

## 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 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 run along the southern and western boundaries of the site, and would need to be preserved.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	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 are currently somewhat shielded from the main site by trees. However, development of an SES on this site would be likely to impact the setting of these assets.	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 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 very close to the site. However, development on this site is likely to increase car usage significantly.	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 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.	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	-	The upper half 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.	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 upper half 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	?	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.
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 currently low grade farmland with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	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.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.
15 - To protect and enhance landscape character	-	This site is located in the Rural Surrounds of Horley, and adjacent to the Green Belt. The site was assessed as part of the green belt review, and found to have high importance for safeguarding countryside and moderate importance for separating settlements. Development on the site would therefore be likely to have some impact on landscape character, and would introduce a heavily developed area to the urban-rural fringe.	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.

16 - To conserve and enhance biodiversity	0	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 potential negative effects. The northern half of the site is within the River Mole BOA.	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 might pose to it. Development should aim to improve biodiversity within the BOA.
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<b>NWH2 - Land at Bonehurst Road</b>			
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. A public right of way runs across the site and would need to be preserved.	Public rights of way should be retained.
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 a number of locally listed buildings and Grade II and Grade II Curtilage listed buildings, and an area of archaeological potential. The trees around the boundary of the site mean that development on this site will have very limited impact on these heritage assets.	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 2km from the nearest railway station, and 1.5km from the town centre and employment area. There is a regular bus service along Bonehurst Road, including buses to Redhill. The site is in a reasonably accessible location, 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	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	0	Because the site is unlikely to significantly increase the use of cars, the impact on greenhouse gas emissions should be similarly neutral.	N/A
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 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	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	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.

<b>SEH1 - Land at Fishers Farm and Bayhome Farm</b>			
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	-	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.
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 two locally listed buildings and two Grade II listed buildings. These are partially shielded by trees.	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 railway station, 1.2km from the town centre, and 1.5km from the employment area. The site lies close to a road with regular public transport. The site is accessible by sustainable transport modes.	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	+	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 resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	-	Part of the north and east of the site are located within Flood Zone 2 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	-	Parts of the north and east of the site are located within Flood Zone 2 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.	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 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	-	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	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

<b>SEH2 - Land Between Balcombe Road and Railway, Horley</b>			
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	-	The site is currently designated as Urban Open Land, and the loss of this to development could impact negatively on health and wellbeing. A public right of way passes along the northern boundary and 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.
3 - To conserve and enhance archaeological, historic, and	0	This site contains no archaeological or historical sites.	N/A

cultural assets and their settings			
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. 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	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	0	This site is fairly accessible by sustainable modes, and should not contribute to a significant increase in greenhouse gases.	N/A
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	++	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 biodiversity	0	The site contains no biodiversity constraints.	N/A

<b>SEH3 - Land East of Balcombe Road, Horley</b>			
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. 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.
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	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	Development should incorporate pedestrian and cycle linkages.

services and facilities		transport. The site is reasonably accessible by sustainable modes and unlikely to significantly increase car usage.	
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.	Development should consider ways to incorporate existing businesses into the reconfigured site, and the potential impacts of construction on them if they are retained.
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	0	This site is fairly accessible by sustainable modes, and should not contribute to a significant increase in greenhouse gases.	N/A
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 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.	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.	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 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	-	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 and Gatwick Airport.	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	--	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 settlement separation and moderate importance for safeguarding countryside. The site is	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.

		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 biodiversity	0	The site contains no biodiversity constraints.	N/A

<b>SEH4 - Land off The Close and Haroldslea Drive</b>			
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	--	Developing a strategic employment site on this land would likely see the demolition of a significant number of existing houses on the site.	It is unclear that any mitigation action can be taken on this issue - altering the boundaries of the site to exclude the housing would likely make the site too small to be viable as an SES.
2 - To facilitate the improved health and wellbeing of the whole population	0	This site will not impact on health and wellbeing. A public right of way runs along the eastern boundary of the site and should be preserved.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains two Grade II listed buildings, in the centre and east of the site. These are partially shielded by trees, but would restrict where development could take place.	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 should be undertaken to protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all	++	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. The site is therefore	Development should incorporate 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 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	+	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 resources prudently	0	This site will not affect the use of natural resources.	N/A
10 - To adapt to the changing climate	-	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 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 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 adequate supply of water	0	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.	N/A
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.	A full analysis and remediation of any contamination should be undertaken before development goes ahead on this site.
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 and Gatwick Airport.	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	-	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 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	-	The site contains a large number of trees with Tree Protection Orders, which might be at risk in case of development.	Development on this site should retain protected trees.

<b>SEH5 - Land West of Burstow Stream</b>			
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. A number of public rights of way run along the boundary of the site, and one public right of way runs through the site. These 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	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 within the boundaries of site SE4 to the west.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	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. This site is likely to 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.
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.	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	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.

		would need to be investigated and remediated if development takes place, leading to a possible improvement in land 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. Consideration should also be given to mitigation measures that could reduce the impact of noise pollution on the site.
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 found to be of high importance for checking sprawl and safeguarding countryside, and moderate importance for separating settlements, and was overall rated as being of the highest priority. The southern part of the site also falls within the Gatwick Open Setting. Consequently, development on this site would potentially have a significant	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 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.

		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 - Land at 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 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	-	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. Public rights of way run along all boundaries except the east, and will need to be retained.	Public rights of way should be retained. Options should be explored for Maintaining as many trees as possible.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites, although there are two locally listed buildings just to the southeast of the site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is 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. This site is reasonably accessible by sustainable modes of transport.	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 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	0	Due to being fairly accessible by sustainable transport modes, the site is likely to have a limited impact on greenhouse gas emissions.	N/A
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 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	0	This site will not have an impact on 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	-	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.
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 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 sensitively integrated with the woodland character of much of the site.	Development on this site will need to be sensitively designed to retain and integrate with the woodland setting.
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. The eastern half of the site is within the River Mole BOA.	Any development of the site will need to be carefully designed to retain the protected woodland without damaging biodiversity. Development on the site would consequently be restricted to a fairly small portion of the land. Development should aim to improve biodiversity within the BOA.

SEH7 - Land 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 afford	0	This site will not impact on housing delivery.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	-	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 have a negative effect on the health of Horley residents. A public right of way runs along the western boundary of the site and would need to be retained.	Development on the site could consider the possible provision of formal public open space alongside the SES. Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site currently contains three locally listed buildings, and is adjacent to a Grade II listed buildings. All of these heritage assets are somewhat 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 1km from the employment area, 1.2km from the town centre, and 1.5km from the railway station, and there is good public transport access along Smallfield Road. This site is fairly accessible by sustainable modes of transport.	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	0	Due to being accessible by public transport, the site is likely to have a limited impact on greenhouse gas emissions.	N/A
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 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.	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.	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.	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	0	This site will not have an impact on land contamination or soil quality - site is a combination of moderate and poor grade agricultural land 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 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.
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 found to have a high importance for safeguarding countryside, and low importance on all other categories. The landscape character impact on this site is likely to be limited.	N/A
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The eastern half of the site, and much of the northern part of the site, is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.

<b>SEH8 - Land at Farney View Farm</b>			
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. There is a public right of way along the southern and western boundaries that 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	0	The site contains no archaeological or historical assets, although it is close to some locally listed buildings at Wilgers Farm.	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 1km from the railway station and 1.3km from the town centre and employment area, although access is currently down a small residential road, with the nearest public transport running along Balcombe Road. This site is somewhat accessible by sustainable modes of transport.	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	N/A

		required for a successful SES.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to being accessible by public transport, the site is likely to have a limited impact on greenhouse gas emissions.	N/A
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 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	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	-	This site is directly adjacent to residential properties, and may therefore have some	Mitigation measures should be explored to reduce the impacts of noise and light pollution on surrounding residential properties.

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

<b>SEH9 - Land East of Wilgers Farm</b>			
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.	N/A
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	-	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 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	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	-	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.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective 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.
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. Almost the entire site, with the exception of a small area in the southeast, is within the River Mole BOA.	Development should aim to improve biodiversity within 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 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. There are public rights of way along the southern and eastern boundaries of the site, and one that crosses the site, and these would need to be retained.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	This site contains no archaeological or historical sites, although it is adjacent to a scheduled ancient monument and a Grade II listed building. These heritage assets are both well shielded by trees.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	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 area with no public transport and is currently accessible via narrow rural roads. 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.
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	N/A

		site will become available.	
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.	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	--	A large proportion 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.	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	--	A large proportion 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	-	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	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	-	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.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.
15 - To protect and enhance landscape character	-	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 on this site would likely have a 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.

16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The western half of the site, and small areas in the south and east of the site, is within the River Mole BOA.	Development should aim to improve biodiversity within the BOA.
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<b>SEH11 - Land at Harrowsley Green Farm</b>			
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. A public right of way passes through the western portion of the site and along the southern boundary.	Public rights of way should be retained.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains one locally listed building and one Grade II listed building, and is adjacent to a scheduled ancient monument. Neither site is particularly well shielded from the rest of the site.	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 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. However, development on this site would be likely to significantly increase car use in the surrounding area.	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.	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.	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	-	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 develop, even if areas prone to flooding are not used.	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	-	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 space to develop, even if areas prone to flooding are not used.	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 partially 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	+	The site consists of a mix of moderate and poor quality agricultural land, and part of the site is subject to localised ground contamination. Development on this site would be required to remediate this contamination.	A full analysis and remediation of any contamination should be undertaken before development goes ahead on this site.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	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.	Better public transport links to this site would improve air quality outcomes, as would the inclusion of effective cycling and pedestrian routes.
15 - To protect and enhance landscape character	--	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	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.

		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.	
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints. The northern half of the site is within the River Mole BOA.	Development should aim to improve 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.



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.	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.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	By not reducing the need to travel, 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	--	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.	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 majority 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. 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	0	This site will not have an impact on land contamination or soil quality - site is poor quality	N/A

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.
15 - To protect and enhance landscape character	--	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 on this site would likely have a 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.
16 - To conserve and enhance biodiversity	-	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 BOA.	Development should be designed to not impact upon the nearby SNCI, and a buffer zone may be appropriate. Development should aim to improve biodiversity in the BOA.