Appendix K – Strategic Employment Site Allocation Assessments

NWH1 - Land at Meath Green Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people to			
live in a home			
suitable to their			
needs and which		This site will not impact on	
they can afford	0	housing delivery.	N/A
-		This site will not impact on	
2 - To facilitate the		health and wellbeing. Public	
improved health		rights of way run along the	
and wellbeing of		southern and western	
the whole		boundaries of the site, and	Public rights of way should be
population	0	would need to be preserved.	retained.
		This site contains an area of	
		potential archaeological	
		importance, and a Grade II and	
		Grade II curtilage listed	
		buildings. These are located	
		entirely within Flood Zones 2	
		and 3, and the listed buildings	Development on parts of the site
3 - To conserve and		are currently somewhat	that contain heritage assets, or
enhance		shielded from the main site by	which are visible from the listed
archaeological,		trees. However, development	buildings could be avoided.
historic, and		of an SES on this site would be	Sensitive design of the SES could
cultural assets and		likely to impact the setting of	further protect the setting of the
their settings	_	these assets.	heritage assets.
		The site is 4km from the	
		nearest railway station, 3.5km	
		from the town centre, 2km	
		from the nearest local centre,	
4 - To reduce the		and 2.75km from the nearest	
need to travel,		employment area. There is	
encourage		currently no public transport	
sustainable		to the site, although a	
transport options,		proposed bus route would run	
and improve		very close to the site.	Better public transport links to this
accessibility to all		However, development on this	site would reduce car use, and
services and		site is likely to increase car	effective cycling and pedestrian
facilities		usage significantly.	routes should be incorporated.

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The Burstow Stream makes up the northern boundary of the site and is of mixed quality in this area. Further investigation would be needed to assess the potential impacts on water quality of a development on this site.	Further investigation should be undertaken on the quality of the Burstow Stream in this area and the potential risks such a development might pose to it.
This site will not have an	and the second s
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,	N/A
	N/A
	Better public transport links to this
,	site would improve air quality
the site is likely to increase car	outcomes, as would the inclusion
traffic, it is likely to have a	of effective cycling and pedestrian
negative impact on air quality.	routes.
This site is located in the Rural	
Surrounds of Horley, and	
adjacent to the Green Belt.	
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•	Development on the city of a little
•	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.
	the northern boundary of the site and is of mixed quality in this area. Further investigation would be needed to assess the potential impacts on water quality of a development on this site. This site will not have an impact on land contamination or soil quality - the site is currently low grade farmland with no known contamination. Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air quality. This site is located in the Rural Surrounds of Horley, and

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

	NWH2 - Land at Bonehurst Road			
Objective	Score	Comments	Potential Mitigation	
1 - To provide			9	
sufficient housing to				
enable people to live				
in a home suitable to				
their needs and		This site will not impact on housing		
which they can afford	0	delivery.	N/A	
2 - To facilitate the		This site will not impact on health		
improved health and		and wellbeing. A public right of		
wellbeing of the		way runs across the site and would	Public rights of way should	
whole population	0	need to be preserved.	be retained.	
		The site contains no archaeological		
		or historical assets, although it is		
		close to a number of locally listed		
		buildings and Grade II and Grade II		
3 - To conserve and		Curtilage listed buildings, and an		
enhance		area of archaeological potential.		
archaeological,		The trees around the boundary of		
historic, and cultural		the site mean that development on		
assets and their		this site will have very limited		
settings	0	impact on these heritage assets.	N/A	
		The site is 2km from the nearest		
		railway station, and 1.5km from		
4 - To reduce the		the town centre and employment		
need to travel,		area. There is a regular bus service		
encourage		along Bonehurst Road, including		
sustainable transport		buses to Redhill. The site is in a	Development should	
options, and improve		reasonably accessible location, and	Development should	
accessibility to all	0	unlikely to significantly increase car	incorporate pedestrian and	
services and facilities	0	usage.	cycle linkages.	

		The site does not utilise previously developed land, but it is unlikely that any previously developed site	
5 - To make the best		in the south of the borough of a	
use of previously		suitable size for a strategic	
developed land and	0	employment site will become available.	N1/A
existing buildings	0		N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
		Studies have shown that an	
		employment site in the south of	
		the borough would provide for	
		pent-up demand for this kind of	
7 - To provide for		provision and would provide jobs that would meet the need of the	
employment		local economy. However, this site	
opportunities to		is below the 20ha size threshold	
meet the needs of		that is estimated to be required for	
the local economy	+	a successful SES.	N/A
8 - To reduce		Because the site is unlikely to	
greenhouse gas		significantly increase the use of	
emissions and move		cars, the impact on greenhouse gas	
to a low carbon		emissions should be similarly	
economy	0	neutral.	N/A
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 within Flood Zones 2 and 3 and	
		areas at risk of surface flooding,	Development on parts of the
		both of which may worsen as	site at risk of flooding should
		climate change progresses. Only	be avoided, and measures
10 - To adapt to the		the southwest quadrant of the site	(such as SUDS) put in place to
changing climate		is located in Flood Zone 1.	reduce surface run-off.
		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
44 To and Child		areas at risk of surface flooding.	be avoided, and measures
11 - To reduce flood		Only the southwest quadrant of	(such as SUDS) put in place to
risk 12 - To improve the		the site is located in Flood Zone 1. The Burstow Stream passes near	reduce surface run-off.
water quality of		the site and is of mixed quality in	
rivers and		this area. However, the stream is	
groundwater, and		not directly adjacent to the site,	
maintain an	0	and the site should therefore not	N/A

adequate supply of water		have a negative impact.	
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	-	This site is directly adjacent to residential properties, and may therefore increase noise and light pollution. The development itself may also suffer from noise and air pollution issues from the A23.	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.
15 - To protect and enhance landscape character	0	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. The site was assessed as part of the green belt review and found to be only of moderate importance in safeguarding countryside, and low importance in all other categories.	N/A
16 - To conserve and enhance biodiversity	0	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 design. The Burstow Stream runs near the site, but not adjacent to it. The northern half of the site is within the River Mole BOA.	Development on this site should protect trees with TPOs. Development should aim to improve biodiversity within the BOA.

SEH1 - Land at Fishers Farm and Bayhome Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to			
live in a home			
suitable to their			
needs and which		This site will not impact on	
they can afford	0	housing delivery.	N/A

2 - To facilitate the improved health and wellbeing of the whole population	-	The site was allocated as a public open space in the 2005 BLP, and although it is not formally used for recreation purposes, the loss of public open space may have a negative impact on health and wellbeing. There is a public right of way along the southern boundary of the site which would need to be preserved.	Public rights of way should be retained. The provision of replacement open space on the site or elsewhere should be considered.
		The site contains no	
3 - To conserve and		archaeological or historical	
enhance		assets, although it is close to	
archaeological, historic, and cultural		two locally listed buildings and two Grade II listed buildings.	
assets and their		These are partially shielded by	
settings	0	trees.	N/A
4 - To reduce the	Ü	tices.	14,71
need to travel,		The site is less than 1km from	
encourage		the railway station, 1.2km from	
sustainable		the town centre, and 1.5km	
transport options,		from the employment area. The	
and improve		site lies close to a road with	
accessibility to all		regular public transport. The	
services and		site is accessible by sustainable	Development should incorporate
facilities	++	transport modes.	pedestrian and cycle linkages.
		The site does not utilise	
		previously developed land, but	
		it is unlikely that any previously	
5 - To make the best		developed site in the south of	
use of previously		the borough of a suitable size	
developed land and	0	for a strategic employment site will become available.	N/A
existing buildings	U	Studies have shown that an	N/A
		employment site in the south of	
		the borough would provide for	
		pent-up demand for this kind of	
		provision and would boost the	
6 - To support		economy of the borough.	
economic growth		However, this site is below the	
which is inclusive,		20ha size threshold that is	
innovative, and		estimated to be required for a	
sustainable	+	successful SES.	N/A

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		Studies have shown that an	
		employment site in the south of	
		the borough would provide for	
		pent-up demand for this kind of	
		provision and would provide	
7 - To provide for		jobs that would meet the need	
employment		of the local economy. However,	
opportunities to		this site is below the 20ha size	
meet the needs of		threshold that is estimated to	
the local economy	+	be required for a successful SES.	N/A
the local economy	'	·	IN/A
		Because of its proximity to	
8 - To reduce		transport links, this site is very	
greenhouse gas		accessible by sustainable	
emissions and move		modes, and can somewhat	
to a low carbon		contribute to a reduction in	
economy	+	greenhouse gases.	N/A
•	'		IN/A
9 - To use natural		This site will not affect the use	
resources prudently	0	of natural resources.	N/A
,		Part of the north and east of the	
		site are located within Flood	Development on parts of the site
		Zone 2 and areas at risk of	•
			at risk of flooding should be
		surface flooding, both of which	avoided, and measures (such as
10 - To adapt to the		may worsen as climate change	SUDS) put in place to reduce
changing climate	-	progresses.	surface run-off.
			Development on parts of the site
		Parts of the north and east of	at risk of flooding should be
		the site are located within Flood	avoided, and measures (such as
11 - To reduce flood		Zone 2 and areas at risk of	•
			SUDS) put in place to reduce
risk	-	surface flooding.	surface run-off.
12 - To improve the			
water quality of			
rivers and			
groundwater, and			
maintain an			
		The section of the least the section of the section	
adequate supply of		The site is unlikely to have an	
water	0	impact on water quality.	N/A
		This site will not have an impact	
13 - To reduce land		on land contamination or soil	
contamination and		quality - the site is graded as	
safeguard soil		poor quality agricultural land	
_	0	with no known contamination.	N/A
quality and quantity	U	with no known tontamination.	
			Development on the site should
		This site is directly adjacent to	demonstrate that it will not have
		residential properties, and may	a detrimental impact on air
		therefore have some impact on	quality within the AQMA.
		noise and light pollution. The	Mitigation measures should be
14 - To ensure air		site itself may suffer from noise	explored to reduce the impacts
		-	
quality continues to		pollution from the nearby	of noise and light pollution, both
improve and noise		motorway, railway line, and	on the development itself and on
and light pollution		Gatwick Airport. The site is	surrounding residential
are reduced	-	within the Horley AQMA.	properties.
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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 found to be of moderate importance for safeguarding countryside and low importance in all other categories. 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.
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints, although there are group TPOs along the boundary.	N/A

SEH2 - Land Between Balcombe Road and Railway, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people			
to live in a home			
suitable to their			
needs and which		This site will not impact on	
they can afford	0	housing delivery.	N/A
		The site is currently	
		designated as Urban Open	
		Land, and the loss of this to	
		development could impact	
2 - To facilitate		negatively on health and	
the improved		wellbeing. A public right of	Public rights of way should be retained.
health and		way passes along the	The provision of replacement open
wellbeing of the		northern boundary and	Space on the site or elsewhere should
whole population	-	would need to be preserved.	Be considered.
3 - To conserve			
and enhance		This site contains no	
archaeological,		archaeological or historical	
historic, and	0	sites.	N/A

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cultural assets			
and their settings			
4 - To reduce the		The site is 1.5km from the	
need to travel,		railway station, 1.7km from	
encourage		the town centre, and 2km	
sustainable		from the employment area.	
transport		The site lies along a road with	
options, and		regular public transport. The	
improve		site is reasonably accessible	
accessibility to all		by sustainable modes and	
services and		unlikely to significantly	Development should incorporate
facilities	0	increase car usage.	pedestrian and cycle linkages.
		The site does not utilise	
		previously developed land,	
5 - To make the		but it is unlikely that any	
best use of		previously developed site in	
previously		the south of the borough of a	
developed land		suitable size for a strategic	
and existing		employment site will become	
buildings	0	available.	N/A
		Studies have shown that an	,
		employment site in the south	
		of the borough would	
		provide for pent-up demand	
		for this kind of provision and	
		would boost the economy of	
6 - To support		the borough. However, this	
economic growth		site is below the 20ha size	
which is inclusive,		threshold that is estimated to	
innovative, and		be required for a successful	
sustainable	+	SES.	N/A
Sustamusic		Studies have shown that an	14/1
		employment site in the south	
		of the borough would	
		provide for pent-up demand	
		for this kind of provision and	
		would provide jobs that	
7 - To provide for		would meet the need of the	
employment		local economy. However, this	
opportunities to		site is below the 20ha size	
meet the needs		threshold that is estimated to	
of the local		be required for a successful	
	+	SES.	N/A
economy 8 - To reduce	T	This site is fairly accessible by	11/ 1
		sustainable modes, and	
greenhouse gas emissions and		should not contribute to a	
move to a low	0	significant increase in	N/A
carbon economy	0	greenhouse gases.	N/A
9 - To use natural			
resources	0	This site will not affect the	N/A
prudently	0	use of natural resources.	N/A

10 - To adapt to the changing climate	++	Only a very small amount of this site is located in Flood Zone 2, so the site should be well protected in the case of climate change worsening 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.
11 - To reduce flood risk	++	Only a very small amount of this site is located in Flood Zone 2.	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.	N/A
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 mostly poor quality agricultural land, with a small amount of moderate quality land. There is no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	_	This site is directly adjacent to residential properties, and may therefore have some impact on noise and light pollution. The site itself may suffer from noise pollution from the nearby motorway, railway line, and Gatwick Airport. The site is within the Horley AQMA.	Development on the site should demonstrate that it will not have a detrimental impact on air quality within the AQMA. Mitigation measures should be explored to reduce the impacts of noise and light pollution, both on the development itself and on surrounding residential properties.
15 - To protect and enhance landscape character		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 found to be of high importance for settlement separation and moderate importance for safeguarding countryside. The site is entirely within the	The location of development should aim to avoid infringing on the Gatwick Open Setting where possible, although this is unlikely to be possible in this instance.

		Gatwick Open Setting. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	
16 - To conserve			
and enhance		The site contains no	
biodiversity	0	biodiversity constraints.	N/A

SEH3 - Land Ea	SEH3 - Land East of Balcombe Road, Horley				
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing					
to enable people					
to live in a home					
suitable to their					
needs and which		This site will not impact			
they can afford	0	on housing delivery.	N/A		
		This site will not impact			
		on health and wellbeing.			
2 - To facilitate		A public right of way			
the improved		runs along the southern			
health and		and eastern boundaries			
wellbeing of the		of the site, and should be			
whole population	0	preserved.	Public rights of way should be retained.		
3 - To conserve					
and enhance					
archaeological,					
historic, and		This site contains no			
cultural assets		archaeological or			
and their settings	0	historical sites.	N/A		
4 - To reduce the		The site is 1.5km from			
need to travel,		the railway station,			
encourage		1.7km from the town			
sustainable		centre, and 2km from			
transport options,		the employment area.			
and improve		The site lies along a road	Development should incorporate		
accessibility to all	0	with regular public	pedestrian and cycle linkages.		

1		turnes at The site is	l I
services and		transport. The site is	
facilities		reasonably accessible by	
		sustainable modes and	
		unlikely to significantly	
		increase car usage.	
5 - To make the		Development on this site	
best use of		would likely see the loss	Development should consider ways to
previously		of some existing	incorporate existing businesses into the
developed land		businesses, including a	reconfigured site, and the potential
and existing		public house and	impacts of construction on them if they are
buildings	_	restaurant.	retained.
		Studies have shown that	
		an employment site in	
		the south of the borough	
		would provide for pent-	
		up demand for this kind	
		of provision and would	
		boost the economy of	
		the borough. However,	
6 - To support		this site is below the	
economic growth		20ha size threshold that	
which is inclusive,		is estimated to be	
innovative, and		required for a successful	
sustainable	+	SES.	N/A
Sastamable	•	Studies have shown that	
		an employment site in	
		the south of the borough	
		would provide for pent-	
		up demand for this kind	
		of provision and would	
		provide jobs that would	
		meet the need of the	
		local economy. However,	
7 - To provide for		this site is below the	
employment		20ha size threshold that	
opportunities to		is estimated to be	
meet the needs of		required for a successful	
the local economy	+	SES.	N/A
and recar economy		This site is fairly	.4
8 - To reduce		accessible by sustainable	
greenhouse gas		modes, and should not	
emissions and		contribute to a	
move to a low		significant increase in	
carbon economy	0	greenhouse gases.	N/A
9 - To use natural	<u> </u>	This site will not affect	.4
resources		the use of natural	
prudently	0	resources.	N/A
prodericty	J	. 000 01 000.	.4

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		The west of the site is	
		located within Flood	
		Zones 2 and 3 and areas	
		at risk of surface	Development on parts of the site at risk of
10 - To adapt to		flooding, both of which	flooding should be avoided, and measures
the changing		may worsen as climate	(such as SUDS) put in place to reduce
climate	_	change progresses.	surface run-off.
Cililiate	_	The west of the site is	Surface run-on.
		located within Flood	Development on parts of the site at risk of
		Zones 2 and 3 and areas	flooding should be avoided, and measures
11 - To reduce		at risk of surface	(such as SUDS) put in place to reduce
flood risk	-	flooding.	surface run-off.
12 - To improve			
the water quality			
of rivers and			
groundwater, and			
maintain an		The site is unlikely to	
adequate supply		have an impact on water	
of water	0	quality.	N/A
oi watei	U	This site will not have an	IVA
12. To made as			
13 - To reduce		impact on land	
land		contamination or soil	
contamination		quality - the site is	
and safeguard soil		moderate quality	
quality and		agricultural land with no	
quantity	0	known contamination.	N/A
		This site is directly	
		adjacent to residential	
		properties, and may	
		therefore have some	
14 - To ensure air		impact on noise and light	
quality continues		pollution. The site itself	
to improve and		may suffer from noise	Mitigation measures should be explored to
· ·		-	I
noise and light		pollution from the	reduce the impacts of noise and light
pollution are		nearby motorway and	pollution, both on the development itself
reduced	-	Gatwick Airport.	and on surrounding residential properties.
		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 found to be of high	
		importance for	
		· · · · ·	
15 To must		settlement separation	The location of development the old time.
15 - To protect		and moderate	The location of development should aim to
and enhance		importance for	avoid infringing on the Gatwick Open
landscape		safeguarding	Setting where possible, although this is
character		countryside. The site is	unlikely to be possible in this instance.

		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.	
16 - To conserve			
and enhance		The site contains no	
biodiversity	0	biodiversity constraints.	N/A

SEH4 - Land off	SEH4 - Land off The Close and Haroldslea Drive		
Objective	Score	Comments	Potential Mitigation
1 - To provide		Developing a strategic	
sufficient housing		employment site on this	
to enable people		land would likely see the	It is unclear that any mitigation action can
to live in a home		demolition of a	be taken on this issue - altering the
suitable to their		significant number of	boundaries of the site to exclude the
needs and which		existing houses on the	housing would likely make the site too small
they can afford		site.	to be viable as an SES.
		This site will not impact	
2 - To facilitate		on health and wellbeing.	
the improved		A public right of way	
health and		runs along the eastern	
wellbeing of the		boundary of the site and	
whole population	0	should be preserved.	Public rights of way should be retained.
		The site contains two	
		Grade II listed buildings,	
3 - To conserve		in the centre and east of	Development on parts of the site that
and enhance		the site. These are	contain heritage assets, or which are visible
archaeological,		partially shielded by	from the listed buildings could be avoided.
historic, and		trees, but would restrict	Sensitive design of the SES should be
cultural assets		where development	undertaken to protect the setting of the
and their settings	-	could take place.	heritage assets.
4 - To reduce the		The site is 1km from the	
need to travel,		railway station, and	
encourage		1.5km from the town	
sustainable		centre and the	
transport		employment area.	
options, and		Regular public transport	
improve		runs close to the site.	Development should incorporate
accessibility to all	++	The site is therefore	pedestrian and cycle linkages.

services and facilities		fairly accessible by sustainable transport modes.	
5 - To make the best use of previously developed land and existing buildings	_	This site would likely see existing developed land which is used for housing replaced by an employment site that could be located on another site.	To bring development forward on this site would require a clear understanding of how the lost housing will be replaced, so as not to undermine Objective 1. The use of an alternative site for the SES may be preferable.
6 - To support economic growth which is inclusive, innovative, and sustainable		Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be	IV/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	+	required for a successful SES. 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.	N/A

9 - To use natural		This site will not affect	
resources		the use of natural	
prudently	0	resources.	N/A
prodentity		The western part of the	
		site is located within	
		Flood Zones 2 and 3 and	
		areas at risk of surface	Development on parts of the site at risk of
10 To adapt to		flooding, both of which	flooding should be avoided, and measures
10 - To adapt to the changing		may worsen as climate	(such as SUDS) put in place to reduce
climate	_	change progresses.	surface run-off.
Cililate	_	The western part of the	Surface run-on.
		site is located within	Development on parts of the site at risk of
		Flood Zones 2 and 3 and	flooding should be avoided, and measures
11 - To reduce		areas at risk of surface	(such as SUDS) put in place to reduce
			surface run-off.
flood risk	-	flooding.	surface run-off.
		The Burstow Stream	
12 To improve		passes near the site and	
12 - To improve		is of poor quality in this	
the water quality of rivers and		area. However, the	
		stream is not directly	
groundwater, and		adjacent to the site, and the site should therefore	
maintain an			
adequate supply		not have a negative	21/2
of water	0	impact.	N/A
		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	
13 - To reduce		remediated, and could	
land		therefore have a	
contamination		positive impact. The site	A full analysis and remediation of any
and safeguard		consists primarily of	contamination should be undertaken
soil quality and		moderate quality	before development goes ahead on this
quantity	+	agricultural land.	site.
quantity	•	This site is directly	Jite.
		adjacent to residential	
		properties, and may	
		therefore have some	
14 - To ensure air		impact on noise and	
quality continues		light pollution. The site	
to improve and		itself may suffer from	Mitigation measures should be explored to
noise and light		noise pollution from the	reduce the impacts of noise and light
pollution are		nearby motorway and	pollution, both on the development itself
reduced	_	Gatwick Airport.	and on surrounding residential properties.
. 544554		-action / in porti	and on sarrounding residential properties.

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 fairly close to residential areas. The site was assessed in the green belt review, and found to be of moderate importance for checking sprawl and low importance for all other categories. 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 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
character	-	character.	between Horley and Gatwick Airport.
		The site contains a large	
		number of trees with	
16 - To conserve		Tree Protection Orders,	
and enhance		which might be at risk in	Development on this site should retain
biodiversity	-	case of development.	protected trees.

SEH5 - Land	West of	Burstow Stream	
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient			
housing to			
enable people to			
live in a home			
suitable to their		This site will not	
needs and which		impact on housing	
they can afford	0	delivery.	N/A
		This site will not	
		impact on health and	
		wellbeing. A number	
		of public rights of way	
2 - To facilitate		run along the	
the improved		boundary of the site,	
health and		and one public right of	
wellbeing of the		way runs through the	
whole		site. These will need	
population	0	to be retained.	Public rights of way should be retained.

ľ		1	1
		The site contains no	
		archaeological or	
		historical assets,	
		although it is close to	
		some locally listed	
3 - To conserve		buildings at	
and enhance		Haroldslea House and	
archaeological,		two Grade II listed	
historic, and		buildings within the	
cultural assets		boundaries of site SE4	
and their settings	0	to the west.	N/A
		The site is 1.5km from	
		the railway station	
4 - To reduce the		and 1.7km away from	
need to travel,		the town centre and	
encourage		employment area,	
sustainable		and is only accessible	
transport		from a narrow road	
options, and		with no public	
improve		transport. This site is	
accessibility to all		likely to increase car	Better public transport links to this site would
services and		use in the surrounding	reduce car use, and effective cycling and
facilities	_	area.	pedestrian routes should be incorporated.
		The site does not	
		utilise previously	
		developed land, but it	
		is unlikely that any	
5 - To make the		previously developed	
best use of		site in the south of the	
previously		borough of a suitable	
developed land		size for a strategic	
and existing		employment site will	
buildings	0	become available.	N/A
		Studies have shown	
		that an employment	
		site in the south of the	
		borough would	
6 - To support		provide for pent-up	
economic growth		demand for this kind	
which is		of provision and	
inclusive,		would boost the	
innovative, and		economy of the	
sustainable	++	borough.	N/A
		Studies have shown	
		that an employment	
7 - To provide for		site in the south of the	
employment		borough would	
opportunities to		provide for pent-up	
meet the needs		demand for this kind	
of the local		of provision and	
economy	++	would provide jobs	N/A

		that would meet the need of the local economy.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing car traffic, this site would not reduce 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	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	0	This site would not negatively affect climate change adaptation attempts.	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	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.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	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 through run-off.	Further investigation should be undertaken into the threats and opportunities a development on this site would pose to the Burstow stream, and how damaging run-off from the site can be avoided or minimised.
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 half of moderate agricultural quality and half of poor quality. The site may contain some contaminated land due to former industrial use, and this	Development on this site should include Remediation of any contamination.

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		would need to be	
		investigated and	
		remediated if	
		development takes	
		place, leading to a	
		possible improvement	
		in land contamination.	
		The site is a	
		reasonable distance	
		from the nearest	
		major residential	
		•	
		developments,	
		reducing its potential	
		noise and light	
		pollution impacts.	
		However, air quality is	
		likely to decrease due	
		to the site's location	
14 - To ensure air		encouraging car use,	Better public transport links to this site would
quality continues		and the site itself may	improve air quality outcomes, as would the
to improve and		suffer from noise	inclusion of effective cycling and pedestrian
noise and light		pollution from the	routes. Consideration should also be given to
pollution are		nearby motorway and	mitigation measures that could reduce the
reduced	_	Gatwick Airport.	impact of noise pollution on the site.
reduced		The site is located in	impact of floise pollution of the site.
		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 found to be of	
		high importance for	
		checking sprawl and	
		safeguarding	
		countryside, and	
		moderate importance	
		for separating	
		settlements, and was	
		overall rated as being	Development on the site should pay careful
		of the highest priority.	attention to the importance of the Gatwick
		The southern part of	Open Setting and be sensitively designed to
		the site also falls	respect the need to maintain separation
		within the Gatwick	between Horley and Gatwick Airport.
		Open Setting.	Development should also be extremely
15 - To protect		Consequently,	conscious of any impacts on the green belt
and enhance		•	
		development on this	purposes in this parcel, and would need to be
landscape		site would potentially	designed in a very sensitive way to respect
character		have a significant	these purposes.

	impact on landscape character.	
16 - To conserve and enhance biodiversity	Part of the site is a potential area of nature conservation importance, which would be at risk in the case of development on the site. The eastern side of the site is within the River Mole BOA.	Buffer zones may be required between development on the site and the potential SNCI. The development should aim to improve biodiversity within the BOA.

SEH6 - L	and at N	Newstead Hall	
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people			
to live in a home			
suitable to their			
needs and which		This site will not impact	
they can afford	0	on housing delivery.	N/A
		The site is heavily	
		wooded at the	
		moment, and removal	
		of some of these trees	
		for development may	
		impact on air quality	
		and cooling in the	
		immediate vicinity.	
2 - To facilitate		Public rights of way run	
the improved		along all boundaries	
health and		except the east, and	Public rights of way should be retained.
wellbeing of the		will need to be	Options should be explored for
whole population	-	retained.	Maintaining as many trees as possible.

		This site contains no	
3 - To conserve		archaeological or	
and enhance			
		historical sites,	
archaeological,		although there are two	
historic, and		locally listed buildings	
cultural assets		just to the southeast of	
and their settings	0	the site.	N/A
		The site is 1km from	
		the railway station,	
		1.3km from the town	
		centre, and 1.5km from	
		the employment area.	
4 - To reduce the		There is no public	
need to travel,		transport directly to	
encourage		the site, although	
sustainable		public transport runs	
transport		regularly along nearby	
options, and		Balcombe Road. This	
improve		site is reasonably	Better public transport links to this site
accessibility to all		accessible by	would reduce car use, and effective cycling
services and		sustainable modes of	and pedestrian routes should be
facilities	0	transport.	incorporated.
		The site does not	·
		utilise previously	
		developed land, but it	
		is unlikely that any	
5 - To make the		previously developed	
best use of		site in the south of the	
previously		borough of a suitable	
developed land		size for a strategic	
and existing		employment site will	
buildings	0	become available.	N/A
2411411183	J	Studies have shown	
		that an employment	
		site in the south of the	
		borough would provide	
		for pent-up demand	
		for this kind of	
		provision and would	
		'	
		boost the economy of	
6 - To support		the borough. However, this site is below the	
6 - To support		20ha size threshold	
economic growth			
which is inclusive,		that is estimated to be	
innovative, and		required for a	N1/A
sustainable	+	successful SES.	N/A

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		Studies have shown	
		that an employment	
		site in the south of the	
		borough would provide	
		for pent-up demand	
		for this kind of	
		provision and would	
		•	
		provide jobs that	
		would meet the need	
		of the local economy.	
7 - To provide for		However, this site is	
employment		below the 20ha size	
opportunities to		threshold that is	
meet the needs		estimated to be	
of the local		required for a	
economy	+	successful SES.	N/A
,		Due to being fairly	,
		accessible by	
8 - To reduce		sustainable transport	
greenhouse gas		•	
		modes, the site is likely	
emissions and		to have a limited	
move to a low		impact on greenhouse	
carbon economy	0	gas emissions.	N/A
9 - To use natural		This site will not affect	
resources		the use of natural	
prudently	0	resources.	N/A
		The entire site is	
		located within Flood	
		Zones 2 and 3 and	Development on parts of the site at risk of
		areas at risk of surface	flooding should be avoided, and measures
10 - To adapt to		flooding, both of which	(such as SUDS) put in place to reduce surface
the changing		may worsen as climate	run-off. This would severely limit the
climate		change progresses.	footprint of any development on this site.
Cilillate		change progresses.	Tootprint of any development on this site.
		The entire site is	Development on parts of the site at risk of
		located within Flood	flooding should be avoided, and measures
		Zones 2 and 3 and	(such as SUDS) put in place to reduce surface
11 - To reduce		areas at risk of surface	run-off. This would severely limit the
flood risk		flooding.	footprint of any development on this site.
11000 TISK		The Burstow Stream is	Tootprint of any development on this site.
		adjacent to the site	
10 7		and has been identified	
12 - To improve		as being of poor	
the water quality		ecological quality in	
of rivers and		this area - an	
groundwater,		employment site in this	
and maintain an		location may cause	Mitigation measures should be explored to
adequate supply		further damage	reduce the impacts of run-off or other
of water	-	through run-off.	impacts on the Burstow Stream.
			F = 4 • 4• 4

1		This size will make have	l I
		This site will not have	
10 -		an impact on land	
13 - To reduce		contamination or soil	
land		quality - the site is	
contamination		predominantly poor	
and safeguard		quality agricultural	
soil quality and		land with no known	
quantity	0	contamination.	N/A
14 - To ensure air		This site is directly	
quality continues		adjacent to residential	
to improve and		properties, and may	Mitigation measures should be explored to
noise and light		therefore have some	reduce the impacts of noise and light
pollution are		impact on noise and	pollution on surrounding residential
reduced	-	light pollution.	properties.
		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 found	
		to have moderate	
		importance for	
		safeguarding	
		countryside and low	
		importance for all	
		other categories. The	
		landscape character	
		impact on this site is	
		likely to be limited, as	
		long as development is	
15 - To protect		sensitively integrated	
and enhance		with the woodland	Development on this site will need to be
landscape		character of much of	sensitively designed to retain and integrate
character	0	the site.	with the woodland setting.
		A large proportion of	
		the site is covered with	
		dense, protected	Any development of the site will need to be
		woodland which	carefully designed to retain the protected
		provides an important	woodland without damaging biodiversity.
		habitat for biodiversity.	Development on the site would consequently
16 - To conserve		The eastern half of the	be restricted to a fairly small portion of the
and enhance		site is within the River	land. Development should aim to improve
biodiversity		Mole BOA.	biodiversity within the BOA.

SEH	17 - Land	l at Wilgers Farm	
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to			
their needs and			
which they can		This site will not impact on	
afford	0	housing delivery.	N/A
		This site has previously been	
		considered as a possible town	
		park for Horley, and an alternative	
		use would prevent delivery of	
		recreation, sport, and leisure	
		options on the site. This could	Development on the site could
		have a negative effect on the	consider the possible
2 - To facilitate the		health of Horley residents. A	provision of formal public
improved health and		public right of way runs along the	open space alongside the SES.
wellbeing of the		western boundary of the site and	Public rights of way should be
whole population	-	would need to be retained.	retained.
			Development on parts of the
			site that contain heritage
3 - To conserve and		The site currently contains three	assets, or which are visible
enhance		locally listed buildings, and is	from the listed buildings could
archaeological,		adjacent to a Grade II listed	be avoided. Sensitive design of
historic, and cultural		buildings. All of these heritage	the SES could further protect
assets and their		assets are somewhat shielded by	the setting of the heritage
settings	-	trees.	assets.
		The site is 1km from the	
4 - To reduce the		employment area, 1.2km from the	
need to travel,		town centre, and 1.5km from the	
encourage		railway station, and there is good	
sustainable transport		public transport access along	
options, and improve		Smallfield Road. This site is fairly	Development should
accessibility to all		accessible by sustainable modes	incorporate pedestrian and
services and facilities	+	of transport.	cycle linkages.
		The site does not utilise previously	
		developed land, but it is unlikely	
		that any previously developed site	
5 - To make the best		in the south of the borough of a	
use of previously		suitable size for a strategic	
developed land and		employment site will become	
existing buildings	0	available.	N/A

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		Studies have shown that an	
		employment site in the south of	
		the borough would provide for	
		pent-up demand for this kind of	
		provision and would boost the	
6 - To support		economy of the borough.	
economic growth		However, this site is below the	
which is inclusive,		20ha size threshold that is	
innovative, and		estimated to be required for a	
sustainable	+	successful SES.	N/A
		Studies have shown that an	
		employment site in the south of	
		the borough would provide for	
		pent-up demand for this kind of	
		provision and would provide jobs	
7 - To provide for		that would meet the need of the	
employment		local economy. However, this site	
opportunities to		is below the 20ha size threshold	
meet the needs of		that is estimated to be required	
the local economy	+	for a successful SES.	N/A
8 - To reduce			.,
greenhouse gas		Due to being accessible by public	
emissions and move		transport, the site is likely to have	
to a low carbon		a limited impact on greenhouse	
economy	0	gas emissions.	N/A
9 - To use natural		This site will not affect the use of	,
resources prudently	0	natural resources.	N/A
resources proderitly	U	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
		areas at risk of surface flooding,	be avoided, and measures
10 - To adapt to the		both of which may worsen as	(such as SUDS) put in place to
changing climate		climate change progresses.	reduce surface run-off.
changing chimate		climate change progresses.	Development on parts of the
			site at risk of flooding should
		The majority of the site is located	be avoided, and measures
11 - To reduce flood		within Flood Zones 2 and 3 and	(such as SUDS) put in place to
risk		areas at risk of surface flooding.	reduce surface run-off.
12 - To improve the		areas at risk of surface flooding.	reduce surface run-on.
water quality of		The Burstow Stream is adjacent to	
rivers and		the site and has been identified as	Mitigation measures should
			_
groundwater, and maintain an		being of poor ecological quality in	be explored to reduce the
		this area - an employment site in	impacts of run-off or other
adequate supply of		this location may cause further	impacts on the Burstow
water	-	damage through run-off.	Stream.
		This site will not have an impact	
12. To made a land		on land contamination or soil	
13 - To reduce land		quality - site is a combination of	
contamination and		moderate and poor grade	
safeguard soil quality	0	agricultural land with no known	N1/A
and quantity	0	contamination.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	This site is directly adjacent to residential properties, and may therefore have some impact on noise and light pollution.	Mitigation measures should be explored to reduce the impacts of noise and light pollution on surrounding residential properties.
		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 found to have a high	
		importance for safeguarding	
		countryside, and low importance	
15 - To protect and		on all other categories. The	
enhance landscape		landscape character impact on	
character	0	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	Development should aim to
16 - To conserve and		part of the site, is within the River	improve biodiversity within
enhance biodiversity	0	Mole BOA.	the BOA.

SEH8 - Land at Farney View Farm		rney View Farm	
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people			
to live in a home			
suitable to their			
needs and which		This site will not impact	
they can afford	0	on housing delivery.	N/A
		This site will not impact	
		on health and	
		wellbeing. There is a	
2 - To facilitate		public right of way	
the improved		along the southern and	
health and		western boundaries	
wellbeing of the		that will need to be	
whole population	0	retained.	Public rights of way should be retained.
		The site contains no	
3 - To conserve		archaeological or	
and enhance		historical assets,	
archaeological,		although it is close to	
historic, and		some locally listed	
cultural assets		buildings at Wilgers	
and their settings	0	Farm.	N/A

		The site is 1km from the	
		railway station and	
		1.3km from the town	
		centre and employment	
		area, although access is	
4 To wood		· · · · · · · · · · · · · · · · · · ·	
4 - To reduce the		currently down a small	
need to travel,		residential road, with	
encourage		the nearest public	
sustainable		transport running along	
transport options,		Balcombe Road. This	
and improve		site is somewhat	
accessibility to all		accessible by	
services and		sustainable modes of	Development should incorporate pedestrian
facilities	0	transport.	and cycle linkages.
		The site does not utilise	
		previously developed	
		land, but it is unlikely	
		that any previously	
E Tamada tha		, , , , , , , , , , , , , , , , , , , ,	
5 - To make the		developed site in the	
best use of		south of the borough of	
previously		a suitable size for a	
developed land		strategic employment	
and existing		site will become	
buildings	0	available.	N/A
		Studies have shown	
		that an employment	
		site in the south of the	
		borough would provide	
		for pent-up demand for	
		this kind of provision	
		and would boost the	
		economy of the	
		borough. However, this	
6 - To support		site is below the 20ha	
economic growth		size threshold that is	
which is inclusive,		estimated to be	
innovative, and		required for a	
sustainable	+	successful SES.	N/A
		Studies have shown	
		that an employment	
		site in the south of the	
		borough would provide	
		for pent-up demand for	
		this kind of provision	
		and would provide jobs	
7 - To provide for		that would meet the	
•		need of the local	
employment			
opportunities to		economy. However, this	
meet the needs of		site is below the 20ha	
the local		size threshold that is	
economy	+	estimated to be	N/A

		required for a successful SES.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy 9 - To use natural	0	Due to being accessible by public transport, the site is likely to have a limited impact on greenhouse gas emissions. This site will not affect	N/A
resources prudently	0	the use of natural resources.	N/A
10 - To adapt to the changing climate		The site is almost 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. This would severely limit the footprint of any development on this site.
11 - To reduce flood risk		The site is almost 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. This would severely limit the footprint of any development on this site.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	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 through run-off.	Mitigation measures should be explored to reduce the impacts of run-off or other impacts on the Burstow Stream.
13 - To reduce land contamination and safeguard soil quality and quantity 14 - To ensure air quality continues	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. This site is directly adjacent to residential	N/A Mitigation measures should be explored to reduce the impacts of noise and light
to improve and noise and light	-	properties, and may therefore have some	pollution on surrounding residential properties.

pollution are		impact on noise and	
reduced		light pollution.	
		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 found	
		to be of high	
		importance for	
		safeguarding	
		countryside and	
		moderate importance	
15 - To protect		for checking sprawl. The	
and enhance		landscape character	
landscape		impact on this site is	
character	0	likely to be limited.	N/A
		The site contains no	
		biodiversity constraints.	
		The majority of the site,	
		with the exception of	
16 - To conserve		small areas to the south	
and enhance		and west, is within the	Development should aim to improve
biodiversity	0	River Mole BOA.	biodiversity within the BOA.

SEH9	SEH9 - Land East of Wilgers Farm				
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing to					
enable people to live					
in a home suitable to					
their needs and					
which they can		This site will not impact on			
afford	0	housing delivery.	N/A		
2 - To facilitate the					
improved health and					
wellbeing of the		This site will not impact on health			
whole population	0	and wellbeing.	N/A		
3 - To conserve and					
enhance					
archaeological,					
historic, and cultural					
assets and their		This site contains no			
settings	0	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	-	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. The distance from the centre of Horley means this site is likely to increase car use.	Development should incorporate pedestrian and cycle linkages.
5 - To make the best use of previously developed land and existing buildings	0	The site does not utilise previously developed land, but it is unlikely that any previously developed site in the south of the borough of a suitable size for a strategic employment site will become available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would boost the economy of the borough. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	Studies have shown that an employment site in the south of the borough would provide for pent-up demand for this kind of provision and would provide jobs that would meet the need of the local economy. However, this site is below the 20ha size threshold that is estimated to be required for a successful SES.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By increasing car traffic, this site would not reduce greenhouse gas emissions.	Effective cycling and pedestrian routes should be incorporated.
9 - To use natural resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate		The entire 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.	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. This would severely limit the footprint of any development on this site.

11 - To reduce flood risk		The entire 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. This would severely limit the footprint of any development on this site.
12 - To improve the		The Books Character discoults	
water quality of rivers and		The Burstow Stream is adjacent to the site and has been identified as	Mitigation measures should be
groundwater, and		being of poor ecological quality in	Mitigation measures should be explored to reduce the
maintain an		this area - an employment site in	impacts of run-off or other
adequate supply of		this location may cause further	impacts on the Burstow
water	_	damage through run-off.	Stream.
Water		This site will not have an impact	oti cami
13 - To reduce land		on land contamination or soil	
contamination and		quality - site is mixed moderate	
safeguard soil quality		and poor quality agricultural land	
and quantity	0	with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution		Due to the distance from residential areas, this site should not increase the impacts of noise or light pollution. However, because the site is likely to increase car traffic, it is likely to have a negative impact on air	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective
are reduced	-	quality.	cycling and pedestrian routes.
15 - To protect and enhance landscape character	-	The site is located within the Rural Surrounds of Horley, but is on the edge of the urban area of the town. 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 review and found to be of high importance for safeguarding countryside and moderate importance for checking sprawl. Development on this site would likely have some negative impact on landscape character.	Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and would need to be designed in a very sensitive way to respect these purposes.
		The site contains no biodiversity	
		constraints. Almost the entire site,	Davidania antalia di stata
16. To composite and		with the exception of a small area	Development should aim to
16 - To conserve and	0	in the southeast, is within the	improve biodiversity within
enhance biodiversity	0	River Mole BOA.	the BOA.

SEH10 - Land East of Farney View Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing			
to enable people			
to live in a home			
suitable to their			
needs and which		This site will not impact	
they can afford	0	on housing delivery.	N/A
,		This site will not impact	•
		on health and wellbeing.	
		There are public rights of	
		way along the southern	
2 - To facilitate		and eastern boundaries	
the improved		of the site, and one that	
health and		crosses the site, and	
wellbeing of the		these would need to be	
whole population	0	retained.	Public rights of way should be retained.
whole population	U		Public rights of way should be retained.
		This site contains no	
		archaeological or	
2 T		historical sites, although	
3 - To conserve		it is adjacent to a	
and enhance		scheduled ancient	
archaeological,		monument and a Grade	
historic, and		II listed building. These	
cultural assets		heritage assets are both	
and their settings	0	well shielded by trees.	N/A
		The site is 1.4km from	
		the railway station,	
		1.7km from the town	
		centre, and 2km from	
		the employment area.	
		The site is located in	
4 - To reduce the		area with no public	
need to travel,		transport and is	
encourage		currently accessible via	
sustainable		narrow rural roads.	
transport options,		Development on this site	
and improve		would be likely to	Better public transport links to this site
accessibility to all		significantly increase car	would reduce car use, and effective cycling
services and		use in the surrounding	and pedestrian routes should be
facilities		area.	incorporated.
		The site does not utilise	
		previously developed	
5 - To make the		land, but it is unlikely	
best use of		that any previously	
previously		developed site in the	
developed land		south of the borough of	
and existing		a suitable size for a	
buildings	0	strategic employment	N/A

I		l	1
		site will become	
		available.	
		Studies have shown that	
		an employment site in the south of the	
		borough would provide	
		for pent-up demand for	
		this kind of provision	
		and would boost the	
		economy of the	
6 - To support		borough. However, this	
economic growth		site is below the 20ha	
which is inclusive,		size threshold that is	
innovative, and		estimated to be required	
sustainable	+	for a successful SES.	N/A
		Studies have shown that	
		an employment site in	
		the south of the	
		borough would provide	
		for pent-up demand for	
		this kind of provision	
		and would provide jobs	
		that would meet the	
7 - To provide for		need of the local	
employment		economy. However, this	
opportunities to		site is below the 20ha	
meet the needs of		size threshold that is	
the local		estimated to be required	
economy	+	for a successful SES.	N/A
8 - To reduce			,
greenhouse gas		By increasing car traffic,	Better public transport links to this site
emissions and		this site would not	would reduce car use, and effective cycling
move to a low		reduce greenhouse gas	and pedestrian routes should be
carbon economy	_	emissions.	incorporated.
9 - To use natural		This site will not affect	
resources		the use of natural	
prudently	0	resources.	N/A
p: 0.0.0		A large proportion of the	
		site is located within	
		Flood Zones 2 and 3 and	
		areas at risk of surface	Development on parts of the site at risk of
10 - To adapt to		flooding, both of which	flooding should be avoided, and measures
the changing		may worsen as climate	(such as SUDS) put in place to reduce
climate		change progresses.	surface run-off.
Cilliate		change progresses.	Surface Full-Off.

Í			I
		A large proportion of the	B. dansaria in fill in the fill
		site is located within	Development on parts of the site at risk of
		Flood Zones 2 and 3 and	flooding should be avoided, and measures
11 - To reduce		areas at risk of surface	(such as SUDS) put in place to reduce
flood risk		flooding.	surface run-off.
		The Burstow Stream is	
		adjacent to the site and	
12 - To improve		has been identified as	
the water quality		being of poor ecological	
of rivers and		quality in this area - an	
groundwater, and		employment site in this	
maintain an		location may cause	Mitigation measures should be explored to
adequate supply		further damage through	reduce the impacts of run-off or other
of water	-	run-off.	impacts on the Burstow Stream.
		This site will not have an	
		impact on land	
13 - To reduce		contamination or soil	
land		quality - site is mixed	
contamination		moderate and poor	
and safeguard soil		quality agricultural land	
quality and		with no known	
quantity	0	contamination.	N/A
		Due to the distance from	
		residential areas, this	
		site should not increase	
		the impacts of noise or	
14 - To ensure air		light pollution. However,	
quality continues		because the site is likely	
to improve and		to increase car traffic, it	Better public transport links to this site
noise and light		is likely to have a	would improve air quality outcomes, as
pollution are		negative impact on air	would the inclusion of effective cycling and
reduced	-	quality.	pedestrian routes.
		The site is located within	
		the Rural Surrounds of	
		Horley. The site would	
		be likely to reduce the	
		openness of this area of	
		countryside. The site	
		was assessed in the	
		green belt review and	
		found to be of high	
		importance for	
		safeguarding	
		countryside and	
		moderate importance	
		for checking sprawl and	
		separating settlements.	Development should also be extremely
15 - To protect		Development on this site	conscious of any impacts on the green belt
and enhance		would likely have a	purposes in this parcel, and would need to
landscape		negative impact on	be designed in a very sensitive way to
character	-	landscape character.	respect these purposes.
			h - 22 21.22 h 21. h 22.24.

		The site contains no biodiversity constraints. The western half of the site, and small areas in	
16 - To conserve		the south and east of	
and enhance		the site, is within the	Development should aim to improve
biodiversity	0	River Mole BOA.	biodiversity within the BOA.

	SEH11 - Land at Harrowsley Green Farm				
Objective	Score	Comments	Potential Mitigation		
1 - To provide					
sufficient housing					
to enable people					
to live in a home					
suitable to their					
needs and which		This site will not impact			
they can afford	0	on housing delivery.	N/A		
		This site will not impact			
		on health and wellbeing.			
2 - To facilitate		A public right of way			
the improved		passes through the			
health and		western portion of the			
wellbeing of the		site and along the			
whole population	0	southern boundary.	Public rights of way should be retained.		
		The site contains one			
		locally listed building			
		and one Grade II listed			
3 - To conserve		building, and is adjacent			
and enhance		to a scheduled ancient	Development on parts of the site that		
archaeological,		monument. Neither site	contain heritage assets, or which are visible		
historic, and		is particularly well	from the listed buildings could be avoided.		
cultural assets		shielded from the rest	Sensitive design of the SES could further		
and their settings	-	of the site.	protect the setting of the heritage assets.		
		The site is 2.5km from			
		the railway station, and			
		2km from the town			
		centre and the			
		employment area,			
4 - To reduce the		although there are some			
need to travel,		public transport routes			
encourage		passing the site along			
sustainable		Smallfield Road.			
transport options,		However, development			
and improve		on this site would be			
accessibility to all		likely to significantly			
services and		increase car use in the	Development should incorporate		
facilities		surrounding area.	pedestrian and cycle linkages.		

1		The site does not utilise	
		previously developed	
		land, but it is unlikely	
		that any previously	
5 - To make the		developed site in the	
best use of		south of the borough of	
previously		a suitable size for a	
developed land		strategic employment	
and existing		site will become	
buildings	0	available.	N/A
		Studies have shown that	•
		an employment site in	
		the south of the	
		borough would provide	
6 - To support		for pent-up demand for	
economic growth		this kind of provision	
which is inclusive,		and would boost the	
innovative, and		economy of the	
sustainable	++	borough.	N/A
		Studies have shown that	,
		an employment site in	
		the south of the	
		borough would provide	
7 - To provide for		for pent-up demand for	
employment		this kind of provision	
opportunities to		and would provide jobs	
meet the needs		that would meet the	
of the local		need of the local	
economy	++	economy.	N/A
8 - To reduce		Comony	
greenhouse gas		By increasing car traffic,	
emissions and		this site would not	
move to a low		reduce greenhouse gas	Effective cycling and pedestrian routes
carbon economy	_	emissions.	should be incorporated.
9 - To use natural		This site will not affect	Should be interportated.
resources		the use of natural	
prudently	0	resources.	N/A
praderity	<u> </u>	Large parts of the site	
		are located within Flood	
		Zones 2 and 3 and areas	
		at risk of surface	
		flooding, both of which	
		may worsen as climate	
		change progresses.	
		However, there is still	
		significant space to	Development on parts of the site at risk of
10 - To adapt to		develop, even if areas	flooding should be avoided, and measures
the changing		prone to flooding are	(such as SUDS) put in place to reduce
climate	_	not used.	surface run-off.
Cilliate		ווטג עטבע.	Surface Full-Off.

1			
		Significant parts of the	
		site are located within	
		Flood Zones 2 and 3 and	
		areas at risk of surface	
		flooding. However,	
		there is still significant	Development on parts of the site at risk of
		space to develop, even	flooding should be avoided, and measures
11 - To reduce		if areas prone to	(such as SUDS) put in place to reduce
flood risk		flooding are not used.	surface run-off.
11000 TISK	-		Surface run-on.
		The Burstow Stream is	
		partially adjacent to the	
		site and has been	
12 - To improve		identified as being of	
the water quality		poor ecological quality	
of rivers and		in this area - an	
groundwater, and		employment site in this	
maintain an		location may cause	Mitigation measures should be explored to
adequate supply		further damage through	reduce the impacts of run-off or other
of water	-	run-off.	impacts on the Burstow Stream.
		The site consists of a	
		mix of moderate and	
		poor quality agricultural	
		land, and part of the site	
13 - To reduce		is subject to localised	
land		ground contamination.	
contamination		Development on this	A full analysis and remediation of any
and safeguard soil		site would be required	contamination should be undertaken
quality and		to remediate this	before development goes ahead on this
quantity	+	contamination.	site.
quantity	•	Due to the distance	site.
		from residential areas,	
		I	
		this site should not	
		increase the impacts of	
14 - To ensure air		noise or light pollution.	
quality continues		However, because the	
to improve and		site is likely to increase	Better public transport links to this site
noise and light		car traffic, it is likely to	would improve air quality outcomes, as
pollution are		have a negative impact	would the inclusion of effective cycling and
reduced	-	on air quality.	pedestrian routes.
		The site is located	
		within the Rural	
		Surrounds of Horley.	
		The site would be likely	
		to reduce the openness	
		of this area of	
		countryside. The site	
		was assessed in the	Development should also be extremely
15 - To protect		green belt review and	conscious of any impacts on the green belt
and enhance		found to be of high	purposes in this parcel, and would need to
landscape		importance for	be designed in a very sensitive way to
character		safeguarding	respect these purposes.
ciiaiactei		sareguarumg	respect triese purposes.

		countryside and separating settlements and moderate importance for checking sprawl, and was overall rated as being of the highest priority. Development on this site would likely have a very negative impact on landscape character.	
		The site contains no biodiversity constraints.	
16 - To conserve		The northern half of the	
and enhance		site is within the River	Development should aim to improve
biodiversity	0	Mole BOA.	biodiversity in the BOA.

SEH12 - Land South of Haroldslea Drive			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and			
which they can afford	0	This site will not impact on housing delivery.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. Public rights of way pass across the northern and eastern boundaries of the site, and will need to be retained.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings		This site contains a scheduled ancient monument and three locally listed buildings that may be impacted by any development, although these are currently well shielded by trees.	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 SES could further 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 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. Development on this site would be likely to significantly increase car use in the surrounding area.	Better public transport links to this site would reduce car use, and effective cycling and pedestrian routes should be incorporated.

İ		l	
		The site does not utilise	
		previously developed land, but it	
		is unlikely that any previously	
5 - To make the best		developed site in the south of	
use of previously		the borough of a suitable size for	
developed land and		a strategic employment site will	
existing buildings	0	become available.	N/A
		Studies have shown that an	
6 - To support		employment site in the south of	
economic growth		the borough would provide for	
which is inclusive,		pent-up demand for this kind of	
•			
innovative, and		provision and would boost the	N1/A
sustainable	++	economy of the borough.	N/A
		Studies have shown that an	
		employment site in the south of	
7 - To provide for		the borough would provide for	
employment		pent-up demand for this kind of	
opportunities to		provision and would provide jobs	
meet the needs of		that would meet the need of the	
the local economy	++	local economy.	N/A
8 - To reduce			Better public transport links to
greenhouse gas			this site would reduce car use,
emissions and move		By not reducing the need to	and effective cycling and
to a low carbon		travel, this site would not reduce	pedestrian routes should be
		greenhouse gas emissions	incorporated.
economy	_		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 flooding should be
		The majority of the site is located	avoided, and measures (such as
		within Flood Zones 2 and 3 and	SUDS) put in place to reduce
		areas at risk of surface flooding,	surface run-off. This would
10 - To adapt to the		both of which may worsen as	severely limit the footprint of
changing climate		climate change progresses.	any development on this site.
		<u> </u>	Development on parts of the
			site at risk of flooding should be
			avoided, and measures (such as
			SUDS) put in place to reduce
		The majority of the site is located	surface run-off. This would
11 - To reduce flood		within Flood Zones 2 and 3 and	severely limit the footprint of
risk		areas at risk of surface flooding.	any development on this site.
			any development on this site.
12 - To improve the		The Burstow Stream is adjacent	
water quality of		to the site and has been	
rivers and		identified as being of poor	NATIONAL CONTRACTOR OF THE CON
groundwater, and		ecological quality in this area - an	Mitigation measures should be
maintain an		employment site in this location	explored to reduce the impacts
adequate supply of		may cause further damage	of run-off or other impacts on
water	-	through run-off.	the Burstow Stream.
13 - To reduce land		This site will not have an impact	
contamination and		on land contamination or soil	
safeguard soil	0	quality - site is poor quality	N/A
Jaicgaala Joli	U	quanty site is poor quanty	14/1

quality and quantity		agricultural land with no known contamination.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is a reasonable distance from the nearest major residential developments, reducing its potential noise and light pollution impacts. However, air quality is likely to decrease due to the site's location encouraging car use, and the site itself may suffer from noise pollution from the nearby motorway and Gatwick Airport.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes. Mitigation measures should be explored to reduce the impacts of noise and light pollution on the development.
		The site is located within the Rural Surrounds of Horley. The site would be likely to reduce the openness of this area of countryside. The site was assessed in the green belt review and found to be of high importance for safeguarding countryside and separating settlements and moderate importance for checking sprawl, and was overall rated as being of the highest priority.	Development should also be extremely conscious of any impacts on the green belt purposes in this parcel, and
15 - To protect and enhance landscape		Development on this site would likely have a negative impact on	would need to be designed in a very sensitive way to respect
character		landscape character.	these purposes.
16 - To conserve and		The site contains part of a Potential Site of Nature Conservation Importance and is adjacent to an existing SNCI. Much of the south and west of the site is within the River Mole	Development should be designed to not impact upon the nearby SNCI, and a buffer zone may be appropriate. Development should aim to
enhance biodiversity	-	BOA.	improve biodiversity in the BOA.