Appendix J – Sustainable Urban Extension Site Allocation Assessments

NWH1 - Land at Meath Green Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely	_
sufficient housing to		accommodate between 59 and	
enable people to live		119 housing units, depending on	
in a home suitable to		the density found to be	
their needs and		appropriate for the area. The site	
which they can		would have a positive impact on	
afford	++	housing needs in the borough.	N/A
		The northern part of this site	
		could be used to 'complete' the	
		Riverside Green Chain, as long as	
		public access was maintained.	
		This part of the site is located in	
		Flood Zones 2 and 3, and is	
		therefore not likely to be suitable	
		for housing developments. Public	
		rights of way run along the	
		southern and western	Development on this site
		boundaries of the site, and would	should be required to include
2 - To facilitate the		need to be preserved. The	the completion of this section
improved health and		increased access to public open	of the Riverside Green Chain as
wellbeing of the		space could have health benefits	a condition of planning
whole population	+	for the population.	permission.
		This site contains a Conda U.S. of	
		This site contains a Grade II listed	Development on neutro of the
2 To concerne and		building and Grade II listed	Development on parts of the
3 - To conserve and		curtilage, and an area of	site that contain heritage
enhance		archaeological potential. These	assets, or which are visible from the listed buildings could be
archaeological, historic, and cultural		are located on the edge of the site, and within flood zones, but	avoided. Sensitive design of the
assets and their		housing development may still	site could further protect the
			·
settings	-	affect the setting of these assets.	setting of the heritage assets.

		_	
		The site is 4km from the nearest	
		railway station, 3.5km from the	
		town centre, 2km from the	
		nearest local centre, and 2.75km	
		from the nearest employment	
		area. There is currently no public	
		transport to the site, although a	
		proposed bus route would run	
4 - To reduce the		very close to the site. There is no	
need to travel,		dedicated bicycle infrastructure	
encourage		in the area. There are currently	
sustainable		no pedestrian facilities on Meath	Better public transport links to
transport options,		Green Lane. This site offers	this site would reduce car use,
and improve		significant barriers to sustainable	and effective cycling and
accessibility to all		transport and is likely to increase	pedestrian routes should be
services and facilities		car use.	incorporated.
		The site contains some existing	·
5 - To make the best		residential buildings and some	
use of previously		agricultural buildings, but is	
developed land and		otherwise not previously	
existing buildings	0	developed.	N/A
existing buildings	U	New developments contribute to	IN/A
		economic growth within the	
		_	
		borough, and should provide a	
		number of affordable housing	
		units. The site is around 2km	
		from the nearest local centre and	
6 - To support		3.5km from Horley town centre,	
economic growth		and additional housing in this	Development on this site could
which is inclusive,		area would be likely to provide	include some provision for
innovative, and		support for businesses in this	shops or other employment
sustainable	+	area.	elements.
7 - To provide for			
employment			Development on this site could
opportunities to		New developments provide short	include some provision for
meet the needs of		term employment opportunities	shops or other employment
the local economy	+	within the borough.	elements.
		By significantly increasing the use	
8 - To reduce		of cars and providing barriers to	Better public transport links to
greenhouse gas		sustainable transport modes, this	this site would reduce car use,
emissions and move		site is likely to significantly	and effective cycling and
to a low carbon		increase greenhouse gas	pedestrian routes should be
economy		emissions.	incorporated.
		Development on this site would	
9 - To use natural		not affect the use of natural	
resources prudently	0	resources.	N/A
resources prodering	J	resources.	11/1
		The upper half of the site is	Development on parts of the
		located within Flood Zones 2 and	site at risk of flooding should be
		3 and areas at risk of surface	avoided, and measures (such as
10 - To adapt to the		flooding, both of which may	SUDS) put in place to reduce
changing climate	-	worsen as climate change	surface run-off.
			<u> </u>

		progresses.	
			Development on parts of the
		The upper half of the site is	site at risk of flooding should be
11 - To reduce flood		located within Flood Zones 2 and 3 and areas at risk of surface	avoided, and measures (such as SUDS) put in place to reduce
risk	_	flooding.	surface run-off.
12 - To improve the		The Burstow Stream makes up	
water quality of		the northern boundary of the site	
rivers and		and is of mixed quality in this	Further investigation should be
groundwater, and		area. Further investigation would	undertaken on the quality of
maintain an		be needed to assess the potential	the Burstow Stream in this area
adequate supply of water	?	impacts on water quality of a development on this site.	and the potential risks such a development might pose to it.
water	:	This site will not have an impact	development might pose to it.
13 - To reduce land		on land contamination or soil	
contamination and		quality - the site is currently low	
safeguard soil		grade farmland with no known	
quality and quantity	0	contamination.	N/A
		Due to the distance from	
		residential areas, this site should	
14 - To ensure air		not increase the impacts of noise or light pollution. However,	Better public transport links to
quality continues to		because the site is likely to	this site would improve air
improve and noise		increase car traffic, it is likely to	quality outcomes, as would the
and light pollution		have a negative impact on air	inclusion of effective cycling
are reduced	-	quality.	and pedestrian routes.
		This site is located in the Rural	
		Surrounds of Horley, and	
		adjacent to the Green Belt. In	
		the green belt assessment it was rated 3 out of 5 (1 being the	
		highest priority), and rated as	
		high priority for safeguarding	
		countryside and moderate	
		priority for settlement	
		separation. The site would be	
		broadly contiguous with the	B. dame
		North West Sector development	Development on this site should be focused on the areas
		in Horley, but would represent further encroachment into the	closest to the existing urban
		countryside from this	area and further away from the
		development. Development on	green belt boundary.
		the site would therefore be likely	Development should be
15 - To protect and		to have some impact on	sensitively designed to respect
enhance landscape		landscape character, and would	the location on the urban-rural
character	-	introduce a heavily developed	fringe.

		area to the urban-rural fringe.	
			Development on this site
			should include the completion of the Riverside Green Chain,
			and development should be
		The Burstow Stream makes up	located in the southern part of
		the northern boundary of the site and is of mixed quality in this	the site to protect the biodiversity of the northern
		area, and there may be some risk	part. Development should be
		to biodiversity resources from development. An ancient	designed to not impact upon the nearby SNCI. Further
		woodland SNCI lies slightly to the	investigation should be
		east of the site. However, the site	undertaken on the quality of
		offers the opportunity to complete the Riverside Green	the Burstow Stream in this area and the potential risks such a
		Chain in this area, which balances	development might pose to it.
		any potential negative effects.	Development should aim to
16 - To conserve and enhance biodiversity 0)	The northern half of the site is within the River Mole BOA.	improve biodiversity within the BOA.

NWH2 - Land at Bonehurst Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 26 and 52 housing units,	
enable people to live		depending on the density found to	
in a home suitable to		be appropriate for the area. The	
their needs and		site would have a positive impact	
which they can afford	+	on housing needs in the borough.	N/A

ĺ
should
d
ian and
d
ian and
iaii aiiu

economy			
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses. Only the southwest quadrant of the site is located in Flood Zone 1.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk		The majority of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding. Only the southwest quadrant of the site is located in Flood Zone 1.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Burstow Stream passes near the site and is of mixed quality in this area. However, the stream is not directly adjacent to the site, and the site should therefore not have a negative impact. There is a drain at the southern boundary of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is of low grade agricultural quality with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA and suffers from poor air quality. 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.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and 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 located in the Rural Surrounds of Horley and adjacent to the Green Belt. However, it is in a tightly contained plot which is adjacent to existing development on three sides, and is therefore its impact on landscape character is likely to be limited. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority) and found to be of moderate importance in safeguarding	
character	0	countryside.	N/A
		The site contains nine trees with Tree Protection Orders, but no	
		other biodiversity constraints, and	
		it is likely that this small number of	
		trees could be protected in any site	Development on this site
		design. The Burstow Stream runs	should protect trees with
		near the site, but not adjacent to it.	TPOs. Development should
16 - To conserve and		The northern half of the site is	aim to improve biodiversity
enhance biodiversity	0	within the River Mole BOA.	within the BOA.

SEH1 - Land at Fishers Farm and Bayhome Farm			
Objective	Score	Comments	Potential Mitigation
		The site could likely accommodate	
1 - To provide		between 107 and 214 housing	
sufficient housing to		units, depending on the density	
enable people to live		found to be appropriate for the	
in a home suitable to		area. The site would have a	
their needs and		positive impact on housing needs	
which they can afford	++	in the borough.	N/A
		The site is within walking distance	
		of the town centre and railway	
		station. Part of the site is dedicated	
		as Urban Open Space at the	
		moment, and development on this	
		site would likely open up better	
		access to this space. There is a	Development on this site
		public right of way along the	could be required to
		southern boundary of the site that	maintain and open up access
		will need to be retained. Overall,	to the part of the site
2 - To facilitate the		the site is likely to facilitate some	currently designated as
improved health and		physical activity among residents	Urban Open Space. Public
wellbeing of the		and will have a moderate positive	rights of way should be
whole population	+	impact on health and wellbeing.	retained.

nd
sion
31011
sion
31011
nd
the
ould
es.
ce
•
the
ould
es.

		flooding.	(such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The site is unlikely to have an impact on water quality. There are a number of drains on the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is graded as poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA and suffers from poor air quality. 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.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and 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	This site is located within the Rural Surrounds of Horley, but is a long distance from the Green Belt, and is sandwiched between areas of existing residential development, and with a motorway and Gatwick Airport close to the south. The site was assessed in the green belt review and rated 5 out of 5 (1 being the highest priority) and found to be of moderate importance for safeguarding countryside. However, the southern part of the site is located within the Gatwick Open Setting. If development avoids the section of the Gatwick Open Setting, there should not be much impact on landscape character.	Development on the site should pay careful attention to the importance of the Gatwick Open Setting and be sensitively designed to respect the need to maintain separation between Horley and Gatwick Airport. Development on this site
16 - To conserve and enhance biodiversity	0	constraints, although there are group TPOs adjacent to the site.	should protect trees with TPOs.

	SEH2 - Land West of Balcombe Road			
Objective	Score	Comments	Potential Mitigation	
1 - To provide		The site could likely	9	
sufficient housing to		accommodate between 46 and		
enable people to live		93 housing units, depending on		
in a home suitable to		the density found to be		
their needs and		appropriate for the area. The site		
which they can		would have a positive impact on		
afford	++	housing needs in the borough.	N/A	
		The parcel is allocated as Urban	,	
		Open Space at the moment, and		
		some of this space would be lost		
		if the site is developed; though		
		development would also open up		
		access to the remaining open	Development on this site could	
		space. A public right of way	be required to maintain and	
		passes along the northern	open up access to as much as	
		boundary and would need to be	possible of the existing Urban	
		preserved. The site is very close	Open Space. Public rights of	
		to Gatwick Airport and the	way should be retained. Design	
2 - To facilitate the		motorway, and is likely to have	measures should be explored	
improved health and		negative impacts on health and	for reducing the impacts of	
wellbeing of the		wellbeing from air and noise	noise and air pollution on the	
whole population	-	pollution.	site.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		This site contains no		
settings	0	archaeological or historical sites.	N/A	
		The site is 1.5km from the railway		
		station, 1.7km from the town		
		centre, and 2km from the		
		employment area. The site lies		
4 - To reduce the		along a road with regular public		
need to travel,		transport. There is no dedicated		
encourage		bicycle infrastructure in the area,		
sustainable transport		but pedestrian facilities are		
options, and		available on Balcombe Road. The		
improve accessibility		site is reasonably accessible by	Development should	
to all services and		sustainable modes and unlikely to	incorporate pedestrian and	
facilities	0	significantly increase car usage.	cycle linkages.	
5 - To make the best				
use of previously		The site contains only a very small		
developed land and		amount of previously developed		
existing buildings	0	commercial land.	N/A	

		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
		number of affordable housing	
		units. The site is around 1.7km	
6 - To support		from Horley town centre, and	
economic growth		additional housing in this area	
which is inclusive,		would be likely to provide	
·		,	
innovative, and		support for businesses in this	N1/A
sustainable	+	area.	N/A
		New developments provide short	
		term employment opportunities	
7 - To provide for		within the borough. However,	
employment		this short term employment gain	
opportunities to		may be balanced out by the	Options for retaining
meet the needs of		potential loss of commercial	commercial space on the site
the local economy	0	space on the site.	could be explored.
8 - To reduce			
greenhouse gas		This site is fairly accessible by	
emissions and move		sustainable modes, and should	Development should
to a low carbon		not contribute to a significant	incorporate pedestrian and
economy	0	increase in greenhouse gases.	cycle linkages.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
,		Only a very small amount of this	Development on parts of the
		site is located in Flood Zone 2, so	site at risk of flooding should
		the site should be well protected	be avoided, and measures
10 - To adapt to the		in the case of climate change	(such as SUDS) put in place to
changing climate	++	worsening flood risk.	reduce surface run-off.
0 0		3	Development on parts of the
			site at risk of flooding should
			be avoided, and measures
11 - To reduce flood		Only a very small amount of this	(such as SUDS) put in place to
risk	++	site is located in Flood Zone 2.	reduce surface run-off.
12 - To improve the		The site is unlikely to have an	22222
water quality of		impact on water quality. There	
rivers and		are drains at the eastern and	
groundwater, and		western boundaries of the site	Development should be
maintain an		that would need to be protected	designed to avoid impact on
adequate supply of		from the impacts of	water features on or adjacent
water	0	development.	to the site.
Water	0	This site will not have an impact	to the site.
		on land contamination or soil	
		quality - the site is mostly poor	
13 - To reduce land		quality agricultural land, with a	
contamination and		small amount of moderate quality	
safeguard soil quality		land. There is no known	
	0		N/A
and quantity	0	contamination.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA and suffers from poor air quality. 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.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
		This site is located within the Rural Surrounds of Horley, but is a long distance from the Green	
		Belt, and is sandwiched between	
		areas of existing residential	
		development, and with a	
		motorway and Gatwick Airport	
		directly to the south. The site was	
		assessed in the green belt review	
		and rated 3 out of 5 (1 being the	Development on this site
		highest priority) and found to be	should be focused on the areas
		of high importance for settlement	closest to the existing urban
		separation and moderate	area and further away from the
		importance for safeguarding	green belt boundary.
		countryside. The site is entirely	Development should be
		within the Gatwick Open Setting.	sensitively designed to respect
		Development here would reduce	the location on the urban-rural
45 Tampeter Level		the gap between Horley and	fringe. However, there is no
15 - To protect and		Gatwick, and consequently have	way for development on this
enhance landscape character		quite a significant impact on landscape character.	site to avoid infringing on the Gatwick Open Setting.
16 - To conserve and		The site contains no biodiversity	Gatwick Open Setting.
enhance biodiversity	0	constraints.	N/A
eminance biodiversity	U	constraints.	1 N / C

SEH3 - Land East of Balcombe Road			
Objective	Score	Comments	Potential Mitigation
		The site is small and could	
1 - To provide		provide only a limited amount of	
sufficient housing to		housing. The entire site falls	
enable people to live		within the 57 decibel noise	
in a home suitable to		contour of Gatwick Airport,	
their needs and		severely reducing the likelihood	Mitigation measures should be
which they can		of housing being considered	investigated for reducing noise
afford	0	appropriate on this site.	impacts on this site.

2 - To facilitate the improved health and wellbeing of the whole population	-	The site is very close to Gatwick Airport and the motorway, and is likely to have negative impacts on health and wellbeing from air and noise pollution. A public right of way runs along the southern and eastern boundaries of the site, and should be preserved.	Public rights of way should be retained. Design measures should be explored for reducing the impacts of noise and air pollution on the site.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites.	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 1.5km from the railway station, 1.7km from the town centre, and 2km from the employment area. The site lies along a road with regular public transport. There is no dedicated bicycle infrastructure in the area, but pedestrian facilities are available on Balcombe Road. The site is reasonably accessible by sustainable modes and unlikely to significantly increase car usage.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	-	Development on this site would likely see the loss of some existing businesses, including a public house and restaurant, although it may also see residential densities increased. However, considering the troublesome location of the site and the availability of other sites, this may not be the best possible use of previously developed land.	Options should be explored for the retention of existing businesses on the site.
6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.7km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area. New developments provide short	N/A
employment opportunities to meet the needs of	0	term employment opportunities within the borough. However, this short term employment gain	Options should be explored for the retention of existing businesses on the site.

the local economy		may be balanced out by the potential loss of commercial space on the site.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	This site is fairly accessible by sustainable modes, and should not contribute to a significant increase in greenhouse gases.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural	0	This site will not affect the use of	21/2
resources prudently 10 - To adapt to the changing climate	-	natural resources. The west of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	N/A Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	_	The west of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The site is unlikely to have an impact on water quality. There are drains at the southern and western boundaries of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - the site is moderate quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport. The site is entirely within the 57 decibel noise contour for the airport. The site is adjacent to the Horley AQMA and falls within the M23 buffer zone and suffers from poor air quality. 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.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and 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 located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and fairly close to residential areas. The site was assessed as part of the green belt review and rated 3 out of 5 (1 being the highest priority) and found to be of high importance for settlement separation and moderate importance for safeguarding countryside. The site is entirely within the Gatwick Open Setting. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	Development on this site should be focused on the areas closest to the existing urban area and further away from the green belt boundary. Development should be sensitively designed to respect the location on the urban-rural fringe. However, there is no way for development on this site to avoid infringing on the Gatwick Open Setting.
16 - To conserve and	0	The site contains no biodiversity	NI/A
enhance biodiversity	U	constraints.	N/A

SEH4 - Land off The Close and Haroldslea Drive				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to		The site could likely accommodate		
enable people to live		between 101 and 151 housing		
in a home suitable to		units, at either low or medium		
their needs and		density. The site would have a		
which they can		positive impact on housing needs		
afford	++	in the borough.	N/A	
		A public right of way runs along		
		the eastern boundary of the site		
		and should be preserved. The site		
		is very close to Gatwick Airport	Public rights of way should be	
2 - To facilitate the		and the motorway, and is likely to	retained. Design measures	
improved health and		have negative impacts on health	should be explored for	
wellbeing of the		and wellbeing from air and noise	reducing the impacts of noise	
whole population	-	pollution.	and air pollution on the site.	
			Development on parts of the	
		The site contains two Grade II	site that contain heritage	
3 - To conserve and		listed buildings, in the centre and	assets, or which are visible	
enhance		east of the site. These are partially	from the listed buildings could	
archaeological,		shielded by trees, but additional	be avoided. Sensitive design	
historic, and cultural		development on the site would	of the site could further	
assets and their		need to respect the setting of	protect the setting of the	
settings	0	these assets.	heritage assets.	

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	++	The site is 1km from the railway station, and 1.5km from the town centre and the employment area. Regular public transport runs close to the site. There is no dedicated bicycle infrastructure in the area, but pedestrian facilities are available on Balcombe Road, and pedestrian and bicycle access may also be possible through nearby residential streets. The site is therefore fairly accessible by sustainable transport modes.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and		Much of the site is previously developed land used for residential buildings and some commercial use. Development here would represent a densification of an already largely developed area, and could be considered a good use of	Development on this site could include some provision for shops or other
existing buildings	+	previously developed land.	employment elements.
		New developments contribute to economic growth within the borough, and should provide a number of affordable housing	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	units. The site is around 1.5km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	Development on this site could include some provision for shops or other employment elements.
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities within the borough. However, this short term employment gain may be balanced out by the potential loss of commercial space on the site.	Options should be explored for the retention of existing commercial uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	Because of its proximity to transport links, this site is very accessible by sustainable modes, and can somewhat contribute to a reduction in greenhouse gases.	Development should incorporate pedestrian and cycle linkages.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
10 - To adapt to the		The western part of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to
changing climate	-	progresses.	reduce surface run-off.

11 - To reduce flood risk	-	The western part of the site is located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an		The Burstow Stream passes near the site and is of poor quality in this area. However, the stream is not directly adjacent to the site, and the site should therefore not have a negative impact. There is a drain along the southern and eastern boundaries of the site, a pond in the northwest corner of the site, and another pond adjacent to the site to the east, all of which would need to be	Development should be designed to avoid impact on
adequate supply of water	0	protected from the impacts of development.	water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	+	There is no known contamination on this site, but some contamination may have arisen from the industrial unit currently located in the centre of the parcel. Redevelopment on this site would require any contamination to be remediated, and could therefore have a positive impact. The site consists primarily of moderate quality agricultural land.	Development on this site should include remediation of any contamination.
14 - To ensure air quality continues to improve and noise and light pollution are reduced		The site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport. The site is close to the Horley AQMA. The southernmost portion of the site falls within the 57 decibel noise contour of the airport. 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.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and 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 located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and already contains a number of residential areas. The site was assessed in the green belt review and rated 5 out of 5 (1 being the highest priority) and found to be of moderate importance for checking sprawl. The southern part of the site is located within the Gatwick Open Setting. Consequently, development on this site would have some impact on landscape	Development should be sensitively designed to respect the location on the urban-rural fringe. Development on the site should aim to avoid building
character	-	character.	in the Gatwick Open Setting.
		The site contains a number of	
		trees with Tree Protection Orders	
		that would need to be preserved.	
		These are scattered throughout	
		the site and development can	Development on this site
16 - To conserve and		likely take place around them	should protect trees with
enhance biodiversity	0	without too much disturbance.	TPOs.

SEH5 - Land West of Burstow Stream				
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to		The site could likely accommodate		
enable people to live		158 housing units, at an		
in a home suitable to		appropriate density for the site.		
their needs and		The site would have a positive		
which they can		impact on housing needs in the		
afford	++	borough.	N/A	
2 - To facilitate the improved health and wellbeing of the whole population	-	A number of public rights of way run along the boundary of the site, and one public right of way runs through the site, and these will need to be retained. The site is very close to Gatwick Airport and the motorway, and is likely to have negative impacts on health and wellbeing from air and noise pollution.	Public rights of way should be retained. Design measures should be explored for reducing the impacts of noise and air pollution on the site.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no archaeological or historical assets, although it is close to some locally listed buildings at Haroldslea House and two Grade II listed buildings in site SE4 to the west. These are well shielded from the	N/A	

		rest of the site by trees.	
		The site is 1.5km from the railway	
		station and 1.7km away from the	
		town centre and employment area, and is only accessible from a	
		narrow road with no public	
		transport. There is no dedicated	
		bicycle infrastructure in the area,	
4 - To reduce the need to travel,		although Haroldslea Drive contains some pedestrian	
encourage		pavements. However, due to the	Better public transport links
sustainable transport		location and access routes, this	to this site would reduce car
options, and improve		site offers barriers to sustainable	use, and effective cycling and
accessibility to all services and facilities		transport and is likely to increase car use.	pedestrian routes should be incorporated.
5 - To make the best		cui use.	meorporateu.
use of previously		The site contains only a very small	
developed land and		amount of previously developed	
existing buildings	0	residential land.	N/A
		New developments contribute to economic growth within the	
		borough, and should provide a	
		number of affordable housing	
6 - To support		units. The site is around 1.7km	Barata a santa a salah aira
economic growth which is inclusive,		from Horley town centre, and additional housing in this area	Development on this site could include some provision
innovative, and		would be likely to provide support	for shops or other
sustainable	+	for businesses in this area.	employment elements.
7 - To provide for			
employment opportunities to		New developments provide short	Development on this site could include some provision
meet the needs of		term employment opportunities	for shops or other
the local economy	+	within the borough.	employment elements.
8 - To reduce			Better public transport links
greenhouse gas emissions and move		Dy increasing our troffic this site	to this site would reduce car
to a low carbon		By increasing car traffic, this site would not reduce greenhouse gas	use, and effective cycling and pedestrian routes should be
economy	-	emissions.	incorporated.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
		Some eastern parts of this site are located in Flood Zones 2 or 3 or in	
		areas at risk of surface flooding,	Development on parts of the
		however these areas are limited	site at risk of flooding should
		enough that development could	be avoided, and measures
10 - To adapt to the	0	take place in such a way as to avoid them.	(such as SUDS) put in place to reduce surface run-off.
changing climate	0	מיטוע נוופווו.	reduce surface rull-OII.

11 - To reduce flood risk	0	Some eastern parts of this site are located in Flood Zones 2 or 3 or in areas at risk of surface flooding, however these areas are limited enough that development could take place in such a way as to avoid them.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
		The Burstow Stream is adjacent to the site and has been identified as	
12 - To improve the		being of poor ecological quality in	
water quality of		this area, and a large development	
rivers and		in this location may cause further	
groundwater, and		damage through run-off. There is	Development should be
maintain an		also a pond in the west of the site	designed to avoid impact on
adequate supply of		that should be protected from the	water features on or adjacent
water	-	effects of development.	to the site.
		This site will not have an impact	
		on soil quality - the site is half of	
		moderate agricultural quality and	
		half of poor quality. The site may	
		contain some contaminated land	
		due to former industrial use, and	
13 - To reduce land		this would need to be investigated	
contamination and		and remediated if development takes place, leading to a possible	Development on this site
safeguard soil quality		improvement in land	should include remediation of
and quantity	+	contamination.	any contamination.
and quantity	·	The site itself may suffer from	any contamination.
		noise pollution from the nearby	
		motorway and Gatwick Airport.	
		The southernmost portion of the	Development on this site
		site falls within the 57 decibel	should explore mitigation
		noise contour of the airport and	options to reduce the impact
		the 100m noise and air quality	of noise, light, and air
		buffer zone of the M23. Care must	pollution, both on the
		be taken during construction to	development itself and on
14 - To ensure air		avoid light or noise pollution	nearby residential properties.
quality continues to		impacts on nearby residential	A construction statement
improve and noise		properties, and air quality may	could be used to set out how
and light pollution		also be slightly impacted by an	construction impacts will be
are reduced	-	increase in traffic.	mitigated.

15 - To protect and enhance landscape character		The site is located in the Rural Surrounds of Horley, but is quite a distance from the Green Belt, and fairly close to residential areas. However, the site was assessed in the green belt review and rated 1 out of 5 (1 being the highest priority) and found to be of high importance for checking sprawl and safeguarding countryside, and moderate importance for separating settlements. The southern part of the site also falls within the Gatwick Open Setting. Regardless of the proximity to the heavy infrastructure of the motorway, development on this site would likely have a significant impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe. Development on the site should aim to avoid building in the Gatwick Open Setting.
		Part of the site is a potential area	Buffer zones may be required
		of nature conservation	between development on the
		importance, which would be at	site and the potential SNCI.
16 T		risk in the case of development on	The development should aim
16 - To conserve and		the site. The eastern side of the	to improve biodiversity within
enhance biodiversity	-	site is within the River Mole BOA.	the BOA.

SEH6 - Land at Newstead Hall			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Housing delivery for this site has not	
enable people to live		been calculated, as the entire site is	
in a home suitable to		within Flood Zones 2 and 3, and is	
their needs and which		therefore not suitable for housing	
they can afford		while other sites are available.	N/A
		Public rights of way run along all	
		boundaries except the east, and will	
		need to be retained. The site is heavily	Public rights of way
		wooded at the moment, and removal	should be retained.
2 - To facilitate the		of some of these trees for	Options should be
improved health and		development may impact on air	explored for maintaining
wellbeing of the whole		quality and cooling in the immediate	as many trees as
population	-	vicinity.	possible.
3 - To conserve and			
enhance		This site contains no archaeological or	
archaeological,		historical sites, although there are two	
historic, and cultural		locally listed buildings just to the	
assets and their		southeast of the site. These are well	
settings	0	shielded from the site by trees.	N/A

4 - To reduce the need to travel, encourage sustainable transport		The site is 1km from the railway station, 1.3km from the town centre, and 1.5km from the employment area. There is no public transport directly to the site, although public transport runs regularly along nearby Balcombe Road. There is no dedicated bicycle infrastructure in the area, although Haroldslea Drive contains some pedestrian pavements. The location is	Better public transport links to this site would reduce car use, and
options, and improve accessibility to all		somewhat sustainable, although access issues may provide some	effective cycling and pedestrian routes should
services and facilities	0	barriers to sustainable transport.	be incorporated.
5 - To make the best		There is a small amount of previously	
use of previously		developed residential land on the site,	
developed land and		but otherwise the site is not previously	
existing buildings	0	developed.	N/A
6 - To support		New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is	Development on this site
economic growth		around 1km from Horley town centre,	could include some
which is inclusive,		and additional housing in this area	provision for shops or
innovative, and		would be likely to provide support for	other employment
sustainable	+	businesses in this area.	elements.
7 - To provide for			Development on this site
employment			could include some
opportunities to meet		New developments provide short term	provision for shops or
the needs of the local		employment opportunities within the	other employment
economy	+	borough.	elements.
8 - To reduce		5	
greenhouse gas		Due to being fairly accessible by	
emissions and move		sustainable transport modes, the site	
to a low carbon	0	is likely to have a limited impact on greenhouse gas emissions.	N/A
economy 9 - To use natural	U	This site will not affect the use of	IV/A
resources prudently	0	natural resources.	N/A
			Development on parts of
			the site at risk of
			flooding should be
		The entire site is located within Flood	avoided, and measures
		Zones 2 and 3 and areas at risk of	(such as SUDS) put in
10 - To adapt to the		surface flooding, both of which may	place to reduce surface
changing climate		worsen as climate change progresses.	run-off.
			Development on parts of
			the site at risk of
			flooding should be avoided, and measures
		The entire site is located within Flood	(such as SUDS) put in
11 - To reduce flood		Zones 2 and 3 and areas at risk of	place to reduce surface
risk		surface flooding.	run-off.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. There is also a drain along the northern edge of the site that would need to be protected from the impacts	Development should be designed to avoid impact on water features on or
supply of water	-	of development. This site will not have an impact on	adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	land contamination or soil quality - the site is predominantly poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	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 located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley and therefore less likely to have a strong negative impact on landscape character. The site was assessed in the green belt review and rated 5 out of 5 (1 being the highest priority) and found to have moderate importance for safeguarding countryside. The landscape character impact on this site is likely to be limited, as long as development is sensitively integrated with the woodland character of much of the site.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should aim to integrate development with the woodland character of the site.
16 - To conserve and enhance biodiversity		A large proportion of the site is covered with dense, protected woodland which provides an important habitat for biodiversity. Development on this site would almost certainly lead to the loss and fragmentation of some of this habitat. The eastern half of the site is within the River Mole BOA.	It is unlikely that any mitigation could be taken to avoid damaging biodiversity on this site. Development should aim to improve biodiversity within the BOA.

SEH7 - Land at Wilgers Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	<u> </u>
sufficient housing to		between 30 and 60 housing units,	
enable people to live		depending on the density found to be	
in a home suitable to		appropriate for the area. The site	
their needs and which		would have a positive impact on	
they can afford	+	housing needs in the borough.	N/A
they can allora		This site has previously been	1477
		considered as a possible town park	
		for Horley, and an alternative use	
		would prevent delivery of recreation,	Public rights of way
		sport, and leisure options on the site.	should be retained. If
		This could have a negative effect on	development takes place
2 - To facilitate the		the health of Horley residents. A	on this site, alternative
improved health and		public right of way runs along the	provision for a town park
wellbeing of the		western boundary of the site and	in Horley should be
whole population		would need to be retained.	identified.
whole population	-	would freed to be retained.	
			Development on parts of the site that contain
		The site currently contains three	
2 To concern and		•	heritage assets, or which are visible from the listed
3 - To conserve and enhance		locally listed buildings, and is	
		adjacent to a Grade II listed buildings.	buildings could be
archaeological,		All of these heritage assets are	avoided. Sensitive design
historic, and cultural		somewhat shielded by trees, and at	of the site could further
assets and their		the far southwestern or	protect the setting of the
settings	0	northwestern corners of the site.	heritage assets.
		The site is 1km from the employment	
		area, 1.2km from the town centre,	
4 To 200 division the c		and 1.5km from the railway station,	
4 - To reduce the		and there is good public transport	
need to travel,		access along Smallfield Road. There is	
encourage sustainable		no dedicated bicycle infrastructure in	
transport options, and		the area, but pedestrian facilities are	Dayalammant shayld
improve accessibility		available on Smallfield Road. This site	Development should
to all services and		is fairly accessible by sustainable	incorporate pedestrian
facilities	+	modes of transport.	and cycle linkages.
L To make the best		The site is mostly not previously	
5 - To make the best		developed land, with some	
use of previously		residential properties in the	
developed land and	0	northwestern and southwestern	NI/A
existing buildings	0	Corners.	N/A
		New developments contribute to	
		economic growth within the borough,	
C To		and should provide a number of	
6 - To support		affordable housing units. The site is	
economic growth		around 1.2km from Horley town	
which is inclusive,		centre, and additional housing in this	
innovative, and		area would be likely to provide	
sustainable	+	support for businesses in this area.	N/A

l · · · ·		1	
7 - To provide for			
employment			
opportunities to meet		New developments provide short	
the needs of the local		term employment opportunities	
economy	+	within the borough.	N/A
8 - To reduce			
greenhouse gas		Due to being accessible by	
emissions and move		sustainable transport, the site is likely	Development should
to a low carbon		to have a limited impact on	incorporate pedestrian
economy	0	greenhouse gas emissions.	and cycle linkages.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
			Development on parts of
		The majority of the site is located	the site at risk of flooding
		within Flood Zones 2 and 3 and areas	should be avoided, and
		at risk of surface flooding, both of	measures (such as SUDS)
10 - To adapt to the		which may worsen as climate change	put in place to reduce
changing climate		progresses.	surface run-off.
			Development on parts of
			the site at risk of flooding
			should be avoided, and
		The majority of the site is located	measures (such as SUDS)
11 - To reduce flood		within Flood Zones 2 and 3 and areas	put in place to reduce
risk		at risk of surface flooding.	surface run-off.
-		The Burstow Stream is adjacent to	
		the site and has been identified as	
		being of poor ecological quality in	
		this area - an employment site in this	
		location may cause further damage	
12 - To improve the		through run-off. There are also drains	
water quality of rivers		to the west of the site and through	Development should be
and groundwater, and		the centre of the site, and these	designed to avoid impact
maintain an adequate		would need to be protected from the	on water features on or
supply of water	_	impact of development.	adjacent to the site.
Supply of water		This site will not have an impact on	adjacent to the site.
13 - To reduce land		land contamination or soil quality -	
contamination and		site is a combination of moderate and	
safeguard soil quality		poor grade agricultural land with no	
and quantity	0	known contamination.	N/A
and quantity	0	Care must be taken during	14//
14 - To ensure air		construction to avoid light or noise	
quality continues to		pollution impacts on nearby	A construction statement
'		· · · · · · · · · · · · · · · · · · ·	could be used to set out
improve and noise		residential properties, and air quality	
and light pollution are	0	may also be slightly impacted by an	how construction impacts
reduced	0	increase in traffic.	will be mitigated.

15 - To protect and enhance landscape character	0	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of Horley and therefore less likely to have a strong negative impact on landscape character. The site was assessed in the green belt review and rated 4 out of 5 (1 being highest priority) and found to have a high importance for safeguarding countryside. The landscape character impact on this site is likely to be limited.	N/A
		The site contains no biodiversity	,
		constraints. The eastern half of the	
		site, and much of the northern part	Development should aim
16 - To conserve and		of the site, is within the River Mole	to improve biodiversity
enhance biodiversity	0	BOA.	within the BOA.

SEH8 - Land at Farney View Farm			
Objective	Score	Comments	Potential Mitigation
			Due to the major
			constraint of the flood
		Discounting flood zone areas that	zone, the site is not
1 - To provide		could not be used for housing, the site	sequentially preferable
sufficient housing to		could likely accommodate between 3	for housing unless and
enable people to live		and 7 housing units, depending on the	until all other potential
in a home suitable to		density found to be appropriate for	sites have been
their needs and which		the area. The site is not a suitable	developed or proven
they can afford	-	choice for achieving this objective.	unsuitable.
		There is a public right of way along the	
		southern and western boundaries that	
		will need to be retained. Some	
		amount of walking may be stimulated	
2 - To facilitate the		by the site being fairly close to the	
improved health and		town centre and railway station. This	
wellbeing of the whole		site is unlikely to have much impact on	Public rights of way
population	0	health and wellbeing	should be retained.
3 - To conserve and			
enhance		The site contains no archaeological or	
archaeological,		historical assets, although it is close to	
historic, and cultural		some locally listed buildings at Wilgers	
assets and their		Farm. These are fairly well-shielded by	
settings	0	trees.	N/A

4 - To reduce the need to travel, encourage		The site is 1km from the railway station and 1.3km from the town centre and employment area, and there is good public transport access along Smallfield Road. There is no dedicated bicycle infrastructure in the area, but access is likely to be through	
sustainable transport options, and improve accessibility to all		a quiet residential road which also contains pedestrian pavements. This site is fairly accessible by sustainable	Development should incorporate pedestrian
services and facilities	+	modes of transport.	and cycle linkages.
5 - To make the best			-
use of previously		The section to the section of the section of	
developed land and existing buildings	0	The site is not previously developed land.	N/A
existing buildings	U	New developments contribute to	IN/A
		economic growth within the borough,	
		and should provide a number of	
6 - To support		affordable housing units. The site is	
economic growth which is inclusive,		around 1.3km from Horley town centre, and additional housing in this	
innovative, and		area would be likely to provide	
sustainable	+	support for businesses in this area.	N/A
7 - To provide for			
employment			
opportunities to meet		New developments provide short term	
the needs of the local		employment opportunities within the	NI/A
8 - To reduce	+	borough.	N/A
greenhouse gas		Due to being accessible by public	
emissions and move		transport, the site is likely to have a	Development should
to a low carbon		limited impact on greenhouse gas	incorporate pedestrian
economy	0	emissions.	and cycle linkages.
9 - To use natural		This site will not affect the use of	,
resources prudently	0	natural resources.	N/A
			Development on parts of the site at risk of
		The site is almost entirely located	flooding should be
		within Flood Zones 2 and 3 and areas	avoided, and measures
		at risk of surface flooding, both of	(such as SUDS) put in
10 - To adapt to the		which may worsen as climate change	place to reduce surface
changing climate		progresses.	run-off.
			Development on parts of the site at risk of flooding should be
			avoided, and measures
		The site is almost entirely located	(such as SUDS) put in
11 - To reduce flood		within Flood Zones 2 and 3 and areas	place to reduce surface
risk		at risk of surface flooding.	run-off.

		The Burstow Stream is adjacent to the	
		site and has been identified as being	
		of poor ecological quality in this area -	
		a development in this location may	
		cause further damage through run-off.	
12 - To improve the		There is also a stream running through	
water quality of rivers		the site, and a drain along the	Davalanment should be
		· · · · · · · · · · · · · · · · · · ·	Development should be
and groundwater, and		northern boundary, both of which will	designed to avoid impact
maintain an adequate		need to be carefully protected from	on water features on or
supply of water	-	the impacts of development.	adjacent to the site.
		This site will not have an impact on	
13 - To reduce land		land contamination or soil quality -	
contamination and		site is mixed moderate and poor	
safeguard soil quality		quality agricultural land with no	
and quantity	0	known contamination.	N/A
		Care must be taken during	
14 - To ensure air		construction to avoid light or noise	A construction
quality continues to		pollution impacts on nearby	statement could be used
improve and noise and		residential properties, and air quality	to set out how
light pollution are		may also be slightly impacted by an	construction impacts will
reduced	0	increase in traffic.	be mitigated.
		The site is located within the Rural	
		Surrounds of Horley, but is on the	
		edge of the urban area of Horley. The	
		site was assessed in the green belt	
		review and rated 3 out of 5 (1 being	
		highest priority) and found to be of	
		high importance for safeguarding	
			Development should be
15 - To protect and		· · · · · · · · · · · · · · · · · · ·	sensitively designed to
· ·		• .	,
character	0		•
			. 0-
		•	
		• •	Development should aim
16 - To conserve and		·	-
	0	-	
	0		Development should be sensitively designed to respect the location on the urban-rural fringe. Development should aim to improve biodiversity within the BOA.

SEH9 - Land East of Wilgers Farm			
Objective	Score	Comments	Potential Mitigation
			Due to the major
			constraint of the flood
			zone, the site is not
1 - To provide			sequentially preferable
sufficient housing to		Housing delivery for this site has not	for housing unless and
enable people to live		been calculated, as the entire site is	until all other potential
in a home suitable to		within Flood Zones 2 and 3, and is	sites have been
their needs and which		therefore not suitable for housing	developed or proven
they can afford		while other sites are available.	unsuitable.

2 To fooilitests the			
2 - To facilitate the			
improved health and		#R25 - 20 - 25 - 120 - 1 - 1 - 2 - 2 - 2 - 2 - 1 - 1 - 1 - 1	
wellbeing of the whole		This site is unlikely to impact health	
population	0	and wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		This site contains no archaeological or	
settings	0	historical sites.	N/A
		The site is 2km from the railway	
		station and 1.7km from the town	
		centre and employment area,	
		although public transport routes run	
		close to the site along Smallfield Road.	
4 - To reduce the need		There is no dedicated bicycle	
to travel, encourage		infrastructure in the area, but there	
sustainable transport		are pedestrian pavements on	
options, and improve		Smallfield Road. The distance from the	Development should
accessibility to all		centre of Horley means this site is	incorporate pedestrian
services and facilities	-	likely to increase car use.	and cycle linkages.
5 - To make the best			-
use of previously			
developed land and		The site is not previously developed	
existing buildings	0	land.	N/A
		New developments contribute to	
		economic growth within the borough,	
		and should provide a number of	
6 - To support		affordable housing units. The site is	
economic growth		around 1.7km from Horley town	
which is inclusive,		centre, and additional housing in this	
innovative, and		area would be likely to provide	
sustainable	+	support for businesses in this area.	N/A
7 - To provide for			·
employment			
opportunities to meet		New developments provide short	
the needs of the local		term employment opportunities	
economy	+	within the borough.	N/A
8 - To reduce		 	,
greenhouse gas			
emissions and move		By increasing car traffic, this site	Development should
to a low carbon		would not reduce greenhouse gas	incorporate pedestrian
economy	_	emissions.	and cycle linkages.
9 - To use natural		This site will not affect the use of	2a 0/0.0 mmages:
resources prudently	0	natural resources.	N/A
. coo al coo pi alacitu.			Development on parts of
			the site at risk of flooding
		The entire site is located within Flood	should be avoided, and
		Zones 2 and 3 and areas at risk of	measures (such as SUDS)
10 - To adapt to the		surface flooding, both of which may	put in place to reduce
changing climate		worsen as climate change progresses.	surface run-off.
changing chinate		worsen as chinate change progresses.	Juliace rull-Ull.

1			
			Development on parts of
			the site at risk of flooding
			should be avoided, and
		The entire site is located within Flood	measures (such as SUDS)
11 - To reduce flood		Zones 2 and 3 and areas at risk of	put in place to reduce
risk		surface flooding.	surface run-off.
		The Burstow Stream is adjacent to the	
		site (on both sides, including a branch	
12 - To improve the		of the stream) and has been identified	
water quality of rivers		as being of poor ecological quality in	Development should be
and groundwater, and		this area - a development in this	designed to avoid impact
maintain an adequate		location may cause further damage	on water features on or
supply of water	_	through run-off.	adjacent to the site.
Сорред ставо		This site will not have an impact on	augusens se ene ene
13 - To reduce land		land contamination or soil quality -	
contamination and		site is mixed moderate and poor	
safeguard soil quality		quality agricultural land with no	
and quantity	0	known contamination.	N/A
and quantity	U	Care must be taken during	IV/A
14 - To ensure air		construction to avoid light or noise	A construction statement
quality continues to		_	could be used to set out
•		pollution impacts on nearby	
improve and noise		residential properties, and air quality	how construction
and light pollution are		may also be slightly impacted by an	impacts will be
reduced	0	increase in traffic.	mitigated.
		The site is located within the Rural	
		Surrounds of Horley, but is on the	
		edge of the urban area of the town	
		and would represent a clear extension	
		of the town, jutting out into the	
		countryside. The site is close to some	
		residential properties, but in general	
		would be likely to reduce the	
		openness of this area of countryside.	
		The site was assessed in the green belt	Development should be
		review and was rated 3 out of 5 (1	sensitively designed to
		being highest priority) and found to be	respect the location on
		of high importance for safeguarding	the urban-rural fringe
		countryside and moderate importance	and minimise the
		for checking sprawl. Development on	obviousness of the
15 - To protect and		this site would likely have some	separation between the
enhance landscape		negative impact on landscape	site and the main urban
character	-	character.	area.
		The site contains no biodiversity	
		constraints. Almost the entire site,	
		with the exception of a small area in	Development should aim
16 - To conserve and		the southeast, is within the River Mole	to improve biodiversity
enhance biodiversity	0	BOA.	within the BOA.
cimance blodiversity	U	שטת.	within the DOA.

SEH10 - Land East of Farney View Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 21 and 42 housing units,	
enable people to live		depending on the density found to be	
in a home suitable to		appropriate for the area. The site	
their needs and which		would have a positive impact on	
they can afford	+	housing needs in the borough.	N/A
,		This site will not impact on health and	
		wellbeing. There are public rights of	
2 - To facilitate the		way along the southern and eastern	
improved health and		boundaries of the site, and one that	
wellbeing of the		crosses the site, and these would need	Public rights of way
whole population	0	to be retained.	should be retained.
3 - To conserve and	-	This site contains no archaeological or	
enhance		historical sites, although it is adjacent	
archaeological,		to a scheduled ancient monument and	
historic, and cultural		a Grade II listed building. These	
assets and their		heritage assets are both well shielded	
settings	0	by trees.	N/A
300011183	0	The site is 1.4km from the railway	14771
		station, 1.7km from the town centre,	
		and 2km from the employment area.	
		The site is located in area with no	
4 - To reduce the need		public transport. There is no dedicated	Better public transport
to travel, encourage		bicycle infrastructure in the area, and	links to this site would
sustainable transport		limited accommodation for	reduce car use, and
options, and improve		pedestrians. This site offers significant	effective cycling and
accessibility to all		barriers to sustainable transport and is	pedestrian routes should
services and facilities		likely to increase car use.	be incorporated.
5 - To make the best		There are a small number of	be incorporated.
use of previously		residential properties on the site, but	
developed land and		the rest of the site is in agricultural	
•	0	commercial use.	N/A
existing buildings	U		IV/A
		New developments contribute to	
		economic growth within the borough, and should provide a number of	
6 To support		affordable housing units. The site is	
6 - To support			
economic growth		around 1.7km from Horley town	
which is inclusive, innovative, and		centre, and additional housing in this area would be likely to provide	
sustainable	_	support for businesses in this area.	N/A
	+	support for businesses in this area.	IN/A
7 - To provide for			
employment		Now dayolonments provide short to	
opportunities to meet		New developments provide short term	
the needs of the local		employment opportunities within the	NI/A
economy	+	borough.	N/A
8 - To reduce			Better public transport
greenhouse gas		B	links to this site would
emissions and move		By increasing car traffic, this site would	reduce car use, and
to a low carbon	-	not reduce greenhouse gas emissions.	effective cycling and

economy			pedestrian routes should
			be incorporated.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
,			Development on parts of
			the site at risk of
		A large proportion of the site is located	flooding should be
		within Flood Zones 2 and 3 and areas	avoided, and measures
		at risk of surface flooding, both of	(such as SUDS) put in
10 - To adapt to the		which may worsen as climate change	place to reduce surface
changing climate		progresses.	run-off.
			Development on parts of
			the site at risk of
			flooding should be
		A large proportion of the site is lessted	avoided, and measures (such as SUDS) put in
11 - To reduce flood		A large proportion of the site is located within Flood Zones 2 and 3 and areas	place to reduce surface
risk		at risk of surface flooding.	run-off.
1131		The Burstow Stream is adjacent to the	Tull Ull.
		site and has been identified as being of	
12 - To improve the		poor ecological quality in this area - a	
water quality of rivers		development in this location may	Development should be
and groundwater, and		cause further damage through run-off.	designed to avoid impact
maintain an adequate		There is also a small tributary of the	on water features on or
supply of water	-	stream on the east side of the site.	adjacent to the site.
		This site will not have an impact on	
13 - To reduce land		land contamination or soil quality - site	
contamination and		is mixed moderate and poor quality	
safeguard soil quality	0	agricultural land with no known	
and quantity	0	contamination.	N/A
14 - To ensure air		The site is unlikely to have any impact	A construction
quality continues to		on noise or light pollution in isolation, due to its difference from existing	statement could be used
improve and noise		residential properties. There may be a	to set out how
and light pollution are		slight decrease in air quality due to	construction impacts will
reduced	0	additional car use.	be mitigated.
		The site is located within the Rural	
		Surrounds of Horley. The site stands at	
		some distance from the nearest area	
		of concentrated residential	
		development, and is clearly outside	
		the existing urban area. The site would	Development should be
		be likely to reduce the openness of	sensitively designed to
		this area of countryside. The site was	respect the location on
		assessed in the green belt review and	the urban-rural fringe
		rated 3 out of 5 (1 being highest	and minimise the obviousness of the
15 - To protect and		priority) and found to be of high importance for safeguarding	separation between the
enhance landscape		countryside and moderate importance	site and the main urban
character	_	for checking sprawl and separating	area.
criai actei		To the ching sprawi and separating	u.cu.

		settlements. Development on this site would likely have a negative impact on landscape character.	
		The site contains no biodiversity constraints. The western half of the	
		site, and small areas in the south and	
16 - To conserve and		east of the site, is within the River	
enhance biodiversity	0	Mole BOA.	N/A

SEH11 - Land at Harrowsley Green Farm				
Objective	Score	Comments	Potential Mitigation	
		The site could likely		
1 - To provide		accommodate between 139 and		
sufficient housing to		279 housing units, depending on		
enable people to live		the density found to be		
in a home suitable		appropriate for the area. The		
to their needs and		site would have a positive		
which they can		impact on housing needs in the		
afford	++	borough.	N/A	
		This site will not impact on		
		health and wellbeing. A public		
2 - To facilitate the		right of way passes through the		
improved health and		western portion of the site and		
wellbeing of the		along the southern boundary	Public rights of way should be	
whole population	0	and should be retained.	retained.	
		The site contains one locally		
		listed building and one Grade II	Development on parts of the site	
3 - To conserve and		listed building, and is adjacent to	that contain heritage assets, or	
enhance		a scheduled ancient monument.	which are visible from the listed	
archaeological,		These assets are located on the	buildings could be avoided.	
historic, and cultural		periphery of the site, but	Sensitive design of the site could	
assets and their		development must be careful	further protect the setting of the	
settings	0	not to impact on their settings.	heritage assets.	

1		The site is a file of the site.	l I
		The site is 2.5km from the	
		railway station, and 2km from	
		the town centre and the	
		employment area, although	
		there are some public transport	
		routes passing the site along	
		Smallfield Road. There is no	
		dedicated bicycle infrastructure	
		in the area, but there are	
4 7		pedestrian pavements on	
4 - To reduce the		Smallfield Road. Access from the	
need to travel,		south along Haroldslea Drive is	
encourage		even less suitable in terms of	
sustainable		bicycle and pedestrian space.	Ballaca Islanda a Balada
transport options,		This site offers significant	Better public transport links to
and improve		barriers to the use of sustainable	this site would reduce car use,
accessibility to all		transport, and would be likely to	and effective cycling and
services and		significantly increase car use in	pedestrian routes should be
facilities		the area.	incorporated.
5 - To make the best		The site has some scattered	
use of previously		residential properties, but is	
developed land and	0	mostly not previously developed land.	N1/A
existing buildings	0		N/A
		New developments contribute	
		to economic growth within the borough, and should provide a	
		number of affordable housing	
		units. The site is around 2km	
6 - To support		from Horley town centre, and	
economic growth		additional housing in this area	
which is inclusive,		would be likely to provide	
innovative, and		support for businesses in this	
sustainable	+	area.	N/A
7 - To provide for	'	arca.	N/A
employment		New developments provide	
opportunities to		short term employment	
meet the needs of		opportunities within the	
the local economy	+	borough.	N/A
8 - To reduce		- 0	Better public transport links to
greenhouse gas			this site would reduce car use,
emissions and move		By increasing car traffic, this site	and effective cycling and
to a low carbon		would not reduce greenhouse	pedestrian routes should be
economy	-	gas emissions.	incorporated.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
		Large parts of the site are	
		located within Flood Zones 2 and	Development on parts of the site
		3 and areas at risk of surface	at risk of flooding should be
		flooding, both of which may	avoided, and measures (such as
10 - To adapt to the		worsen as climate change	SUDS) put in place to reduce
changing climate	-	progresses. However, there is	surface run-off.

		still significant space to develop, even if areas prone to flooding are not used.	
		Significant parts of the site are located within Flood Zones 2 and	
		3 and areas at risk of surface flooding. However, there is still	Development on parts of the site at risk of flooding should be
11 - To reduce flood		significant space to develop, even if areas prone to flooding	avoided, and measures (such as SUDS) put in place to reduce
risk	-	are not used.	surface run-off.
		The Burstow Stream is partially adjacent to the site and has	
		been identified as being of poor	
12 - To improve the		ecological quality in this area - a	
water quality of		development in this location	
rivers and		may cause further damage	
groundwater, and		through run-off. There is also a	Development should be
maintain an		small pond on the site that	designed to avoid impact on
adequate supply of		should be protected from the	water features on or adjacent to
water	-	effects of development.	the site.
		The site consists of a mix of	
		moderate and poor quality	
		agricultural land, and part of the	
		site is subject to localised	
13 - To reduce land		ground contamination.	
contamination and		Development on this site would	Development on this site should
safeguard soil		be required to remediate this	include remediation of any
quality and quantity	+	contamination.	contamination.
		Care must be taken during	
14 - To ensure air		construction to avoid light or	
		noise pollution impacts on nearby residential properties,	A construction statement could
quality continues to improve and noise		and air quality may also be	be used to set out how
and light pollution		slightly impacted by an increase	construction impacts will be
are reduced	0	in traffic.	mitigated.
are reduced	U	iii u aiiic.	mingateu.

		The site is located within the Rural Surrounds of Horley, but is some distance from the main urban area of Horley and would represent a somewhat isolated addition to the edge of the town, despite being adjacent to a small collection of residential properties. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and	Development should be sensitively designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area. However, this site is
		moderate importance for	role analogous to the green belt,
		checking sprawl. Development	and it is likely that no level of
15 - To protect and		on this site would likely have a	mitigation could fully counteract
enhance landscape		negative impact on landscape	the landscape impacts of
character		character.	development.
		The site contains no biodiversity	
		constraints. The northern half of	Development should aim to
16 - To conserve and		the site is within the River Mole	improve biodiversity within the
enhance biodiversity	0	BOA.	BOA.

SEH12 - Land South of Haroldslea Drive				
Objective	Score	Comments	Potential Mitigation	
1 - To provide		The site could likely		
sufficient housing to		accommodate between 12 and		
enable people to live		23 housing units, depending on		
in a home suitable to		the density found to be		
their needs and		appropriate for the area. The site		
which they can		would have a positive impact on		
afford	+	housing needs in the borough.	N/A	
		This site will not impact on		
		health and wellbeing. Public		
2 - To facilitate the		rights of way pass across the		
improved health and		northern and eastern boundaries		
wellbeing of the		of the site, and will need to be	Public rights of way should be	
whole population	0	retained.	retained.	
			Development on parts of the	
3 - To conserve and		This site contains a scheduled	site that contain heritage	
enhance		ancient monument and three	assets, or which are visible from	
archaeological,		locally listed buildings that may	the listed buildings could be	
historic, and cultural		be impacted by any	avoided. Sensitive design of the	
assets and their		development, although these are	site could further protect the	
settings		currently well shielded by trees.	setting of the heritage assets.	

		The site is 2km from the railway	
		station, and 2.5km from the	
		town centre and the	
		employment area, and there are	
		no public transport routes	
		·	
		passing the site. There is no	
		dedicated bicycle infrastructure	
4 - To reduce the		in the area, and there are	
need to travel,		currently no pedestrian	
encourage		pavements on Haroldslea Drive.	
sustainable		This site offers significant	Better public transport links to
transport options,		barriers to the use of sustainable	this site would reduce car use,
and improve		transport, and would be likely to	and effective cycling and
accessibility to all		significantly increase car use in	pedestrian routes should be
services and facilities		the area.	incorporated.
5 - To make the best		There is scattered residential	
use of previously		development across the site, but	
1		•	
developed land and	0	the site is primarily not	N1/A
existing buildings	0	previously developed land.	N/A
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
		number of affordable housing	
		units. The site is around 2.5km	
6 - To support		from Horley town centre, and	
economic growth		additional housing in this area	
which is inclusive,		would be likely to provide	
innovative, and		support for businesses in this	
sustainable	+	area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities	
the local economy	+	within the borough.	N/A
8 - To reduce		within the bolough.	Better public transport links to
			this site would reduce car use,
greenhouse gas		Dy increasing the need to trace	-
emissions and move		By increasing the need to travel,	and effective cycling and
to a low carbon		this site would likely increase	pedestrian routes should be
economy	-	greenhouse gas emissions	incorporated.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
		The majority of the site is located	Development on parts of the
		within Flood Zones 2 and 3 and	site at risk of flooding should be
		areas at risk of surface flooding,	avoided, and measures (such as
10 - To adapt to the		both of which may worsen as	SUDS) put in place to reduce
changing climate		climate change progresses.	surface run-off.
			Development on parts of the
			site at risk of flooding should be
		The majority of the site is located	avoided, and measures (such as
11 - To reduce flood		within Flood Zones 2 and 3 and	SUDS) put in place to reduce
risk		areas at risk of surface flooding.	surface run-off.
i.			i

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of		The Burstow Stream is adjacent to the site and has been identified as being of poor ecological quality in this area - a development in this location may cause further damage through run-off. The site also contains a drain, a number of small ponds, and a moat around a scheduled monument, all of which should be protected from the effects of	Development should be designed to avoid impact on water features on or adjacent
water 13 - To reduce land contamination and safeguard soil quality and quantity	0	development. This site will not have an impact on land contamination or soil quality - site is poor quality agricultural land with no known contamination.	to the site.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is unlikely to have any impact on noise or light pollution in isolation, due to its difference from existing residential properties. There may be a slight decrease in air quality due to additional car use. There may also be impacts from the nearby M23 motorway, and the southernmost part of the site falls within the 57 decibel noise contour of Gatwick airport.	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 located within the Rural Surrounds of Horley, but is some distance from the main urban area of Horley and would represent a somewhat isolated addition to the edge of the town. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and separating settlements and moderate importance for checking sprawl. Development on this site would likely have a negative impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area. However, this site is considered to play an important role analogous to the green belt, and it is likely that no level of mitigation could fully counteract the landscape impacts of development.

		The site contains part of a Potential Site of Nature Conservation Importance and is	
		adjacent to an existing SNCI.	Development should be
		Development on this site would	designed to not impact upon
		have to be careful not to impact	the nearby SNCI, and a buffer
		on these habitats, and buffer	zone may be appropriate.
		zones may be required. Much of	Development should aim to
16 - To conserve and		the south and west of the site is	improve biodiversity in the
enhance biodiversity	-	within the River Mole BOA.	BOA.

EH1 - Land at Langshott Wood			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		The site could likely accommodate	
enable people to live		15 housing units at an appropriate	
in a home suitable to		density for the area. The site would	
their needs and		have a positive impact on housing	
which they can afford	+	needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is within walking distance of a number of facilities, and may encourage some walking. There is currently no public access to the site, but constraints mean much of the site would be unlikely to be opened up by development. This site will not impact strongly on health and wellbeing.	N/A
3 - To conserve and	0	nearth and wendering.	IN/A
enhance			
archaeological,			
historic, and cultural			
assets and their		Development on the site would not	
settings	0	affect any heritage assets.	N/A

		The site is located 1.2km from Horley town centre and 1.5km from the train station. Secondary and primary schools, and the employment area, are within 1km of the site, but the nearest GP surgery is currently 1.8km away. There are no buses that directly pass the site, although they do go reasonably close by. There are no dedicated bicycle facilities in the	
		area, and although Smallfield Road to the south of the site contains good pedestrian facilities,	
		Langshott Wood to the east is	
4 - To reduce the need to travel,		narrow and has no pedestrian pavements. However, the area to	
encourage		the west is suburban and	Better public transport links
sustainable transport		residential, and likely to offer quiet	to this site would reduce car
options, and improve		and safe bicycle and pedestrian	use, and effective cycling and
accessibility to all		routes. This site is not likely to have	pedestrian routes should be
services and facilities	0	a significant effect on car use.	incorporated.
		The site contains some residential	
		previously developed land, and	Dayalanmant should facus
5 - To make the best		development on this site would represent a densification of this	Development should focus on the previously developed
use of previously		use. However, most of the site is	part of the site, and avoid
developed land and		not previously developed and	the woodland where
existing buildings	0	contains dense woodland.	possible.
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
6 - To support		number of affordable housing units. The site is around 1.2km	
economic growth		from Horley town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of	_	term employment opportunities within the borough.	N/A
the local economy 8 - To reduce	+	within the bolough.	IN/ A
greenhouse gas			
emissions and move		Due to its sustainable location, the	Development should
to a low carbon		site is unlikely to worsen	incorporate pedestrian and
economy	0	greenhouse gas emissions.	cycle linkages.
9 - To use natural		Development on this site would not	
resources prudently	0	affect the use of natural resources.	N/A

10 - To adapt to the changing climate	_	The northern half of the site is located within Flood Zone 2 and there are areas at risk of surface flooding, both of which may worsen as climate change progresses. The northern half of the site is located within Flood Zone 2 and	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off. Development on parts of the site at risk of flooding should be avoided, and measures
11 - To reduce flood risk	_	there are small areas at risk of surface flooding.	(such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development on this site is not expected to have an impact on water quality. There is a drain along the northern boundary of the site that should be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is mixed moderate and poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	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.
		The site is located within the Rural Surrounds of Horley, but is contiguous with the main urban area of Horley. However, due to biodiversity constraints, it is likely that only the eastern side of the site could be developed, creating a separation from the urban area. The site was assessed in the green belt review and rated 5 out of 5 (1 being highest priority) and found to be of moderate importance for	Development should be sensitively designed to respect the location on the urban-rural fringe, and
15 - To protect and enhance landscape character	-	safeguarding countryside. Development on this site would likely have some negative impact on landscape character.	should aim to integrate development with the woodland character of the site.

	The majority of the site is covered by the Langshott Wood Ancient Woodland, with additional TPOs adjacent to the southern boundary of the site. Development on this	
	site would have to be careful not to	It is unlikely that any
	impact on the woodland, and	mitigation could be taken to
	buffer zones may be required.	avoid damaging biodiversity
	However, development on this site	on this site unless
	would almost certainly lead to the	development was
	loss and fragmentation of some of	significantly restrained in
	this habitat. A very small area in	order to keep a buffer zone
	the north of the site is within the	in place around the ancient
	River Mole BOA, and the BOA is	woodland. Development
16 - To conserve and	also close to the southern tip of the	should aim to improve
enhance biodiversity	 site.	biodiversity within the BOA.

	EH2 - Brook Wood			
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to live		The site could likely accommodate		
in a home suitable to		15 housing units at an appropriate		
their needs and		density for the area. The site		
which they can		would have a positive impact on		
afford	+	housing needs in the borough.	N/A	
		The eastern part of this site could		
		be used to 'complete' the		
		Riverside Green Chain, as long as		
		public access was maintained. This		
		part of the site is located in Flood		
		Zones 2 and 3, and is therefore		
		not likely to be suitable for		
		housing developments. Public		
		rights of way run along the		
		western boundary of the site, and		
		across the site, and would need to	Development on this site	
		be preserved. The increased	should be required to include	
0 - 6 1111 1 11		access to public open space could	the completion of this section	
2 - To facilitate the		have health benefits for the	of the Riverside Green Chain	
improved health and		population, although the site itself	as a condition of planning	
wellbeing of the		is not walking distance from the	permission. Public rights of	
whole population	+	town centre.	way should be retained.	
3 - To conserve and				
enhance				
archaeological, historic, and cultural				
assets and their		Development on the site would		
	0	•	N/A	
settings	U	not affect any heritage assets.	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		The site is located 1.5km from Horley town centre, railway station, the employment area, and local primary and secondary schools, and 2km from the nearest GP surgery. There are buses along Smallfield Road, but these pass only the southernmost extremity of the site. There are no dedicated bicycle facilities in the area, and although Smallfield Road to the south of the site contains good pedestrian facilities, Langshott Wood to the west is narrow and has no pedestrian pavements. This site offers significant barriers to the use of sustainable transport, and would be likely to significantly increase car use in the area. The majority of the site is not previously developed land,	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
use of previously		although there are some	
developed land and existing buildings	0	residential properties scattered along the western edge of the site.	N/A
existing buildings	0	New developments contribute to	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for			
employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce			Better public transport links to
greenhouse gas			this site would reduce car use,
emissions and move		By increasing car traffic, this site	and effective cycling and
to a low carbon		would not reduce greenhouse gas	pedestrian routes should be
economy	-	emissions.	incorporated.
9 - To use natural		This site will not affect the use of	
resources prudently	0	natural resources.	N/A
10 - To adapt to the changing climate		The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding, both of which may worsen as climate change progresses.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

11 - To reduce flood risk		The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding. Burstow Stream forms the southern, eastern, and northern	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	boundary of the site, and development would have to be careful not to worsen the quality of the stream through run-off. The site also contains a number of drains and four small ponds that would need to be protected from the effects of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	This site will not have an impact on land contamination or soil quality - site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	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.
		The site is located within the Rural Surrounds of Horley, and is only somewhat contiguous with the main urban area of Horley, being located mostly in an area with a more rural character. The separation from the main urban area is further emphasised because of the gap that would be created by the ancient woodland to the west of the site. Development on this site would consequently stand out as a separate extension from the rest of Horley. The site was assessed in	Development should be
15 - To protect and enhance landscape character		the green belt review and rated 1 out of 5 (1 being highest priority) and found to be of high importance for safeguarding countryside and settlement separation and moderate importance for checking sprawl. The site was found to be a key element in preventing the convergence of Horley and	sensitively designed to respect the location on the urban-rural fringe, and should aim to integrate development with the woodland character to the west of the site. Development should be located within the site so as best to maintain separation between Horley and Smallfield.

		Smallfield. Development on this site would likely have a strong negative impact on landscape character.	
16 - To conserve and enhance biodiversity	-	The northeast of the site contains the Brook Wood SNCI and ancient woodland site, and development would need to be designed to protect this asset, possibly through the use of buffer zones. Most of the east and south of the site is within the River Mole BOA.	Buffer zones could be put in place to protect biodiversity assets from the effects of development. Development should aim to improve biodiversity within the BOA.

EH3 - Land North of Smallfield Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide			<u> </u>
sufficient housing to		The site could likely	
enable people to live		accommodate 40 housing units at	
in a home suitable to		an appropriate density for the	
their needs and		area. The site would have a	
which they can		positive impact on housing needs	
afford	+	in the borough.	N/A
		The site is not within walking	
		distance of the town centre or	
		associated facilities. There are	
		public rights of way along the	
2 - To facilitate the		northern boundary and across the	
improved health and		site, and these should be	
wellbeing of the		retained. This site will not impact	Public rights of way should be
whole population	0	strongly on health and wellbeing.	retained.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural		Development on the site would	
assets and their	0	not affect any heritage assets.	N/A

settings			
		The site is located 1.2km from	
		Horley town centre and 1.5km	
		from the train station. Secondary	
		and primary schools, and the	
		employment area, are within 1km	
		of the site, but the nearest GP	
		surgery is currently 1.8km away.	
		Buses pass the site along	
		Smallfield Road. There are no	
4 To raduce the		dedicated bicycle facilities in the	
4 - To reduce the		area, although Smallfield Road to the south of the site contains	
need to travel,		good pedestrian facilities. This	Better public transport links to
encourage sustainable transport		site is reasonably accessible by	this site would reduce car use,
options, and improve		sustainable modes of transport	and effective cycling and
accessibility to all		and is not likely to have a	pedestrian routes should be
services and facilities	0	significant effect on car use.	incorporated.
		The site contains a number of	oporacoa.
5 - To make the best		residential properties along	
use of previously		Smallfield Road, and densification	
developed land and		may be considered a good use of	
existing buildings	+	previously developed land.	N/A
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
		number of affordable housing	
6 - To support		units. The site is around 1.2km	
economic growth		from Horley town centre, and	
which is inclusive,		additional housing in this area	
innovative, and sustainable		would be likely to provide support for businesses in this area.	N/A
7 - To provide for	+	for businesses in this area.	IN/A
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities	
the local economy	+	within the borough.	N/A
8 - To reduce		,	
greenhouse gas		Due to its relatively sustainable	
emissions and move		location, the site is unlikely to	Development should
to a low carbon		worsen greenhouse gas	incorporate pedestrian and
economy	0	emissions.	cycle linkages.
		Development on this site would	
9 - To use natural	0	not affect the use of natural	N1/A
resources prudently	0	resources.	N/A Dayslanment on parts of the
		The site is entirely located within Flood Zones 2 and 3 and areas at	Development on parts of the site at risk of flooding should
		risk of surface flooding, both of	be avoided, and measures
10 - To adapt to the		which may worsen as climate	(such as SUDS) put in place to
changing climate		change progresses.	reduce surface run-off.
onanging cilitate		2	. Cadoc carrace rain offi

11 - To reduce flood risk		The site is entirely located within Flood Zones 2 and 3 and areas at risk of surface flooding.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of		Burstow Stream forms the	
rivers and		northern boundary of the site,	
groundwater, and		and development would have to	Development should be
maintain an		be careful not to worsen the	designed to avoid impact on
adequate supply of		quality of the stream through run-	water features on or adjacent
water	0	off.	to the site.
		This site will not have an impact	
13 - To reduce land		on land contamination or soil	
contamination and		quality - site is poor quality	
safeguard soil quality	0	agricultural land with no known	N1/A
and quantity	0	contamination.	N/A
14 - To ensure air		Care must be taken during construction to avoid light or	
quality continues to		noise pollution impacts on nearby	A construction statement
improve and noise		residential properties, and air	could be used to set out how
and light pollution		quality may also be slightly	construction impacts will be
are reduced	0	impacted by an increase in traffic.	mitigated.
		The site is located within the	3
		Rural Surrounds of Horley, and is	
		not contiguous with the main	
		urban area of Horley, being	
		located in an area with a more	
		rural character. Development on	
		this site would clearly stand out	
		as an extension from the rest of	
		Horley. The site was assessed in	
		the green belt review and rated 1	
		out of 5 (1 being highest priority)	
		and found to be of high	Development should be
		importance for safeguarding	sensitively designed to respect
		countryside and settlement	the location on the urban-rural
		separation and moderate importance for checking sprawl.	fringe. Development should be located within the site so as
		Development on this site would	best to maintain separation
		significantly reduce the	between Horley and Smallfield.
		separation between Horley and	Development may have to be
		Smallfield. Development on this	of relatively low density to
15 - To protect and		site would likely have a strong	achieve this, making the site
enhance landscape		negative impact on landscape	less useful as an urban
character		character.	extension.

		The site contains no biodiversity constraints. Brook Wood SNCI and ancient woodland is slightly to the north of the site, but as the northern area of the site is in Flood Zone 3, this is likely to protect the biodiversity assets from nearby development. With the exception of some very small	Development should aim to
16 - To conserve and		areas in the west, the entire site is	improve biodiversity within the
enhance biodiversity	0	within the River Mole BOA.	BOA.

	ERM1 - Land at Hillsbrow			
Objective	Score	Comments	Potential Mitigation	
1 - To provide		The site could likely accommodate		
sufficient housing		between 113 and 216 housing		
to enable people to		units, depending on the density		
live in a home		found to be appropriate for the		
suitable to their		area. The site would have a		
needs and which		positive impact on housing needs		
they can afford	++	in the borough.	N/A	
		The site is within walking distance		
		of the town centre and railway		
		station, and the size of the		
		potential development would		
		mean that further open space		
		provision would likely be provided.		
		The site is also within a reasonable		
		walking distance from other open		
		spaces, including Memorial Park.		
		There is currently no public access		
		to the site, and development on		
		this site would open up greater		
2 - To facilitate the		access to the countryside. Overall,		
improved health		the site is likely to facilitate some		
and wellbeing of		physical activity among residents	Provision of publicly accessible	
the whole		and will have a moderate positive	open space should be	
population	+	impact on health and wellbeing.	considered.	
		The site contains one locally listed		
		building on the southern boundary,		
		and two Grade II listed buildings a	Development on parts of the	
		Grade II listed curtilage on the	site that contain heritage	
3 - To conserve and		northern boundary. These are all	assets, or which are visible	
enhance		located at the periphery of the site,	from the listed buildings could	
archaeological,		and currently well shielded from	be avoided. Sensitive design of	
historic, and		the rest of the site by trees, so	the site could further protect	
cultural assets and		development is unlikely to have a	the setting of the heritage	
their settings	0	strong impact on the setting.	assets.	

1			1
		The site is 1km from Redhill town	
		centre, train station, and	
		employment area, 1km from the	
		nearest primary school, 1.2km	
		from the nearest secondary school,	
		and 1.5km from the nearest GP	
		surgery. A number of bus routes	
		run along the A25 on the northern	
		_	
		boundary of the site. There is no	
		dedicated bicycle infrastructure in	
		the area. Pedestrian facilities are	
		narrow on the A25 and would need	
4 - To reduce the		to be improved; there are currently	
need to travel,		no pedestrian pavements on	
encourage		Philanthropic Road to the south of	
sustainable		the site. The hilltop location may	
transport options,		also discourage walking and cycling	
and improve		somewhat. However, the site is in	
accessibility to all		a generally sustainable location	Development should
services and		and is accessible by sustainable	incorporate pedestrian and
facilities	+	modes of transport.	cycle linkages.
5 - To make the			,
best use of		The majority of the site is not	
previously		previously developed land, with	
developed land and		only a small number of residential	
existing buildings	0	properties present.	N/A
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
		number of affordable housing	
6 - To support		units. The site is around 1km from	
economic growth			
_		Redhill town centre, and additional	
which is inclusive,		housing in this area would be likely	
innovative, and		to provide support for businesses	N1/A
sustainable	+	in this area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities	
the local economy	+	within the borough.	N/A
8 - To reduce			
greenhouse gas			
emissions and move		Due to its sustainable location, the	Development should
to a low carbon		site is unlikely to worsen	incorporate pedestrian and
economy	0	greenhouse gas emissions.	cycle linkages.
		Development on this site would	
9 - To use natural		not affect the use of natural	
resources prudently	0	resources.	N/A

10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
		The entire site is located in flood zone 1, with only small, isolated	
		areas at risk of surface flooding.	
		The site would be very preferable for housing, taking into account	
		flood risk. Care should be taken to	
		manage runoff from the development to avoid increasing	Development on parts of the site at risk of flooding should
		flooding risk in the surrounding	be avoided, and measures
11 - To reduce flood risk		area due to the steep topography	(such as SUDS) put in place to reduce surface run-off.
12 - To improve the	++	of the site.	reduce surface run-on.
water quality of			
rivers and			
groundwater, and			
maintain an		Development on this site would	
adequate supply of		not have an impact on water	
water	0	quality.	N/A
		Parts of the site have previously	
		been quarried/backfilled, and development on this site would	
		require this issue to be	
13 - To reduce land		investigated and any	
contamination and		contamination remediated. Part of	Development on this site
safeguard soil		the site contains poor quality	should include remediation of
quality and quantity	+	agricultural land.	any contamination.
		The site may suffer from various	Development on this site
		forms of pollution. Proximity to a	should explore mitigation
		landfill site and to the A25 may	options to reduce the impact
		affect air quality and noise	of noise, light, and air
		pollution for residents on the site.	pollution, both on the
<u></u> .		Care must be taken during	development itself and on
14 - To ensure air		construction to avoid light or noise	nearby residential properties.
quality continues to		pollution impacts on nearby	A construction statement
improve and noise and light pollution		residential properties, and air quality may also be slightly	could be used to set out how
and light pollution are reduced		impacted by an increase in traffic.	construction impacts will be mitigated.
are reduced	_	impacted by an increase in traffic.	mingateu.

		The site is located within the green belt. In the green belt assessment	
		it was rated 4 out of 5 (1 being the	
		highest priority), and rated as	
		moderate priority for safeguarding	
		countryside and settlement	
		separation. The site is elevated and	
		can be viewed from some distance	
		away, particularly the southern	
		slope. Views from the site itself are	
		often obscured by tree cover at	
		present. The site is contiguous with	
		existing residential properties to	
		the west only, and the	
		developments would likely be	
		separated by the ancient woodland	
		area, reducing the impression of the site as an extension of the	
		existing urban area. The	
		topography of the site also makes	
		it seem relatively remote from the	
		surrounding residential area. The	
		AGLV is close to the site to the	Development should be
		east, and this area of AGLV may be	sensitively designed to protect
		added to the AONB in the future,	views of the countryside,
		subject to the results of an ongoing	particularly those of the
		AONB review. The development	AGLV/AONB. Development
		would likely have a strong impact	should also be designed to
		on the landscape character and	respect the location on the
15 To must set and		would need to be carefully	urban-rural fringe and
15 - To protect and		designed to avoid this and	minimise the obviousness of
enhance landscape character		particularly to avoid impacting on the setting of the AGLV.	the separation between the site and the main urban area.
Character		There are areas of ancient	site and the main diban area.
		woodland at both the western and	
		eastern ends of the site. A small	Buffer zones should be
		area of the Holmethorpe Sandpits	considered to protect ancient
		SNCI is adjacent to the northern	woodlands and the SNCI from
		boundary of the site. Buffer zones	the impacts of development.
		may need to be implemented	Development should be
		around these assets to protect	sensitively designed to protect
		them. The majority of the rest of	as much of the remaining
		the site is also heavily wooded, and	woodland as possible and to
		many of these trees may have to	integrate development with the woodland character of the
16 - To conserve		be lost to make space for development. The northern edge	site. Development should aim
and enhance		of the site is very close to the	to improve biodiversity within
biodiversity	_	Holmethorpe and Bay Pond BOA.	the BOA.
Siddiversity		Thomselforpe and bay I ond box.	the bort.

ERM2 - Land West of Copyhold Works			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	5
sufficient housing to		between 79 and 157 housing	
enable people to live		units, depending on the density	
in a home suitable to		found to be appropriate for the	
their needs and		area. The site would have a	
which they can		positive impact on housing needs	
afford	++	in the borough.	N/A
		The site is within walking distance	
		of the town centre and railway	
		station. The site is also within a	
		reasonable walking distance from	
		other open spaces, including	
		Memorial Park. There are public	
		rights of way along the western	
		boundary of the site and across	
		the northern section of the site,	
		and these should be retained.	
		Overall, the site is likely to	
2 - To facilitate the		facilitate some physical activity	Provision of publicly accessible
improved health and		among residents and will have a	open space should be
wellbeing of the		moderate positive impact on	considered. Public rights of
whole population	+	health and wellbeing.	way should be retained.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		Development on the site would	_
settings	0	not affect any heritage assets.	N/A
		The site is 1km from Redhill town	
		centre, train station, and	
		employment area, 1km from the	
		nearest primary school, 1.2km	
		from the nearest secondary	
		school, and 1.75km from the	
		nearest GP surgery. A number of	
		bus routes run along the A25 on the southern boundary of the site.	
		There is no dedicated bicycle	
		infrastructure in the area.	
		Pedestrian facilities are narrow on	
4 - To reduce the		the A25 and would need to be	
need to travel,		improved. The elevated location	
encourage		may also discourage walking and	
sustainable transport		cycling somewhat. However, the	
options, and improve		site is in a generally sustainable	Development should
accessibility to all		location and is accessible by	incorporate pedestrian and
services and facilities	+	sustainable modes of transport.	cycle linkages.
5 - To make the best		The site is not previously	,
use of previously	0	developed land, apart from one	N/A
use of previously	U	developed land, apart from one	IV/

developed land and existing buildings		residential property in the southwest corner.	
existing buildings			
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
		number of affordable housing	
6 - To support		units. The site is around 1km from	
economic growth		Redhill town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities	
the local economy	+	within the borough.	N/A
8 - To reduce			
greenhouse gas			
emissions and move		Due to its sustainable location,	Development should
to a low carbon		the site is unlikely to worsen	incorporate pedestrian and
economy	0	greenhouse gas emissions.	cycle linkages.
		Development on this site would	
9 - To use natural		not affect the use of natural	
resources prudently	0	resources.	N/A
			Development on parts of the
		The site is relatively very safe	site at risk of flooding should
		from to increased flooding that	be avoided, and measures
10 - To adapt to the		may occur as a result of climate	(such as SUDS) put in place to
changing climate	++	change.	reduce surface run-off.
		The entire site is located in flood	
		zone 1, with only one very small,	
		isolated area at risk of surface	
		flooding. The site would be very	
		preferable for housing, taking into	
		account flood risk. Care should be	
		taken to manage runoff from the	Development on parts of the
		development to avoid increasing	site at risk of flooding should
		flooding risk in the surrounding	be avoided, and measures
11 - To reduce flood		area due to the steep topography	(such as SUDS) put in place to
risk	++	of the site.	reduce surface run-off.
		The Redhill Brook runs just to the	
		north of the site and is of poor	
		quality in this area. Development	
12 - To improve the		on this site will need to	
water quality of		investigate ways to ensure the	
rivers and		water quality is not further	
groundwater, and		impacted. There is a drain on the	Development should be
maintain an		western boundary of the site that	designed to avoid impact on
adequate supply of		would need to be protected from	water features on or adjacent
adequate supply of		the impacts of development.	to the site.

13 - To reduce land contamination and		The site is likely to currently suffer from some contamination due to proximity to the Copyhold Works, and development on this site would require this issue to be investigated and any contamination remediated. The	Development on this site
safeguard soil quality and quantity	+	site does not contain any agricultural land.	should include remediation of any contamination.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site may suffer from various forms of pollution. Proximity to a landfill site and to the A25 may affect air quality and noise pollution for residents on the site. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and 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 located within the green belt. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The site is elevated and can be viewed from residential areas to the north. The site is contiguous with existing residential properties to the west and north, and would appear as a slight extension of the existing urban area. The area to the east is a landfill, which separates the site from the setting of the AGLV further to the east. Development on this site would	Development should be
enhance landscape character	0	have limited impact on landscape character.	sensitively designed to protect views of the countryside.
16 - To conserve and		Almost the entire site falls within the Holmethorpe Sandpits SNCI, and development here would be likely to have an extremely significant negative impact on biodiversity. Almost all of the site is within the Holmethorpe and	It is unlikely that any mitigation could be taken to avoid damaging biodiversity on this site due to the SNCI
enhance biodiversity		Bay Pond BOA.	designation.

ERM3 - Former Copyhold Works				
Objective	Score	Comments	Potential Mitigation	
1 - To provide	50010		1 Sterman William	
sufficient housing to		The site could likely accommodate		
enable people to live		between 92 and 183 housing units,		
in a home suitable to		depending on the density found to		
their needs and		be appropriate for the area. The		
		• • •		
which they can afford		site would have a positive impact	NI/A	
alloru	++	on housing needs in the borough.	N/A	
		The site is within walking distance		
		of the town centre and railway		
		station. The site is also within a		
		reasonable walking distance from		
		other open spaces, including		
		Memorial Park. There is currently		
		no public access to the site and		
		development on this site would		
		open up greater access to the		
		countryside. Overall, the site is		
2 - To facilitate the		likely to facilitate some physical		
improved health and		activity among residents and will	Provision of publicly accessible	
wellbeing of the		have a moderate positive impact	open space should be	
whole population	+	on health and wellbeing.	considered.	
3 - To conserve and				
enhance				
archaeological,		The site is adjacent to two Grade II		
historic, and cultural		listed buildings and a Grade II		
assets and their		listed curtilage. These are well		
settings	0	shielded by trees.	N/A	
		The site is 1.2km from Redhill		
		town centre, train station, and		
		employment area, 1km from the		
		nearest primary school, 1.2km		
		from the nearest secondary		
		school, and less than 2km from the		
		nearest GP surgery. A number of		
		bus routes run along the A25 on		
		the southern boundary of the site.		
		There is no dedicated bicycle		
		infrastructure in the area.		
		Pedestrian facilities are narrow on		
4 - To reduce the		the A25 and would need to be		
need to travel,		improved. The elevated location		
encourage		may also discourage walking and		
sustainable		cycling somewhat. However, the		
transport options,		site is in a fairly sustainable		
and improve		location and will be unlikely to	Development should	
accessibility to all		significantly increase traffic or	incorporate pedestrian and	
services and facilities	0	reduce accessibility.	cycle linkages.	

5 - To make the best use of previously developed land and existing buildings	+	The site is previously developed land, consisting of a landfill site and a small number of residential properties. Residential development on this site would contribute strongly to meeting housing need in the borough, and this can be considered a good use of previously developed land. New developments contribute to	N/A
6 - To support economic growth which is inclusive, innovative, and		economic growth within the borough, and should provide a number of affordable housing units. The site is 1.2km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses	
sustainable	+	in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	-	New developments provide short term employment opportunities within the borough. However, this would be counterbalanced by the loss of existing employment on the site.	Consideration should be given to the possibility of including employment uses on the site or elsewhere, to counterbalance the loss of existing facilities.
8 - To reduce			
greenhouse gas		5	5
emissions and move to a low carbon		Due to its fairly sustainable location, the site is unlikely to	Development should incorporate pedestrian and
economy	0	worsen greenhouse gas emissions.	cycle linkages.
		Development on this site would	
9 - To use natural		not affect the use of natural	
resources prudently	0	resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from to increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only small, isolated areas at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk. Care should be taken to manage runoff from the development to avoid increasing flooding risk in the surrounding area due to the steep topography of the site.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the		Development on this site would	
water quality of rivers and	0	not have an impact on water	N/A
TIVELS ALL	0	quality.	N/A

groundwater, and			
maintain an			
adequate supply of			
water			
water		The site is very likely to suffer from	
		land contamination, due to its	
		location next to a landfill and	
		former industrial use.	
		Development on this site would be	
		required to remediate this	
		contamination before going	
		ahead, and if this proves to be	
		possible it represents a good	
13 - To reduce land		opportunity to reduce land	
contamination and		contamination in the borough. The	Development on this site
safeguard soil		site contains no agricultural grade	should include remediation of
		land.	
quality and quantity	++		any contamination.
		The site may suffer from various forms of pollution. Proximity to a	Development on this site should explore mitigation
		landfill site and to the A25 may	options to reduce the impact
		affect air quality and noise	of noise, light, and air
		pollution for residents on the site.	pollution, both on the
		Care must be taken during	development itself and on
14 - To ensure air		construction to avoid light or noise	nearby residential properties.
quality continues to		pollution impacts on nearby	A construction statement
improve and noise		residential properties, and air	could be used to set out how
and light pollution		quality may also be slightly	construction impacts will be
are reduced		impacted by an increase in traffic.	mitigated.
are reduced		The site is located within the green	magacca.
		belt. In the green belt assessment	
		it was rated 4 out of 5 (1 being the	
		highest priority), and rated as	
		moderate priority for checking	
		sprawl and settlement separation.	
		The site is elevated and visible at	
		long range, and long range views	
		are possible from the top of the	
		site. The site is not contiguous	
		with the existing urban area, and	
		would represent a 'gap' in the built	
		up area unless site ERM2 were	Development should be
		developed at the same time. The	sensitively designed to protect
		area is currently a landfill and	views of the countryside,
		quarry, clearly showing human	particularly those of the
		impact on the landscape. The	AGLV/AONB. Development
		AGLV is located slightly to the east	should also designed to
		of the site, and this area of AGLV	respect the location on the
		may be added to the AONB in the	urban-rural fringe and
15 - To protect and		future, subject to the results of an	minimise the obviousness of
enhance landscape		ongoing AONB review.	the separation between the
character	-	Development on this site would	site and the main urban area.

		likely have some impact on landscape character.	
		The site is surrounded on the north, west, and east sides by the Holmethorpe Sandpits SNCI, and a buffer zone may be required to ensure this biodiversity asset is not damaged by development on this site. There are two individual TPOs in the southeastern corner of the site which should be retained. The northeastern section of the site	Buffer zones should be considered to protect the SNCI from the impacts of development. Development should be designed to retain trees with TPOs. Development
16 - To conserve and		falls within the Holmethorpe and	should aim to improve
enhance biodiversity	-	Bay Pond BOA.	biodiversity within the BOA.

ERM4 - Land South of Bletchingley Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which		The site could likely accommodate between 81 and 163 housing units, although the lower density option is likely to be most appropriate for this site due to its sensitive location. The site would have a positive impact on	
2 - To facilitate the improved health and wellbeing of the whole population	0	housing needs in the borough. The site is some distance from the nearest town centre, although a primary school and GP surgery are within walking distance. The site is close to nature reserves that may provide some opportunities for physical activity - however, these are already publicly accessible due to public rights of way that run along the southern and eastern boundaries of the site, and through the middle of the site. Development on this site is unlikely to have much effect on health and wellbeing.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is one locally listed building on the site. Although this asset is not well shielded from the rest of the site, it is on the far northern boundary of the site, and development could likely take place without significant impact.	Development on parts of the site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the

			heritage assets.
		The site is 1.2km from the Portland	
		Road local centre and 1.75km from	
		the nearest railway station. However,	
		it is 4.4km from the closest town	
		centre in Redhill. A primary school is	
		1km away, and a GP surgery 1.2km;	
		but the nearest secondary school is	
		4km away, and the nearest	
		employment area 2.5km. A bus route runs past the northwest corner of the	
		site. There is no dedicated bicycle	
		infrastructure in the area. Pedestrian	
		facilities are extremely limited on	
		Bletchingley Road in the area of the	
		site, but this would likely be	
		improved in the event of	
4 - To reduce the		development. However, due to the	
need to travel,		distance of the site from town	
encourage sustainable		centres, employment areas, and	
transport options, and		some facilities and services, this site	
improve accessibility		offers notable barriers to sustainable	Development should
to all services and		transport and is likely to increase car	incorporate pedestrian
facilities	-	USE.	and cycle linkages.
		The majority of the site is not previously developed, but the	
		northwestern corner contains a	
5 - To make the best		recent housing development which	
use of previously		would be retained, and there are	
developed land and		scattered residential properties in the	
existing buildings	0	rest of the site.	N/A
		New developments contribute to	
		economic growth within the borough,	
		and should provide a number of	
6 - To support		affordable housing units. The site is	
economic growth		1.2km from the Portland Road local	
which is inclusive,		centre, and additional housing in this	
innovative, and sustainable	+	area would be likely to provide support for businesses in this area.	N/A
7 - To provide for		ישראי מובים.	14/1
employment			
opportunities to meet		New developments provide short	
the needs of the local		term employment opportunities	
economy	+	within the borough.	N/A

8 - To reduce			
greenhouse gas		By increasing the use of cars and	
emissions and move		providing barriers to sustainable	Development should
to a low carbon		transport modes, this site is likely to	incorporate pedestrian
economy	-	increase greenhouse gas emissions.	and cycle linkages.
9 - To use natural		Development on this site would not	
resources prudently	0	affect the use of natural resources.	N/A
			Development on parts of
			the site at risk of flooding
			should be avoided, and
		The site is relatively very safe from	measures (such as SUDS)
10 - To adapt to the		increased flooding that may occur as	put in place to reduce
changing climate	++	a result of climate change.	surface run-off.
		The entire site is located in flood	Development on parts of
			the site at risk of flooding
		zone 1, with only small, isolated areas at risk of surface flooding. The site	should be avoided, and measures (such as SUDS)
11 - To reduce flood		would be very preferable for housing,	put in place to reduce
risk	++	taking into account flood risk.	surface run-off.
113K	***	Development on this site is not	surface run-on.
		expected to have an impact on water	
		quality, however the Spyne Meres	
12 - To improve the		wetlands are located just to the	Investigation should be
water quality of rivers		south of the site, and development	undertaken to ensure that
and groundwater, and		should ensure that there are no	development will not
maintain an adequate		unintended consequences on this	impact the nearby
supply of water	0	habitat.	wetlands.
		Development on this site would not	
13 - To reduce land		affect land contamination or soil	
contamination and		quality - the site is poor quality	
safeguard soil quality		agricultural land with no known	
and quantity	0	contamination.	N/A
		The site is not located within an	
		AQMA, and does not currently suffer	
		from noise pollution issues. Care	
14 - To ensure air		must be taken during construction to	
quality continues to		avoid light or noise pollution impacts	A construction statement
improve and noise		on nearby residential properties, and	could be used to set out
and light pollution are		air quality may be slightly impacted	how construction impacts
reduced	0	by an increase in traffic.	will be mitigated.

15 - To protect and enhance landscape character		The site is located within the green belt, although it is considered to be of 'urban edge' character. In the green belt assessment it was rated 4 out of 5 (1 being the highest priority), and rated as moderate priority for checking sprawl and safeguarding countryside. There are some long views of fields and lakes available, but the landscape in the area has also been substantially affected by quarrying activities and other infrastructure. The site is somewhat on the edge of the existing urban area and would 'jut out' into the countryside, although there is a small amount of residential development already on the site. Development on this site would likely have some impact on landscape character.	Development should also be designed to respect the location on the urbanrural fringe.
		There are no biodiversity constraints on the site itself, but the	Ü
		Holmethorpe Sandpits SNCI is	
		adjacent to the site to the south, and the Spyne Meres wetland nature	
		reserve is to the south and east of	
		the site (including across the borough	
		boundary in Tandridge). The	
		closeness of these attractive but	
		sensitive areas may increase	
		recreational pressure on them. Buffer	Investigation should be
		zones may need to be implemented	undertaken to ensure that
		to ensure that development does not	development will not
		have an impact on these habitats,	impact the nearby
		and the potential sensitivity of the	wetlands, including the
		area may reduce the development	possibility of buffer zones.
		potential. A small section of the	Development should aim
16 - To conserve and		south of the site falls within the	to improve biodiversity
enhance biodiversity	-	Holmethorpe and Bay Pond BOA.	within the BOA.

ERM5 - Oakley Farm, Off Bletchingley Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 100 and 200 housing	
enable people to live		units, depending on the density	
in a home suitable to		found to be appropriate for the	
their needs and		area. The site would have a	
which they can afford	++	positive impact on housing needs	N/A

		in the borough.	
		The site is some distance from the	
		nearest town centre, although a	
		primary school and GP surgery are	
		within walking distance. The site is	
		close to nature reserves that may	
		provide some opportunities for physical activity. There are public	
		rights of way along the northern	
		and eastern boundaries of the site	
		that should be retained. The site is	
		near to the M25 and M23, and	Public rights of way should
2 - To facilitate the		there may be some health impacts based on air and noise pollution.	be retained. Mitigation options should be explored
improved health and		Development on this site is unlikely	to reduce the impacts of air
wellbeing of the		to have much effect on health and	and noise pollution on
whole population	0	wellbeing.	residents.
		There are three locally listed	
		buildings on the site, although	
		these are at the very western edge, opposite residential developments.	
		There is a locally listed building	
		adjacent to the site to the south,	Development on parts of the
		but this is well shielded by trees.	site that contain heritage
3 - To conserve and		More importantly, there is a Grade	assets, or which are visible
enhance		II listed building adjacent to the	from the listed buildings
archaeological, historic, and cultural		site at the northwest, and the setting of this asset could be	could be avoided. Sensitive design of the site could
assets and their		impacted by development on the	further protect the setting of
settings	-	northern part of the site.	the heritage assets.

		The site is 1.2km from the Portland	
		Road local centre and 1.75km from	
		the nearest railway station.	
		However, it is 4.4km from the	
		closest town centre in Redhill. A	
		primary school is 1km away, and a	
		GP surgery 1.2km; but the nearest	
		secondary school is 4km away, and	
		the nearest employment area	
		2.5km. A bus route runs near (but	
		not directly past) the west of the	
		site. There is no dedicated bicycle	
		infrastructure in the area.	
		Pedestrian facilities are extremely	
		limited on Bletchingley Road in the	
		area of the site, but this would	
		likely be improved in the event of	
		development. There may also be	
		pedestrian access available	
		through nearby residential streets.	
4 - To reduce the		However, due to the distance of	
need to travel,		the site from town centres,	
encourage		employment areas, and some	Better public transport links
sustainable transport		facilities and services, this site	to this site would reduce car
options, and improve		offers notable barriers to	use, and effective cycling and
accessibility to all		sustainable transport and is likely	pedestrian routes should be
services and facilities	-	to increase car use.	incorporated.
		The majority of the site is not	
5 - To make the best		previously developed, with the	
use of previously		exception of scattered residential	
developed land and		properties around the edge of the	
existing buildings	0	site.	N/A
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
6 - To support		number of affordable housing units. The site is 1.2km from the	
6 - To support economic growth		Portland Road local centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			,
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities	
the local economy	+	within the borough.	N/A
8 - To reduce		By increasing the use of cars and	Better public transport links
greenhouse gas		providing barriers to sustainable	to this site would reduce car
emissions and move		transport modes, this site is likely	use, and effective cycling and
to a low carbon		to increase greenhouse gas	pedestrian routes should be
economy	-	emissions.	incorporated.

9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only small, isolated areas at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and			
groundwater, and maintain an adequate supply of water	0	There are two small ponds in the centre and north of the site that would need to be protected from the impacts of development.	Development should be designed to avoid impact on water features on or adjacent to the site.
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A
		The northern part of the site is located within the buffer zone of an AQMA, and within the noise buffer zone of the M25/M23. The rest of the site does not currently suffer from noise pollution issues. Care must be taken during	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.

		The site is located within the green belt. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The landscape in the area has also been substantially affected by quarrying activities and other infrastructure. The AONB is located to the north of the site, and care should be taken not to impact on the setting of the AONB - however, the presence of two motorways in the immediate vicinity makes major impact less likely. The site is somewhat on the edge of the existing urban area and would mark a clear eastward extension of Merstham, although it	
		would mark a clear eastward	
		_	Davidanment should be
		is contiguous with existing residential development.	Development should be designed to ensure it does
15 - To protect and		Development on this site would	not have a negative impact
enhance landscape		have limited impact on landscape	on views into and out of the
character	0	character.	AONB.
		There are no biodiversity	
		constraints on the site, although	Investigation should be
		the southeastern part of the site is	undertaken to ensure that
16 - To conserve and		close to the Spyne Mere wetland	development will not impact
enhance biodiversity	0	nature reserve in Tandridge.	the nearby wetlands.

ERM6 - Land North of Radstock Way			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 45 and 90 housing units,	
enable people to live		depending on the density found to	
in a home suitable to		be appropriate for the area. The	
their needs and		site would have a positive impact	
which they can afford	++	on housing needs in the borough.	N/A
		The site is currently considered a formal recreation space for walking and play, with a public right of way crossing the site. The site is also very close to the M25, the M23, and the junction of the two roads, and health and wellbeing of	Consideration should be given to providing a formal recreation space of equal or greater size somewhere else in the vicinity, and public rights of way should be
2 - To facilitate the		residents could suffer from poor	retained. Mitigation options
improved health and		air quality and noise pollution in	should be explored to reduce
wellbeing of the		the area. The site is within walking	the impacts of air and noise
whole population		distance of the local centre and	pollution on residents.

		railway station, but overall development on this site would be likely to negatively impact health and wellbeing.	
3 - To conserve and			
enhance		There is a Grade II listed building	
archaeological,		adjacent to the site at the	
historic, and cultural		northwest, and the setting of this	Sensitive design of the site
assets and their		asset could be impacted by	could protect the setting of
settings	_	development on the site.	the heritage assets.
4 - To reduce the		The site is 1km from the Portland Road local centre and 1.2km from the nearest railway station. However, it is 4.5km from the closest town centre in Redhill. A primary school is 400m away, and a GP surgery 1.2km; but the nearest secondary school is 4km away, and the nearest employment area 2.5km. There is no bus route that passes the site, and the nearest bus stop is 300m away. There is no dedicated bicycle infrastructure in the area. However, Radstock Way has suitable pedestrian facilities leading into a reasonably quiet residential area, which would likely be comfortable for walking or cycling. However, due to the	
need to travel,		distance of the site from town	
encourage		centres, employment areas, and	Better public transport links
sustainable transpor		some facilities and services, this	to this site would reduce car
options, and improve	2	site offers notable barriers to	use, and effective cycling and pedestrian routes should be
accessibility to all services and facilities	_	sustainable transport and is likely to increase car use.	incorporated.
5 - To make the best use of previously developed land and		The site is not previously developed land, but is currently used for formal recreation purposes, and the loss of this function to development may not be the best use of land when other	Consideration should be given to providing a formal recreation space of equal or greater size somewhere else
existing buildings	-	sites are available.	in the vicinity.

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is 1.2km from the Portland Road local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for			,
employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce		By increasing the use of cars and	Better public transport links
greenhouse gas		providing barriers to sustainable	to this site would reduce car
emissions and move to a low carbon		transport modes, this site is likely to increase greenhouse gas	use, and effective cycling and pedestrian routes should be
economy	-	emissions.	incorporated.
		Development on this site would	
9 - To use natural resources prudently	0	not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is relatively very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only small, isolated areas at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and			
maintain an		Development on this site would	
adequate supply of water	0	not have an impact on water quality.	N/A
water	0	Development on this site would	
13 - To reduce land		not affect land contamination or	
contamination and		soil quality - the site is poor quality	
safeguard soil quality and quantity	0	agricultural land with no known contamination.	N/A
and quantity	U	contamination.	IV/ C

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	Part of the site is located within the buffer zone of an AQMA, and within the noise buffer zone of the M25/M23, and the entire site is close to these motorways. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may be slightly impacted by an increase in traffic.	Development on this site should explore mitigation options to reduce the impact of noise, light, and air pollution, both on the development itself and on nearby residential properties. A construction statement could be used to set out how construction impacts will be mitigated.
		The site is located within the green belt. In the green belt assessment	-
		it was rated 5 out of 5 (1 being the	
		highest priority), and rated as	
		moderate priority for safeguarding	
		countryside. The landscape in the	
		area is substantially affected by the motorway infrastructure. The	
		AONB and AGLV is located to the	
		north of the site, and another part	
		of the AONB to the east, and care	
		should be taken not to impact on	
		the setting of these designations -	
		however, the presence of two	
		motorways in the immediate	
		vicinity makes major impact less	
		likely. The site is somewhat on the	
		edge of the existing urban area and	
		would 'jut out' somewhat as a northern and eastern extension of	
		Merstham, although it is partially	Development should be
		contiguous with existing residential	designed to ensure it does
15 - To protect and		development. Development on this	not have a negative impact
enhance landscape		site would have limited impact on	on views into and out of the
character	0	landscape character.	AGLV/AONB.
		The Furzefield Wood ancient	A buffer zone should be
		woodland is adjacent to the site to	considered to protect the
16 - To conserve and		the west, and a buffer zone may be	ancient woodland from the
enhance biodiversity	0	necessary to protect this asset.	impacts of development.

SSW1 - Land North of Park Lane East			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 168 and 336 housing	
enable people to live		units, depending on the density	
in a home suitable to		found to be appropriate for the	
their needs and		area. The site would have a	
which they can	++	positive impact on housing needs	N/A

afford		in the borough.	
2 - To facilitate the improved health and wellbeing of the		The site is within walking distance of a large park, and the size of the potential development would mean that further open space provision would likely be provided. However, the site is further away from town centres, railway stations and other services. A public right of way runs along the northern and eastern boundaries of the site and should be retained. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive	Provision of publicly accessible open space should be considered. Public rights of
whole population	+	impact on health and wellbeing.	way should be retained.
		The site contains one locally listed building, and is adjacent to two more to the southeast and west. The building on the site is not well shielded from the rest of the	Development on parts of the
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	parcel. The park to the north of the site is listed as an Historic Park or Garden. Development on this site would need to be very sensitively designed so as not to negatively impact upon the setting of these historic assets.	site that contain heritage assets, or which are visible from the listed buildings could be avoided. Sensitive design of the site could further protect the setting of the heritage assets.
		The site is 1.5km from the Woodhatch local centre and 2km from Reigate town centre and employment area. It is also 2km to the nearest secondary school, 500m to the nearest primary school, 2.5km to Reigate train station, and 1.5km to the nearest GP surgery. A bus route passes along Park Lane East. There is no dedicated bicycle infrastructure in	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	the area. Park Lane East is wide enough to provide adequate pedestrian facilities, although Park Lane, to the west of the site, is extremely narrow and currently has no pedestrian pavement. Without mitigating action, this	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.

		site offers barriers to sustainable transport and is likely to increase car use.	
5 - To make the best		The majority of the site is not	
use of previously		previously developed land, with	
developed land and		only two residential properties	
existing buildings	0	present.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for			
employment opportunities to		New developments provide short	
meet the needs of		term employment opportunities	N1/A
the local economy 8 - To reduce	+	within the borough. By increasing the use of cars and	N/A Better public transport links to
greenhouse gas		providing barriers to sustainable	this site would reduce car use,
emissions and move		transport modes, this site is likely	and effective cycling and
to a low carbon		to increase greenhouse gas	pedestrian routes should be
economy	-	emissions.	incorporated.
0.7		Development on this site would	
9 - To use natural resources prudently	0	not affect the use of natural	N/A
10 - To adapt to the changing climate	++	The site is very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.

11 - To reduce flood risk	++	The entire site is located in flood zone 1, with no known risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the			
water quality of			
rivers and			
groundwater, and			
maintain an		Development on this site would	
adequate supply of		not have an impact on water	
water	0	quality.	N/A
		Development on this site would	
		not affect land contamination or	
		soil quality - the site is partially	
13 - To reduce land		moderate quality agricultural land	
contamination and		and partially non-agricultural	
safeguard soil quality		land, with no known	
and quantity	0	contamination.	N/A
		The site is not located within an	
		AQMA, and does not currently	
		suffer from noise pollution issues.	
		Care must be taken during	
14 - To ensure air		construction to avoid light or	
quality continues to		noise pollution impacts on nearby	A construction statement
improve and noise		residential properties, and air	could be used to set out how
and light pollution		quality may be slightly impacted	construction impacts will be
are reduced	0	by an increase in traffic.	mitigated.

15 - To protect and enhance landscape character		The site is located within the green belt. In the green belt assessment it was rated 3 out of 5 (1 being the highest priority), and rated as high priority for safeguarding countryside and moderate priority for setting of historic towns. Views of the historic park are visible from the south of the site. The site is elevated and contains notable changes in topography, and development here might affect the prominence of or views of the hillside north of the site. The proposed development would be contiguous with the existing residential properties to the east and south, and would appear as an extension of the existing urban area. The AGLV is directly adjacent to the site to the west, and this area of AGLV may be added to the AONB in the future, subject to the results of an ongoing AONB review. The size of the potential development, along with its proximity to an elevated viewpoint, an historic park, and to the AGLV, means it would likely have significant negative impact on the landscape character and would need to be carefully designed to express a transition between the urban area and the countryside beyond, and to avoid impacting on the setting of or views to and from the AGLV or the park. A group of TPOs is located in the	Development should be sensitively designed to protect views of the countryside, particularly those of the AGLV/AONB, and the historic park. Development should also be designed to respect the location on the urban-rural fringe and minimise the obviousness of the separation between the site and the main urban area.
		A group of TPOs is located in the eastern part of the site.	
		Development on the site should	
		be able to preserve these assets. The northern border of the site is	Development should be
16 - To conserve and		adjacent to the Reigate Heath	designed to protect and retain
enhance biodiversity	0	BOA.	trees with TPOs.

SSW2 - Land at Sandcross Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 233 and 465 housing units,	
enable people to live		depending on the density found to be	
in a home suitable to		appropriate for the area. The site	
their needs and which		would have a positive impact on	
they can afford	++	housing needs in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole		The site is within walking distance of a park and formal football pitch. The size of the potential development would mean that further open space provision would likely be provided, and this could connect up with the park to the east. However, the site is further away from town centres, railway stations and other services. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and	Provision of publicly accessible open space
population	+	wellbeing.	should be considered.
3 - To conserve and enhance archaeological, historic, and cultural assets and their	0	Development on the site would not	N/A
settings	0	affect any heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport		The site is 1.5km from the Woodhatch local centre and 2.5km from Reigate town centre and employment area. It is also 1.5km to the nearest secondary school, 3km to Reigate train station, and 1km to the nearest GP surgery, but the northern part of the site contains a primary school. The site is probably large enough to provide additional services for the surrounding community. A bus route passes the site directly along Sandcross Lane. There is no dedicated bicycle infrastructure in the area, although Sandcross Lane provides mostly adequate pedestrian facilities.	
options, and improve		Without mitigating action, this site	Development should
accessibility to all		offers barriers to sustainable transport	incorporate pedestrian
services and facilities	-	and is likely to increase car use.	and cycle linkages.

1		The site is partially previously	
5 - To make the best		developed land, with a garden centre	
		at the east of the site and a school at	
use of previously developed land and			
•	0	the northern tip. The rest of the site is	NI/A
existing buildings	0	not previously developed land.	N/A
		New developments contribute to	
		economic growth within the borough,	
C. To suppose		and should provide a number of	
6 - To support		affordable housing units. The site is around 1.5km from the Woodhatch	
economic growth			
which is inclusive,		local centre, and additional housing in	
innovative, and		this area would be likely to provide	N/A
sustainable	+	support for businesses in this area.	N/A
7 7		New developments provide short term	
7 - To provide for		employment opportunities within the	
employment		borough. Assuming, the existing	
opportunities to meet		commercial enterprise at the east of	
the needs of the local		the site is maintained, this will lead to	N/A
economy	+	a net increase in jobs.	N/A
8 - To reduce		Dy increasing the use of same and	
greenhouse gas		By increasing the use of cars and	Davidan mantahan la
emissions and move		providing barriers to sustainable	Development should
to a low carbon		transport modes, this site is likely to	incorporate pedestrian
economy	-	increase greenhouse gas emissions.	and cycle linkages.
9 - To use natural		Development on this site would not	
resources prudently	0	affect the use of natural resources.	N/A
			Development on parts of
			the site at risk of
			flooding should be
		Parts of the site, particularly in the	avoided, and measures
40 = 1		centre and south, are vulnerable to	(such as SUDS) put in
10 - To adapt to the	0	increased flooding that may occur as a	place to reduce surface
changing climate	0	result of climate change.	run-off.
			Development on parts of
		The entire site falls within flood zone	the site at risk of
		1, but a significant part of the centre	flooding should be
		and south of the site is at risk of	avoided, and measures
11 - To reduce flood		surface flooding. Generally, the site	(such as SUDS) put in
risk	0	would be viable for housing, taking into account flood risk.	place to reduce surface run-off.
	0	into account nood risk.	TUIT-UII.
12 - To improve the water quality of rivers		There is a small ditch in the centre of	Development should be
and groundwater, and		the site that would need to be	designed to avoid impact
maintain an adequate		protected from the impacts of	on water features on or
supply of water	0	development.	adjacent to the site.
supply of water	U	Development on this site would not	aujacent to the site.
13 - To reduce land		affect land contamination or soil	
contamination and		quality - the site is poor quality	
safeguard soil quality		agricultural land with no known	
and quantity	0	contamination.	N/A
and quantity	U	contamination.	14/73

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may 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		The site is located within the green belt. In the green belt assessment it was rated 5 out of 5 (1 being the highest priority), and rated as moderate priority for safeguarding countryside. The site is contiguous with existing residential development to the north, south, and east, and would appear as a slight extension of the existing urban area. Development on this site would have limited impact	
character	0	on landscape character. A group of TPOs and a number of individual TPOS lie in the centre of the eastern boundary of the site. Development on the site should be able to preserve these assets. A small	Development should be designed to protect and retain trees with TPOs. A buffer zone could be
16 - To conserve and enhance biodiversity	0	area of Slipshatch Wood ancient woodland is adjacent to the southern boundary of the site, and a buffer may be appropriate to protect this.	considered to protect the ancient woodland from the effects of development.

SSW3 - King George's Field			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 54 and 108 housing units,	
enable people to live		depending on the density found to be	
in a home suitable to		appropriate for the area. The site	
their needs and which		would have a positive impact on	
they can afford	++	housing needs in the borough.	N/A
			Provision of an alternative
			sports facility and playing
2 - To facilitate the		The site is currently used as a playing	field of equal or better
improved health and		field and sports facility, and the loss	quality should be
wellbeing of the		of this use would have a negative	considered as part of any
whole population		impact on health and wellbeing.	development on this site.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural		Development on the site would not	
assets and their	0	affect any heritage assets.	N/A

settings			
		The site is 1.5km from the Woodhatch local centre and 2km from Reigate town centre and employment area. It is also 1.5km to the nearest secondary school, 500m to the nearest primary school, 2.5km to Reigate train station, and over 1km to the nearest GP surgery. The site is likely not large enough to provide additional services, although some may be provided if sites SSW2 or	
4. To sel selle		SSW4 are developed alongside it. The nearest bus route is about 5 minutes away. There is no dedicated bicycle infrastructure in the area, and	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		currently no pedestrian facilities on the very narrow Whitehall Lane where access would most likely be provided. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	-	The site is currently used as a playing field and sports facility, and the loss of such a facility would be against planning policy and principles when other sites are available for housing.	Provision of an alternative sports facility and playing field of equal or better quality should be considered as part of any development on this site.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is around 1.5km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy		By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A

			Development on parts of
			the site at risk of flooding
			should be avoided, and
		The site is relatively very safe from	measures (such as SUDS)
10 - To adapt to the		increased flooding that may occur as	put in place to reduce
changing climate	++	a result of climate change.	surface run-off.
		The entire site is located in flood	Development on parts of
		zone 1, with only a small risk of	the site at risk of flooding
		surface flooding in the southeast of	should be avoided, and
		the site. The site would be very	measures (such as SUDS)
11 - To reduce flood		preferable for housing, taking into	put in place to reduce
risk	++	account flood risk.	surface run-off.
12 - To improve the			
water quality of rivers			Development should be
and groundwater, and		There is a small drain on the site that	designed to avoid impact
maintain an adequate		would need to be protected from the	on water features on or
supply of water	0	impacts of development.	adjacent to the site.
		Development on this site would not	-
13 - To reduce land		affect land contamination or soil	
contamination and		quality - the site is moderate quality	
safeguard soil quality		agricultural land with no known	
and quantity	0	contamination.	N/A
		The site is not located within an	
		AQMA, and does not currently suffer	
		from noise pollution issues. Care	
14 - To ensure air		must be taken during construction to	
quality continues to		avoid light or noise pollution impacts	A construction statement
improve and noise		on nearby residential properties, and	could be used to set out
and light pollution are		air quality may be slightly impacted	how construction impacts
reduced	0	by an increase in traffic.	will be mitigated.
		The site is located within the green	
		belt. In the green belt assessment it	
		was rated 3 out of 5 (1 being the	
		highest priority), and rated as high	
		priority for safeguarding countryside	
		and moderate priority for checking	
		sprawl. The proposed development	
		would be fairly contiguous with	
		existing residential developments,	
		giving an appearance of being a clear	
		extension of the housing to the	
		north. The AGLV is close to the site to	
		the northwest, but is not directly	Development should be
		adjacent to it - this area of the AGLV	sensitively designed to
		may be added to the AONB in the	protect views of the
		future, subject to the results of an	countryside, particularly
		ongoing AONB review. Development	those of the AGLV/AONB.
		on this site would likely have some	Development should also
15 - To protect and		impact on landscape character and	be designed to respect
enhance landscape		would need to be carefully designed	the location on the urban-
character	-	to express a transition between the	rural fringe.

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

	SSW4 - Clayhall Farm				
Objective	Score	Comments	Potential Mitigation		
1 - To provide		The site could likely accommodate			
sufficient housing to		between 272 and 543 housing			
enable people to live		units, depending on the density			
in a home suitable to		found to be appropriate for the			
their needs and		area. The site would have a			
which they can		positive impact on housing needs			
afford	++	in the borough.	N/A		
		The site is within walking distance			
		of a park and formal football pitch.			
		The size of the potential			
		development would mean that			
		further open space provision			
		would likely be provided, and this			
		could connect up with the park to			
		the east. However, the site is			
		further away from town centres,			
		railway stations and other			
		services. Overall, the site is likely			
2 - To facilitate the		to facilitate some physical activity			
improved health and		among residents and will have a	Provision of publicly		
wellbeing of the		moderate positive impact on	accessible open space should		
whole population	+	health and wellbeing.	be considered.		

		There is a Grade II listed building	Development on parts of the
		and four Grade II listed curtilages	site that contain heritage
3 - To conserve and		at Clayhall Farm, and these are not	assets, or which are visible
enhance		particularly shielded from the rest	from the listed buildings could
archaeological,		of the site. Development would	be avoided. Sensitive design
<u> </u>		·	_
historic, and cultural		need to be sensitively designed to	of the site could further
assets and their		not impact upon the setting of	protect the setting of the
settings	-	these buildings.	heritage assets.
		The site is at least 1.5km from the	
		Woodhatch local centre and 2km	
		from Reigate town centre and	
		employment area. It is also 1.5km	
		to the nearest primary and	
		secondary schools, 2.5km to	
		Reigate train station, and over	
		1km to the nearest GP surgery.	
		Consequently, additional services	
		would likely need to be provided	
		on or close to the site before it	
		could be considered a sustainable	
		location. The nearest bus route is	
		at least 10 minutes' walk away.	
		There is no dedicated bicycle	
		infrastructure in the area, and	
4 - To reduce the		currently no pedestrian facilities	
need to travel,		on either Slipshatch Road or	
•		•	Dottor public transport links
encourage		Clayhall Lane. Without mitigating	Better public transport links
sustainable transport		action, this site offers very high	to this site would reduce car
options, and improve		barriers to sustainable transport	use, and effective cycling and
accessibility to all		and is likely to significantly	pedestrian routes should be
services and facilities		increase car use.	incorporated.
5 - To make the best		The site is not considered	
use of previously		previously developed land,	
developed land and		although there are some	
existing buildings	0	agricultural buildings present.	N/A
Ŭ Ü		New developments contribute to	-
		economic growth within the	
		borough, and should provide a	
C To		number of affordable housing	
6 - To support		units. The site is around 1.5km	
economic growth		from the Woodhatch local centre,	
which is inclusive,		and additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities	
the local economy	_	within the borough.	N/A
the local economy	+	within the borough.	IN/ A

		By significantly increasing the use	
8 - To reduce		of cars and providing barriers to	Better public transport links
greenhouse gas		sustainable transport modes, this	to this site would reduce car
emissions and move		site is likely to significantly	use, and effective cycling and
to a low carbon		increase greenhouse gas	pedestrian routes should be
economy		emissions.	incorporated.
Conomy		Development on this site would	meorporacea.
9 - To use natural		not affect the use of natural	
resources prudently	0	resources.	N/A
resources prodently	0	resources.	Development on parts of the
		Parts of the site, particularly in the	site at risk of flooding should
		western portion, are vulnerable to	be avoided, and measures
10 To adapt to the		increased flooding that may occur	(such as SUDS) put in place to
10 - To adapt to the	0	- ,	reduce surface run-off.
changing climate	0	as a result of climate change.	reduce surface full-off.
		Only the western edge of the site	
		falls within flood zones 2 or 3,	Dovolonment or rests of the
		although some areas in the rest of	Development on parts of the
		the site are vulnerable to surface	site at risk of flooding should
44 - 1 (1 1		flooding. Generally, the site would	be avoided, and measures
11 - To reduce flood		be viable for housing, taking into	(such as SUDS) put in place to
risk	0	account flood risk.	reduce surface run-off.
		Wallace Brook runs through the	
		western edge of the site, and	
12 - To improve the		development must be designed to	
water quality of		protect the quality of the water.	
rivers and		There are also a number of small	
groundwater, and		ditches and drains running toward	Development should be
maintain an		the brook, and development	designed to avoid impact on
adequate supply of		should ensure that these are also	water features on or adjacent
water	0	protected.	to the site.
		Development on this site would	
13 - To reduce land		not affect land contamination or	
contamination and		soil quality - the site is moderate	
safeguard soil quality		quality agricultural land with no	
and quantity	0	known contamination.	N/A
		The site is not located within an	
		AQMA, and does not currently	
		suffer from noise pollution issues.	
		Care must be taken during	
14 - To ensure air		construction to avoid light or noise	
quality continues to		pollution impacts on nearby	A construction statement
improve and noise		residential properties, and air	could be used to set out how
and light pollution		quality may be slightly impacted	construction impacts will be
are reduced	0	by an increase in traffic.	mitigated.
are reduced	U	by an increase in traffic.	mitigated.

		The site is located within the green	
		belt. In the green belt assessment	
		it was rated 1 out of 5 (1 being the	
		highest priority), and rated as high	
		priority for safeguarding	
		countryside and checking sprawl,	
		and moderate priority for	
		settlement separation. Relatively	
		long and uncontained views of the	
		countryside are currently possible	
		from the site. The proposed	
		development would stand out as	
		being only very faintly contiguous	
		with the existing urban area,	
		unless developed in conjunction	
		with parcels SSW2 and SSW3. The	
		AGLV is directly adjacent to the	
		site to the north, and this area of	
		AGLV may be added to the AONB	
		in the future, subject to the results	
		of an ongoing AONB review. The	
		size of the potential development,	Development should be
		along with its proximity to an	sensitively designed to
		extended area of open countryside	protect views of the
		and to the AGLV, means it would	countryside, particularly
		likely have significant negative	those of the AGLV/AONB.
		impact on the landscape character	Development should also be
		and would need to be carefully	designed to respect the
		designed to express a transition	location on the urban-rural
		between the urban area and the	fringe and minimise the
15 - To protect and		countryside beyond, and to avoid	obviousness of the separation
enhance landscape		impacting on the setting of or	between the site and the
character		views to and from the AGLV.	main urban area.
		There are no biodiversity	
		constraints on the site. A small	Development should aim to
16 - To conserve and		corridor in the west of the site is	improve biodiversity within
enhance biodiversity	0	within the River Mole BOA.	the BOA.

SSW5 - Land South of Slipshatch Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide		The site could likely accommodate	
sufficient housing to		between 158 and 317 housing units,	
enable people to live		depending on the density found to be	
in a home suitable to		appropriate for the area. The site	
their needs and which		would have a positive impact on	
they can afford	++	housing needs in the borough.	N/A

2 - To facilitate the improved health and wellbeing of the whole population	+	The site is within walking distance of a primary school and a GP surgery. However, the site is further away from town centres, railway stations and other services. The site is large enough that provision of new public open space would likely be needed, providing public access to an area that does not currently have it, and increasing the amount of accessible green space in the surrounding area. Overall, the site is likely to facilitate some physical activity among residents and will have a moderate positive impact on health and wellbeing.	Provision of publicly accessible open space should be considered.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a Grade II* listed building and several Grade II* listed curtilages just southwest of the site, and these are somewhat visible from the site. Development must be sensitively designed to avoid impacting on the setting of these assets.	Sensitive design of the site could protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		The site is less than 1km from the Woodhatch local centre, 1km from a primary school, 1.5km from a secondary school, and 750m from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. The closest bus route runs from Sandcross Lane, but no public transport directly passes the site. There is no dedicated bicycle infrastructure in the area, although assuming the new development follows the existing character of the residential parts of Slipshatch Road, there should be adequate space for pedestrians. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
5 - To make the best use of previously developed land and existing buildings	0	The site is not considered previously developed land.	N/A

1			1
		New developments contribute to	
		economic growth within the borough,	
		and should provide a number of	
6 - To support		affordable housing units. The site is	
economic growth		less than 1km from the Woodhatch	
which is inclusive,		local centre, and additional housing	
•		· · · · · · · · · · · · · · · · · · ·	
innovative, and		in this area would be likely to provide	
sustainable	+	support for businesses in this centre.	N/A
7 - To provide for			
employment			
opportunities to meet		New developments provide short	
the needs of the local		term employment opportunities	
economy	+	within the borough.	N/A
ceonomy		within the borough.	Better public transport
0. To said as			
8 - To reduce			links to this site would
greenhouse gas		By increasing the use of cars and	reduce car use, and
emissions and move		providing barriers to sustainable	effective cycling and
to a low carbon		transport modes, this site is likely to	pedestrian routes should
economy	-	increase greenhouse gas emissions.	be incorporated.
9 - To use natural		Development on this site would not	
	0	affect the use of natural resources.	N/A
resources prudently	U	affect the use of flatural resources.	· · · · · · · · · · · · · · · · · · ·
			Development on parts of
			the site at risk of flooding
		Parts of the site, particularly in the	should be avoided, and
		southern portion, are vulnerable to	measures (such as SUDS)
10 - To adapt to the		increased flooding that may occur as	put in place to reduce
changing climate	0	a result of climate change.	surface run-off.
		Only the southern edge of the site	
		falls within flood zones 2 or 3,	Development on parts of
		although some areas in the rest of	the site at risk of flooding
		the site are vulnerable to surface	should be avoided, and
			•
		flooding. Generally, the site would be	measures (such as SUDS)
11 - To reduce flood		viable for housing, taking into	put in place to reduce
risk	0	account flood risk.	surface run-off.
12 - To improve the			
water quality of rivers			Development should be
and groundwater, and		A small stream on the site would	designed to avoid impact
maintain an adequate		need to be protected from the	on water features on or
supply of water	0	impacts of development.	adjacent to the site.
Supply of Water	U	Development on this site would not	adjacent to the site.
42 Ta madeira le cel		•	
13 - To reduce land		affect land contamination or soil	
contamination and		quality - the site is poor quality	
safeguard soil quality		agricultural land with no known	
and quantity	0	contamination.	N/A
		The site is not located within an	
		AQMA, and does not currently suffer	
14 - To ensure air		from noise pollution issues. Care	
quality continues to		must be taken during construction to	A construction statement
improve and noise		avoid light or noise pollution impacts	could be used to set out
·		, , ,	
and light pollution are		on nearby residential properties, and	how construction impacts
reduced	0	air quality may be slightly impacted	will be mitigated.

		by an increase in traffic.	
		The site is located within the green	
		belt. In the green belt assessment it	
		was rated 3 out of 5 (1 being the	
		highest priority), and rated as high	
		priority for safeguarding countryside	
		and moderate priority for checking	
		sprawl. Relatively long and	
		uncontained views of the countryside	
		are currently possible from the site.	
		However, the proposed development	
		is contiguous to an existing	
		residential area, and would appear as	
		a natural extension, albeit a very	
		large one, of the existing urban area.	
		The size of the potential development, along with its	
		proximity to an extended area of	
		open countryside, means it would	Development should be
		likely have some negative impact on	sensitively designed to
		the landscape character and would	protect views of the
		need to be carefully designed to	countryside. Development
15 - To protect and		express a transition between the	should also be designed to
enhance landscape		urban area and the countryside	respect the location on
character	-	beyond.	the urban-rural fringe.
		A group of TPOs lies in the centre of	
		the site, and a single TPO to the east.	
		Slipshatch Wood, an SNCI and area of	Development should be
		ancient woodland, is directly adjacent	designed to protect and retain trees with TPOs. A
		to the site to the west. Development on this site will need to be very	buffer zone could be
		careful to protect these assets, and a	considered to protect the
		buffer zone may be necessary to	ancient woodland/SNCI
16 - To conserve and		ensure the SNCI/ancient woodland is	from the effects of
enhance biodiversity	_	not damaged.	development.

SSW7 - Hartswood Nursery			
Objective	Score	Comments	Potential Mitigation

1		I	1
1 - To provide			
sufficient housing to		The site could likely accommodate 26	
enable people to live		housing units, based on the density	
in a home suitable to		of nearby areas. The site would have	
their needs and which		some positive impact on housing	
they can afford	+	needs in the borough.	N/A
		The site is within walking distance of	
		a primary school and a sports centre.	
		However, the site is further away	
		from town centres, railway stations	
		and other services. Overall, the site is	
2 - To facilitate the		likely to facilitate some physical	
improved health and		activity among residents and will	
wellbeing of the		have a moderate positive impact on	
whole population	+	health and wellbeing.	N/A
·			Development on parts of
			the site that contain
			heritage assets, or which
3 - To conserve and		There are two Grade II listed	are visible from the listed
enhance		buildings within the site boundary,	buildings could be
archaeological,		although these are well shielded by	avoided. Sensitive design
historic, and cultural		trees and development would be	of the site could further
assets and their		possible without significantly	protect the setting of the
settings	0	affecting the setting.	heritage assets.
		The site is less than 1km from the	
		Woodhatch local centre, 1km from a	
		primary school, 1.5km from a	
		secondary school, and 1.2km from a	
		GP surgery. However, it is 2.5km from	
		Reigate town centre and	
		employment area, and 3km from	
		Reigate train station. A bus route	
		runs along Dovers Green road. There	
		is no dedicated bicycle infrastructure	
		in the area, and pedestrian	
		pavements on Dovers Green Road	
		are currently extremely narrow.	
		However, due to the location of the	
4 - To reduce the		site, directly contiguous to an existing	
need to travel,		residential area, a safer and quieter	Better public transport
encourage sustainable		route through suburban areas is likely	links to this site would
transport options, and		to be possible. Without mitigating	reduce car use, and
improve accessibility		action, this site offers barriers to	effective cycling and
to all services and		sustainable transport and is likely to	pedestrian routes should
facilities	_	increase car use.	be incorporated.
		mercuse cur use.	oc incorporateu.
5 - To make the best		Most of the site is not previously	
use of previously		developed land, although there are	
developed land and		some agricultural buildings present,	
existing buildings	0	and three residential properties.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is less than 1km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this centre.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing the use of cars and providing barriers to sustainable transport modes, this site is likely to increase greenhouse gas emissions.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	++	The site is very safe from increased flooding that may occur as a result of climate change.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
11 - To reduce flood risk	++	The entire site is located in flood zone 1, with only a very small portion at the east of the site at risk of surface flooding. The site would be very preferable for housing, taking into account flood risk.	Development on parts of the site at risk of flooding should be avoided, and measures (such as SUDS) put in place to reduce surface run-off.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development on this site would not have an impact on water quality.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	Development on this site would not affect land contamination or soil quality - the site is poor quality agricultural land with no known contamination.	N/A

14 - To ensure air		The site is not located within an AQMA, and does not currently suffer from noise pollution issues. Care must be taken during construction to	
quality continues to		avoid light or noise pollution impacts	A construction statement
improve and noise		on nearby residential properties, and	could be used to set out
and light pollution are		air quality may be slightly impacted	how construction impacts
reduced	0	by an increase in traffic.	will be mitigated.
		The site is located within the green	
		belt. In the green belt assessment it	
		was rated 4 out of 5 (1 being the	
		highest priority), and rated as	
		moderate priority for checking sprawl	
		and safeguarding countryside. There	
		is a small amount of common land on	
		the eastern and northern boundaries	
		of the site. The site is contiguous with	
		existing residential development to	
		the north, and would appear as a	
		slight extension of the existing urban	Common land should be
15 - To protect and		area. Development on this site would	retained where possible
enhance landscape		have limited impact on landscape	and made accessible to
character	0	character.	the public.
16 - To conserve and		There are no biodiversity constraints	
enhance biodiversity	0	on the site.	N/A

SSW6 - Land West of Castle Drive			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		The site could likely accommodate 15	
enable people to live in		housing units, based on the density of	
a home suitable to		nearby areas. The site would have some	
their needs and which		positive impact on housing needs in the	
they can afford	+	borough.	N/A
		The site is adjacent to playing fields,	Better public transport
		although these are not publically	links to this site would
		accessible. The site is some distance	reduce car use, and
2 - To facilitate the		from a town centre or train station, but	effective cycling and
improved health and		is close to a local centre, which may	pedestrian routes
wellbeing of the whole		encourage walking for some shops and	should be
population	0	facilities.	incorporated.
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		The site is less than 1km from the Woodhatch local centre, 1km from a primary school, 1.5km from a secondary school, and 1km from a GP surgery. However, it is 2.5km from Reigate town centre and employment area, and 3km from Reigate train station. A bus route runs along Dovers Green Road to the east of the site. There is no dedicated bicycle infrastructure in the area, and pedestrian pavements on Dovers Green Road are currently extremely narrow. However, due to the location of the site, directly contiguous to an existing residential area, a safer and quieter route through suburban areas is likely to be possible. Without mitigating action, this site offers barriers to sustainable transport and is likely to increase car use.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.
services and facilities	-	increase car use.	Provision of an
			alternative sports facility and playing
5 - To make the best		The site is currently used as a playing field and sports facility, and the loss of	field of equal or better quality should be
use of previously		such a facility would be against planning	considered as part of
developed land and		policy and principles when other sites	any development on
existing buildings	_	are available for housing.	this site.
		New developments contribute to	
		economic growth within the borough,	
		and should provide a number of	
6 - To support		affordable housing units. The site is less	
economic growth		than 1km from the Woodhatch local	
which is inclusive,		centre, and additional housing in this	
innovative, and		area would be likely to provide support	
sustainable	+	for businesses in this centre.	N/A
7 - To provide for			
employment		Now day olonmonts provide about to	
opportunities to meet the needs of the local		New developments provide short term employment opportunities within the	
economy	+	borough.	N/A
			Better public transport
			links to this site would
			reduce car use, and
8 - To reduce		By increasing the use of cars and	effective cycling and
greenhouse gas		providing barriers to sustainable	pedestrian routes
emissions and move to		transport modes, this site is likely to	should be
a low carbon economy	-	increase greenhouse gas emissions.	incorporated.
9 - To use natural		Development on this site would not	
resources prudently	0	affect the use of natural resources.	N/A

			Development on parts
			of the site at risk of
			flooding should be
		The site is not located within flood	avoided, and measures
		zones 2 or 3, and only a very small	(such as SUDS) put in
10 - To adapt to the		portion of the site is at risk of surface	place to reduce surface
changing climate	+	flooding.	run-off.
			Development on parts
			of the site at risk of
			flooding should be
		The site is not located within flood	avoided, and measures
		zones 2 or 3, and only a very small	(such as SUDS) put in
11 - To reduce flood		portion of the site is at risk of surface	place to reduce surface
risk	+	flooding.	run-off.
12 - To improve the			Development should
water quality of rivers		There is a small drain on the site that	be designed to avoid
and groundwater, and maintain an adequate		would need to be protected from the	impact on water features on or adjacent
supply of water	0	impacts of development.	to the site.
,	J	·	to the site.
13 - To reduce land		Development on this site would not	
contamination and		affect land contamination or soil quality	
safeguard soil quality	0	- the site is poor quality agricultural	N. / A
and quantity	0	land with no known contamination.	N/A
		The site is not located within an AQMA, and does not currently suffer from	
		noise pollution issues. Care must be	
14 - To ensure air		taken during construction to avoid light	A construction
quality continues to		or noise pollution impacts on nearby	statement could be
improve and noise and		residential properties, and air quality	used to set out how
light pollution are		may be slightly impacted by an increase	construction impacts
reduced	0	in traffic.	will be mitigated.
		The site is located within the green belt.	
		In the green belt assessment, a wider	
		parcel containing this slice of land was	
		rated 2 out of 5 (1 being the highest	
		priority), and rated as high priority for	
		checking sprawl and safeguarding	
		countryside. However, due to other	
		constraints, the only part of the site	
		that was judged suitable for development is the eastern area, which	
		is contiguous to existing residential	
		areas and would limit the negative	
		impact somewhat. Nevertheless,	Development should
15 - To protect and		development on this site would likely	be designed to respect
enhance landscape		have some impact on landscape	the location on the
character	-	character.	urban-rural fringe.
			Development should
		There is a single individual TPO on the	be designed to protect
16 - To conserve and	_	site, and this would need to be	and retain trees with
enhance biodiversity	0	retained.	TPOs.

ion
S
ng
etter
!
rt of
t on
rsport
vould
nd
and
S
S
s ng
etter
ettei
rt of
t on

1			ı ı
		New developments contribute to	
		economic growth within the borough,	
		and should provide a number of	
6 - To support		affordable housing units. The site is less	
economic growth		than 1km from the Woodhatch local	
which is inclusive,		centre, and additional housing in this	
innovative, and		area would be likely to provide support	
sustainable	+	for businesses in this centre.	N/A
7 - To provide for			
employment			
opportunities to meet		New developments provide short term	
the needs of the local		employment opportunities within the	
economy	+	borough.	N/A
,			Better public transport
			links to this site would
			reduce car use, and
8 - To reduce		By increasing the use of cars and	effective cycling and
greenhouse gas		providing barriers to sustainable	pedestrian routes
emissions and move to		transport modes, this site is likely to	should be
a low carbon economy	_	increase greenhouse gas emissions.	incorporated.
9 - To use natural			or.poracour
resources prudently	0	Development on this site would not affect the use of natural resources.	N/A
resources prudently	U	affect the use of flatural resources.	Development on parts
			of the site at risk of
			flooding should be
			avoided, and measures
		The site is relatively very safe from	(such as SUDS) put in
10 To adapt to the			1
10 - To adapt to the		increased flooding that may occur as a	place to reduce surface run-off.
changing climate	++	result of climate change.	
			Development on parts of the site at risk of
		The entire site is located in flood zone	
			flooding should be
		1, with only the southwestern corner at	avoided, and measures
44 - 1 6 1		risk of surface flooding. The site would	(such as SUDS) put in
11 - To reduce flood		be very preferable for housing, taking	place to reduce surface
risk	++	into account flood risk.	run-off.
12 - To improve the			Development should
water quality of rivers		There is a small man decided district	be designed to avoid
and groundwater, and		There is a small pond and a drain on the	impact on water
maintain an adequate	0	site that would need to be protected	features on or adjacent
supply of water	0	from the impacts of development.	to the site.
13 - To reduce land		Development on this site would not	
contamination and		affect land contamination or soil quality	
safeguard soil quality	0	- the site is poor quality agricultural	
and quantity	0	land with no known contamination.	N/A
		The site is not located within an AQMA,	
14 - To ensure air		and does not currently suffer from	A construction
quality continues to		noise pollution issues. Care must be	statement could be
improve and noise and		taken during construction to avoid light	used to set out how
light pollution are		or noise pollution impacts on nearby	construction impacts
reduced	0	residential properties, and air quality	will be mitigated.

		may be slightly impacted by an increase in traffic.	
		The site is located within the green belt. In the green belt assessment it was rated 2 out of 5 (1 being the highest priority), and rated as high priority for checking sprawl and safeguarding	Development should
15 - To protect and		countryside. Development on this site	be designed to respect
enhance landscape		would likely have some impact on	the location on the
character	-	landscape character.	urban-rural fringe.
16 - To conserve and		There are no biodiversity constraints on	
enhance biodiversity	0	the site.	N/A

SSW9 - Land at Dovers Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		The site could likely accommodate	
enable people to live		108 housing units, based on the	
in a home suitable to		density of nearby areas. The site	
their needs and which		would have a positive impact on	
they can afford	++	housing needs in the borough.	N/A
		A public right of way runs along the	
		northern boundary of the site and	
		should be retained. The site is within	
		walking distance of a primary school	
		and a sports centre. However, the	
		site is further away from town	
		centres, railway stations and other	
		services. Overall, the site is likely to	
2 - To facilitate the		facilitate some physical activity	
improved health and		among residents and will have a	
wellbeing of the		moderate positive impact on health	Public rights of way
whole population	+	and wellbeing.	should be retained.
			Development on parts of
		The site contains two Grade II listed	the site that contain
		buildings, and is directly adjacent to	heritage assets, or which
3 - To conserve and		another Grade II listed building. The	are visible from the listed
enhance		assets within the site are not shielded	buildings could be
archaeological,		by trees and form a central part of	avoided. Sensitive design
historic, and cultural		the site. Development on this site	of the site could further
assets and their		would likely impact on the setting of	protect the setting of the
settings	-	these heritage assets.	heritage assets.

		The site is less than 1km from the	
		Woodhatch local centre, 750m from	
		a primary school, 1.5km from a	
		secondary school, and 1.2km from a	
		GP surgery. However, it is 2.5km from	
		Reigate town centre and	
		employment area, and 3km from	
		Reigate train station. A bus route	
		runs along Dovers Green road. There	
		is no dedicated bicycle infrastructure	
		in the area, and pedestrian	
		pavements on Dovers Green Road	
4 - To reduce the		are currently extremely narrow.	
need to travel,		Lonesome Lane, on the eastern side	Better public transport
encourage sustainable		of the site, currently has no	links to this site would
transport options, and		pedestrian facilities at all. Without	reduce car use, and
improve accessibility		mitigating action, this site offers	effective cycling and
to all services and		barriers to sustainable transport and	pedestrian routes should
facilities	-	is likely to increase car use.	be incorporated.
5 - To make the best			
use of previously		The site is not considered previously	
developed land and		developed land, although there are	
existing buildings	0	some agricultural buildings present.	N/A
		New developments contribute to	
		economic growth within the	
		borough, and should provide a	
		number of affordable housing units.	
6 - To support		The site is less than 1km from the	
economic growth		Woodhatch local centre, and	
which is inclusive,		additional housing in this area would	
innovative, and		be likely to provide support for	
sustainable	+	businesses in this centre.	N/A
7 - To provide for			
employment		Name dan alam was anta musikida alam t	
opportunities to meet		New developments provide short	
the needs of the local		term employment opportunities	N/A
economy	+	within the borough.	N/A Better public transport
8 - To reduce			links to this site would
greenhouse gas		By increasing the use of cars and	reduce car use, and
emissions and move		providing barriers to sustainable	effective cycling and
to a low carbon		transport modes, this site is likely to	pedestrian routes should
economy	-	increase greenhouse gas emissions.	be incorporated.
9 - To use natural		Development on this site would not	1. 1. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.
resources prudently	0	affect the use of natural resources.	N/A
- coo at coo production		and the decomposition of the second of the s	Development on parts of
			the site at risk of flooding
		Only the very eastern edge of the site	should be avoided, and
		is vulnerable to increased flooding	measures (such as SUDS)
10 - To adapt to the		that may occur as a result of climate	put in place to reduce
changing climate	+	change.	surface run-off.

		Only the very eastern edge of the site	
		falls within flood zones 2 or 3,	Development on parts of
		although there is some risk of surface	the site at risk of flooding
		flooding toward the centre of the	should be avoided, and
		site. Generally, the site would be	measures (such as SUDS)
11 - To reduce flood		viable for housing, taking into	put in place to reduce
risk	+	account flood risk.	surface run-off.
		Earlswood Brook forms the eastern	
		boundary of the site, and	
		development must be designed to	
12 - To improve the		protect the quality of the water.	
water quality of rivers		There are also four small ponds and a	Development should be
and groundwater, and		drain present on the site, and	designed to avoid impact
maintain an adequate		development should ensure that	on water features on or
supply of water	0	these are also protected.	adjacent to the site.
Supply of Water	0	Development on this site would not	adjucent to the site.
13 - To reduce land		affect land contamination or soil	
contamination and		quality - the site is poor quality	
safeguard soil quality		agricultural land with no known	
and quantity	0	contamination.	N/A
and quantity	U	The site is not located within an	1477
		AQMA, and does not currently suffer	
		from noise pollution issues. Care	
14 - To ensure air		must be taken during construction to	
quality continues to		avoid light or noise pollution impacts	A construction statement
improve and noise		on nearby residential properties, and	could be used to set out
and light pollution are		air quality may be slightly impacted	how construction impacts
reduced	0	by an increase in traffic.	will be mitigated.
		The site is located within the green	sesacear
		belt. In the green belt assessment it	
		was rated 2 out of 5 (1 being the	
		highest priority), and rated as high	
		priority for checking sprawl and	Development should be
		safeguarding countryside. There is a	designed to respect the
		small amount of common land in the	location on the urban-
		northwest corner of the site.	rural fringe. Common land
15 - To protect and		Development on this site would likely	should be retained where
enhance landscape		have some impact on landscape	possible and made
character	-	character.	accessible to the public.
		There are no biodiversity constraints	, , , , , , , , , , , , , , , , , , ,
		on the site, although the New Pond	
		Farm SNCI is a short way to the east.	
		A very small area in the east of the	
		site falls within the River Mole BOA,	
		and the northeastern boundary of	Development should aim
16 - To conserve and		the site is adjacent to the Earlswood	to improve biodiversity
enhance biodiversity	0	and Redhill Commons BOA.	within the BOA.

SSW10 - Land East of Dovers Green Road

Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		The site could likely accommodate	
enable people to live		101 housing units, based on the	
in a home suitable to		density of nearby areas. The site	
their needs and which		would have a positive impact on	
they can afford	++	housing needs in the borough.	N/A
		A public right of way runs along the	
		southern boundary of the site and	
		should be retained. The site is within	
		walking distance of a primary school	
		and a sports centre. However, the	
		site is further away from town	
		centres, railway stations and other	
		services. Overall, the site is likely to	
2 - To facilitate the		facilitate some physical activity	
improved health and		among residents and will have a	
wellbeing of the		moderate positive impact on health	Public rights of way
whole population	+	and wellbeing.	should be retained.
			Development on parts of
			the site that contain
		The site contains two Grade II listed	heritage assets, or which
3 - To conserve and		buildings, and a locally listed building.	are visible from the listed
enhance		However, the assets are all located	buildings could be
archaeological,		on the western edge of the site, and	avoided. Sensitive design
historic, and cultural		the size of the site may make it easier	of the site could further
assets and their		for development to preserve their	protect the setting of the
settings	0	setting.	heritage assets.
		The site is less than 1km from the	
		Woodhatch local centre, 750m from	
		a primary school, 1.5km from a	
		secondary school, and 1.2km from a	
		GP surgery. However, it is 2.5km from	
		Reigate town centre and	
		employment area, and 3km from	
		Reigate train station. A bus route	
		runs along Dovers Green road. There	
		is no dedicated bicycle infrastructure	
		in the area, and pedestrian	
		pavements on Dovers Green Road	
		are currently extremely narrow.	
		Lonesome Lane, on the eastern side	
		of the site, currently has no	
		pedestrian facilities at all. However,	
4 - To reduce the		due to the location of the site,	
need to travel,		directly contiguous to an existing	Better public transport
encourage sustainable		residential area, a safer and quieter	links to this site would
transport options, and		route through suburban areas is likely	reduce car use, and
improve accessibility		to be possible. Without mitigating	effective cycling and
to all services and		action, this site offers barriers to	pedestrian routes should
facilities	_	sustainable transport and is likely to	be incorporated.

		increase car use.	
		The site contains a number of	
		residential properties already, as well	
		as a nursing home. Development would build somewhat on the	
5 - To make the best		existing residential capacities of the	
use of previously		site, although much of the site is	
developed land and existing buildings	+	currently not considered previously developed land.	N/A
		New developments contribute to	,
		economic growth within the	
		borough, and should provide a number of affordable housing units.	
6 - To support		The site is less than 1km from the	
economic growth		Woodhatch local centre, and	
which is inclusive, innovative, and		additional housing in this area would be likely to provide support for	
sustainable	+	businesses in this centre.	N/A
7 - To provide for employment			
opportunities to meet		New developments provide short	
the needs of the local		term employment opportunities	
economy	+	within the borough.	N/A Better public transport
8 - To reduce			links to this site would
greenhouse gas		By increasing the use of cars and	reduce car use, and
emissions and move to a low carbon		providing barriers to sustainable transport modes, this site is likely to	effective cycling and pedestrian routes should
economy	-	increase greenhouse gas emissions.	be incorporated.
9 - To use natural		Development on this site would not	
resources prudently	0	affect the use of natural resources.	N/A

			Development on parts of
			the site at risk of flooding should be avoided, and
		The site is relatively very safe from	measures (such as SUDS)
10 - To adapt to the		increased flooding that may occur as	put in place to reduce
changing climate	++	a result of climate change.	surface run-off.
		<u> </u>	Development on parts of
		The entire site is located in flood	the site at risk of flooding
		zone 1, with only very small areas at	should be avoided, and
		risk of surface flooding. The site	measures (such as SUDS)
11 - To reduce flood		would be very preferable for housing,	put in place to reduce
risk	++	taking into account flood risk.	surface run-off.
		Earlswood Brook forms the	
12 - To improve the		southeastern boundary of the site,	
water quality of rivers		and development must be designed	Development should be
and groundwater, and		to protect the quality of the water. A	designed to avoid impact
maintain an adequate		small drain is also present on the	on water features on or
supply of water	0	west of the site.	adjacent to the site.
13 - To reduce land		Development on this site would not affect land contamination or soil	
contamination and		quality - the site is poor quality	
safeguard soil quality		agricultural land with no known	
and quantity	0	contamination.	N/A
and quantity	-	The site is not located within an	I IVA
		AQMA, and does not currently suffer	
		from noise pollution issues. Care	
14 - To ensure air		must be taken during construction to	
quality continues to		avoid light or noise pollution impacts	A construction statement
improve and noise		on nearby residential properties, and	could be used to set out
and light pollution are		air quality may be slightly impacted	how construction impacts
reduced	0	by an increase in traffic.	will be mitigated.
		The site is located within the green	
		belt. In the green belt assessment it	
		was rated 4 out of 5 (1 being the	
		• • • • • • • • • • • • • • • • • • • •	
		,	
		_	Davidanment should be
		_	-
		-	
		· · · · · · · · · · · · · · · · · · ·	
15 - To protect and		_	_
		•	
character	0	character.	•
15 - To protect and enhance landscape character	0	highest priority), and rated as moderate priority for checking sprawl and safeguarding countryside. There is a small amount of common land on the western edge of the site. The site is contiguous with existing residential development to both the north and west, and would appear as a slight extension of the existing urban area. Development on this site would have limited impact on landscape	Development should be designed to respect the location on the urbanrural fringe. Common land should be retained where possible and made accessible to the public.

		There are groups of TPOs on the western and eastern boundaries of the site, although these are limited in size and development could go	Development should be
		forward without impacting them	designed to protect and
		greatly. The New Pond Farm SNCI is a	retain trees with TPOs.
		short way to the east. A small area in	Development should aim
16 - To conserve and		the east of the site falls within the	to improve biodiversity
enhance biodiversity	0	River Mole BOA.	within the BOA.