site, providing access to	providing improved bicycle
		open space and recreation	and pedestrian facilities
		opportunities. Although there are	that connect with existing
		some services in the local centre, they	networks. Some
2 - To facilitate the		are somewhat limited, which may	consideration could be
improved health		increase the use of cars to visit	given to providing
and wellbeing of the		services and facilities elsewhere.	additional public open
whole population	+	Overall, however, the effect of this	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 7 - To provide for employment opportunities to meet the needs of the local economy	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. 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 residential) another site could be found for the current employment uses. 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	++	The site is not located within a flood zone or an area at risk of surface	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
changing climate 11 - To reduce flood risk	++	The site is not located within a flood zone or an area at risk of surface flooding.	shade and cooling. 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			
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development can	investigated and
safeguard soil		take place, reducing overall	remediated before
quality and quantity	+	contamination in the borough.	development goes ahead.
		Redevelopment on this site is likely to	
		reduce noise and air pollution in the	
14 - To ensure air		area by replacing a car-based	
quality continues to		commercial use with residential. Care	A construction statement
improve and noise		must be taken during construction to	could be used to set out
and light pollution		avoid light or noise pollution impacts	how construction impacts
are reduced	+	on nearby residential properties.	will be mitigated.
		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	Development should be
15 - To protect and		garage, redevelopment offers the	sensitively designed to
enhance landscape		opportunity to improve the	respect the townscape
character	+	townscape character of the area.	character.
16 - To conserve			
and enhance		There are no biodiversity constraints	
biodiversity	0	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		It is estimated that this site could	Housing should be provided
their needs and		provide up to 23 housing units.	in a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		The site is located some distance	Improved public transport
		from local centres or railway	access could further reduce
		stations, and there is only a small	car use, and development on
		amount of publically accessible	this site could consider
2 - To facilitate the		open space near the site. Although	providing improved bicycle
improved health and		GP services are easily accessible,	and pedestrian facilities that
wellbeing of the		residents on this site are likely to	connect with existing
whole population	-	be reliant on cars rather than	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.
2. To conseque			
3 - To conserve and enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	on the site.	N/A
4 - To reduce the			Improved public transport
need to travel,		The site is located a long distance	access could further reduce
encourage		from a train station or local centre,	car use, and development on
sustainable transport options,		although one bus service does pass the site. The distance from services	this site could consider providing improved bicycle
and improve		and transport facilities is likely to	and pedestrian facilities that
accessibility to all		increase the need to travel and the	connect with existing
services and facilities	_	use of cars to do so.	networks.
		The site is currently in use as an	
		industrial laboratory in an	
		employment area, and the loss of	
		this employment land could be	
5 - To make the best		seen as a bad use of previously	
use of previously developed land and		developed land, especially considering the close proximity to	
existing buildings	_	other industrial uses.	N/A
existing sumanings		other maddenar agesi	Consideration can be given to
			maintaining some
			employment uses on site, or
		The removal of industrial	(more realistically, as the
6 - To support		employment on this site may	current employment sites are
economic growth		negatively affect the local	too noisy to mix with
which is inclusive,		economy while providing little boost to retail due to the distance	residential) another site could be found for the current
innovative, and sustainable	_	from town centres.	employment uses.
Sustamable	-	Redevelopment would provide	Consideration can be given to
		short-term construction	maintaining some
		opportunities, but this may be	employment uses on site, or
		counterbalanced by the loss of	(more realistically, as the
7 - To provide for		existing employment uses on the	current employment sites are
employment		site, possibly removing job	too noisy to mix with
opportunities to		opportunities for people in the	residential) another site could
meet the needs of	0	local area unless another site is	be found for the current
the local economy	0	found for them.	employment uses.

1			,
			Improved public transport
			access could further reduce
			car use, and development on
			this site could consider
			providing improved bicycle
			and pedestrian facilities that
8 - To reduce			connect with existing
greenhouse gas		Housing development on this site is	networks. Some
emissions and move		likely to increase car use, having a	consideration could be given
to a low carbon		negative impact on greenhouse gas	to providing additional public
economy	0	emissions.	open space or play facilities.
,			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
resources pruderitiy	U	applies equally to all sites.	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
40 - 1		The site is not located within a	heating and cooling, and
10 - To adapt to the		flood zone or an area at risk of	planting should be considered
changing climate	++	surface flooding.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
			manage surface runoff; and
		The site is not located within a	avoid building on areas at risk
11 - To reduce flood		flood zone or an area at risk of	of flooding or surface
risk	++	surface flooding.	flooding.
12 - To improve the			
water quality of		There are no water features on or	
rivers and		near the site. Groundwater in the	
groundwater, and		area is potentially sensitive to	
maintain an		contamination, but the site is	
adequate supply of		unlikely to have a strong impact on	Groundwater protection
water	0	water quality or supply.	measures may be required.
		The site may contain some	
		contamination due to its current	
		industrial use, and this would need	
13 - To reduce land		to be cleaned up before	
contamination and		development could go ahead,	Contamination on the site
safeguard soil quality		reducing the overall amount of	should be remediated before
and quantity	+	contamination across the borough.	development goes ahead.
	4		
and qualitity	Т.	containination across the borough.	uevelopilietit goes alleau.

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.
		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	Davida amanatah ayldih a
15 To protect and		the surrounding residential area,	Development should be
15 - To protect and enhance landscape		and redevelopment for housing is	sensitively designed to
character	0	unlikely to have a strong impact on townscape character.	respect the townscape character.
16 - To conserve and	U	There are no biodiversity	character.
	0	•	N1/A
enhance biodiversity	0	constraints on the site.	N/A

В	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide 30 housing units. This site	a range of sizes, types, and	
which they can		would have a positive impact on	tenures to provide for the	
afford	+	housing in the borough.	needs of a range of people.	
		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	Development on this site	
		improvement of the surrounding	could consider providing	
2 - To facilitate the		open space and the leisure and	improved bicycle and	
improved health and		recreation facilities it contains,	pedestrian facilities that	
wellbeing of the		which provides wide health	connect with existing	
whole population	0	benefits to local residents.	networks.	
3 - To conserve and				
enhance		There are no heritage constraints		
archaeological,	0	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		None of the site is within flood zones 3 or 3, or areas of surface	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
changing climate	++	flooding.	to provide shade and cooling. Development should provide
11 - To reduce flood risk	++	None of the site is within flood zones 3 or 3, or areas of surface flooding.	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		There are no water features on or	
rivers and		near the site. Groundwater in the	
groundwater, and maintain an		area is potentially sensitive to contamination, but the site is	
adequate supply of		unlikely to have a strong impact on	Groundwater protection
water	0	water quality or supply.	measures may be required.
13 - To reduce land contamination and			
safeguard soil quality		There are no known contamination	
and quantity	0	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.
		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	Davidania et de 111
15 - To protect and		currently a car park, redevelopment offers the	Development should be sensitively designed to
enhance landscape		opportunity to improve the	respect and improve the
character	+	townscape of the area.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide up to 30 housing units.	a range of sizes, types, and	
which they can		This site would have a positive	tenures to provide for the	
afford	+	impact on housing in the borough.	needs of a range of people.	
		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	Development on this site	
		use. There is a large amount of	could consider providing	
		open space in Merstham, which is	improved bicycle and	
		easily accessible from this site,	pedestrian facilities that	
		encouraging access to open space,	connect with existing	
2 - To facilitate the		exercise, and play. GP services are	networks. Some	
improved health and		easy to access. Overall, this site	consideration could be given	
wellbeing of the		would have a positive impact on	to providing additional public	
whole population	+	health and wellbeing.	open space or play facilities.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		There are no heritage constraints		
settings	0	on the site.	N/A	
		The site is conveniently located		
4 To 40 due o + h o		near a local centre, train station,		
4 - To reduce the		and bus services, providing	Development on this site	
need to travel,		reasonably easy access to a range	Development on this site	
encourage		of services, facilities, and shopping	could consider providing	
sustainable transport		options. This site should have a	improved bicycle and pedestrian facilities that	
options, and improve accessibility to all		fairly positive impact on accessibility of services and	connect with existing	
services and facilities	+	reduction of the need to travel.	networks.	
3CT VICES ATIA TACITICIES	•	The site has previously been used	networks.	
		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	Consideration should be given	
		land. However, it would lead to the	to the need for religious	
5 - To make the best		loss of a religious building for its	facilities in the area and	
-		=	_	
existing buildings	+	such facilities in the area.	relocated elsewhere.	
use of previously developed land and	+	original use, and consideration should be given to the need for	across the borough, and whether such uses can be	

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6 - To support			
economic growth		Redevelopment on this site would	
which is inclusive,		be likely to support existing retail	
innovative, and		in the local centre to a small	
sustainable	+	extent.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	
meet the needs of		short-term construction	
the local economy	+	opportunities.	N/A
			Improved public transport
			access could further reduce
		The site is sustainably located, and	car use, and development on
8 - To reduce		would encourage walking, cycling,	this site could consider
greenhouse gas		and use of public transport over	providing improved bicycle
emissions and move		car use. Consequently, it would	and pedestrian facilities that
to a low carbon		have a positive impact on attempts	connect with existing
economy	+	to move to a low carbon economy.	networks.
Conomy		to move to a low carbon economy.	Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
0 To see all		consume natural resources	water and energy efficiency
9 - To use natural	0	including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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
		Most of the site is at risk of surface	heating and cooling, and
10 - To adapt to the		flooding, although none of it falls	planting should be considered
changing climate	0	within flood zones 2 and 3.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
			manage surface runoff; and
		Most of the site is at risk of surface	avoid building on areas at risk
11 - To reduce flood		flooding, although none of it falls	of flooding or surface
risk	0	within flood zones 2 and 3.	flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and		This site is not expected to have	
maintain an		This site is not expected to have	
adequate supply of	0	any impact on water quality or	1
water	0	supply.	N/A

13 - To reduce land			
contamination and			
safeguard soil quality		There are no known contamination	
and quantity	0	concerns with this site.	N/A
		The site does not currently suffer	
14 - To ensure air		from any noise, light, or air	
quality continues to		pollution constraints. Care must be	A construction statement
improve and noise		taken during construction to avoid	could be used to set out how
and light pollution		light or noise pollution impacts on	construction impacts will be
are reduced	0	nearby residential properties.	mitigated.
		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 should be
15 - To protect and		development on this site would be	sensitively designed to
enhance landscape		unlikely to have a significant	respect the townscape
character	0	impact on the townscape.	character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 30 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		The site is well located near a local	
		centre and next to a train station,	Improved public transport
		and bus services also pass by	access could further reduce
		closely, reducing the need for car	car use, and development on
		use. There is a lot of open space in	this site could consider
		the Merstham area, but it is	providing improved bicycle
		generally on the other side of the	and pedestrian facilities that
		railway tracks. The site is also very	connect with existing
2 - To facilitate the		close to a motorway and a busy	networks. Some consideration
improved health and		main road, and the air quality	could be given to providing
wellbeing of the		problems this causes may have	additional public open space
whole population	0	some impacts on health.	or play facilities.

1			
		Part of the site is within a	Development should be
		Conservation Area, and part is	designed to ensure there is no
3 - To conserve and		within an Area of High	impact on the conservation
enhance		Archaeological Potential.	area. The area of High
archaeological,		However, redevelopment may be	Archaeological Potential
historic, and cultural		able to improve the character of	should be fully explored
assets and their		the Conservation Area, so this is	before any development takes
settings	0	not necessarily a constraint.	place on that part of the site.
		The site is located near a local	
		centre and next to a train station,	
		with bus services also passing by	Improved public transport
4 - To reduce the		closely. The services available in	access could further reduce
need to travel,		the local centre are somewhat	car use, and development on
encourage		limited, but the larger town of	this site could consider
sustainable transport		Redhill is easily accessible using	providing improved bicycle
options, and improve		public transport. Overall, the site	and pedestrian facilities that
accessibility to all		is likely to encourage the use of	connect with existing
services and facilities	+	sustainable transport options.	networks.
		The site is currently used for	
		offices. However, the location so	
		close to a transport hub means	
		that redevelopment for housing	
5 - To make the best		could be seen as a good use of	
use of previously		previously developed land, as long	
developed land and		as the need for employment land	
existing buildings	+	in the area is considered.	N/A
6 - To support		Redevelopment on this site would	
economic growth		provide some support to existing	
which is inclusive,		retail in the area, although this	Consideration should be given
innovative, and		must be balanced against the loss	to the relocation of
sustainable	0	of employment land.	employment uses.
7 - To provide for		Redevelopment would provide	,
employment		short-term construction	
opportunities to		opportunities, but this is balanced	Consideration should be given
meet the needs of		against the loss of current	to the relocation of
the local economy	0	employment uses on the site.	employment uses.
- ,			Improved public transport
		The site is sustainably located near	access could further reduce
		a local centre location, and would	car use, and development on
8 - To reduce		encourage walking, cycling, and	this site could consider
greenhouse gas		use of public transport over car	providing improved bicycle
emissions and move		use. Consequently, it would have a	and pedestrian facilities that
to a low carbon		positive impact on attempts to	connect with existing
economy	+	move to a low carbon economy.	networks.
,		,.	Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
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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		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	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
quality continues to improve and noise and light pollution are reduced	-	or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character 16 - To conserve and	+	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. There are no biodiversity	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.
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide up to 30 housing units.	a range of sizes, types, and	
which they can		This site would have a positive	tenures to provide for the	
afford	+	impact on housing in the borough.	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.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural resources, and new residents will	resource use should be encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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
10 - To adapt to the		None of the site is at risk of	planting should be considered
changing climate	++	flooding.	to provide shade and cooling.
			Development should provide SUDS or other flood defences
			where appropriate, along with
			design measures to manage
			surface runoff; and avoid
11 - To reduce flood		None of the site is at risk of	building on areas at risk of
risk	++	flooding.	flooding or surface flooding.
12 - To improve the		There is a small need to the east	
water quality of rivers and		There is a small pond to the east of the site. Groundwater in the	
groundwater, and		area is potentially sensitive to	Groundwater protection
maintain an		contamination, but the site is	measures may be required.
adequate supply of		unlikely to have a strong impact	Existing water features should
water	0	on water quality or supply.	be protected.
		This site has been identified as	
13 - To reduce land		potentially contaminated, and any contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall	before development goes
and quantity	+	contamination in the borough.	ahead.
		The site does not currently suffer	
		from any noise, light, or air	
14 - To ensure air		pollution constraints. Care must	A construction statement
quality continues to improve and noise		be taken during construction to avoid light or noise pollution	A construction statement could be used to set out how
I			
and light pollution		impacts on nearby residential	construction impacts will be

15 - To protect and enhance landscape		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	Development should be sensitively designed to respect the townscape character and the proximity to the green
character	0	eastern portion of the site.	belt.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 30 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		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	Development on this site
		use. There is a large amount of	could consider providing
		open space in Merstham, which is	improved bicycle and
		easily accessible from this site,	pedestrian facilities that
		encouraging access to open space,	connect with existing
2 - To facilitate the		exercise, and play. GP services are	networks. Some
improved health and		easy to access. Overall, this site	consideration could be given
wellbeing of the		would have a positive impact on	to providing additional public
whole population	+	health and wellbeing.	open space or play facilities.

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3 - To conserve and			
enhance		There is a County Site of	
archaeological,		Archaeological Importance directly	
historic, and cultural		to the west of the site, although	
assets and their		this should not be affected by	
settings	0	development.	N/A
		The site is conveniently located	
		near a local centre, train station,	
4 - To reduce the		and bus services, providing	
need to travel,		reasonably easy access to a range	Development on this site
encourage		of services, facilities, and shopping	could consider providing
sustainable transport		options. This site should have a	improved bicycle and
options, and improve		fairly positive impact on	pedestrian facilities that
accessibility to all		accessibility of services and	connect with existing
services and facilities	+	reduction of the need to travel.	networks.
		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	
5 - To make the best		vacant, and using it for housing	
use of previously		and community uses would be a	
1		· ·	
developed land and		good use of previously developed	N1/A
existing buildings	++	land.	N/A
6 - To support			
economic growth		Redevelopment on this site would	
which is inclusive,		be likely to support existing retail	
innovative, and		in the local centre to a small	
sustainable	+	extent.	N/A
		Redevelopment would provide	
7 - To provide for		short-term construction	
employment		opportunities, and community	
opportunities to		uses on the site after development	
meet the needs of		may provide some longer term	
the local economy	+	employment.	N/A
			Improved public transport
			access could further reduce
		The site is sustainably located, and	car use, and development on
8 - To reduce		would encourage walking, cycling,	this site could consider
greenhouse gas		and use of public transport over	providing improved bicycle
emissions and move		car use. Consequently, it would	and pedestrian facilities that
to a low carbon		have a positive impact on attempts	connect with existing
economy	+	to move to a low carbon economy.	networks.
,			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
resources prodering	U	applies equally to all sites.	acveroprilents.

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			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
		The western part of the site is	encourage the use of passive
		partially within flood zones 2 and	heating and cooling, and
10 - To adapt to the		3, and in areas at risk of surface	planting should be considered
changing climate	_	flooding.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along
			1
		The weeten next of the site is	with design measures to
		The western part of the site is	manage surface runoff; and
44 T		partially within flood zones 2 and	avoid building on areas at risk
11 - To reduce flood		3, and in areas at risk of surface	of flooding or surface
risk	-	flooding.	flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and		Redhill Brook runs near the site.	
maintain an		Beyond this, the site is not	
adequate supply of		expected to have any impact on	Existing water features should
water	0	water quality or supply.	be protected.
13 - To reduce land			
contamination and			
safeguard soil quality		There are no known contamination	
and quantity	0	concerns with this site.	N/A
·		The site does not currently suffer	
14 - To ensure air		from any noise, light, or air	
quality continues to		pollution constraints. Care must be	A construction statement
improve and noise		taken during construction to avoid	could be used to set out how
and light pollution		light or noise pollution impacts on	construction impacts will be
are reduced	0	nearby residential properties.	mitigated.
are reduced	0	The site is in an urban area, and	magacca.
		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	Development should be
		site, and development here should	sensitively designed to
15 - To protect and		be careful not to impact too	respect the townscape
enhance landscape		strongly on the appearance of the	character and the proximity
character	0	town from the countryside.	to the green belt.

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

Belfry, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		The capacity of this site for housing	
enable people to live		is unclear at this point, due to	
in a home suitable to		technical challenges relating to its	Housing should be provided
their needs and		ongoing use as a shopping centre,	in a range of sizes, types, and
which they can		and the uncertainty surrounding its	tenures to provide for the
afford	0	availability for such a use.	needs of a range of people.
2 - To facilitate the improved health and		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	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks. Some consideration could be given
wellbeing of the		positive impact on health and	to providing additional public
whole population	++	wellbeing.	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 5 - To make the best use of previously developed land and existing buildings	++	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. The land is previously developed as a shopping centre, and redevelopment on this site would likely retain this use while	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.

		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			
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil		can take place, reducing overall	before development goes
quality and quantity	+	contamination in the borough.	ahead.
		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	Consideration should be
		A25 road, and very close to the A23	given to how to reduce noise
		road. There is a potential risk that	and air quality problems for
14 - To ensure air		the concentration of leisure uses	residents of a new
quality continues to		near to the site could cause noise	development on this site.
improve and noise		amenity problems for residents of a	Development should be sure
and light pollution		new development particularly in the	not to worsen air quality
are reduced	-	evening.	within the AQMA.
		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	Davida magaint ab avild b
15 To protect and		on this site should be careful not to	Development should be
15 - To protect and		further this impression and to relate	sensitively designed to
enhance landscape character	0	sensitively to the High Street conservation area.	respect and improve the townscape character.
16 - To conserve and	U	There are no biodiversity	townscape character.
enhance biodiversity	0	constraints on the site.	N/A
ermance bloulversity	U	נטווטנו מווונט טוו נווב אונב.	IN/ C

Berkeley House, Redhill			
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	Housing should be provided
their needs and		provide 25 housing units. This site	in a range of sizes, types, and
which they can		would have a positive impact on	tenures to provide for the
afford	+	housing in the borough.	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		There are no heritage constraints on	
settings	0	the site.	N/A
		The site is very conveniently located	
		in the town centre of Redhill,	
		providing easy access to a range of services, facilities, and shopping	
4 - To reduce the		options. Bus services run through	
need to travel,		the town, and the train station is	
encourage		very close to the site and has	Development on this site
sustainable		regular services to a wide range of	could consider providing
transport options,		destinations. This site should have a	improved bicycle and
and improve		very positive impact on accessibility of services and reduction of the	pedestrian facilities that
accessibility to all services and facilities	++	need to travel.	connect with existing networks.
Services and racinties		The land is currently developed as	TICEWOTKS.
		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	
5 - To make the best		development is the best use of	
use of previously		previously developed land in town	
developed land and		centre areas, where a mixed use	
existing buildings	-	scheme might be more appropriate.	N/A
		Redevelopment on this site would	Consideration can be since
6 - To support		be likely to support retail in the town centre, although it would	Consideration can be given to maintaining some
economic growth		include the removal of existing	employment uses on site, or
which is inclusive,		employment uses, which may have	another site could be found
innovative, and		an impact on economic growth in	for the current employment
sustainable	0	the local area.	uses.

7 - To provide for		Redevelopment would provide	
employment		short-term construction	
opportunities to		opportunities, but this must be	
meet the needs of		balanced against the loss of	
the local economy	0	employment provision on the site.	N/A
			Improved public transport
		The site is very sustainably located	access could further reduce
		in a town centre location, and	car use, and development on
8 - To reduce		would encourage walking, cycling,	this site could consider
greenhouse gas		and use of public transport over car	providing improved bicycle
emissions and move		use. Consequently, it would have a	and pedestrian facilities that
to a low carbon		positive impact on attempts to	connect with existing
economy	++	move to a low carbon economy.	networks.
			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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,
		The site is not located within a flood	and planting should be
10 - To adapt to the		zone or an area at risk of surface	considered to provide shade
changing climate	++	flooding.	and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
			manage surface runoff; and
		The site is not located within a flood	avoid building on areas at
11 - To reduce flood		zone or an area at risk of surface	risk of flooding or surface
risk	++	flooding.	flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and			
maintain an			
adequate supply of	0	This site is not expected to have any	1
water	0	impact on water quality or supply.	N/A
42 To and 1		This site has been identified as	
13 - To reduce land		potentially contaminated, and any	Contamination should be
contamination and		contamination would need to be	investigated and remediated
safeguard soil		remediated before development	before development goes
quality and quantity	+	can take place, reducing overall	ahead.

		contamination in the borough.	
		The site is partially within an Air	Consideration should be
		Quality Management Area, and	given to how to reduce noise
		would need to ensure that air	and air quality problems for
14 - To ensure air		quality is not worsened by	residents of a new
quality continues to		development on this site. The site is	development on this site.
improve and noise		also directly adjacent to the busy	Development should be sure
and light pollution		A25 road, and very close to the A23	not to worsen air quality
are reduced	-	road.	within the AQMA.
		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	Development should be
15 - To protect and		conversion of the existing building,	sensitively designed to
enhance landscape		this should not have an impact on	respect and improve the
character	0	the townscape character.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide up to 5 housing units. This	and tenures to provide for
needs and which		site would have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		The site is located between	Development on this site
		Earlswood and Redhill, in a location	could consider providing
		which is fairly walkable to both. The	improved bicycle and
		site is close to a large area of	pedestrian facilities that
		common land, which encourages	connect with existing
		access to physical activity and	networks. Some
2 - To facilitate the		recreation. GP services are also easily	consideration could be
improved health		accessible from this location. Overall,	given to providing additional
and wellbeing of the		the site will likely have a slightly	public open space or play
whole population	+	positive impact on health and	facilities.

		wellbeing.	
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural		Those are no houstone constraints on	
assets and their	0	There are no heritage constraints on this site.	N1/A
settings	0	The site is close to Earlswood station,	N/A
		although some distance from Redhill	
4 - To reduce the		station - however, there are trains to	
need to travel,		Redhill and beyond from Earlswood,	
encourage		and infrequent buses also stop close	
sustainable		to the site. However, the distance	Development on this site
transport options,		from many services and retail	could consider providing
and improve		options may encourage some extra	improved bicycle and
accessibility to all		amount of car travel, and the site is	pedestrian facilities that
services and		not likely to have a positive impact	connect with existing
facilities	0	overall.	networks.
		The site is currently used for worship	
5 - To make the best		and some community uses, and the	
use of previously		loss of these uses for a small amount	
developed land and		of housing may not be seen as a good	
existing buildings	-	use of previously developed land.	N/A
6 - To support			
economic growth			
which is inclusive,		Redevelopment on this site would be	
innovative, and		likely to support retail in the local	
sustainable	+	centre to a small degree.	N/A
7 - To provide for			
employment			
opportunities to meet the needs of		Podovolonmont would provide short	
the local economy	+	Redevelopment would provide short- term construction opportunities.	N/A
the local economy	•	term construction opportunities.	Improved public transport
			access could further reduce
			car use, and development
8 - To reduce		The site is not likely to have a	on this site could consider
greenhouse gas		positive impact on reducing car use,	providing improved bicycle
emissions and move		and is therefore unlikely to have a	and pedestrian facilities that
to a low carbon		positive impact on greenhouse gas	connect with existing
economy	0	emissions either.	networks.

9 - To use natural		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 efficiency should be encouraged in new
resources prudently	0	equally to all sites.	developments.
		A very small amount of the site is within flood zone 2, and small	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
10 - To adapt to the changing climate	+	amounts of the site are also at risk of surface flooding.	considered to provide shade and cooling.
		A very small amount of the site is within flood zone 2, and small	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid
11 - To reduce flood risk		amounts of the site are also at risk of	building on areas at risk of
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of	+	Redhill Brook runs near the site. Beyond this, the site is not expected to have any impact on water quality	flooding or surface flooding. Existing water features
water	0	or supply.	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide up to 5 housing units. This	and tenures to provide for
needs and which		site would have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		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	Development on this site
		rather than walking or cycling.	could consider providing
		However, the site is very close to a	improved bicycle and
		large area of common land, which	pedestrian facilities that
		encourages access to physical activity	connect with existing
		and recreation. GP services are also	networks. Some
2 - To facilitate the		easily accessible from this location.	consideration could be
improved health		Overall, the site will likely have a	given to providing additional
and wellbeing of the		slightly positive impact on health and	public open space or play
whole population	+	wellbeing.	facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural		-	
assets and their		There are no heritage constraints on	
settings	0	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 7 - To provide for employment	+	Redevelopment on this site would be likely to support retail in the local centre to a small degree.	N/A
opportunities to meet the needs of the local economy	+	Redevelopment would provide short- term construction opportunities.	N/A Improved public transport
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.	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		The site is not within a flood zone or	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
risk	++	an area at risk of surface flooding.	flooding or surface flooding.
12 - To improve the			
water quality of			
rivers and groundwater, and			
maintain an			
adequate supply of		This site is not expected to have any	
water	0	impact on water quality or supply.	N/A
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development can	investigated and
safeguard soil		take place, reducing overall	remediated before
quality and quantity	+	contamination in the borough. The site does not currently suffer	development goes ahead.
14 - To ensure air		from any noise, light, or air pollution	
quality continues to		constraints. Care must be taken	A construction statement
improve and noise		during construction to avoid light or	could be used to set out
and light pollution		noise pollution impacts on nearby	how construction impacts
are reduced	0	residential properties.	will be mitigated.
		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	Development should be
		design. Redevelopment on this site	sensitively designed to
		should not have a strong impact on	respect and improve the
15 - To protect and		townscape character due to the	townscape character, and
enhance landscape		small size of the proposed	the proximity to the urban-
character	0	development.	rural fringe.
16 - To conserve and	0	There are no biodiversity constraints on the site.	N/A
enhance biodiversity	0	on the site.	N/A

Colebrook, Redhill				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to		It is estimated that this site could		
enable people to live		provide up to 80 housing units,		
in a home suitable to		including housing for older people.	Housing should be provided in	
their needs and		This site would have a very	a range of sizes, types, and	
which they can		positive impact on housing in the	tenures to provide for the	
afford	++	borough.	needs of a range of people.	
		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	Development on this site	
		facilities. However, the nearest GP	could consider providing	
		services are also on the other side	improved bicycle and	
		of town. There is a very small	pedestrian facilities that	
		amount of public right of way	connect with existing	
		along the northeastern edge of	networks. Some consideration	
2 - To facilitate the		the site, which should be retained.	could be given to providing	
improved health and		Overall, this site would have a very	additional public open space	
wellbeing of the		positive impact on health and	or play facilities. Public rights	
whole population	++	wellbeing.	of way should be retained.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		There are no heritage constraints		
settings	0	on the site.	N/A	
		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		
4 To roduce the		range of destinations.		
4 - To reduce the		Redevelopment is anticipated to	Dovolonment on this site	
need to travel,		provide some community uses on	Development on this site	
encourage sustainable transport		site, further increasing access to services in the area. This site	could consider providing improved bicycle and	
		should have a very positive impact	pedestrian facilities that	
options, and improve		on accessibility of services and	·	
accessibility to all services and facilities	44	reduction of the need to travel.	connect with existing networks.	
services and facilities	++	reduction of the need to travel.	HELWOIKS.	

		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	
5 - To make the best		need for day care services in the	
use of previously		area is taken into account, and	Consideration should be given
developed land and		these services possibly relocated	to the need for day care
0 0-	+	elsewhere.	facilities in the area.
6 - To support		Redevelopment on this site would	
economic growth		be likely to support existing retail	
which is inclusive,		in the town centre, and provision	
innovative, and		of community uses on the site	N1/A
sustainable	++	would provide some employment. Redevelopment would provide	N/A
		short-term construction	
		opportunities, and the provision of	
7 - To provide for		community uses on the site would	
employment		provide longer term employment	
opportunities to		options, although this is balanced	
meet the needs of		against the loss of current	
	+	employment uses on the site.	N/A
,		The site is very sustainably located	Improved public transport
		in a town centre location, and	access could further reduce
		would encourage walking, cycling,	car use, and development on
8 - To reduce		and use of public transport over	this site could consider
greenhouse gas		car use. Consequently, it would	providing improved bicycle
emissions and move		have a positive impact on	and pedestrian facilities that
to a low carbon		attempts to move to a low carbon	connect with existing
economy	++	economy.	networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
O. To use metional		consume natural resources	water and energy efficiency
9 - To use natural	0	including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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
		The southern part of the site is	encourage the use of passive
		partially within flood zones 2 and	heating and cooling, and
10 - To adapt to the		3, and in areas at risk of surface	planting should be considered
changing climate	-	flooding.	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		Redhill Brook runs near the site.	
adequate supply of		Beyond this, the site is not expected to have any impact on	Existing water features should
water	0	water quality or supply.	be protected.
		This site has been identified as	, , , , , , , , , , , , , , , , , , ,
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality and quantity	+	can take place, reducing overall contamination in the borough.	before development goes ahead.
and quantity		The site is close to an Air Quality	arreda.
		Management Area, although not	Consideration should be given
		actually within or adjacent to it,	to how to reduce noise and air
		and would need to ensure that air	quality problems for residents
		quality is not worsened by development on this site. The	of a new development on this site. Development should be
		southern part of the site is also	sure not to worsen air quality
14 - To ensure air		close to the busy A25 road. Care	within the AQMA. A
quality continues to		must be taken during construction	construction statement could
improve and noise		to avoid light or noise pollution	be used to set out how
and light pollution		impacts on nearby residential	construction impacts will be
are reduced	0	properties. The site is in an urban area, and	mitigated.
		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	Davidoumant de suld les
		opportunity to improve the townscape character in an area	Development should be sensitively designed to respect
		close to the town centre.	and improve the townscape
		However, there is currently a large	character. Development
15 - To protect and		amount of open space on the site	should aim to retain as much
enhance landscape		as well, and redevelopment may	existing open space as
character	0	see this space reduce, potentially	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 30 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		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	Development on this site
		reasonably easy access to a large	could consider providing
		leisure centre to the west of the	improved bicycle and
		town, encouraging access to sport	pedestrian facilities that
		and recreation facilities. GP	connect with existing
2 - To facilitate the		services are reasonably easy to	networks. Some
improved health and		access. Overall, this site would	consideration could be given
wellbeing of the		have a very positive impact on	to providing additional public
whole population	++	health and wellbeing.	open space or play facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural		There are no heritage constraints	
assets and their	0	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	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.

			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
		Large parts of the site are at risk of surface flooding, although none of	encourage the use of passive heating and cooling, and
10 - To adapt to the changing climate	0	the site falls within Flood Zones 2 or 3.	planting should be considered to provide shade and cooling.
11 - To reduce flood		Large parts of the site are at risk of surface flooding, although none of the site falls within Flood Zones 2	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
risk 12 - To improve the	0	or 3.	flooding.
water quality of rivers and groundwater, and maintain an adequate supply of water 13 - To reduce land	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.
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		There are no biodiversity	
enhance biodiversity	0	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	500.0		To constant management	
enable people to live in a home suitable to		It is estimated that this site could	Housing should be provided in	
their needs and		provide 40 housing units. This site	a range of sizes, types, and	
which they can		would have a positive impact on	tenures to provide for the	
afford	+	housing in the borough.	needs of a range of people.	
		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	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing	
2 - To facilitate the		discourage some users from	networks. Some	
improved health and		visiting, however. Overall, this site	consideration could be given	
wellbeing of the		would have a positive impact on	to providing additional public	
whole population 3 - To conserve and	+	health and wellbeing.	open space or play facilities.	
enhance			Development should respect	
archaeological,			the setting of the listed	
historic, and cultural		There is a locally listed building	building and ensure the area	
assets and their		and area of high archaeological	of archaeological potential is	
settings	0	potential adjacent to the site.	not affected by development.	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all		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	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing
services and facilities	+	reduction of the need to travel. The site is currently used as a car	networks.
		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	
5 - To make the best		good use of previously developed	
use of previously		land, offering the possibility for	
developed land and existing buildings	+	additional housing near a town centre.	N/A
6 - To support		centre.	13/7
economic growth			
which is inclusive,		Redevelopment on this site would	
innovative, and		possibly support existing retail in	
sustainable	+	the town centre.	N/A
7 - To provide for			
employment		Dodovele and would are ide	
opportunities to meet the needs of		Redevelopment would provide short-term construction	
the local economy	+	opportunities.	N/A
the local economy		The site is sustainably located	Improved public transport
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	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.	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		The site is not within a flood zone	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
risk	++	or area at risk of surface flooding.	flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		This site is not expected to have any impact on water quality or	
water	0	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		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	Development should be sensitively designed to
enhance landscape		an opportunity to improve the	respect and improve the
character	+	situation here.	townscape character.

16 - To conserve and		There are some trees with TPOs on	Trees with TPOs should be
enhance biodiversity	0	the western boundary of the site.	protected.

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		It is estimated that this site could	Housing should be provided in
their needs and		provide 5 housing units. This site	a range of sizes, types, and
which they can		would have a positive impact on	tenures to provide for the
afford	+	housing in the borough.	needs of a range of people.
		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	Development on this site
		reasonably easy access to a large	could consider providing
		leisure centre to the west of the	improved bicycle and
		town, encouraging access to sport	pedestrian facilities that
		and recreation facilities. However,	connect with existing
2 - To facilitate the		the nearest GP services are also on	networks. Some
improved health and		the other side of town. Overall,	consideration could be given
wellbeing of the		this site would have a very positive	to providing additional public
whole population	++	impact on health and wellbeing.	open space or play facilities.
		The site is adjacent to a number of	
		locally listed buildings, a Grade II	
		listed building, and a conservation	
3 - To conserve and		area. As this site is merely an	
enhance		extension to an existing building,	
archaeological,		and to the rear of the listed	
historic, and cultural		buildings, there is likely to be no	Development should be
assets and their		negative impact on these heritage	designed to improve the
settings	0	assets.	setting of the listed building.
		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	
4 - To reduce the		through the town, and the train	
need to travel,		station is very close to the site and	Development on this site
encourage		has regular services to a wide	could consider providing
sustainable transport		range of destinations. This site	improved bicycle and
options, and improve		should have a very positive impact	pedestrian facilities that
accessibility to all		on accessibility of services and	connect with existing
services and facilities	++	reduction of the need to travel.	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		This site is not expected to have	
adequate supply of		any impact on water quality or	_
water	0	supply.	N/A
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall	before development goes
and quantity	+	contamination in the borough.	ahead.
		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	Consideration should be given
		leisure uses in the surrounding	to how to reduce noise and
14 To oncure air		area may cause noise issues for	air quality problems for residents of a new
14 - To ensure air		residents, particularly at night.	development on this site.
quality continues to improve and noise		However, the location on a pedestrianised street may reduce	Development should be sure
and light pollution		road noise and air pollution	not to worsen air quality
are reduced	0	somewhat.	within the AQMA.
are reduced	U	The site is in an urban area, and	Within the AQIVIA.
		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	Development should be
15 - To protect and		extension to the rear of an existing	sensitively designed to
enhance landscape		building, this is likely to have little	respect and improve the
character	0	impact on the townscape.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
in a home suitable to		provide up to 20 housing units.	a range of sizes, types, and
their needs and		This site would have a positive	tenures to provide for the
which they can	+	impact on housing in the borough.	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		The Longmead Centre itself is a	
archaeological, historic, and cultural assets and their settings	+	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. The site has previously been used as an adult education centre but is currently yacant.	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	++	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		ĺ	l I
· ·			
employment		Dodovolopmont would provide	
opportunities to		Redevelopment would provide	
meet the needs of		short-term construction	N/A
the local economy	+	opportunities.	N/A
		The site is very sustainably	Improved public transport
		located in a town centre location,	access could further reduce car
		and would encourage walking,	use, and development on this
8 - To reduce		cycling, and use of public	site could consider providing
greenhouse gas		transport over car use.	improved bicycle and
emissions and move		Consequently, it would have a	pedestrian facilities that
to a low carbon		positive impact on attempts to	connect with existing
economy	++	move to a low carbon economy.	networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
,		, ,	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
		The entire site is at risk of surface	encourage the use of passive
		flooding, although none of the	heating and cooling, and
10 - To adapt to the		site falls within Flood Zones 2 or	planting should be considered
changing climate	0	3.	to provide shade and cooling.
changing chinate	0	- 5.	Development should provide
			SUDS or other flood defences
		The entire cite is at rick of surface	where appropriate, along with
		The entire site is at risk of surface	design measures to manage
11 - To reduce flood		flooding, although none of the site falls within Flood Zones 2 or	surface runoff; and avoid
	0		building on areas at risk of
risk	0	3.	flooding or surface flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and			
maintain an		This site is not expected to have	
adequate supply of	_	any impact on water quality or	
water	0	supply.	N/A
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil		can take place, reducing overall	before development goes
quality and quantity	+	contamination in the borough.	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.
une reduced		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	Development should be
15 - To protect and enhance landscape character	0	external appearance of the locally listed building will need to be maintained.	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide 35 housing units. This site	and tenures to provide for
needs and which		would have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		The site is well-located in a town	Development on this site
		centre, encouraging walking and	could consider providing
		cycling to services rather than car	improved bicycle and
		use. There is a large park to the north	pedestrian facilities that
		of the town centre, a large area of	connect with existing
		common land to the south, and easy	networks. Some
2 - To facilitate the		access to a large leisure centre to the	consideration could be
improved health		west of the town, encouraging access	given to providing
and wellbeing of the		to sport and recreation facilities. The	additional public open
whole population	++	nearest GP services are on the other	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		There are no heritage constraints on	
settings	0	the site.	N/A
, and the second		The site is very conveniently close to	
		the town centre of Redhill, providing	
4 - To reduce the		easy access to a range of services,	
need to travel,		facilities, and shopping options. Bus	
encourage		services run through the town, and	
sustainable		the train station is very close to the	Development on this site
transport options,		site and has regular services to a wide	could consider providing
and improve		range of destinations. This site should	improved bicycle and
accessibility to all		have a very positive impact on	pedestrian facilities that
services and		accessibility of services and reduction	connect with existing
facilities	++	of the need to travel.	networks.
		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	
5 - To make the best		industrial uses, and placing housing	
use of previously		here would seem potentially an	
developed land and		inappropriate loss of employment	
existing buildings	-	land.	N/A
		Redevelopment on this site would	
		possibly support existing retail in the	
6 - To support		town centre, but this would be	
economic growth		balanced against the loss of existing	
which is inclusive,		employment land on the site and the	
innovative, and sustainable	0	undermining of the integrity of an	N/A
7 - To provide for	0	area of employment uses.	N/A
employment		Redevelopment would provide short-	
opportunities to		term construction opportunities, but	
meet the needs of		this must be balanced against the loss	
	0	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. This site has been identified as	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	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.
		The site is in an urban area, and	1 , 2 2 2 3 1 1 1
		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	Development should be
15 - To protect and		the single housing development in an	sensitively designed to
enhance landscape		area of industrial uses would seem	respect and improve the
character	0	incongruous.	townscape character.
16 - To conserve			
and enhance		There are no biodiversity constraints	
biodiversity	0	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide 25 housing units. This site	a range of sizes, types, and	
which they can		would have a positive impact on	tenures to provide for the	
afford	+	housing in the borough.	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,		There is a locally listed building on the site, 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
historic, and cultural assets and their		Development on this site would likely protect the listed building by	place. The listed building should be carefully preserved
settings	+	bringing it back into use.	during redevelopment.
4 - To reduce the need to travel, encourage sustainable transport options, and		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	Development on this site could consider providing improved bicycle and
improve accessibility to all services and		a positive impact on accessibility of services and reduction of the	pedestrian facilities that connect with existing
facilities	+	need to travel.	networks.
5 - To make the best use of previously developed land and		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	
existing buildings	+	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		Redevelopment would provide short-term construction	
the local economy	+	opportunities.	N/A
the local economy		ορροιταπιαες.	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.	
		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	
15 - To protect and		needs to be preserved, redevelopment on this site is	Development should be sensitively designed to respect
enhance landscape		unlikely to affect the character of	and improve the townscape
character	0	the area very much.	character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	
in a home suitable to		provide between 30 and 60	Housing should be provided in
their needs and		housing units. This site would have	a range of sizes, types, and
which they can		a positive impact on housing in the	tenures to provide for the
afford	+	borough.	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.
	**	impact on health and wellbeing.	or play facilities.
3 - To conserve and enhance	0	There are no heritage constraints on the site.	N/A

l avahaaalaa;aal			ı
archaeological, historic, and cultural			
assets and their			
settings			
settings		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	
4 - To reduce the		through the town, and the train	
need to travel,		station is very close to the site and	Development on this site
encourage		has regular services to a wide	could consider providing
sustainable transport		range of destinations. This site	improved bicycle and
options, and improve		should have a positive impact on	pedestrian facilities that
accessibility to all		accessibility of services and	connect with existing
services and facilities	++	reduction of the need to travel.	networks.
services and facilities		The land is previously developed	networks.
		as a car park, and redevelopment	
5 - To make the best		on this site would provide an	
use of previously		opportunity to revitalise the town	
developed land and		centre while increasing access to	
existing buildings	+	services and housing.	N/A
		Redevelopment on this site would	
6 - To support		be likely to support existing retail	
economic growth		in the town centre, as well as	
which is inclusive,		potentially providing additional	
innovative, and		office space and encouraging new	
sustainable	++	employment uses.	N/A
		Redevelopment would provide	
		short-term construction	
7 - To provide for		opportunities, and the	
employment		redevelopment could provide	
opportunities to		between 2,500-4,000sqm of office	
meet the needs of		space, which would provide longer	
the local economy	++	term employment options.	N/A
		The site is very sustainably located	Improved public transport
		in a town centre location, and	access could further reduce
		would encourage walking, cycling,	car use, and development on
8 - To reduce		and use of public transport over	this site could consider
greenhouse gas		car use. Consequently, it would	providing improved bicycle
emissions and move		have a positive impact on	and pedestrian facilities that
to a low carbon		attempts to move to a low carbon	connect with existing
economy	++	economy.	networks. Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
		11 1: 1 2 2.000.	L

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		There are no biodiversity	
enhance biodiversity	0	constraints on the site.	N/A

Grosvenor House, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live		It is estimated that this site could	
in a home suitable to		provide between 100 and 120	Housing should be provided in
their needs and		housing units. This site would have	a range of sizes, types, and
which they can		a very positive impact on housing	tenures to provide for the
afford	++	in the borough.	needs of a range of people.
		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	Development on this site
		reasonably easy access to a large	could consider providing
		leisure centre to the west of the	improved bicycle and
		town, encouraging access to sport	pedestrian facilities that
		and recreation facilities. However,	connect with existing
2 - To facilitate the		the nearest GP services are also on	networks. Some
improved health and		the other side of town. Overall,	consideration could be given
wellbeing of the		this site would have a very positive	to providing additional public
whole population	++	impact on health and wellbeing.	open space or play facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	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 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		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	
existing buildings	-	appropriate. Redevelopment on this site would	N/A
6 - To support economic growth which is inclusive, innovative, and		be likely to support existing retail in the town centre, although this must be balanced against the loss of significant employment	
sustainable	+	provision on the site.	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 significant 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	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	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.

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 character and prevailing building heights.
16 - To conserve and There are no biodiversity
enhance biodiversity 0 constraints on the site. N/A

Hockley Business Centre, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide	30016	Confinents	Potential Willigation
•			
sufficient housing to			
enable people to			
live in a home		It is estimated that this site could	Housing should be provided
suitable to their		provide up to 30 housing units. This	in a range of sizes, types, and
needs and which		site would have a positive impact on	tenures to provide for the
they can afford	+	housing in the borough.	needs of a range of people.
		The site is not located in a town or	
		local centre, but is a walkable	
		distance from both Redhill and	
		Earlswood, somewhat encouraging	Development on this site
		walking and cycling to services	could consider providing
		rather than car use. There is a large	improved bicycle and
		area of common land to the west of	pedestrian facilities that
		the site, encouraging access to open	connect with existing
2 - To facilitate the		space, exercise, and play. GP	networks. Some
improved health		services are easy to access. Overall,	consideration could be given
and wellbeing of the		this site would have a positive	to providing additional public
whole population	+	impact on health and wellbeing.	open space or play facilities.
3 - To conserve and			
enhance			
archaeological,			The locally listed building
historic, and cultural		There is a locally listed engine shed	should be carefully
assets and their		in the south of the site which will	preserved during
settings	0	need to be treated sensitively.	redevelopment.

		The site is conveniently between the	
		The site is conveniently between the	
4 - To reduce the		town centre of Redhill and the local	
need to travel,		centre of Earlswood, and close to a	
encourage		main road with regular bus services,	
sustainable		providing reasonably easy access to	Development on this site
transport options,		a range of services, facilities, and	could consider providing
and improve		shopping options. This site should	improved bicycle and
accessibility to all		have a fairly positive impact on	pedestrian facilities that
services and		accessibility of services and	connect with existing
facilities	+	reduction of the need to travel.	networks.
		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	Consideration should be
		land. However, this must be	given to the need for
		balanced against the need for	employment land in the local
5 - To make the best		employment land in the area and	area and across the borough
use of previously		the question of whether residential	as a whole, and to the
developed land and		would be an appropriate use in this	possibility of relocating
existing buildings	0	area.	existing employment uses.
6 - To support		Redevelopment on this site would	<u> </u>
economic growth		provide some support to existing	
which is inclusive,		retail in the area, although this must	Consideration should be
innovative, and		be balanced against the loss of	given to the relocation of
sustainable	0	employment land.	employment uses.
7 - To provide for		Redevelopment would provide	. ,
employment		short-term construction	
opportunities to		opportunities, but this is balanced	Consideration should be
meet the needs of		against the loss of current	given to the relocation of
the local economy	0	employment uses on the site.	employment uses.
222		1 2, 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Improved public transport
			access could further reduce
		The site is sustainably located, and	car use, and development on
8 - To reduce		would encourage walking, cycling,	this site could consider
greenhouse gas		and use of public transport over car	providing improved bicycle
emissions and move		use. Consequently, it would have a	and pedestrian facilities that
to a low carbon		positive impact on attempts to move	connect with existing
economy	+	to a low carbon economy.	networks.
		12 2 30 30 30 30 30 30 30 30 30 30 30 30 30	Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources including	water and energy efficiency
9 - To use natural		water and energy. This applies	should be encouraged in
resources prudently	0	equally to all sites.	new developments.
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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		There are no biodiversity constraints	
biodiversity	0	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide up to 100 housing units. This	and tenures to provide for
needs and which		site would have a very positive	the needs of a range of
they can afford	++	impact on housing in the borough.	people.
		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	Development on this site
		common land to the west of the site,	could consider providing
		and access to a large leisure centre to	improved bicycle and
		the west of the town, encouraging	pedestrian facilities that
		access to sport and recreation	connect with existing
		facilities. However, the nearest GP	networks. Some
2 - To facilitate the		services are also on the other side of	consideration could be given
improved health		town. Overall, this site would have a	to providing additional
and wellbeing of the		very positive impact on health and	public open space or play
whole population	++	wellbeing.	facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural assets and their		There are no begitage constraints are	
	0	There are no heritage constraints on	NI/A
settings	0	the site.	N/A

1		1	
		The site is very conveniently located	
		next to the town centre of Redhill,	
		providing easy access to a range of	
4 - To reduce the		services, facilities, and shopping	
need to travel,		options. Bus services run through the	
encourage		town, and the train station is very	
sustainable		close to the site and has regular	Development on this site
transport options,		services to a wide range of	could consider providing
and improve		destinations. This site should have a	improved bicycle and
accessibility to all		very positive impact on accessibility	pedestrian facilities that
services and		of services and reduction of the need	connect with existing
facilities	++	to travel.	networks.
		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	
5 - To make the best		centre while increasing access to	
use of previously		housing. The loss of existing	
developed land and		employment uses would be balanced	
existing buildings	+	by the proposed retail space.	N/A
6 - To support		Redevelopment on this site would be	
economic growth		likely to support existing retail in the	
which is inclusive,		town centre and would provide an	
innovative, and		additional bulky goods retail space of	
sustainable	++	around 4,000sqm.	N/A
		Redevelopment would provide short-	
		term construction opportunities, and	
7 - To provide for		the provision of retail uses on the	
employment		site would provide longer term	
opportunities to		employment options, although this is	
meet the needs of		balanced against the loss of current	
the local economy	+	employment uses on the site.	N/A
			Improved public transport
		The site is very sustainably located in	access could further reduce
		a town centre location, and would	car use, and development
8 - To reduce		encourage walking, cycling, and use	on this site could consider
greenhouse gas		of public transport over car use.	providing improved bicycle
emissions and move		Consequently, it would have a	and pedestrian facilities that
to a low carbon		positive impact on attempts to move	connect with existing
economy	++	to a low carbon economy.	networks.
			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources including	water and energy efficiency
9 - To use natural		water and energy. This applies	should be encouraged in
resources prudently	0	equally to all sites.	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		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	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
and light pollution are reduced	-	light or noise pollution impacts on nearby residential properties.	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		There are no biodiversity constraints	
biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 20 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		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	Development on this site
		sport and recreation facilities.	could consider providing
		However, the nearest GP services	improved bicycle and
		are also on the other side of town.	pedestrian facilities that
		Generally, the location in between	connect with existing
2 - To facilitate the		three railway lines may cause a	networks. Some
improved health and		large amount of noise problems	consideration could be given
wellbeing of the		for residents, which may have a	to providing additional public
whole population	0	more serious impact on health and	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	0	There are no heritage constraints on the site.	N/A
settings	U	The site is very conveniently	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	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.
		The land is previously developed	
5 - To make the best use of previously developed land and existing buildings	+	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		manual added to modeling.	1.47.
economic growth			
which is inclusive,		Redevelopment on this site would	
innovative, and		be likely to support existing retail	
sustainable	+	in the town centre.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	
meet the needs of		short-term construction	
the local economy	+	opportunities.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon		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	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
economy	++	to move to a low carbon economy.	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	+	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.

		The site is located in the	
		intersection between three railway	
1		lines, which is likely to have severe	
14 - To ensure air		noise amenity issues for residents.	Consideration should be given
quality continues to		The use of diesel trains on some of	to how to reduce noise and
improve and noise		these lines is likely to cause air	air quality problems for
and light pollution		pollution issues as well. This will be	residents of a new
are reduced		a difficult issue to mitigate against.	development on this site.
		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	Development should be
15 - To protect and		incongruous as an island of	sensitively designed to
enhance landscape			respect and improve the
· ·	0	residential development in a	
character	0	heavily industrialised area.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide up to 12 housing units. This	and tenures to provide for
needs and which		site would have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		The site is not located in a town or	
		local centre, but is a walkable	Davida and an this site
		distance from both Redhill and	Development on this site
		Earlswood, somewhat encouraging	could consider providing
		walking and cycling to services rather	improved bicycle and
		than car use. There is a large area of	pedestrian facilities that
		common land to the west of the site,	connect with existing
2 - To facilitate the		encouraging access to open space, exercise, and play. GP services are	networks. Some consideration could be
improved health		easy to access. Overall, this site	given to providing additional
and wellbeing of the		would have a positive impact on	public open space or play
whole population	+	health and wellbeing.	facilities.

1		1	1
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints on	
settings	0	the site.	N/A
		The site is conveniently between the	
4 - To reduce the		town centre of Redhill and the local	
need to travel,		centre of Earlswood, and close to a	
encourage		main road with regular bus services,	
sustainable		providing reasonably easy access to a	Development on this site
transport options,		range of services, facilities, and	could consider providing
and improve		shopping options. This site should	improved bicycle and
accessibility to all		have a fairly positive impact on	pedestrian facilities that
services and		accessibility of services and reduction	connect with existing
facilities	+	of the need to travel.	networks.
		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	Consideration should be
		good use of previously developed	given to the need for
		land. However, this must be balanced	employment land in the
5 - To make the best		against the need for employment	local area and across the
use of previously		land in the area and the question of	borough as a whole, and to
developed land and		whether residential would be an	the possibility of relocating
existing buildings	0	appropriate use in this area.	existing employment uses.
6 - To support		Redevelopment on this site would	
economic growth		provide some support to existing	
which is inclusive,		retail in the area, although this must	Consideration should be
innovative, and		be balanced against the loss of	given to the relocation of
sustainable	0	employment land.	employment uses.
7 - To provide for		. ,	. ,
employment		Redevelopment would provide short-	
opportunities to		term construction opportunities, but	Consideration should be
meet the needs of		this is balanced against the loss of	given to the relocation of
the local economy	0	current employment uses on the site.	employment uses.
,		. ,	Improved public transport
			access could further reduce
		The site is sustainably located, and	car use, and development
8 - To reduce		would encourage walking, cycling,	on this site could consider
greenhouse gas		and use of public transport over car	providing improved bicycle
emissions and move		use. Consequently, it would have a	and pedestrian facilities that
to a low carbon		positive impact on attempts to move	connect with existing
economy	+	to a low carbon economy.	networks.
		Materials used in construction may	Sustainable construction
		have some effect on natural	methods that reduce
		resources, and new residents will	natural resource use should
9 - To use natural		consume natural resources including	be encouraged. High levels
resources prudently	0	water and energy. This applies	of water and energy
· ' '		<u> </u>	. J.

		equally to all sites.	efficiency should be encouraged in new developments.
10 - To adapt to the		The entire site is within flood zones 2 and 3, and much of the site is at risk	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
changing climate 11 - To reduce flood		The entire site is within flood zones 2 and 3, and much of the site is at risk	and cooling. 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
risk 12 - To improve the water quality of rivers and groundwater, and		of surface flooding as well. Redhill Brook runs near the site.	flooding or surface flooding.
maintain an adequate supply of water	0	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. Redevelopment on this site is likely	Contamination on the site should be examined and remediated before development goes ahead.
14 - To ensure air quality continues to improve and noise		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	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
and light pollution are reduced	-	pollution impacts on nearby residential properties.	new development on this site.

15 - To protect and enhance landscape		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
·		. 0	
character	+	residential character of the area.	character.
16 - To conserve and		There are no biodiversity constraints	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide 20 housing units. This site	a range of sizes, types, and	
which they can	+	would have a positive impact on housing in the borough.	tenures to provide for the needs of a range of people.	
		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	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing	
2 - To facilitate the		nearest GP services are also very	networks. Some	
improved health and		close. Overall, this site would have	consideration could be given	
wellbeing of the		a very positive impact on health	to providing additional public	
whole population	++	and wellbeing.	open space or play facilities.	
3 - To conserve and			The area of high	
enhance		Thorois a locally listed building	The area of high	
archaeological,		There is a locally listed building	archaeological potential	
historic, and cultural assets and their		close to the site to the east, and the site is entirely within an area of	should be fully explored before development takes	
settings	0	high archaeological potential.	place.	

		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	
4 - To reduce the		through the town, and the train	
need to travel,		station is fairly close to the site	Development on this site
encourage		and has regular services to a wide	could consider providing
sustainable transport		range of destinations. This site	improved bicycle and
options, and improve		should have a positive impact on	pedestrian facilities that
accessibility to all		accessibility of services and	connect with existing
services and facilities	+	reduction of the need to travel.	networks.
		The land is previously developed	
		as a car park, and redevelopment	
5 - To make the best		on this site would provide an	
use of previously		opportunity to revitalise the town	
developed land and		centre while increasing access to	
existing buildings	+	services and housing.	N/A
6 - To support			
economic growth			
which is inclusive,		Redevelopment on this site would	
innovative, and		possibly support existing retail in	
sustainable	+	the local centre.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	
meet the needs of		short-term construction	
the local economy	+	opportunities.	N/A
		The site is sustainably located	Improved public transport
		close to a town centre location,	access could further reduce
O. Ta wadeea		and would encourage walking,	car use, and development on
8 - To reduce		cycling, and use of public transport	this site could consider
greenhouse gas		over car use. Consequently, it	providing improved bicycle
emissions and move to a low carbon		would have a positive impact on attempts to move to a low carbon	and pedestrian facilities that connect with existing
	_	'	networks.
economy	+	economy.	Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
, ,		. ,	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
10 - To adapt to the		The site is not within a flood zone	heating and cooling, and
changing climate	++	or area at risk of surface flooding.	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		This site is not expected to have	
adequate supply of	0	any impact on water quality or	N1/A
water 13 - To reduce land	0	supply.	N/A
contamination and		The area are the same area are in extra are	
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. The site is in an urban area, and	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.
		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,	Development should be sensitively designed to respect and improve the townscape character. Consideration should be given to how to reduce noise and
15 - To protect and enhance landscape		redevelopment is likely to improve the townscape character in the	air quality problems for residents of a new
character	+	surrounding area.	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			Housing should be provided in
their needs and		At the time of undertaking the	a range of sizes, types, and
which they can afford	?	appraisal, the potential capacity of the site is unclear.	tenures to provide for the needs of a range of people.
anoru	•	The site is a long distance from a	riceus of a range of people.
		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	
2 - To facilitate the improved health and wellbeing of the whole population	0	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		There are no haritage constraints	
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 5 - To make the best use of previously developed land and	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. The site is currently in residential use, and intensification to create additional housing would be a good use of previously developed	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
existing buildings	+	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. Development should provide SUDS or other flood defences
11 - To reduce flood risk	++	The site is almost entirely within flood zone 3, and also has some areas at risk of surface flooding.	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		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 to	Development should be sensitively designed to
15 - To protect and enhance landscape		be careful not to impact too strongly on the appearance of the	respect the townscape character, and the proximity
character 16 - To conserve and enhance biodiversity	0	town from the countryside. There are no biodiversity constraints on the site.	to the urban-rural fringe. N/A

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

		The site is surrounded by locally	
3 - To conserve and		listed buildings to the west, north,	
enhance		and east. However, as the site is	
archaeological,		currently in use as a car park,	Development should be
historic, and cultural		redevelopment offers a very clear	designed to improve the
assets and their		opportunity to actually improve the	setting of the listed
settings	+	setting of these assets.	buildings.
36661183		The site is very conveniently located	241411.851
		in the town centre of Redhill,	
		providing easy access to a range of	
		services, facilities, and shopping	
		options. Bus services run through the	
4 - To reduce the		town, and the train station is very	
need to travel,		close to the site and has regular	
encourage		services to a wide range of	
sustainable		destinations. The site would also	Development on this site
transport options,		provide a number of new retail and	could consider providing
and improve		leisure services. This site should have	improved bicycle and
accessibility to all		a very positive impact on accessibility	pedestrian facilities that
services and		of services and reduction of the need	connect with existing
facilities	++	to travel.	networks.
		The land is previously developed as a	
		car park, and redevelopment on this	
5 - To make the best		site would provide an opportunity to	
use of previously		revitalise the town centre while	
developed land and		increasing access to services and	
existing buildings	+	housing.	N/A
6 - To support		Redevelopment on this site would be	
economic growth		likely to support existing retail in the	
which is inclusive,		town centre, as well as providing	
innovative, and		additional retail space, food and drink	
sustainable	++	options, and a new cinema	N/A
		Redevelopment would provide short-	
		term construction opportunities, and	
7 To provide fee		the redevelopment is expected to	
7 - To provide for		provide up to 3,500sqm of retail uses,	
employment		1,200sqm of food and drink uses, and	
opportunities to meet the needs of		a six screen cinema, all of which would provide longer term	
the local economy	++	employment options.	N/A
the local economy		стироутиент орнона.	-
		The site is very sustainably located in	
8 - To reduce			-
emissions and move		Consequently, it would have a	and pedestrian facilities
to a low carbon		positive impact on attempts to move	that connect with existing
economy	++	to a low carbon economy.	networks.
8 - To reduce greenhouse gas emissions and move to a low carbon		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	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

1		1	
			Sustainable construction
			methods that reduce
		Materials used in construction may	natural resource use should
		have some effect on natural	be encouraged. High levels
		resources, and new residents will	of water and energy
		consume natural resources including	efficiency should be
9 - To use natural		water and energy. This applies	encouraged in new
resources prudently	0	equally to all sites.	developments.
			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
		The entire site is located within flood	passive heating and cooling,
		zone 2, and a significant proportion	and planting should be
10. To adapt to the		of the site is also at notable risk of	considered to provide shade
10 - To adapt to the		surface flooding.	= -
changing climate		Surface flooding.	and cooling.
			Development should
			provide SUDS or other flood
			defences where
			appropriate, along with
		The entire site is located within flood	design measures to manage
		zone 2, and a significant proportion	surface runoff; and avoid
11 - To reduce flood		of the site is also at notable risk of	building on areas at risk of
risk		surface flooding.	flooding or surface flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and			
maintain an			
adequate supply of		This site is not expected to have any	
water	0	impact on water quality or supply.	N/A
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development can	investigated and
safeguard soil		take place, reducing overall	remediated before
quality and quantity	+	contamination in the borough.	development goes ahead.
		The site is partially within an Air	
		Quality Management Area, and	
		would need to ensure that air quality	Consideration should be
		is not worsened by development on	given to how to reduce
		this site. The site is also directly	noise and air quality
14 - To ensure air		adjacent to the busy A23 road, and	problems for residents of a
quality continues to		very close to the A25 road. There is a	new development on this
improve and noise		potential risk that the concentration	site. Development should
and light pollution		of leisure uses on the site could cause	be sure not to worsen air
are reduced	_	noise amenity problems for residents	quality within the AQMA.
are reduced		noise amenity problems for residents	quality within the AQIVIA.

		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		2 22 23 25	
and enhance		There are no biodiversity constraints	
biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 60 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.

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	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.
There are no heritage constraints	
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	N/A Improved public transport
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.	access could reduce car use, and development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
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	
as the need for employment land	N/A
Redevelopment on this site would provide some support to existing retail in the area, although this must be balanced against the loss	Consideration should be given to the relocation of employment uses.
	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. There are no heritage constraints on the site. 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. 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. Redevelopment on this site would provide some support to existing retail in the area, although this

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7 - To provide for		Redevelopment would provide	
employment		short-term construction	
opportunities to		opportunities, but this is balanced	Consideration should be given
meet the needs of		against the loss of current	to the relocation of
the local economy	0	employment uses on the site.	employment uses.
			Improved public transport
			access could reduce car use,
			and development on this site
8 - To reduce		The site is in a location that is likely	could consider providing
greenhouse gas		to encourage car use among	improved bicycle and
emissions and move		residents, and will therefore make	pedestrian facilities that
to a low carbon		a fairly large contribution towards	connect with existing
economy	_	greenhouse gas emissions.	networks.
economy		greeniiouse gas eniissions.	Sustainable construction
		Matarials used in construction may	
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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
		Areas of the site are at some risk	encourage the use of passive
		of surface flooding, although none	heating and cooling, and
10 - To adapt to the		of the site falls within Flood Zones	planting should be considered
changing climate	+	2 or 3.	to provide shade and cooling.
0 0			Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
		Areas of the site are at some risk	manage surface runoff; and
		of surface flooding, although none	avoid building on areas at risk
11 - To reduce flood		of the site falls within Flood Zones	of flooding or surface
risk	+	2 or 3.	flooding.
12 - To improve the			
water quality of			
rivers and			
groundwater, and		A small stream passes the site.	
maintain an		•	
		Beyond this, the site is not	Evicting water feetures should
adequate supply of	0	expected to have any impact on	Existing water features should
water	0	water quality or supply.	be protected.
		This site has been identified as	
10 -		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall	before development goes
and quantity	+	contamination in the borough.	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		It is estimated that this site could	
enable people to live		provide up to 35 housing units,	
in a home suitable to		combining flats and family	Housing should be provided in
their needs and		housing. This site would have a	a range of sizes, types, and
which they can		positive impact on housing in the	tenures to provide for the
afford	+	borough.	needs of a range of people.
		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	Development on this site
		centre very nearby, encouraging	could consider providing
		access to sport and recreation	improved bicycle and
		facilities. GP services are easily	pedestrian facilities that
		accessible. There is a very small	connect with existing
		amount of public right of way	networks. Some
		along the northeastern edge of the	consideration could be given
2 - To facilitate the		site, which should be retained.	to providing additional public
improved health and		Overall, this site would have a very	open space or play facilities.
wellbeing of the		positive impact on health and	Public rights of way should be
whole population	++	wellbeing.	retained.

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

		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.
		Areas of the site are at some risk of surface flooding, although none	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
10 - To adapt to the changing climate	+	of the site falls within Flood Zones 2 or 3.	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	0	There are no biodiversity	NI/A
enhance biodiversity	0	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		It is estimated that this site could	
in a home suitable to		provide between 80 and 120	Housing should be provided in
their needs and		housing units. This site would have	a range of sizes, types, and
which they can		a very positive impact on housing	tenures to provide for the
afford	++	in the borough.	needs of a range of people.
		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	Development on this site
		reasonably easy access to a large	could consider providing
		leisure centre to the west of the	improved bicycle and
		town, encouraging access to sport	pedestrian facilities that
		and recreation facilities. However,	connect with existing
2 - To facilitate the		the nearest GP services are also on	networks. Some
improved health and		the other side of town. Overall,	consideration could be given
wellbeing of the		this site would have a very positive	to providing additional public
whole population	++	impact on health and wellbeing.	open space or play facilities.
3 - To conserve and		There is a locally listed building	
enhance		(the train station) directly adjacent	
archaeological,		to the site, and an Area of High	
historic, and cultural		Archaeological Potential near the	Development should be
assets and their		site - however, this is on the other	designed to improve the
settings	0	side of the railway tracks, so	setting of the listed building.

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

		Materials used in construction may have some effect on natural resources, and new residents will consume natural resources	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency
9 - To use natural resources prudently	0	including water and energy. This applies equally to all sites.	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.
		There are some trees with TPOs on	to modepe on a determ
16 - To conserve and		the eastern edge of the site that	Trees with TPOs should be
enhance biodiversity	0	would need to be retained.	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,		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	Development should aim to	
historic, and cultural assets and their settings	+	currently an industrial estate, redevelopment may offer the opportunity to enhance the setting	enhance the setting of the conservation area and locally listed building.	

		of these assets rather than detract from them.	
		nom mem.	
		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	
4 - To reduce the		fairly short walk from the site and	Davalanment on this site
need to travel, encourage		has fairly regular services and provides good access to further	Development on this site could consider providing
sustainable transport		trains at Redhill. This site should	improved bicycle and
options, and improve		have a positive impact on	pedestrian facilities that
accessibility to all		accessibility of services and	connect with existing
services and facilities	+	reduction of the need to travel.	networks.
		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	
5 - To make the best		increasing access to housing. The	
use of previously		current redevelopment proposal	
developed land and		plans to reprovide employment	
existing buildings	+	space on the site.	N/A
		Development on this site would	
		retain 7,500sqm of employment space, aimed primarily at small	
		workshops and business	
		incubators, having a potentially	
6 - To support		very positive impact on innovation	
economic growth		and small businesses in the local	
which is inclusive,		economy. The additional housing	
innovative, and sustainable	1.1	will also support local retail in the	N/A
SUSTAILIANIE	++	town. Redevelopment would provide	IV/A
		short-term construction	
		opportunities, and the re-provision	
7 - To provide for		of employment uses on the site	
employment		would provide longer term	
opportunities to		employment options that would	
meet the needs of	_	largely balance out the loss of existing employment uses.	N/A
the local economy	T	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. This site has been identified as	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	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.
		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.	Development should be
		Ultimately, as the site is currently	sensitively designed to
		used for light industrial purposes	respect and enhance the
15 - To protect and		only, redevelopment offers an	townscape character, and the
enhance landscape		opportunity to enhance the	proximity to the urban-rural
character	+	townscape character in the area.	fringe.
		There is a small group of TPOs	
		along the site boundary to the	A buffer zone may be
		southwest. The site is also	required between
		adjacent to a Potential SNCI in the	development on the site and
16 - To conserve and		west, and a buffer zone may be	the potential SNCI. Trees with
enhance biodiversity	0	appropriate to protect this asset.	TPOs should be retained.

Alma House			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		It is estimated that this site could	Housing should be provided in
enable people to live		provide 12 housing units. This site	a range of sizes, types, and
in a home suitable to		would have a positive impact on	tenures to provide for the
their needs and	+	housing in the borough.	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		Redevelopment would provide	
employment		short-term construction	
opportunities to		opportunities, but this must be	
meet the needs of		balanced against the loss of	
the local economy	0	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.
conomy		cconomy.	Sustainable construction
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.	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		There are no water features on or	
rivers and		near the site. Groundwater in the	
groundwater, and		area is potentially sensitive to	Groundwater protection
maintain an		contamination, but the site is	measures may be required.
adequate supply of		unlikely to have a strong impact	Existing water features should
water	0	on water quality or supply.	be protected.

		This site has been identified as	
12. To reduce land		potentially contaminated, and any contamination would need to be	Contonnination should be
13 - To reduce land			Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall	before development goes
and quantity	+	contamination in the borough.	ahead.
		The site does not currently suffer	
		from any noise, light, or air	
14 - To ensure air		pollution constraints. Care must	
quality continues to		be taken during construction to	A construction statement
improve and noise		avoid light or noise pollution	could be used to set out how
and light pollution		impacts on nearby residential	construction impacts will be
are reduced	0	properties.	mitigated.
		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.	Development should be
		Redevelopment is likely to involve	sensitively designed to respect
15 - To protect and		conversion the existing building,	and improve the townscape
enhance landscape		which should not have an impact	character and prevailing
character	0	on the townscape character.	building heights.
16 - To conserve and		There are no biodiversity	3 - 3
enhance biodiversity	0	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			Housing should be provided
live in a home		It is estimated that this site could	in a range of sizes, types,
suitable to their		provide up to 25 housing units. This	and tenures to provide for
needs and which		site would have a positive impact on	the needs of a range of
they can afford	+	housing in the borough.	people.
		The site is well-located within a town	Development on this site
		centre, encouraging walking and	could consider providing
		cycling to services rather than car	improved bicycle and
		use. There is easy access to a large	pedestrian facilities that
2 - To facilitate the		park to the south of the town,	connect with existing
improved health		encouraging exercise. GP services are	networks. Some
and wellbeing of the		also easily accessible from this site.	consideration could be
whole population	++	Overall, this site would have a very	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		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	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 cite.
4 - To reduce the need to travel, encourage sustainable transport options,		of these heritage assets. 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 reprovide up to 1,000sqm of space for retail or community uses, potentially maintaining a high level of access to	Development on this site could consider providing
and improve accessibility to all services and facilities	++	services. This site should have a very positive impact on accessibility of services and reduction of the need to travel.	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			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
changing climate 11 - To reduce flood risk	++	None of the site is at risk of flooding. None of the site is at risk of flooding.	and cooling. 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 13 - To reduce land	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.
contamination and safeguard soil	0	There are no known contamination issues with this site.	N/A

quality and quantity			
		The site is close to an Air Quality	
14 - To ensure air		Management Area, although not	
quality continues to		actually within or adjacent to it, and	
improve and noise		would need to ensure that air quality	Development should be
and light pollution		is not worsened by development on	sure not to worsen air
are reduced	0	this site.	quality within the AQMA.
		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	Development should be
15 - To protect and		long as the many heritage assets and	sensitively designed to
enhance landscape		designations in the area are	respect and improve the
character	0	respected.	townscape character.
16 - To conserve			
and enhance		There are no biodiversity constraints	
biodiversity	0	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide up to 15 housing units.	a range of sizes, types, and	
which they can		This site would have a positive	tenures to provide for the	
afford	+	impact on housing in the borough.	needs of a range of people.	
		The site is fairly close to the town	Development on this site	
		centre of Reigate, and a walkable	could consider providing	
		distance to the train station, so the	improved bicycle and	
		site should overall encourage	pedestrian facilities that	
		walking and cycling rather than car	connect with existing	
2 - To facilitate the		use. There is a large park in the	networks. Some	
improved health and		town centre, encouraging access	consideration could be given	
wellbeing of the		to open space, exercise, and play.	to providing additional public	
whole population	++	GP services are easy to access.	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		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	Development on this site could consider providing improved bicycle and
options, and improve accessibility to all services and facilities	+	have a positive impact on accessibility of services and reduction of the need to travel.	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	1	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. The site is within an Air Quality	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	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			Housing should be provided in
their needs and		At the time of undertaking the	a range of sizes, types, and
which they can		appraisal, the potential capacity of	tenures to provide for the
afford	?	the site is unclear.	needs of a range of people.
		The site is well-located within a	
		town centre, encouraging walking	Development on this site
		and cycling to services rather than	could consider providing
		car use. There is easy access to a	improved bicycle and
		large park to the west of the site,	pedestrian facilities that
		encouraging exercise. However,	connect with existing
2 - To facilitate the		the nearest GP services are on the	networks. Some
improved health and		other side of town. Overall, this	consideration could be given
wellbeing of the		site would have a very positive	to providing additional public
whole population	++	impact on health and wellbeing.	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.
		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	
4 - To reduce the		the town, and the train station is a fairly short walk from the site and	
need to travel,		has fairly regular services and	Development on this site
encourage		provides good access to further	could consider providing
sustainable transport		trains at Redhill. This site should	improved bicycle and
options, and improve		have a very positive impact on	pedestrian facilities that
accessibility to all		accessibility of services and	connect with existing
services and facilities	+	reduction of the need to travel.	networks.
		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	
5 - To make the best		formed from hard standing, and	
use of previously		intensification for housing would	
developed land and		be a good use of previously	
existing buildings	+	developed land.	N/A
6 - To support			
economic growth which is inclusive,		Redevelopment on this site would	
innovative, and		be likely to support existing retail	
sustainable	+	in the town centre.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	
meet the needs of the local economy	+	short-term construction opportunities.	N/A
the local economy		The site is very sustainably located	Improved public transport
		in a town centre location, and	access could further reduce
8 - To reduce		would encourage walking, cycling,	car use, and development on
greenhouse gas		and use of public transport over	this site could consider
emissions and move		car use. Consequently, it would	providing improved bicycle
to a low carbon		have a positive impact on attempts	and pedestrian facilities that
economy	+	to move to a low carbon economy.	connect with existing

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

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

assets and their		character of the area.	
settings			
		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	
4. To we do so the		regular services and provides good	
4 - To reduce the		access to further trains at Redhill. It is	
need to travel,		anticipated that the site will re-	
encourage sustainable		provide up to 1,000sqm of space for	Davidanment on this site
transport options,		retail or community uses, potentially maintaining a high level of access to	Development on this site could consider providing
and improve		services. This site should have a very	improved bicycle and
accessibility to all		positive impact on accessibility of	pedestrian facilities that
services and		services and reduction of the need to	connect with existing
facilities	+	travel.	networks.
Tacinates		The land is previously developed as a	THE COUNTY OF TH
		library, swimming pool, and some	
		commercial and retail uses, and	
		redevelopment on this site would	
		provide an opportunity to retain the	Consideration should be
		community uses while increasing	given to the retention or
		access to housing. However, careful	relocation of community
		consideration would need to be given	uses, and to the need for
		to ensure that no community	retail and commercial land
5 - To make the best		facilities are lost in the	and employment
use of previously		redevelopment, and there is also a	opportunities in the local
developed land and		risk of loss of retail and employment	area and across the
existing buildings	0	opportunities.	borough.
6 - To support		Redevelopment on this site would be	
economic growth		likely to support existing retail in the	
which is inclusive,		town centre, but this is balanced	
innovative, and		against the potential loss of some	N1/A
sustainable	++	retail and commercial space.	N/A
		Redevelopment would provide short- term construction opportunities, and	
		the re-provision of retail or	
7 - To provide for		community uses on the site would	
employment		provide longer term employment	
opportunities to		options, although this is balanced	
meet the needs of		against the potential loss of current	
the local economy	+	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. This site has been identified as	Groundwater protection measures may be required. Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	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		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	Development should be sensitively designed to
enhance landscape		to have a significant impact on	respect and improve the
character	0	townscape character in the area.	townscape character.
16 - To conserve			
and enhance		There are no biodiversity constraints	
biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide 20 housing units. This site	a range of sizes, types, and
which they can		would have a positive impact on	tenures to provide for the
afford	+	housing in the borough.	needs of a range of people.
			Development on this site
		The site is well-located next to a	could consider providing
		town centre and very close to a	improved bicycle and
		train station, encouraging walking	pedestrian facilities that
2 To fooilitate the		and cycling to services rather than	connect with existing
2 - To facilitate the		car use. GP services are also very	networks. Some
improved health and		nearby. Overall, this site would	consideration could be given
wellbeing of the	++	have a very positive impact on health and wellbeing.	to providing additional public
whole population 3 - To conserve and	тт	Health and Wellbeilig.	open space or play facilities.
enhance		The locally listed train station	
archaeological,		building is on the other side of the	Views to and from the station
historic, and cultural		railway tracks, and housing on this	should be considered when
assets and their		site would be visible from the	designing a development on
settings	0	station.	this site.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all		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	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing
services and facilities	++	reduction of the need to travel.	networks.
		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	
5 - To make the best		previously developed land,	
use of previously		especially if station parking is	
developed land and		intensified to maintain the same	
existing buildings	+	amount as before.	N/A
6 - To support		amount as serore.	14,71
economic growth			
which is inclusive,		Redevelopment on this site would	
innovative, and		be likely to support existing retail	
sustainable	+	in the town centre.	N/A
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	
meet the needs of		short-term construction	
the local economy	+	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		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	Development should be sensitively designed to
enhance landscape character	+	opportunity to improve the townscape of the area.	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 N	Mail Delivery Office, Rushworth Road,	, Reigate
Score	Comments	Potential Mitigation
	It is estimated that this site could	Housing should be provided in
	provide 12 housing units. This site	a range of sizes, types, and
	would have a positive impact on	tenures to provide for the
+	housing in the borough.	needs of a range of people.
		Development on this site
	The site is well-located next to a	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.
		in a property of
	There are no heritage constraints	
0	_	N/A
	•	
	_	
	_	
		Development on this site
	•	could consider providing
		improved bicycle and
	•	pedestrian facilities that
	, ,	connect with existing
++	reduction of the need to travel.	networks.
	· · · · · · · · · · · · · · · · · · ·	
	revitalise the town centre while	
	_	
+	however.	N/A
	Redevelopment on this site would	
	•	
+	in the town centre.	N/A
	++ 0	It is estimated that this site could provide 12 housing units. This site would have a positive impact on housing in the borough. 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. There are no heritage constraints on this site. 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. 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.

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		The site does not fall within flood zones 2 or 3, although a small part of the site is at risk of surface	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.
changing climate 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.	to provide shade and cooling. 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.	
			A construction statement
		The site is very close to a railway	could be used to set out how
		line, and this may cause some	construction impacts will be
14 - To ensure air		noise amenity issues for residents	mitigated. Consideration
quality continues to		of new housings. Care must be	should be given to how to
improve and noise		taken during construction to avoid	reduce noise and air quality
and light pollution		light or noise pollution impacts on	problems for residents of a
are reduced	-	nearby residential properties.	new development on this site.
		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,	Development should be
15 - To protect and		redevelopment offers the	sensitively designed to
enhance landscape		opportunity to improve the	respect and improve the
character	+	townscape of the area.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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			Housing should be provided in
their needs and		At the time of undertaking the	a range of sizes, types, and
which they can		appraisal, the potential capacity of	tenures to provide for the
afford	?	the site is unclear.	needs of a range of people.
		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	Development on this site
		large park to the west of the site,	could consider providing
		encouraging exercise. However,	improved bicycle and
		the nearest GP services are on the	pedestrian facilities that
		other side of town, and the site is	connect with existing
2 - To facilitate the		currently an open space, the loss	networks. Some
improved health and		of which may affect health and	consideration could be given
wellbeing of the		wellbeing. Overall, this site would	to providing additional public
whole population	+	have a somewhat positive impact	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 6 - To support	-	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
economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to meet the needs of the local economy	+	Redevelopment on this site would be likely to support existing retail in the town centre. 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		There are no biodiversity	21/2
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide 12 housing units. This site	a range of sizes, types, and	
which they can		would have a positive impact on	tenures to provide for the	
afford	+	housing in the borough.	needs of a range of people.	
		The site is close to Earlswood		
		Common, providing access to open		
		space for exercise and recreation.	Development on this site	
		GP services are easily accessible	could consider providing	
		from the site. The site is a long	improved bicycle and	
		distance from the nearest town	pedestrian facilities that	
		centre or train station, which may	connect with existing	
2 - To facilitate the		increase the use of cars rather	networks. Some	
improved health and		than walking or cycling, but is close	consideration could be given	
wellbeing of the		to a local centre that provides	to providing additional public	
whole population	+	some services and facilities.	open space or play facilities.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural assets and their		There are no heritage constraints		
	0	There are no heritage constraints on this site.	N/A	
settings 4 - To reduce the	U	The site is located close to a local	IN/A	
need to travel,		centre, but is quite a distance from	Development on this site	
encourage		the nearest town centre or train	could consider providing	
sustainable transport		station. Buses pass close to the	improved bicycle and	
options, and improve		site, but overall this site will be	pedestrian facilities that	
accessibility to all		unlikely to reduce the need to	connect with existing	
services and facilities	0	travel or to use cars.	networks.	

5 - To make the best use of previously developed land and existing buildings 6 - To support	+	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
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		The control of the first control of	
groundwater, and		There are no water features on or	
maintain an		near the site, and the site is	
adequate supply of		unlikely to have any effect on	
water	0	water quality or supply.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality		There are no known contamination	
and quantity	0	issues on this site.	N/A
		The site does not currently suffer	
		from any noise, light, or air	
14 - To ensure air		pollution constraints. Care must	
quality continues to		be taken during construction to	A construction statement
improve and noise		avoid light or noise pollution	could be used to set out how
and light pollution		impacts on nearby residential	construction impacts will be
are reduced	0	properties.	mitigated.
		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,	Development should be
15 - To protect and		redevelopment offers the	sensitively designed to
enhance landscape		opportunity to improve the	respect and improve the
character	+	townscape of the area.	townscape character.
16 - To conserve and		There are some individual TPOs	Trees with TPOs should be
enhance biodiversity	0	scattered around the site.	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 18 homes. This site	a range of sizes, types, and
which they can		would have a positive impact on	tenures to provide for the
afford	+	housing in the borough.	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		There are no heritage constraints	
settings	0	on the site.	N/A
		The site is some distance from the	
4 To 200 division the c		nearest town centre and a	Improved public transport
4 - To reduce the need to travel,		considerable distance from a train station, although buses pass fairly	access could further reduce car use, and development on
encourage		close to the site. The distance	this site could consider
sustainable transport		from services and transport	providing improved bicycle
options, and improve		options mean this site is likely to	and pedestrian facilities that
accessibility to all		encourage the need to travel and	connect with existing
services and facilities	_	the use of cars to do so.	networks.
		The site is currently developed as	
		a school, and unless this use were	
		maintained or moved to an	
5 - To make the best		appropriate location, the loss of	
use of previously		this use for housing would not be	
developed land and		a good use of previously	
existing buildings	-	developed land.	N/A
6 - To support		Redevelopment on this site would	
economic growth		be likely to support retail in the	
which is inclusive,		local centre to a small extent, but	
innovative, and	0	this must be balanced against the	N1/A
sustainable	0	loss of employment use. Redevelopment would provide	N/A
7 To provide for		short-term construction	
7 - To provide for employment		opportunities, but this must be	
opportunities to		balanced against the potential loss	
meet the needs of		of long term employment in the	
the local economy	0	school.	N/A
8 - To reduce		The site is not sustainably located	Improved public transport
greenhouse gas		in a way that will reduce car travel,	access could further reduce
emissions and move		and the increase in car use will	car use, and development on
to a low carbon		have a negative impact on	this site could consider
economy	-	greenhouse gas emissions.	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		The site does not fall within a flood zone or an area at risk of	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.
changing climate 11 - To reduce flood	++	The site does not fall within a flood zone or an area at risk of	to provide shade and cooling. 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
risk 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.	flooding or surface flooding. 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		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	
enable people to live		provide up to 110 housing units.	Housing should be provided in
in a home suitable to		This site would have a positive	a range of sizes, types, and
their needs and		impact on housing in the	tenures to provide for the
which they can afford	++	borough.	needs of a range of people.
		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	Development on this site could
		with little access to public open	consider providing improved
		space or health services. Being	bicycle and pedestrian facilities
		located away from other	that connect with existing
2 - To facilitate the		residential areas and next to a	networks. Some consideration
improved health and		main road, this site could have a	could be given to providing
wellbeing of the		negative impact on health and	additional public open space
whole population	-	wellbeing.	or play facilities.
3 - To conserve and		The Cambridge Hotel is a Grade II	
enhance		listed building with listed	
archaeological,		curtilage, and its setting would	Development should be
historic, and cultural		possibly be affected by a large	designed sensitively to respect
assets and their		housing development so nearby	the setting of the listed
settings	-	in a currently open area.	building.
4 - To reduce the		Although bus services pass by the	
need to travel,		site, it is a long way to a town or	
encourage		local centre or a train station, and	Development on this site could
sustainable transport		development of housing on this	consider providing improved
options, and improve		site would almost certainly	bicycle and pedestrian facilities
accessibility to all		increase the need to travel and	that connect with existing
services and facilities	-	the need to use cars to do so.	networks.

C To make the best		The site is not provide abo	1
5 - To make the best		The site is not previously	
use of previously		developed, and this would	
developed land and		therefore not be a suitable way	2.72
existing buildings		of achieving this objective.	N/A
6 - To support		Redevelopment on this site	
economic growth		would be unlikely to provide a	
which is inclusive,		boost to retail in the area due to	Consideration should be given
innovative, and		the large distance from local or	to the relocation of
sustainable	0	town centres.	employment uses.
7 - To provide for			
employment			
opportunities to		Redevelopment would provide	Consideration should be given
meet the needs of		short-term construction	to the relocation of
the local economy	+	opportunities.	employment uses.
			Improved public transport
			access could further reduce car
			use, and development on this
8 - To reduce		The site is not located in a	site could consider providing
greenhouse gas		sustainable manner, and would	improved bicycle and
emissions and move		most likely increase the use of	pedestrian facilities that
to a low carbon		cars and have a negative impact	connect with existing
economy	-	on greenhouse gas emissions.	networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			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
		A small part of the site is within	heating and cooling, and
10 - To adapt to the		flood zone 2 and also within	planting should be considered
changing climate	0	areas at risk of surface flooding.	to provide shade and cooling.
		3	Development should provide
			SUDS or other flood defences
			where appropriate, along with
			design measures to manage
		A small part of the site is within	surface runoff; and avoid
11 - To reduce flood		flood zone 2 and also within	building on areas at risk of
risk	0	areas at risk of surface flooding.	flooding or surface flooding.
12 - To improve the		There is a small pond and a drain	. 5 - 11 morning.
water quality of		on the site. Beyond this, the site	
rivers and		is not expected to have any	
groundwater, and		impact on water quality or	Existing water features should
maintain an	0	supply.	be protected.
ata a		-~Lh.1.	at protected.

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

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

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

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

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4 - To reduce the		Although bus services pass by the	Baralan and an illians
need to travel,		site, it is a long way to a town or	Development on this site
encourage		local centre or a train station, and	could consider providing
sustainable transport		development of housing on this	improved bicycle and
options, and improve		site would almost certainly	pedestrian facilities that
accessibility to all		increase the need to travel and the	connect with existing
services and facilities	-	need to use cars to do so.	networks.
		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	
5 - To make the best		unlikely to be the best possible use	
use of previously		of this land, regardless of whether	
developed land and		it would take the site out of	
existing buildings	-	dereliction.	N/A
		Redevelopment on this site would	
6 - To support		be unlikely to provide a boost to	
economic growth		retail in the area due to the large	
which is inclusive,		distance from local or town	Consideration should be given
innovative, and		centres, and would see the loss of	to the relocation of
sustainable	-	some employment land.	employment uses.
		Redevelopment would provide	
7 - To provide for		short-term construction	
employment		opportunities, but this is balanced	
opportunities to		against the potential re-use of the	Consideration should be given
meet the needs of		site as employment land which	to the relocation of
the local economy	0	would provide longer term jobs.	employment uses.
,		, ,	Improved public transport
			access could further reduce
			car use, and development on
8 - To reduce		The site is not located in a	this site could consider
greenhouse gas		sustainable manner, and would	providing improved bicycle
emissions and move		most likely increase the use of cars	and pedestrian facilities that
to a low carbon		and have a negative impact on	connect with existing
economy	_	greenhouse gas emissions.	networks.
233,131,11		6. cccase Bas cimissions.	Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
resources prodering	U	applies equally to all sites.	Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
		The northern area of the site is	flooding or surface flooding.
10 To adapt to the		partially within flood zones 2 and	Design of sites should
10 - To adapt to the		3, and within areas at risk of	encourage the use of passive
changing climate	-	surface flooding.	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		There is a drain around the boundary of the site. Beyond this,	
maintain an		the site is not expected to have	
adequate supply of		any impact on water quality or	Existing water features should
water	0	supply.	be protected.
		This site has been identified as potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall	before development goes
and quantity	+	contamination in the borough. Redevelopment on this site is likely	ahead.
		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	
14 - To ensure air		site would likely suffer from air	Consideration should be given
quality continues to		quality and noise amenity issues	to how to reduce noise and
improve and noise and light pollution		due to being located between a major road, an industrial estate,	air quality problems for residents of a new
are reduced	_	and a railway line.	development on this site.
		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	Development should be
15 - To protect and		adjacent to the site to the south,	sensitively designed to
enhance landscape		and development on this site	respect the location on the
character	0	should be sensitively designed to	rural-urban fringe.

		respect its location on the rural- urban fringe.	
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could provide up to 30 housing units. This site would have a positive	Housing should be provided in a range of sizes, types, and tenures to provide for the	
afford	+	impact on housing in the borough. 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,	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing	
2 - To facilitate the improved health and wellbeing of the whole population	+	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.	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		The land is previously developed as retail, office and community uses, and redevelopment on this site would provide an opportunity to	
use of previously developed land and		revitalise the town centre while increasing access to services and	
existing buildings	+	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	++	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 +	+	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)	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide up to 25 housing units.	a range of sizes, types, and	
which they can		This site would have a positive	tenures to provide for the	
afford	+	impact on housing in the borough.	needs of a range of people.	
		The site is well-located within a		
		town centre, encouraging walking		
		and cycling to services rather than		
		car use. GP services are also easily	Development on this site	
		accessible from this site. However,	could consider providing	
		there is a lack of publically	improved bicycle and	
		accessible open space in Horley,	pedestrian facilities that	
		and this site is likely to be too	connect with existing	
2 - To facilitate the		small to address this shortage.	networks. Some	
improved health and		Overall, this site would have a	consideration could be given	
wellbeing of the		positive impact on health and	to providing additional public	
whole population	+	wellbeing.	open space or play facilities.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		There are no heritage constraints		
settings	0	on the site.	N/A	

		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	
4 - To reduce the		1,500sqm of space for further	
need to travel,		retail or leisure uses, potentially	Development on this site
encourage		maintaining a high level of access	could consider providing
sustainable transport		to services. This site should have a	improved bicycle and
options, and improve		very positive impact on	pedestrian facilities that
accessibility to all services and facilities		accessibility of services and reduction of the need to travel.	connect with existing networks.
services and identities	++	The land is previously developed	HELWOIKS.
		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	
5 - To make the best		provision would be kept, or	
use of previously		possibly replaced by leisure uses	
developed land and existing buildings	+	that would also complement a town centre location.	N/A
6 - To support	Т	Redevelopment on this site would	NA
economic growth		be likely to support existing retail	
which is inclusive,		in the town centre, as well as	
innovative, and		potentially providing additional	
sustainable	++	retail or leisure space.	N/A
		Redevelopment would provide	
		short-term construction	
		opportunities, and the	
		redevelopment could provide	
7 To provide for		around 1,500sqm of retail or	
7 - To provide for employment		leisure space, which would provide longer term employment options,	
opportunities to		although this has to be balanced	
meet the needs of		against the loss of existing	
the local economy	+	employment uses on the site.	N/A
,		The site is very sustainably located	Improved public transport
		in a town centre location, and	access could further reduce
8 - To reduce		would encourage walking, cycling,	car use, and development on
greenhouse gas		and use of public transport over	this site could consider
emissions and move		car use. Consequently, it would	providing improved bicycle
to a low carbon		have a positive impact on attempts	and pedestrian facilities that
economy	++	to move to a low carbon economy.	connect with existing

			networks.
9 - To use natural		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 should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
10 - To adapt to the		Only very small areas of the site are at some risk of surface flooding, and none of the site falls	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
changing climate	++	within Flood Zones 2 or 3.	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 14 - To ensure air	+	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. The site is adjacent to an Air	Contamination should be investigated and remediated before development goes ahead.
quality continues to improve and noise and light pollution are reduced	0	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		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 20 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		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	Development on this site
		accessible from this site. However,	could consider providing
		there is a lack of publically	improved bicycle and
		accessible open space in Horley,	pedestrian facilities that
		and this site is likely to be too	connect with existing
2 - To facilitate the		small to address this shortage.	networks. Some
improved health and		Overall, this site would have a	consideration could be given
wellbeing of the		positive impact on health and	to providing additional public
whole population	+	wellbeing.	open space or play facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	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. This site has been identified as	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	potentially contaminated, and any contamination would need to be remediated before development can take place, reducing overall contamination in the borough. The site does not currently suffer	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	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 mediumlow 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		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 6 housing units. This	a range of sizes, types, and
which they can		site would have a positive impact	tenures to provide for the
afford	+	on housing in the borough.	needs of a range of people.
		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	Development on this site
		Horley. GP services are easily	could consider providing
		accessible in the town centre.	improved bicycle and
		Development on the site would	pedestrian facilities that
		also see the industrial estate	connect with existing
2 - To facilitate the		cleaned up of any contamination.	networks. Some
improved health and		Overall, this site would likely have	consideration could be given
wellbeing of the		a slight positive impact on health	to providing additional public
whole population	+	and wellbeing.	open space or play facilities.
		The site contains a locally listed	
		building, and development on this site will need to relate carefully	
3 - To conserve and		and sensitively to this heritage	
enhance		asset. As the locally listed building	
archaeological,		is designed for industrial uses,	Development should be
historic, and cultural		there is a risk that residential	sensitively designed to
assets and their		development around it could	respect the listed building and
settings	_	undermine the character.	its setting.
4 - To reduce the			
need to travel,			Development on this site
encourage		The site is very close to Horley	could consider providing
sustainable transport		station and town centre,	improved bicycle and
options, and improve		encouraging walking, cycling, and	pedestrian facilities that
accessibility to all		public transport use rather than	connect with existing
services and facilities	++	car use.	networks.
		The site is currently used for	
		industrial employment uses, and	
		the loss of these uses in a town	
5 - To make the best		centre may not be seen as a good	Consideration should be given
use of previously		use of previously developed land	to the need for employment
developed land and		for such a small amount of	land in the local area and
existing buildings	0	housing.	across the borough.

[Radavalanment on this site would	
6 To support		Redevelopment on this site would	
6 - To support		be likely to support retail in the	Canaidanatian abandalaa ainaa
economic growth		town centre to a small degree,	Consideration should be given
which is inclusive,		however this is balanced against	to the need for employment
innovative, and		the loss of employment on the	land in the local area and
sustainable	-	site.	across the borough.
		Redevelopment would provide	
		short-term construction	
7 - To provide for		opportunities, but would lead to	
employment		the loss of some long term	Consideration should be given
opportunities to		employment uses unless these	to the need for employment
meet the needs of		were relocated somewhere	land in the local area and
the local economy	-	appropriate.	across the borough.
			Improved public transport
			access could further reduce
			car use, and development on
8 - To reduce		The site is sustainably located	this site could consider
greenhouse gas		close to a town centre and railway	providing improved bicycle
emissions and move		station, and should have a positive	and pedestrian facilities that
to a low carbon		impact on greenhouse gas	connect with existing
economy	++	emissions.	networks.
,			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
resources prodericity	Ü	applies equally to all sites.	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
		The site is not within a flood zone,	heating and cooling, and
10 - To adapt to the		but significant amounts of the site	planting should be considered
changing climate	0	are at risk of surface flooding.	to provide shade and cooling.
Changing cilliate	U	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
44 - 1 " :		The site is not within a flood zone,	avoid building on areas at risk
11 - To reduce flood	0	but significant amounts of the site	of flooding or surface
risk	0	are at risk of surface flooding.	flooding.
12 - To improve the			
water quality of		There is a drain near the site.	
rivers and		Beyond this, the site is not	_
groundwater, and		expected to have any impact on	Existing water features should
maintain an	0	water quality or supply.	be protected.

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. 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 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 area to the north and east of the site, and possibly to the west as well if this site was developed. The site is in an urban area, and development on this site sin 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. There are no biodiversity There are no biodiversity Power of the town. The sensitive that is complimentary to the existing residential infills and the listed building. There are no biodiversity Power of the town. The sensitive providing architecture that is complimentary to the existing residential infills and the listed building. There are no biodiversity Power of the town of the existing residential infills and the listed building. Power of the town of the existing residential infills and the listed building. There are no biodiversity	adequate supply of water			
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· · · · · · · · · · · · · · · · · · ·		+		listed building.
Cimance pioulycially U Consulatina OH tills alter IV/A	enhance biodiversity	0	constraints on this site.	N/A

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

la =			I
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 15 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		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	Development on this site
		the area, reducing access to	could consider providing
		physical activity opportunities,	improved bicycle and
		although the site is close to the	pedestrian facilities that
		leisure centre. GP services are	connect with existing
2 - To facilitate the		closer to the centre of town.	networks. Some
improved health and		Overall, the site is not likely to	consideration could be given
wellbeing of the	_	have a positive impact on health	to providing additional public
whole population	0	and wellbeing.	open space or play facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	on this site.	N/A
4 - To reduce the			
need to travel,		The site is a long way from Horley	Development on this site
encourage		town centre or train station, and	could consider providing
sustainable transport		although buses to Redhill pass	improved bicycle and
options, and improve		fairly close to the site, this site is	pedestrian facilities that
accessibility to all		likely to lead to increased car use	connect with existing
services and facilities	-	to access services and retail.	networks.
		The site is currently used for	
F. Tamaka (b. b.)		worship and some community	
5 - To make the best		uses, and the loss of these uses for	
use of previously		a small amount of housing may not	
developed land and		be seen as a good use of	N1/A
existing buildings	-	previously developed land.	N/A
6 - To support			
economic growth		Dodovalowanek oz this site voz. U	
which is inclusive,		Redevelopment on this site would	
innovative, and		be likely to support retail in the	N/A
sustainable	+	town centre to a small degree.	N/A
7 - To provide for			
employment		Padavalanment would provide	
opportunities to		Redevelopment would provide short-term construction	
meet the needs of the local economy	+	opportunities.	N/A
		LODOOLIUHHES.	I IV/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 urbanrural 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		It is estimated that this site could	Housing should be provided in		
their needs and		provide up to 5 housing units. This	a range of sizes, types, and		
which they can		site would have a positive impact	tenures to provide for the		
afford	+	on housing in the borough.	needs of a range of people.		
		The site is located very close to	Development on this site		
		Horley station and town centre,	could consider providing		
		encouraging walking and cycling	improved bicycle and		
		rather than car use. However,	pedestrian facilities that		
		there is a lack of publically	connect with existing		
2 - To facilitate the		accessible open space in the area,	networks. Some		
improved health and		reducing access to physical activity	consideration could be given		
wellbeing of the		opportunities. GP services are	to providing additional public		
whole population	+	easily accessible from this location.	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 7 - To provide for	+	Redevelopment on this site would be likely to support retail in the town centre to a small degree.	N/A
employment opportunities to meet the needs of the local economy	+	Redevelopment would provide short-term construction opportunities.	N/A Improved public transport
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.	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.
		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	
15 - To protect and enhance landscape character	0	not have a strong impact on townscape character due to the small size of the proposed development. There is a group of trees with TPOs	Development should be sensitively designed to respect and improve the townscape character.
16 - To conserve and enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 49 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		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	Development on this site
		Horley. GP services are easily	could consider providing
		accessible in the town centre.	improved bicycle and
		Development on the site would	pedestrian facilities that
		also see the industrial estate	connect with existing
2 - To facilitate the		cleaned up of any contamination.	networks. Some
improved health and		Overall, this site would likely have	consideration could be given
wellbeing of the		a slight positive impact on health	to providing additional public
whole population	+	and wellbeing.	open space or play facilities.
		The site contains a locally listed	
		building, and development on this	
		site will need to relate carefully	
3 - To conserve and		and sensitively to this heritage	
enhance		asset. As the locally listed building	
archaeological,		is designed for industrial uses,	Development should be
historic, and cultural		there is a risk that residential	sensitively designed to
assets and their		development around it could	respect the listed building and
settings	_	undermine the character.	its setting.
4 - To reduce the			
need to travel,			Development on this site
encourage		The site is very close to Horley	could consider providing
sustainable transport		station and town centre,	improved bicycle and
options, and improve		encouraging walking, cycling, and	pedestrian facilities that
accessibility to all		public transport use rather than	connect with existing
services and facilities	++	car use.	networks.
		The site is currently used for	
		industrial employment uses, and	
		the loss of these uses in a town	
5 - To make the best			Consideration should be given
developed land and		significant amount of sustainably-	land in the local area and
· ·	0	•	
use of previously	0	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	Consideration should be given to the need for employment land in the local area and across the borough.

I			1
6 T		Redevelopment on this site would	
6 - To support		be likely to support retail in the	
economic growth		town centre to a small degree,	Consideration should be given
which is inclusive,		however this is balanced against	to the need for employment
innovative, and		the loss of a significant amount of	land in the local area and
sustainable	-	employment land.	across the borough.
		Redevelopment would provide	
		short-term construction	
7 - To provide for		opportunities, but would lead to	
employment		the loss of a significant amount of	Consideration should be given
opportunities to		long term employment uses unless	to the need for employment
meet the needs of		these were relocated somewhere	land in the local area and
the local economy	-	appropriate.	across the borough.
			Improved public transport
			access could further reduce
			car use, and development on
8 - To reduce		The site is sustainably located	this site could consider
greenhouse gas		close to a town centre and railway	providing improved bicycle
emissions and move		station, and should have a positive	and pedestrian facilities that
to a low carbon		impact on greenhouse gas	connect with existing
economy	++	emissions.	networks.
			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
resources prodently	U	applies equally to all sites.	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
10 To odouble the		The site is not within a flood zone,	heating and cooling, and
10 - To adapt to the	0	but significant amounts of the site	planting should be considered
changing climate	0	are at risk of surface flooding.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
		- 1	manage surface runoff; and
		The site is not within a flood zone,	avoid building on areas at risk
11 - To reduce flood	0	but significant amounts of the site	of flooding or surface
risk	0	are at risk of surface flooding.	flooding.
12 - To improve the			
water quality of		There is a drain near the site.	
rivers and		Beyond this, the site is not	_
groundwater, and		expected to have any impact on	Existing water features should
maintain an	0	water quality or supply.	be protected.

adequate supply of water			
13 - To reduce land contamination and		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	Contamination should be
safeguard soil quality		ahead, reducing the overall level of	remediated before
and quantity	+	contamination in the borough.	development begins.
		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	
14 - To ensure air		line, which may cause some noise	Consideration should be given
quality continues to		amenity issues, and would also be	to how to reduce noise and
improve and noise		close to the remaining industrial	air quality problems for
and light pollution		area to the north and east of the	residents of a new
are reduced	0	site.	development on this site.
15 - To protect and		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	Development should be sensitively designed to respect and improve the townscape character, and to
enhance landscape		to the existing residential infills	respect the setting of the
character	+	and the listed building.	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		It is estimated that this site could	Housing should be provided in	
sufficient housing to		provide up to 30 housing units.	a range of sizes, types, and	
enable people to live		This site would have a positive	tenures to provide for the	
in a home suitable to	+	impact on housing in the borough.	needs of a range of people.	

The site is well-located within a	
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	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.
we me em em	open space or play racing or
The site is adjacent to a grade II listed building.	Development should aim to respect the setting of the listed building.
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	
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	Development on this site could consider providing improved bicycle and pedestrian facilities that connect with existing
reduction of the need to travel.	networks.
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
Redevelopment on this site would be likely to support existing retail	
in the town centre.	N/A
Redevelopment would provide short-term construction opportunities.	N/A
	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. The site is adjacent to a grade II listed building. 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. 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. Redevelopment on this site would be likely to support existing retail in the town centre.

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	+	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 14 - To ensure air quality continues to improve and noise	+	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. The site is close to an Air Quality Management Area, although not actually within or adjacent to it,	Contamination should be investigated and remediated before development goes ahead. Development should be sure
and light pollution are reduced	0	and would need to ensure that air quality is not worsened by	not to worsen air quality within the AQMA.

		development on this site.	
		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	Development should be
15 - To protect and		opportunity to improve the	sensitively designed to
enhance landscape		townscape character in an area	respect and improve the
character	+	close to the town centre.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 45 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	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		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,	Development on this site
sustainable transport options, and improve accessibility to all services and facilities		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.	could consider providing improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously		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	Hetworks.
developed land and existing buildings	++	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. Development should provide
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.	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 30 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		The site is well-located within a	5
		town centre, encouraging walking	
		and cycling to services rather than	
		car use. GP services are also easily	Development on this site
		accessible from this site. However,	could consider providing
		there is a lack of publically	improved bicycle and
		accessible open space in Horley,	pedestrian facilities that
		and this site is likely to be too	connect with existing
2 - To facilitate the		small to address this shortage.	networks. Some
improved health and		Overall, this site would have a	consideration could be given
wellbeing of the		positive impact on health and	to providing additional public
whole population	+	wellbeing.	open space or play facilities.
3 - To conserve and		wenzen.g.	open space or play lacinetes.
enhance			
archaeological,			
historic, and cultural			Development should aim to
assets and their		The site is adjacent to a grade II	respect the setting of the
settings	0	listed building.	listed building.
3000000	- C	The site is conveniently located	noted banding.
		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	
4 - To reduce the		1,000sqm of space for further	
need to travel,		retail uses, potentially maintaining	Development on this site
1		a high level of access to services.	could consider providing
encourage		This site should have a very	improved bicycle and
sustainable transport options, and improve		positive impact on accessibility of	pedestrian facilities that
		services and reduction of the need	l ·
accessibility to all services and facilities	1.1	to travel.	connect with existing networks.
services and facilities	++	to traver.	HELWOIKS.

ſ		The land is presidently developed	ı
		The land is previously developed	
		as a car park, and redevelopment	
5 - To make the best		on this site would provide an	
use of previously		opportunity to revitalise the town	
developed land and		centre while increasing access to	
existing buildings	+	services and housing.	N/A
6 - To support		Redevelopment on this site would	
economic growth		be likely to support existing retail	
which is inclusive,		in the town centre, as well as	
innovative, and		potentially providing additional	
sustainable	++	retail space.	N/A
		Redevelopment would provide	
		short-term construction	
7 - To provide for		opportunities, and the	
employment		redevelopment could provide	
opportunities to		around 1,000sqm of retail space,	
meet the needs of		which would provide longer term	
the local economy	++	employment options.	N/A
			Improved public transport
		The site is very sustainably located	access could further reduce
		in a town centre location, and	car use, and development on
8 - To reduce		would encourage walking, cycling,	this site could consider
greenhouse gas		and use of public transport over	providing improved bicycle
emissions and move		car use. Consequently, it would	and pedestrian facilities that
to a low carbon		have a positive impact on attempts	connect with existing
economy	++	to move to a low carbon economy.	networks.
,		,	Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
, , , , , , , , , , , , , , , , , , ,			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
		Only small areas of the site are at	encourage the use of passive
		some risk of surface flooding, and	heating and cooling, and
10 - To adapt to the		none of the site falls within Flood	planting should be considered
changing climate	+	Zones 2 or 3.	to provide shade and cooling.
Changing Chillate		201103 2 01 3.	Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
		Only small areas of the site are at	manage surface runoff; and
		Only small areas of the site are at	_
11 To roduce fleed		some risk of surface flooding, and	avoid building on areas at risk
11 - To reduce flood		none of the site falls within Flood	of flooding or surface
risk	+	Zones 2 or 3.	flooding.

12 - To improve the water quality of			
rivers and			
groundwater, and		There are no water features on or	
maintain an		near the site, and the site is	
adequate supply of		unlikely to have any effect on	
water	0	water quality or supply.	N/A
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall	before development goes
and quantity	+	contamination in the borough.	ahead.
		The site is close to an Air Quality	
14 - To ensure air		Management Area, although not	
quality continues to		actually within or adjacent to it,	
improve and noise		and would need to ensure that air	Development should be sure
and light pollution		quality is not worsened by	not to worsen air quality
are reduced	0	development on this site.	within the AQMA.
		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	Development should be
15 - To protect and		opportunity to improve the	sensitively designed to
enhance landscape		townscape character in an area	respect and improve the
character	+	close to the town centre.	townscape character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 35 housing units.	a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	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	0	There are no heritage constraints on this site.	NI/A
settings	U	The site is conveniently located	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	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
economic growth	+	be likely to support retail in the	IV/ A

which is inclusive,		town centre.	
innovative, and			
sustainable			
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
		The color of the c	Improved public transport
		The site is sustainably located in a town centre location, and would	access could further reduce car use, and development on
8 - To reduce		encourage walking, cycling, and	this site could consider
greenhouse gas		use of public transport over car	providing improved bicycle
emissions and move to a low carbon		use. Consequently, it would have a positive impact on attempts to	and pedestrian facilities that connect with existing
economy	+	move to a low carbon economy.	networks.
		Materials used in construction may have some effect on natural resources, and new residents will consume natural resources	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	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. Development should provide
		Only a fairly small area at the north of the site is at some risk of	SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk
11 - To reduce flood risk	+	surface flooding, and none of the site falls within Flood Zones 2 or 3.	of flooding or surface flooding.
12 - To improve the		5.tc 14.15 Within 1 1004 2011c3 2 01 5.	
water quality of		There are no water features on or	
rivers and		near the site, and the site is	
groundwater, and maintain an	0	unlikely to have any effect on water quality or supply.	N/A
mamiam an	U	water quality or suppry.	IV/ C

adequate supply of water			
13 - To reduce land			
contamination and			
safeguard soil quality		There are no known contamination	
and quantity	0	issues on this site.	N/A
14 - To ensure air			
quality continues to			
improve and noise		The site does not currently suffer	
and light pollution		from any noise, light, or air	
are reduced	0	pollution constraints.	N/A
		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	Development should be
15 - To protect and		unlikely to have a strong impact on	sensitively designed to
enhance landscape		the townscape character of the	respect the townscape
character	0	area.	character.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided
their needs and		provide up to 20 housing units.	in a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	needs of a range of people.
		The site is well-located within a	
		town centre, encouraging walking	
		and cycling to services rather than	Development on this site
		car use. GP services are also easily	could consider providing
		accessible from this site. However,	improved bicycle and
		there is a lack of publically	pedestrian facilities that
		accessible open space in Horley,	connect with existing
2 - To facilitate the		and this site is likely to be too small	networks. Some
improved health and		to address this shortage. Overall,	consideration could be given
wellbeing of the		this site would have a positive	to providing additional public
whole population	+	impact on health and wellbeing.	open space or play facilities.

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

		applies equally to all sites.	should be encouraged in new developments.
			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
10 - To adapt to the		None of the site is at risk of	heating and cooling, and planting should be considered
changing climate	++	flooding.	to provide shade and cooling.
			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
11 - To reduce flood risk	++	None of the site is at risk of flooding.	of flooding or surface flooding.
12 - To improve the	TT	nooding.	nooding.
water quality of			
rivers and			
groundwater, and maintain an		There are no water features on or	
adequate supply of		near the site, and the site is unlikely to have any effect on	
water	0	water quality or supply.	N/A
		This site has been identified as	
		potentially contaminated, and any	
13 - To reduce land		contamination would need to be	Contamination should be
contamination and		remediated before development	investigated and remediated
safeguard soil quality		can take place, reducing overall contamination in the borough.	before development goes ahead.
and quantity	+	The site is within an Air Quality	anead.
		Management Area, and would	Development should be sure
		need to ensure that air quality is	not to worsen air quality
14 - To ensure air		not worsened by development on	within the AQMA. A
quality continues to		this site. Care must be taken	construction statement could
improve and noise		during construction to avoid light	be used to set out how
and light pollution		or noise pollution impacts on	construction impacts will be
are reduced	0	nearby residential properties.	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		There are no biodiversity	
enhance biodiversity	0	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		It is estimated that this site could	Housing should be provided in
their needs and		provide up to 3 housing units. This	a range of sizes, types, and
which they can		site will not have a strong impact	tenures to provide for the
afford	0	on housing in the borough.	needs of a range of people.
		Due to the small amount of	Development on this site could
		housing that would be provided	consider providing improved
		on this site, and the inaccessible	bicycle and pedestrian
		nature of the green space	facilities that connect with
2 - To facilitate the		currently on the site,	existing networks. Some
improved health and		development here is unlikely to	consideration could be given
wellbeing of the		affect health and wellbeing of the	to providing additional public
whole population	0	whole population.	open space or play facilities.
3 - To conserve and		The site contains a Grade II listed	
enhance		building and two Grade II listed	
archaeological,		curtilages. Development would	
historic, and cultural		need to sensitively retain and	The listed buildings should be
assets and their		protect the setting of these	carefully preserved during
settings	0	buildings.	redevelopment.

		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	
4 - To reduce the		services and provides good access	
need to travel,		to further trains at Redhill,	
encourage		although it is some distance away.	Development on this site could
sustainable transport		The distance of this site from the	consider providing improved
options, and improve		town centre is likely to increase	bicycle and pedestrian
accessibility to all		the use of cars and will not	facilities that connect with
services and facilities	_	increase access to services.	existing networks.
Services and racincles	_	The site is currently in residential	CAISTING HELWOLKS.
		use, and redevelopment here	
		would only be a good use of	
		previously developed land if it	
5 - To make the best		were made significantly denser.	
use of previously		This is unlikely to be possible due	
developed land and		to the listed nature of the	
existing buildings		buildings.	N/A
	-	bullulings.	N/A
6 - To support		The small size of radovalenment	
economic growth		The small size of redevelopment	
which is inclusive,		on this site means it is unlikely to	
innovative, and		have a strong impact on this	N1/A
sustainable	0	objective.	N/A
7 - To provide for			
employment		The small size of redevelopment	
opportunities to		on this site means it is unlikely to	
meet the needs of		have a strong impact on this	21/2
the local economy	0	objective.	N/A
		The site is not sustainably located	Improved public transport
		and is some distance from a town	access could further reduce
0. T		centre, and would encourage car	car use, and development on
8 - To reduce		use rather than walking and	this site could consider
greenhouse gas		cycling. Consequently, it would	providing improved bicycle
emissions and move		have a negative impact on	and pedestrian facilities that
to a low carbon		attempts to move to a low carbon	connect with existing
economy	-	economy.	networks.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	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		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	Development should be
enhance landscape character	0	impact on the townscape character of the surrounding area.	sensitively designed to respect the townscape character.

		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,	
16 - To conserve and		development is unlikely to affect	Trees with TPOs should be
enhance biodiversity	0	them strongly.	retained.

	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		It is estimated that this site could	Housing should be provided in	
their needs and		provide up to 30 housing units.	a range of sizes, types, and	
which they can		This site would have a positive	tenures to provide for the	
afford	+	impact on housing in the borough.	needs of a range of people.	
		The site is well-located within a		
		town centre, encouraging walking		
		and cycling to services rather than		
		car use. GP services are also easily	Development on this site	
		accessible from this site. However,	could consider providing	
		there is a lack of publically	improved bicycle and	
		accessible open space in Horley,	pedestrian facilities that	
		and this site is likely to be too	connect with existing	
2 - To facilitate the		small to address this shortage.	networks. Some	
improved health and		Overall, this site would have a	consideration could be given	
wellbeing of the		positive impact on health and	to providing additional public	
whole population	+	wellbeing.	open space or play facilities.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		There are no heritage constraints		
settings	0	on this site.	N/A	
		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		
4 - To reduce the		good access to further trains at		
need to travel,		Redhill. It is anticipated that the	Development on this site	
encourage		site will provide some community	could consider providing	
sustainable transport		uses, potentially maintaining a	improved bicycle and	
options, and improve		high level of access to services.	pedestrian facilities that	
accessibility to all		This site should have a positive	connect with existing	
services and facilities	++	impact on accessibility of services	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.

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

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

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		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	
developed land and		housing, and the existing retail	
existing buildings	+	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		There are no water features on or near the site, and the site is unlikely to have any effect on	
water	0	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		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	Development should be sensitively designed to
enhance landscape		the townscape character of the	respect the townscape
character	0	area.	character.
16 - To conserve and		There is a group of TPOs on the	Trees with TPOs should be
enhance biodiversity	0	edge of the site.	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		It is estimated that this site could	Housing should be provided
their needs and		provide up to 15 housing units.	in a range of sizes, types, and
which they can		This site would have a positive	tenures to provide for the
afford	+	impact on housing in the borough.	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		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,	
existing buildings 6 - To support economic growth which is inclusive, innovative, and	+++	however. 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		None of the site is at risk of	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
risk 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.	flooding.

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