

Appendix L – Safeguarding Spatial Options Assessment

1 - Numerous small scale extensions to urban areas			
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	+	Small extensions would each be expected to provide up to 500 houses. This is only around one year's worth of housing in comparison to the borough's expected housing need in the next plan period, and numerous small extensions would be needed to make a bigger impact. Small extensions will have a positive impact on housing provision, but not as strong as some of the other options.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	Small extensions would be unlikely to feature significant additional public open space or health facilities, although they may include some. Being located at the edge of existing towns, they may be some walking distance from town centres, encouraging people to use motorised transport instead. The impact of small extensions on health and wellbeing may therefore be somewhat negative.	New developments should provide some local open space or play facilities for new residents. Improved pedestrian and bicycle facilities should be provided.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific extensions and their proximity to heritage assets.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	Small extensions will be located at the edge of existing urban areas, where public transport is often poor. The smaller size of these extensions means they are unlikely to be able to attract new public transport services, or to contain significant services, facilities, or employment uses. Bicycle and pedestrian facilities should be provided, but the existing networks at the edges of towns, particularly in terms of bicycle facilities, are poor and additional facilities may not have a strong impact on modal choice. Consequently, small extensions are likely to encourage the use of cars rather than sustainable transport modes.	Improved pedestrian and bicycle facilities should be provided. Consideration should be given to improved public transport access.
5 - To make the best use of previously developed land and existing buildings	+	This will be somewhat dependent upon the location of specific extensions, but urban extensions are slightly more likely to be located on previously developed land at the urban fringe.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	Development of new housing contributes to economic growth in the borough, although small extensions will likely not be big enough to provide for employment uses, limiting their overall impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New housing provides short term construction jobs, although small extensions would be unlikely to contain significant employment uses that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	If small extensions lead to an increase in car use due to a lack of public transport and distance from services and facilities, greenhouse gas emissions will increase in the borough.	Improved public transport access could reduce car use, and development should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of

		options.	water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific extensions. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific extensions.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	To some extent, this is dependent upon the location of specific extensions - however, smaller extensions with smaller numbers of new houses and residents, and which are distributed more evenly across the borough, are likely to put less stress on existing water infrastructure.	Existing water features on any site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific extensions and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. However, urban extensions, being based on the edge of existing urban areas, are more likely to cause some amenity problems for neighbouring properties during the construction period. This will be temporary, however, and the	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.

		overall impact is likely to be fairly neutral.	
15 - To protect and enhance landscape character	+	This will be somewhat dependent upon the location of specific extensions, but small extensions on the edge of existing urban areas are likely to be located in areas of lower sensitivity to landscape change, and will be likely to have a lesser impact on the landscape anyway due to their size.	Urban extensions should be sensitively designed to take into account their location on the fringe of the urban area, and should avoid appearing as sprawl into the countryside. Development should maintain existing landscape features where possible.
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific extensions and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.

2 - A few medium extensions to urban areas			
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	+	Medium extensions would each be expected to provide between 501 and 700 houses. A few extensions of this size could provide a fairly important contribution towards meeting the borough's expected housing need in the next plan period, and will have a positive impact on housing provision.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	Medium extensions may feature some additional public open space, although they may not be large enough to support additional health facilities. Being located at the edge of existing towns, they may be some walking distance from town centres, encouraging people to use motorised transport instead. The impact of medium extensions on health and wellbeing is likely to be fairly neutral.	New developments should provide some local open space or play facilities for new residents. Improved pedestrian and bicycle facilities should be provided.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific extensions and their proximity to heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	Medium extensions will be located at the edge of existing urban areas, where public transport is often poor. The size of these extensions means they are unlikely to be able to attract new public transport services, and may provide only a limited amount of services, facilities, or employment uses. Bicycle and pedestrian facilities should be provided, but the existing networks at the edges of towns, particularly in terms of bicycle facilities, are poor and additional facilities may not have a strong impact on modal choice. Consequently, medium extensions are likely to encourage the use of cars rather than sustainable transport modes.	Improved pedestrian and bicycle facilities should be provided. Consideration should be given to improved public transport access.

5 - To make the best use of previously developed land and existing buildings	+	This will be somewhat dependent upon the location of specific extensions, but urban extensions are slightly more likely to be located on previously developed land at the urban fringe.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	Development of new housing contributes to economic growth in the borough, and medium extensions may be able to provide some employment uses, having a positive impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New housing provides short term construction jobs, and medium extensions may be able to provide some employment uses that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	If medium extensions lead to an increase in car use due to a lack of public transport and distance from services and facilities, greenhouse gas emissions will increase in the borough.	Improved public transport access could reduce car use, and development should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific extensions. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.

11 - To reduce flood risk	?	This will be dependent upon the location of specific extensions.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	+	To some extent, this is dependent upon the location of specific extensions - however, medium extensions will spread new residents across a range of sites, and are therefore somewhat likely to put less stress on existing water infrastructure.	Existing water features on any site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific extensions and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. However, urban extensions, being based on the edge of existing urban areas, are more likely to cause some amenity problems for neighbouring properties during the construction period. This will be temporary, however, and the overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	+	This will be somewhat dependent upon the location of specific extensions, but medium extensions on the edge of existing urban areas are likely to be located in areas of lower sensitivity to landscape change, although care will have to be taken that the extensions do not significantly close the gaps between existing settlements.	Urban extensions should be sensitively designed to take into account their location on the fringe of the urban area, and should avoid appearing as sprawl into the countryside. Development should maintain existing landscape features where possible.

16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific extensions and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.
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3 - A single large extension to an urban area			
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	+	A large extension would be expected to provide over 701 houses. This would be a fairly important contribution to meeting the borough's expected housing need in the next plan period, and will have a very positive impact on housing provision.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A large extension would be expected to contain significant additional public open space, and may also be large enough to support additional health facilities. Being located at the edge of an existing town, it may be some walking distance from existing town centres, but may also be able to provide a new local centre to which residents could walk or cycle. The impact of a large extension on health and wellbeing could therefore be quite positive.	New developments should provide some local open space or play facilities for new residents. Improved pedestrian and bicycle facilities should be provided.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific extensions and their proximity to heritage assets.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	<p>A large extension will be located at the edge of an existing urban area, where public transport is often poor. A large enough extension may, however, be able to support some additional public transport services, most likely in the form of buses. A large extension could also contain some additional services, facilities, and employment uses, reducing the need to travel to more distant town centres - although this must be balanced by the reality that many residents will still need to commute out of the extension for work. Bicycle and pedestrian facilities should be provided, and if a strong enough network of these facilities is provided in the extension, it may have some impact on modal choice. A large extension is likely to have a fairly neutral overall impact, leading to some additional use of cars from new residents, but with the possibility of reducing the need to travel and encouraging sustainable transport modes in other ways.</p>	Improved pedestrian and bicycle facilities should be provided. Consideration should be given to improved public transport access.
5 - To make the best use of previously developed land and existing buildings	+	This will be somewhat dependent upon the location of specific extensions, but urban extensions are slightly more likely to be located on previously developed land at the urban fringe.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development of new housing contributes to economic growth in the borough, and a large extension may be likely to provide some employment uses and possibly a significant local centre, having a positive impact on the local economy.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	++	New housing provides short term construction jobs, and a large extension may be able to provide significant employment uses and a local centre that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	By possibly encouraging some elements of sustainable transport and providing a walkable local centre, a large extension would not significantly increase greenhouse gas emissions in the borough.	Improved public transport access could reduce car use, and development should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific extensions. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific extensions.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	To some extent, this is dependent upon the location of specific extensions - however, a large extension may potentially place additional stress on existing water infrastructure in the area it is located.	Existing water features on any site should be protected from the impacts of development. For larger extensions, further investigation may be needed of possible impacts on river and groundwater quality.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions.	Development should involve investigation of potential land contamination, and remediation of any contamination that is

			present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific extensions and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. However, urban extensions, being based on the edge of existing urban areas, are more likely to cause some amenity problems for neighbouring properties during the construction period. This will be temporary, however, and the overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	-	This will be somewhat dependent upon the location of specific extensions, but a large extension on the edge of existing urban areas is likely to have some negative impact on the surrounding landscape due to the largely rural nature of the borough outside of existing urban areas. A large extension is also likely to lead to a reduction in settlement separation somewhere in the borough.	Urban extensions should be sensitively designed to take into account their location on the fringe of the urban area, and should avoid appearing as sprawl into the countryside. Development should maintain existing landscape features where possible. Location of development within a site should take into account the need to maintain settlement separation as far as possible.
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific extensions and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.

4 - Medium standalone settlement			
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	++	A medium standalone settlement would be expected to provide between 1,000 and 2,000 houses. This would be a significant contribution to meeting the borough's expected housing need in the next plan period, and will have a very positive impact on housing provision.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A standalone settlement would be expected to contain significant additional public open space, and various services which may include health facilities. A new local/town centre would be provided, and being planned from scratch could be designed to be very accessible by walking and cycling from the rest of the settlement. The impact of a medium standalone settlement on health and wellbeing could therefore be quite positive.	New developments should provide some local open space or play facilities for new residents. High quality pedestrian and bicycle facilities should be provided, and should form a coherent network.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific settlements and their proximity to heritage assets.	N/A

<p>4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities</p>	-	<p>A standalone settlement, being isolated from the existing urban area, is likely to be built in a place that currently has limited or no public transport. Due to the relatively modest size of a medium standalone settlement, there is a risk that there is not enough demand to provide any additional public transport to the finished settlement. A standalone settlement would contain some services, facilities, and employment uses, reducing the need to travel to other urban areas - although this must be balanced by the reality that many residents will still need to commute to other settlements for work. Extensive bicycle and pedestrian facilities can be provided from the beginning of the settlement, and the local/town centre can be designed to be extremely accessible by walking and cycling from the rest of the settlement - if a strong enough network of these facilities is provided in the extension, it may have some impact on modal choice. A medium standalone settlement is likely to have a somewhat negative impact on car use and sustainable travel, with additional use of cars from new residents and commuters unlikely to be balanced by increased public transport accessibility, albeit with some possibility of encouraging walking and cycling in the local area.</p>	<p>Significant pedestrian and bicycle facilities should be provided, and form a coherent network. Consideration should be given to improved public transport access.</p>
<p>5 - To make the best use of previously developed land and existing buildings</p>	-	<p>This will be somewhat dependent upon the location of specific extensions, but due to the nature of their countryside locations standalone settlements are slightly less likely to be located on previously developed land.</p>	<p>N/A</p>

6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development of new housing contributes to economic growth in the borough, and a medium standalone settlement would likely provide some employment uses and a local/town centre, having a positive impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New housing provides short term construction jobs, and a medium standalone settlement may be able to provide significant employment uses and a local/town centre that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	By possibly encouraging some elements of sustainable transport and providing a walkable local centre, a medium standalone settlement would not significantly increase greenhouse gas emissions in the borough.	The development of walkable local centres and the provision of nearby services and facilities could reduce car use, and development should provide improved bicycle and pedestrian facilities. If public transport can be provided to the settlement, car use among commuters could be reduced somewhat.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific settlements. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific settlements.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	To some extent, this is dependent upon the location of specific settlements - however, a standalone settlement may potentially place additional stress on existing water infrastructure in the area it is located. On the other hand, by being located away from existing urban areas, it may also disperse the stress on water infrastructure in a way that extensions to the existing urban areas may not.	Existing water features on any site should be protected from the impacts of development. For standalone settlements, further investigation may be needed of possible impacts on river and groundwater quality.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific settlements.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific settlements and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. Being based outside of existing urban areas, standalone settlements are likely to cause disruption to fewer people during the construction process, although the experience of disruption may itself be greater for individuals living in currently rural areas near the new settlement. The overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	--	This will be somewhat dependent upon the location of specific extensions, but a new settlement in the countryside is likely to have some negative impact on the surrounding landscape due to the largely rural nature of the borough outside of existing urban areas. A standalone settlement is likely to lead to a significant reduction in the openness of the countryside, and a reduction in settlement separation, and may have more of a visual impact	Standalone settlements should be suitably dense so as to appear as clear new settlements in the countryside, rather than formless sprawl. Consideration should be given to the possible impact on landscape designations like the AONB and AGLV. Development should maintain existing landscape features where possible.

		upon landscape designations like the AONB and AGLV than an extension to existing urban areas would.	
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific settlements and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.

5 - Large standalone settlement			
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	++	A large standalone settlement would be expected to provide over 6,000 houses. This would be a significant contribution to meeting the borough's expected housing need in the next plan period, and will have a very positive impact on housing provision.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A standalone settlement would be expected to contain significant additional public open space, and various services which may include health facilities. A new town centre would be provided, and being planned from scratch could be designed to be very accessible by walking and cycling from the rest of the settlement. The impact of a large standalone	New developments should provide some local open space or play facilities for new residents. High quality pedestrian and bicycle facilities should be provided, and should form a coherent network.

		settlement on health and wellbeing could therefore be quite positive.	
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	?	This will be dependent upon the location of specific settlements and their proximity to heritage assets.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	A standalone settlement, being isolated from the existing urban area, is likely to be built in a place that currently has limited or no public transport. However, due to its size and concentration of residents, there may be enough demand to provide additional public transport to the finished settlement, although this is very likely to be buses rather than trains. A large standalone settlement would also contain significant levels of services, facilities, and employment uses, reducing the need to travel to other urban areas - although this must be balanced by the reality that many residents will still need to commute to other settlements for work. Extensive bicycle and pedestrian facilities can be provided from the beginning of the settlement, and the local/town centre can be designed to be extremely accessible by walking and cycling from the rest of the settlement - if a strong enough network of these facilities is provided in the extension, it may have some impact on modal choice. On	Significant pedestrian and bicycle facilities should be provided, and form a coherent network. Consideration should be given to improved public transport access.

		<p>balance, a large standalone settlement is likely to lead to an increase in car use in some respects (particularly commuting), while potentially providing for less car use than some extensions by providing more retail, services, and employment options.</p>	
<p>5 - To make the best use of previously developed land and existing buildings</p>	-	<p>This will be somewhat dependent upon the location of specific extensions, but due to the nature of their countryside locations standalone settlements are slightly less likely to be located on previously developed land.</p>	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	++	Development of new housing contributes to economic growth in the borough, and a large standalone settlement would provide some employment uses and a town centre, having a positive impact on the local economy.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New housing provides short term construction jobs, and a large standalone settlement may be able to provide significant employment uses and a town centre that might generate longer term jobs.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	By possibly encouraging some elements of sustainable transport and providing a walkable local centre, a large standalone settlement would not significantly increase greenhouse gas emissions in the borough.	The development of walkable town centres and the provision of nearby services and facilities could reduce car use, and development should provide improved bicycle and pedestrian facilities. If public transport can be provided to the settlement, car use among commuters could be reduced somewhat.
9 - To use natural resources prudently	0	Building houses uses natural resources, and new residents use water and energy - however, this issue applies equally to all spatial options.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	?	Increased flood risk is likely to be one of the most important climate change adaptation issues in coming years, and the level of risk will depend upon the location of specific settlements. Beyond this, sites should be designed to provide passive heating and cooling where possible, but this issue applies equally to all sites.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	?	This will be dependent upon the location of specific settlements.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	To some extent, this is dependent upon the location of specific settlements - however, a standalone settlement may potentially place additional stress on existing water infrastructure in the area it is located. On the other hand, by being located away from existing urban areas, it may also disperse the stress on water infrastructure in a way that extensions to the existing urban areas may not.	Existing water features on any site should be protected from the impacts of development. For standalone settlements, further investigation may be needed of possible impacts on river and groundwater quality.
13 - To reduce land contamination and safeguard soil quality and quantity	?	This will be dependent upon the location of specific settlements.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	This will be somewhat dependent upon the location of specific settlements and their proximity to air quality and noise designations such as the Gatwick noise contours or the AQMAs. Being based outside of existing urban areas, standalone settlements are likely to cause disruption to fewer people during the construction process, although the experience of disruption may itself be greater for individuals living in currently rural areas near the new settlement. The overall impact is likely to be fairly neutral.	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it will not worsen air quality in the area, and development in areas of noise or light pollution must demonstrate how the effects of these issues will be mitigated for new residents.
15 - To protect and enhance landscape character	--	This will be somewhat dependent upon the location of specific extensions, but a new settlement in the countryside is likely to have some negative impact on the surrounding landscape due to the largely rural nature of the borough outside of existing urban areas. A standalone settlement is likely to lead to a significant reduction in the openness of the countryside, and a reduction in settlement separation, and may have more of a visual impact	Standalone settlements should be suitably dense so as to appear as clear new settlements in the countryside, rather than formless sprawl. Consideration should be given to the possible impact on landscape designations like the AONB and AGLV. Development should maintain existing landscape features where possible.

		upon landscape designations like the AONB and AGLV than an extension to existing urban areas would.	
16 - To conserve and enhance biodiversity	?	This will be dependent upon the location of specific settlements and the biodiversity assets they contain or are close to.	Development should be expected to protect biodiversity assets and maintain existing trees as far as possible. Developments within Biodiversity Opportunity Areas should aim to enhance, or at the very least not negatively impact upon, biodiversity within the BOA.

Appendix M – Safeguarding Sites

BAN1 - Land North of Croydon 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	++	Taking constraints into account, the site could accommodate around 311 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site contains some fields used as sports facilities, and development on this site may lead to the loss of these facilities, which could impact on health and wellbeing. A public right of way crosses the site and should be retained. The site is within walking distance of the town centre, but is further from the train station. The site is unlikely to have a significant effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints to this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is 0.6km from the town centre, 0.5km from a GP surgery, and directly adjoins a primary school. However, other facilities are further away - including the train station (1.6km), a secondary school (2.4km), and the nearest employment area (5.7km). There are no dedicated bicycle facilities in the area. A bus service runs past the site every half hour. Croydon Lane, to the south of the site, contains a pedestrian pavement, and there may be pedestrian and cycle access available through the adjoining residential area. The site is well located for the town centre, but the distance from other services is likely to increase car	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.

		use somewhat.	
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with some residential buildings on the southern boundary.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and

			planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The land parcel is relatively flat and actively farmed. It abuts the urban area and the prison and therefore is within an area of low sensitivity. The land parcel contains many of the characteristics of the landscape character including small and medium sized fields and good hedgerows. The established trees delineating the land parcel restrict wide ranging views. Development would need to retain the existing hedgerows and field pattern. A small area of the northwest of the site is common land. Development on this site would not be likely to	Development should be sensitively designed to respect the location on the urban-rural fringe, and maintain existing field patterns, hedgerows, and trees where possible. Development should not take place on common land.

		have a significant impact on landscape character in the area.	
16 - To conserve and enhance biodiversity	0	The site is adjacent to an SNCI (Areas Adjacent to Banstead Downs SSSI) to the northwest, with an SSSI (Banstead Downs) just beyond that to the west. A buffer zone may be required to protect these areas. There are two TPOs on the site, and other mature trees that should be preserved where possible.	Trees with TPOs should be preserved, as should other mature trees where possible. A buffer zone may be required between development and the SNCI.

BAN2 - Land South of Croydon 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	++	Taking constraints into account, the site could accommodate around 328 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs across the southern part of the site. The site is within walking distance of the town centre and some facilities, but is further away from others. The site is unlikely to have a significant effect on health or wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints to this site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is 0.6km from the town centre, 0.2km from a GP surgery, and 0.4km from a primary school. However, other facilities are further away - including the train station (1.6km), a secondary school (2.5km), and the nearest employment area (5.9km). There are no dedicated bicycle facilities in the area. A bus service runs past the site every half hour. Croydon Lane to the north of the site, and Woodmansterne Lane to the south, both contain pedestrian pavements, and pedestrian and cycle access may be available through residential areas to the south and west of the site. The site is well located for the town centre, but the distance from other services is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with some residential buildings on the southern boundary.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land, and there may be some land contamination in the southern part of the site due to former industrial and agricultural uses. This contamination will need to be investigated and remediated if development goes ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	--	The land parcel is relatively flat, agricultural land. The land parcel is within an area of medium sensitivity and abuts the urban area. The land parcel contains some of the landscape characteristics including small to medium sized fields and some well-established trees and hedgerows. The land parcel is relatively open to the main roads (low hedgerows) and therefore development would need to be mindful of views. Development should also seek to retain the existing field pattern, trees and hedgerows. The site directly adjoins the urban area of Banstead, and would appear as an extension of the town eastward, and an infilling between the town and Woodmansterne to the southwest. Development on this site would likely have a strong impact on landscape character in the area, particularly in terms of convergence of settlements.	Development should be sensitively designed to respect the location on the urban-rural fringe, to respect long range views, and to maintain existing field patterns, hedgerows, and trees where possible. The location of development within the site should aim to maintain settlement separation as far as possible.
16 - To conserve and enhance biodiversity	0	The site is adjacent to an area of ancient woodland to the southeast, and a potential SNCI (East of Hengest Farm) is slightly to the east of the site. The North Downs Biodiversity Opportunity Area is located slightly south of the site. A buffer zone may be required to protect these areas.	Trees with TPOs should be preserved, as should other mature trees where possible. A buffer zone may be required between development and the SNCI.

BAN3 - Land South of Woodmansterne 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	++	Taking constraints into account, the site could accommodate around 187 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	The site is within walking distance of the town centre and some facilities, but is further away from others. The site is unlikely to have a significant effect on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Park Road and Mint Road Conservation Area adjoins the land parcel to the north west, however, the openness of the site is not apparent from the conservation area and does not form a demonstrable part of its setting and character.	Development should be designed to ensure there is no impact on the conservation area.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is 0.6km from the town centre, 0.1km from a GP surgery, and 0.9km from a primary school. However, other facilities are further away - including the train station (2.1km), a secondary school (2.3km), and the nearest employment area (5.4km). There are no dedicated bicycle facilities in the area. No bus services run past the site, and it is 0.5km to the nearest bus service - although a number of bus routes are then available. Woodmansterne Lane to the north of the site contains pedestrian pavements, and the area directly surrounding the site may offer fairly safe and quiet pedestrian and cycle access. The site is well located for the town centre, but the distance from other services is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is mostly undeveloped, currently containing only a horse sanctuary.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to	+	New developments provide short term employment opportunities in construction within the	N/A

meet the needs of the local economy		borough.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may	A construction statement could be used to set out how construction impacts will be mitigated.

		also be slightly impacted by an increase in traffic.	
15 - To protect and enhance landscape character	--	Landscape characteristics slightly constrain development due to land levels falling from north to south. The land parcel is used for horticulture and abuts the urban area. It is within an area identified as being of medium sensitivity to development. The land parcel contains some of the characteristics of the landscape character including small fields and established hedgerows to the south and south west of the land parcel. Development should seek to retain the existing hedgerow and field pattern. The site directly adjoins the urban areas of Banstead and Woodmansterne, and would appear as an infill of the space between the two settlements. Development on this site would likely have a strong negative impact on landscape character in terms of convergence of settlements.	Development should be sensitively designed to respect the location on the urban-rural fringe, and maintain existing field patterns and hedgerows where possible. The location of development within the site should aim to maintain settlement separation as far as possible. However, this will be very difficult to achieve, as the site sits directly in-between the two settlements, and adjoins both.
16 - To conserve and enhance biodiversity	0	A group of TPOs is located along the northeast boundary of the site.	Trees with TPOs should be retained.

BAN4 - Land East of Park Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 470 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs across the middle of the site. The site is within walking distance of the town centre and some facilities, but is further away from others. The site is unlikely to have a significant effect on health or wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	There is a locally listed building at the centre of the western edge of the site, and a Grade II* listed building and a number of Grade II listed curtilages in the southwestern corner of the site. The western edge of the site falls within the Park Road and Mint Road Conservation Area. Parts of the southwestern corner of the site are designated as an historic park or garden. Just to the south of the site there is also an Area of High Archaeological Importance, an Area of Archaeological Potential, and a large locally listed building (the Anti-Aircraft Ammunition Depot). Despite some shielding of this heritage assets by existing trees, development on this site would be likely to impact on their setting to at least some degree.	Development on parts of the site that contain heritage assets, or which would have a visual impact on the conservation area could be avoided. Sensitive design of the site and layout of development 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 0.6km from the town centre, and 0.5km from a GP surgery. However, other facilities are further away - including a primary school (1.3km), the train station (2.1km), a secondary school (2.4km), and the nearest employment area (6.3km). There are no dedicated bicycle facilities in the area. No bus services run past the site, and it is 0.5km to the nearest bus service - although a number of bus routes are then available. Park Lane contains some narrow pedestrian pavements, and the area directly surrounding the site may offer fairly safe and quiet pedestrian and cycle access. The site is well located for the town centre, but	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

		the distance from other services is likely to increase car use somewhat.	
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with some residential and commercial uses in the west and southwest.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.6km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, this may be counteracted by the loss of existing employment uses on the site.	Consideration could be given to retaining existing employment uses on the redeveloped site, or including new employment uses to replace them.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	--	<p>The parcel is relatively flat, open grazing/ pasture agricultural land. The northern part of the land parcel abuts the urban area and has a medium sensitivity to development whilst the southern part of the land parcel has a higher sensitivity to development. The land parcel contains many of the landscape characteristics including small to medium sized fields and some established trees and hedgerows and there is some built development in the south west. Development should seek to retain the existing field pattern, hedgerow and trees. The site directly adjoins the urban areas of Banstead and Woodmansterne, and development in the northeastern portion of the site would appear as an infill of the space between the two settlements; while development in the southwestern portion would affect the landscape setting of a number of heritage assets and an historic park/garden. Development on this site would likely have significant impact on landscape character in terms of convergence of settlements, sprawl, and impact on historic landscapes.</p>	<p>Development should be sensitively designed to respect the location on the urban-rural fringe, and maintain existing field patterns, trees, and hedgerows where possible. The location of development within the site should aim to maintain settlement separation as far as possible. However, this will be very difficult to achieve, as the site sits directly in-between the two settlements, and adjoins both. Development should aim to avoid impact on the setting of historic landscapes, but this will also be very difficult to achieve due to the number of heritage assets on the site and their location within the site.</p>
16 - To conserve and enhance biodiversity	0	<p>A Potential SNCI (The Shrubbery) is adjacent to the site to the southeast, as is the Banstead Wood and Chipstead Downs BOA. Buffer zones may be required to protect these habitats.</p>	<p>A buffer zone may be required between development and the Potential SNCI.</p>

BAN5 - Land West of Park Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	<p>Taking constraints into account, the site could accommodate around 515 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.</p>	<p>Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.</p>

2 - To facilitate the improved health and wellbeing of the whole population	-	The northern part of the site contains cricket facilities, the loss of which may have some effect on health and wellbeing. A public right of way crosses the north of the site and should be retained. The site is within walking distance of the town centre, but is further from the train station.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	There is a locally listed building to the north of the site. There is also a row of locally listed buildings, a Grade II listed building, and a Grade II listed curtilage in the south of the site. There is a Grade II* listed building and a number of Grade II listed buildings just to the southeast of the site. There is a locally listed building just to the northwest of the site, and a cluster of locally listed and Grade II listed buildings just to the northeast. The south of the site is part of the Park Road and Mint Road Conservation Area, the remainder of which runs just beyond the eastern boundary of the site. The site is also adjacent to an historic park/garden. Despite some shielding of this heritage assets by existing trees, development on this site would be likely to impact on their setting to at least some degree.	Development on parts of the site that contain heritage assets, or which would have a visual impact on the conservation area could be avoided. Sensitive design of the site and layout of development 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	0	The site is 0.2km from the town centre, 0.3km from a GP surgery, and 0.4km from a primary school. However, other facilities are further away - including the train station (1.7km), a secondary school (1.5km), and the nearest employment area (4.7km). There are no dedicated bicycle facilities in the area. No bus services run directly past the site, but the nearest bus services are only 0.2km away, and a number of bus routes are available. Park Lane contains some narrow pedestrian pavements, and the area directly surrounding the site may offer fairly safe and quiet pedestrian and cycle access. The site is very well located for the town centre and for bus services, and is therefore fairly accessible to sustainable modes of transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The majority of the site is undeveloped, with some residential land in the south. There is some recreational land in the north, the loss of which may not be considered best use of land, although these facilities are not currently available to the public.	Consideration should be given to retaining the cricket pitches or providing replacement publically accessible recreation facilities.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.2km from Banstead town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The northern part of the land parcel abuts the urban area and is identified as being of low to medium sensitivity to development. Whilst the southern part of the land parcel is identified as being at high sensitivity to development. The land parcel contains many of the landscape characteristics including small to medium sized fields and well established hedgerows and development should seek to retain these characteristics. The site directly adjoins the urban area of Banstead, and would appear as a slight southeastern extension of the town. The site forms part of the setting for a conservation area and various heritage assets. Development on this site would likely have some impact on landscape character in the area.	Development should be sensitively designed to respect the location on the urban-rural fringe, and maintain existing field patterns and hedgerows where possible. The location of development within the site should aim to maintain the setting of heritage assets as far as possible. Development could be focused in the northern part of the site, which is of lower landscape sensitivity.
16 - To conserve and enhance biodiversity	0	A small area of ancient woodland lies directly to the south of the site, and two groups of TPOs lie on the northern boundary. Buffer zones may be required to protect these assets.	A buffer zone may be required between development and the ancient woodland. Trees with TPOs should be protected, as should other mature trees where possible.

BAN6 - Land North of Woodmansterne 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	++	Taking constraints into account, the site could accommodate around 105 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have a significant effect on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural	0	There is an Area of Archaeological Potential just to the south of the site, but otherwise no heritage constraints.	N/A

assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	<p>The site is some distance from the majority of facilities - a GP surgery is only 0.5km away, and the proposed Woodmansterne local centre 0.8km away, but beyond this it is a longer distance to Banstead town centre (1.2km), a primary school (1.3km), the train station (2.7km), a secondary school (4km), and the employment area (5.5km). There are no dedicated bicycle facilities in the area. Bus services run past the site, but only every half hour. Woodmansterne Lane has adequate pedestrian pavements, and the area around the site is fairly quiet and residential, and probably safe for cycling and walking. However, the distance of the site from town centres, services, and facilities means that there are barriers to the use of sustainable transport, and development on this site would likely increase car use.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	<p>The site is primarily undeveloped, with some rural commercial uses and a few scattered residential properties all along the southern edge of the site.</p>	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	<p>New developments contribute to economic growth within the borough. The site is around 1.2km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support for businesses in this area.</p>	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	<p>New developments provide short term employment opportunities in construction within the borough.</p>	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon	-	<p>The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.</p>	Improved public transport access could reduce car use, and development on this site should provide improved

economy			bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The land parcel has a medium sensitivity to change; it is relatively flat open grazing/ agricultural land delineated by established trees and has small field patterns. The existing development is concentrated in the south of the land parcel along Woodmansterne Lane. Development should seek to retain the existing trees and field pattern. The site directly adjoins the urban area of Woodmansterne, but would represent a clear extension of the town to the north of Woodmansterne Lane (the town is currently entirely to the south of the lane). Development on this site would likely have some impact on landscape character in the area.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and trees where possible.
16 - To conserve and enhance biodiversity	0	An area of ancient woodland runs along the northern edge of the site, and part of this ancient woodland is also in a Potential SNCI (East of Hengest Farm). Buffer zones may be required to protect these assets.	A buffer zone may be required between development and the Potential SNCI and ancient woodland.

BAN7 - Land at Boundary Farm, Woodmansterne			
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	++	Taking constraints into account, the site could accommodate around 154 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have a significant effect on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a Grade II listed building and Grade II listed curtilage slightly to the east of the site, although these are fairly well shielded by trees.	Development should be designed to ensure there is no impact on the listed buildings or their setting.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	<p>The site is some distance from the majority of facilities - a GP surgery is 0.9km away, and the proposed Woodmansterne local centre 0.8km away, but beyond this it is a longer distance to Banstead town centre (1.3km), a primary school (1.2km), the train station (2.8km), a secondary school (3.1km), and the employment area (5.9km). There are no dedicated bicycle facilities in the area. Bus services run past the site, but only every half hour. Woodmansterne Lane has adequate pedestrian pavements, and the area around the site is fairly quiet and residential, and probably safe for cycling and walking. However, the distance of the site from town centres, services, and facilities means that there are barriers to the use of sustainable transport, and development on this site would likely increase car use.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	<p>The site is primarily undeveloped, with only two residential properties and some rural commercial uses.</p>	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	<p>New developments contribute to economic growth within the borough. The site is around 1.3km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support for businesses in this area.</p>	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	<p>New developments provide short term employment opportunities in construction within the borough.</p>	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	<p>The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The land parcel is relatively flat, actively farmed agricultural/ grazing land. It has a medium sensitivity to development and comprises some of the landscape characteristics including small fields and established woodland delineating the land parcel. Development should seek to retain the existing tree boundary and field pattern. The site directly adjoins the urban area of Woodmansterne, but would represent a clear extension of the town to the north of Woodmansterne Lane (the town is currently entirely to the south of the lane). Development on this site would likely have some impact on landscape character in the area.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and boundary trees where possible..
16 - To conserve and enhance biodiversity	0	A Potential SNCI and area of ancient woodland runs adjacent to the northern boundary of the site in the west (East of Hengest Farm), and another Potential SNCI runs adjacent to the northern boundary to the east (South of Fairlawn Grove). Adjacent to the site to the east is a combination of TPOs and ancient woodland areas. Buffer zones may be required to protect some of these assets.	A buffer zone may be required between development and the Potential SNCI and ancient woodland sites.

BAN8 - Land South of Cunningham Road, Woodmansterne			
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	++	Taking constraints into account, the site could accommodate around 122 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	There is a public right of way that crosses the site and should be retained. The site is some distance from the majority of facilities, and may encourage driving more than walking because of this, having a somewhat negative impact on health.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a large locally listed building and an associated Area of Archaeological Importance/Area of Archaeological Potential slightly to the south of the site.	Development should be designed to ensure there is no impact on the listed buildings or their setting.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	The site is a significant distance from the majority of facilities - a GP surgery is 0.7km away, but beyond this it is a longer distance to Banstead town centre (1.2km), a primary school (1.3km), the train station (2.8km), a secondary school (3km), and the employment area (6km). There are no dedicated bicycle facilities in the area. Irregular bus services run from a stop 0.5km away, but the nearest bus stop with regular services is 1km away. Access is through Chalmers Lane, a narrow residential road that will find it difficult to provide for cars, bicycles, and pedestrians adequately at the same time. The excessive distance of the site from town centres, services, and facilities means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is mostly undeveloped, containing only an equestrian business and associated residential property.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.2km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A

8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly	A construction statement could be used to set out how construction impacts will be mitigated.

		impacted by an increase in traffic.	
15 - To protect and enhance landscape character	0	<p>The landscape slightly constrains development potential given that it is slightly sloping. The majority of the land parcel has a medium to low sensitivity to development and the land parcel does not contain many of the characteristics of the landscape character, for example it does not contain well defined hedgerows or areas of woodland. The site directly adjoins the urban area of Woodmansterne, and would appear as a southern extension of the town.</p> <p>Development on this site would likely not have a significant impact on landscape character</p>	Development should be sensitively designed to respect the location on the urban-rural fringe.
16 - To conserve and enhance biodiversity	-	<p>The site is entirely within the Banstead Wood and Chipstead Downs BOA, and development would have to be very careful not to damage biodiversity, and preferably to enhance it. There is a potential SNCI (The Shrubbery) slightly west of the site.</p>	Development should be very sensitively designed to enhance biodiversity within the BOA - if further investigation suggests this is not possible, careful consideration should be given as to whether development should go ahead on this site.

BAN9 - Land Off Kingscroft Road, Woodmansterne			
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	++	Taking constraints into account, the site could accommodate around 187 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	There is a public right of way that crosses the site and should be retained. The site is some distance from the majority of facilities, and may encourage driving more than walking because of this, having a	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved

		somewhat negative impact on health.	bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a large locally listed building and an associated Area of Archaeological Importance/Area of Archaeological Potential slightly to the south of the site.	Development should be designed to ensure there is no impact on the listed buildings or their setting.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	The site is a significant distance from services and facilities - a GP surgery (1.6km), Banstead town centre (2km), a primary school (1.2km), the train station (2.6km), a secondary school (3.8km), and the employment area (6.8km). There are no dedicated bicycle facilities in the area. Irregular bus services run from a stop 0.8km away, but the nearest bus stop with regular services is 2km away. Access is through Chalmers Lane or Kingscroft Road, narrow residential roads that will find it difficult to provide for cars, bicycles, and pedestrians adequately at the same time. The excessive distance of the site from town centres, services, and facilities means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing facilities.
5 - To make the best use of previously developed land and existing buildings	0	The site is not previously developed land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.2km from Banstead town centre and 0.8km from the proposed Woodmansterne local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - 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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	Landscape constrains development to an extent given that the southern part of the land parcel slopes quite steeply downwards to the boundary. The majority of the land parcel is within an area of low to medium sensitivity and the southern tip is in an area of high sensitivity to development. The land parcel does not contain many of the characteristics of the landscape character for example small to medium sized fields and established hedgerows but there are a number of established trees along the eastern and southern boundaries which development should seek to retain. The site directly adjoins the urban area of Woodmansterne, and would appear as a southern extension of the town. Development on this site would likely not have a significant impact on landscape character, as long as the boundary trees are maintained.	Development should be sensitively designed to respect the location on the urban-rural fringe. Trees on the southern and eastern boundaries should be retained. Development will probably have to be focused on the northern part of the site, due to higher landscape sensitivity and topography constraints in the south.
16 - To conserve and enhance biodiversity	-	The site is entirely within the Banstead Wood and Chipstead Downs BOA, and development would have to be very careful not to damage biodiversity, and preferably to enhance it. There is a group of TPOs on the eastern boundary of the site.	Development should be very sensitively designed to enhance biodiversity within the BOA - if further investigation suggests this is not possible, careful consideration should be given as to whether development should go ahead on this site. Trees with TPOs should be retained.

BV12 - Land at Banstead Estate			
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	++	Taking constraints into account, the site could accommodate around 1029 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The western part of the site contains school sports facilities, the loss of which may have a negative effect on health and wellbeing. The site is large enough to provide substantial publically accessible open space to replace this lost space, however. A number of public rights of way cross the site and should be retained. The site is within walking distance of the local centre, but is further from the train station. The site is overall likely to have a neutral impact on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building just to the south of the site, and not shielded by trees from the site itself. There is also an Area of Archaeological Potential slightly to the east of the site.	Development should be designed to ensure there is no impact on the listed building or its setting.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	<p>The site is 0.2km from the local centre, 0.4km from a secondary school, and 1km from a primary school. However, other facilities are further away - including Banstead town centre (1.5km), the train station (2.3km), a GP surgery (2km), and the nearest employment area (2.9km). There is a very short dedicated cycle lane on nearby Reads Rest Road, leading towards Kingswood. Bus services run past the site, but only every 30-60 minutes. Brighton Road is a wide road with pedestrian pavements, but is busy and unpleasant to walk along; other roads offering access to the site are narrower, but also have pedestrian pavements and may prove more amenable to walking and cycling. The site is well located for the local centre, but the distance from other services is likely to increase car use somewhat. However, the site is also large enough to provide a number of facilities on-site, as well as to possibly justify improvements to public transport provision in the area, and this may counteract the distance from existing services.</p>	<p>Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.</p>
5 - To make the best use of previously developed land and existing buildings	0	<p>The majority of the site is undeveloped, with some scattered residential uses in the west.</p>	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	<p>New developments contribute to economic growth within the borough. The site is around 0.2km from Burgh Heath local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.</p>	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	There are only very small areas of the site at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water bodies on the site, and development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	Small areas in the north and west of the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

		contaminated land before going ahead.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is very close to Brighton Road, and may suffer from noise and air pollution issues related to this busy A road. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	Landscape constraints severely limit development potential – the entirety of the land parcel falls within the AGLV. The land parcel also has a high sensitivity to development and contains many of the landscape characteristics including small to medium sized fields, established hedgerows, areas of woodland and some open views. Development should seek to retain these characteristics and be mindful of open views. The site is large and would represent a significant southward extension of Banstead and eastward extension of Burgh Heath, as well as significantly reducing the separation between these two settlements. Development would be likely to have a significant negative landscape impact in this area.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should try to avoid reducing the separation between Burgh Heath and Banstead. Development design should also take into account the character of the AGLV. It is possible that no mitigating design measures are possible to make a development in this location acceptable.

16 - To conserve and enhance biodiversity	-	<p>The site contains Canons Wood area of ancient woodland in the west, Pages Acre area of ancient woodland in the centre, part of Ruffett Wood area of ancient woodland and SNCI in the east, and a large group of TPOs in the north centre. Chipstead Downs SSSI is also close to the eastern edge of the site. Buffer zones may be required to protect these assets from the impact of development, and development should be designed in a way that integrates sensitively with these areas. The northern and eastern parts of the site fall within the Banstead Wood and Chipstead Downs BOA, and development within or close to this area should be sensitively designed so as not to impact on biodiversity, and preferably to enhance it. The site therefore contains a lot of biodiversity constraints, but the size of the site means it may be possible to develop without impacting too strongly on biodiversity.</p>	<p>Development should be very sensitively designed to preserve and, where possible, enhance biodiversity within the ancient woodlands, SNCI, and SSSI. Trees with TPOs should be retained. Buffer zones may be required around biodiversity assets. Development should be designed to enhance biodiversity within the BOA.</p>
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HC28 - Land at Meadowcroft, Balcombe Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 56 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have a significant effect on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their	0	The site contains no heritage constraints.	N/A

settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is between 1km and 2km of all local facilities - including the town centre (1.4km), train station (1.2km), primary school (1.8km), secondary school (1.3km), GP surgery (1.6km), and employment area (1.6km). There is no dedicated bicycle infrastructure in the area. A bus passes adjacent to the site, but only once an hour. Balcombe Road contains adequate pedestrian pavements. It is likely that the distance from services will be slightly too far to encourage widespread use of sustainable modes of transport, and will therefore increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is currently used for commercial/office space, with one residential property on the eastern edge. Large parts of the site remain undeveloped, however. If the development management plan sets out allocations for adequate employment areas and a strategic employment site for the borough, then the redevelopment of this small commercial space for a significant number of houses may be seen as a good use of previously developed land.	The site should only be developed if equivalent employment uses are being provided elsewhere in the borough. Consideration could also be given to retaining employment uses on the site alongside housing.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.4km from the town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, this may be counteracted by the loss of existing employment uses on the site.	Consideration could be given to retaining existing employment uses on the redeveloped site, or including new employment uses to replace them.
8 - To reduce greenhouse gas emissions and move to a low carbon	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved

economy			bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Some of the eastern areas of the site are at risk of surface flooding, but none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Some of the eastern areas of the site are at risk of surface flooding, but none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A drain runs along the eastern edge of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is non-agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is located within an AQMA, and should therefore ensure that development does not worsen air quality in the area. The proximity to the A23 and M23 may lead to further problems relating to air and noise pollution.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. Development should demonstrate that it will not worsen air quality problems within the AQMA. A construction statement could

			be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	Landscape constrains development potential – the land parcel falls within Gatwick Open Setting. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics being a medium sized field (albeit grounds for the offices) and well-developed hedgerows. There are a number of established trees within the land parcel which limit long distance views – should the parcel be allocated for development, these should be retained. The site would appear as a clear southern extension of the current Horley urban area in the direction of Gatwick. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should aim to avoid reducing the gap between Horley and Gatwick Airport as far as possible - although it may prove to be that no mitigation measures are possible to achieve this aim on this site. Existing trees should be retained.
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints.	N/A

HE01 - Land at Haroldslea Drive, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	--	Housing delivery for this site has not been calculated, as the entire site is within Flood Zones 2 and 3, and is therefore not suitable for housing while other sites are available.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs along the southern boundary of the site and should be retained. Beyond this, the site is unlikely to have any significant effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and

			pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are three locally listed buildings directly to the south of the site, and a scheduled ancient monument (Site of Thunderfield Castle) is directly to the east of the site. These assets are currently well shielded due to the heavily wooded nature of the site, but development should be careful not to alter this.	Development should be designed to ensure there is no impact on the listed buildings, ancient monument, or their settings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is within reasonable distance from services and facilities - a GP surgery (1.7km), Horley town centre (1.3km), a primary school (1.7km), the train station (1.1km), a secondary school (1.2km), and the employment area (1.5km). There are no dedicated bicycle facilities in the area. Regular bus services run from a stop 0.8km away, meaning a large walk is required before public transport can be accessed. Access is through Haroldslea Drive, which currently has no pedestrian pavements and is very narrow - it may be difficult to provide for cars, bicycles, and pedestrians adequately at the same time. This places barriers in the way of sustainable transport use, and development on this site would likely increase car use.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site currently contains damaged farm buildings and overgrown grounds. Redevelopment here would be a good use of currently poorly utilised land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to	N/A

		have a significant contribution.	
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	The entire site falls within Flood Zones 2 or 3, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	The entire site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Burstow Stream forms the western boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Much of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The landscape character has a medium to high sensitivity to change; however, the land parcel does not display many of the specific landscape characteristics - it is severely overgrown and there are a number of established trees. Development should seek to retain the existing trees. The site is not adjacent to the existing urban area, and unless other sites to the west were built out as well, would appear as an isolated urban addition to the countryside. However, the site's contribution to landscape is currently diminished by its overgrown and neglected character, meaning the impact of development on the landscape character would be significantly reduced.	Development should be sensitively designed to respect the location on the urban-rural fringe. Development should be managed so as not to appear as unchecked sprawl on the edge of Horley. Development should be designed to improve the current neglected appearance that the site contributes to the landscape. Existing trees should be retained where possible.
16 - To conserve and enhance biodiversity	-	The northern and western parts of the site fall within the River Mole BOA, and development should avoid impacting on this habitat. The site also contains quite a large amount of trees.	Development should be sensitively designed to enhance biodiversity within the BOA. Buffer zones may be required between the BOA and development on the site. Development should be designed to maintain as many existing trees as possible.

HE05 - 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 they can afford	+	Taking constraints into account, the site could accommodate around 54 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	Public rights of way run along the southern and western boundaries of the site and should be retained. Beyond this, the site is unlikely to have any significant effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building on the site, and a Grade II listed building and scheduled ancient monument just to the south of the site. The listed buildings are not particularly well-shielded by trees, but the site is large enough that housing could probably be accommodated without overly impacting on the heritage assets.	Development should be designed to ensure there is no impact on the listed buildings, ancient monument, or their settings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is a moderate distance from services and facilities - a GP surgery (1.8km), Horley town centre (1.7km), a primary school (1km), the train station (2.4km), a secondary school (1.4km), and the employment area (1.3km). There are no dedicated bicycle facilities in the area. Bus services run past the site every 30-60 minutes. Smallfield Road has pedestrian pavements. The site is served by public transport, but the distance from facilities is likely to encourage some amount of additional car use.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with a small number of agricultural buildings in the northwest.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.7km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	Only the southwest portion of the site is not located in Flood Zones 2 or 3, and there are small areas at risk of surface flooding in this part of the site as well. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-	Only the southwest portion of the site is not located in Flood Zones 2 or 3, and there are small areas at risk of surface flooding in this part of the site as well.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A Burstow Stream tributary runs along the western edge of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater	Existing water features on the site should be protected from the impacts of development.

		contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land. Part of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The proximity of the eastern part of the site to the M23 may cause some issues relating to noise and air pollution, but this would require further investigation in the event of development taking place. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	-	The land parcel is generally flat and used for agriculture. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics such as medium-sized fields and well-developed hedgerows. Any development should seek to retain the hedgerows and be mindful of long-distance views. The site is not adjacent to the existing urban area, with only some low density suburban/rural properties to the north, and unless other sites to the west were built out as well, would appear as an isolated urban addition to the countryside. Development on this site would therefore likely have some negative impact on the landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe. Development should be managed so as not to appear as unchecked sprawl on the edge of Horley. Development should aim to protect long distance views and maintain existing hedgerow patterns where possible.

16 - To conserve and enhance biodiversity	0	The northern half of the site falls within the River Mole BOA, and development should avoid impacting on this habitat.	Development should be sensitively designed to enhance biodiversity within the BOA.
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HE09 - Land at Newstead Hall, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	--	Housing delivery for this site has not been calculated, as the entire site is within Flood Zones 2 and 3, and is therefore not suitable for housing while other sites are available.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs along the southwestern boundary of the site and should be retained. Beyond this, the site is unlikely to have any effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is fairly well located for local services and facilities - Horley town centre and railway station (1.1km), a secondary school (1.1km), a primary school and GP surgery (1.7km), and the employment area (1.5km). There are no dedicated bicycle facilities in the area. Bus services run from Balcombe Road, about a 0.8km walk from the site, although there are very regular buses when the stop is reached. The site is accessed through Haroldslea Drive, which is currently very narrow and contains no dedicated pedestrian pavements, although it is a quiet residential road. The site is not far from services and facilities, but the distance to public transport and the lack of walking infrastructure puts barriers in the	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

		way of sustainable transport.	
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped, although it surrounds a small parcel of developed residential land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	--	The entire site falls within Flood Zone 2, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	The entire site falls within Flood Zone 2.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is primarily moderate quality agricultural land, with some poor quality areas, and with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The landscape character has a medium to high sensitivity to change; however, the land parcel does not display many of the specific landscape characteristics such as medium-sized fields with well-developed hedgerows and long-distance views. Instead, the land parcel is comprised of woodland which restricts long-distance views. Any development should seek to retain the existing trees. The site is adjacent to the existing urban area, although in an area of relatively low density, and would appear as a slight extension of Horley to the east. The small size of the site, and the fact that it surrounds existing properties as well as adjoining the urban area, means the impact on landscape character would be relatively small, provided that existing trees are retained.	Development should be sensitively designed to respect the location on the urban-rural fringe. Existing wooded areas should be retained where possible.
16 - To conserve and enhance biodiversity	-	The northwestern and a small area of the eastern part of the site fall within the River Mole BOA, and development should avoid impacting on this habitat. The majority of the site is covered with trees that are protected by TPOs.	Development should be sensitively designed to enhance biodiversity within the BOA. Trees with TPOs should be protected.

HE10 - Land Rear of 17 The Close, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 46 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have an impact on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved

			bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is fairly well located for local services and facilities - Horley town centre (1.4km) and railway station (1.2km), a secondary school (1.3km), a primary school and GP surgery (1.8km), and the employment area (1.7km). There are no dedicated bicycle facilities in the area. There are bus services from a stop 0.3km away, but they only leave hourly; more regular buses leave from a stop 0.9km away. The site is accessed through The Close, which is currently very narrow and contains no dedicated pedestrian pavements, although it is a quiet residential road. The site is not far from services and facilities, but the distance to public transport and the lack of walking infrastructure puts barriers in the way of sustainable transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped, although it surrounds a small parcel of developed residential land.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.4km from Horley town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of	+	New developments provide short term employment opportunities in construction within the borough.	N/A

the local economy			
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Only the western edge of the site falls within Flood Zones 2 or 3, or within areas at risk of surface flooding, although these areas are at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Only the western edge of the site falls within Flood Zones 2 or 3, or within areas at risk of surface flooding. Flood risk can therefore be kept fairly low.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A Burstow Stream tributary runs along the western edge of the site, drains along the southern and eastern edges, and a pond adjoins the eastern edge of the site - all of these should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is moderate quality agricultural land with no known contamination.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is located 0.1km away from an AQMA, and should therefore be careful that development does not worsen air quality in the area. The proximity to the A23 and Gatwick Airport may lead to further problems relating to air and noise pollution, and the site is within the 57db noise contour of the airport.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. Development should demonstrate that it will not worsen air quality problems within the AQMA. Mitigation measures should be proposed to reduce the impacts of noise on residents within the 57db Gatwick Airport noise contour. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	Landscape constrains development potential – the land parcel falls within the Gatwick Open Setting. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics being a medium sized field (albeit for residential purposes) and well-developed hedgerows. Any development should seek to retain the well-developed hedgerows and field pattern. The site is adjacent to the existing urban area, although in an area of relatively low density, and would appear as a slight extension of Horley to the southeast. Development here would reduce the gap between Horley and Gatwick, and consequently have quite a significant impact on landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe and maintain existing field patterns and hedgerows where possible. 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.
16 - To conserve and enhance biodiversity	0	The site contains no biodiversity constraints.	N/A

HE11 - Land Adjoining 61 Silverlea Gardens, Horley			
Objective	Score	Comments	Potential Mitigation

1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	Discounting flood zone areas that could not be used for housing, the site could likely accommodate around 3 housing units at a density of 30dph. The site is not a suitable choice for achieving this objective.	Due to the major constraint of the flood zone, the site is not sequentially preferable for housing unless and until all other potential sites have been developed or proven unsuitable.
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs along the southwestern boundary of the site and should be retained. Beyond this, the site is unlikely to have any effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains two locally listed buildings, and these are not well shielded from the rest of the site - development would have to be very carefully designed not to impact on the heritage 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 site and layout of development 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	0	The site is within reasonable distance of local services and facilities, with the town centre 1.3km away, the railway station and employment area 1km away, a secondary school 0.8km away, a primary school 1.2km away, and a GP surgery 1.5km away. Regular bus services run from a bus stop 0.4km away. The site is accessed through Silverlea Gardens, a quiet residential road that contains pedestrian pavements, although these are very narrow and may require widening to be accessible to those with reduced mobility. The site is well located for the local centre and not far from bus services, and is therefore fairly accessible to sustainable modes of transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is mostly undeveloped, containing only the residential farm buildings.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	-	Most of the eastern half of the site falls within Flood Zone 2, and part of the western side of the site is at risk of surface flooding. The site is therefore at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	-	Most of the eastern half of the site falls within Flood Zone 2, and part of the western side of the site is at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of	0	Drains run along the southern and northern edges of the site, and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water	Existing water features on the site should be protected from the impacts of development.

water		quality or supply, although further investigation is needed on the possibility of groundwater contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land. Part of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The land parcel is generally flat and used for agriculture. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics such as medium-sized fields and well-developed hedgerows. Any development should seek to retain the well-developed hedgerows, field patterns and be mindful of potential long-range views. The site is adjacent to the existing urban area, although in an area of relatively low density, and would appear as a slight extension of Horley to the east. The impact on landscape character of development on this site is likely to be relatively small. In general, however, the site is in an area containing residential dwellings, and if density is kept at an appropriate level for the urban-rural fringe area it occupies, development at this site should	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and hedgerows where possible and protect long range views.

		not have a significant impact on the landscape character.	
16 - To conserve and enhance biodiversity	0	A very small area at the eastern edge of the site falls within the River Mole BOA.	Development should be sensitively designed to enhance biodiversity within the BOA.

HE14 - Seymour, Haroldslea Drive, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	--	Housing delivery for this site has not been calculated, as the entire site is within Flood Zones 2 and 3, and is therefore not suitable for housing while other sites are available.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is some distance from the majority of facilities, and may encourage driving more than walking because of this, having a somewhat negative impact on health.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints, although the scheduled ancient monument Site of Thunderfield Castle is close to the site to the northwest, and development should take care not to impact on the setting of this asset.	Development should be designed to ensure there is no impact on the ancient monument or its settings.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	<p>The site is some distance from the majority of facilities - Horley town centre is 1.9km away, with the railway station 1.7km away and the employment area 2km away. A GP surgery and primary school are 2.2km away, and a secondary school is 1.8km away. There are no dedicated bicycle facilities in the area. It is a 1.5km journey to the nearest bus stop. The site is accessed through Haroldslea Drive, which is a narrow rural road at the moment, with no pedestrian pavements. The distance of the site from local centres, services, and facilities, including the distance from public transport stops, means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with only a single residential dwelling and some agricultural structures.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.

9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	The entire site falls within Flood Zone 2, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	The entire site falls within Flood Zone 2.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on the site, although a drain and pond are located close to the western boundary. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features near the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Small areas of the site, or adjacent to the site, have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an	A construction statement could be used to set out how construction impacts will be mitigated.

		increase in traffic.	
15 - To protect and enhance landscape character	-	The land parcel is generally flat and used for agriculture. The landscape character has a medium to high sensitivity to change and displays many of the specific landscape characteristics being a medium sized field and well-developed hedgerows. Any development should seek to retain the field pattern and existing hedgerows. However, the site is a significant distance from the existing urban area, and would appear as an isolated settlement in a rural area. Due to the distance of the site from any other urban area, development here would have a somewhat negative impact on landscape character.	Development should be sensitively designed to fit into the rural surroundings and avoid appearing as unchecked sprawl into the countryside. Development should be of an appropriate density for a rural area. Development should maintain existing field patterns and hedgerows.
16 - To conserve and enhance biodiversity	0	A small amount of the western edge of the site falls within the River Mole BOA.	Development should be sensitively designed to enhance biodiversity within the BOA.

HE15 – Thor’s Field, Haroldslea Drive, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	--	Housing delivery for this site has not been calculated, as the entire site is within Flood Zones 2 and 3, and is therefore not suitable for housing while other sites are available.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs along the southern boundary of the site and should be retained. Beyond this, the site is unlikely to have any effect on health and wellbeing.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints. There is a cluster of locally listed buildings to the southeast of the site, but these are 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 fairly well located for local services and facilities - Horley town centre (1.3km) and railway station (1.1km), a secondary school (1.2km), a primary school and GP surgery (1.7km), and the employment area (1.6km). There are no dedicated bicycle facilities in the area. Bus services run from Balcombe Road, about a 0.8km walk from the site, although there are very regular buses when the stop is reached. The site is accessed through Haroldslea Drive, which is currently very narrow and contains no dedicated pedestrian pavements, although it is a quiet rural road. The site is not too far from services and facilities, but the distance to public transport and the lack of walking infrastructure puts barriers in the way of sustainable transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is largely undeveloped, with a single residential building in the south of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	New developments contribute to economic growth within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities in construction within the borough. However, due to flood constraints the number of houses that could be built on the site is likely to be too small to have a significant contribution.	N/A
8 - To reduce greenhouse gas emissions and move	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse	Improved public transport access could reduce car use, and development on this site

to a low carbon economy		gases.	should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	--	The entire site falls within Flood Zones 2 or 3, and is at risk from the increased flooding that is expected as climate change increases.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	--	The entire site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Burstow Stream forms the eastern boundary of the site, and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	0	The land parcel is relatively flat and actively used for agriculture. The landscape character has a medium to high sensitivity to change and the land parcel displays many of the specific landscape characteristics being a medium sized field with well-developed hedgerows. Any development should seek to retain the existing field pattern and hedgerow. The site is next to the existing urban area, although in an area of relatively low density, and due to the shape of the site does not quite adjoin the urban area and would appear as a somewhat isolated extension of Horley to the east. In general, however, the site is in an area containing residential dwellings, and if density is kept at an appropriate level for the urban-rural fringe area it occupies, development at this site should not have a significant impact on the landscape character.	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and hedgerows where possible.
16 - To conserve and enhance biodiversity	0	The eastern part of the site falls within the River Mole BOA, and development should avoid impacting on this habitat. A group of TPOs adjoins the site to the north, and these should also be protected.	Development should be sensitively designed to enhance biodiversity within the BOA. Trees with TPOs should be protected.

M21 - Land North of Radstock Way, Merstham			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 77 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The land is currently used as a publically accessible recreation ground, and the loss of such a space could negatively impact on the health and wellbeing of local residents.	Development should only take place on the site if a replacement site for the recreation ground can be found in the close vicinity. Development on this site should provide improved

			bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a grade II listed building just to the south of the site, which is somewhat shielded by existing trees. Development on the site would need to be careful not to affect the setting of this heritage asset.	Sensitive design of the site and layout of development could protect the setting of the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	The site is some distance from the majority of facilities - a primary school is only 0.3km away, and the local centre and a GP surgery are 1.1km, but Redhill town centre is 4.8km and the nearest employment area 3km away, Merstham railway station is 1.9km away, and the nearest secondary school is 4.6km away. There are no dedicated bicycle facilities in the area. Bus services travel past the site, but only every half hour. Access is through Radstock Way, which has a pedestrian pavement. Although public transport passes very near the site, the distance from local centres, services, and facilities means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	-	The land is currently used as a recreation ground, and the potential negative health impacts of the loss of this use would suggest it is not the best use of land when other sites are available.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.1km from the Portland Drive local centre, and additional housing in this area would be likely to provide support for businesses in	N/A

		this area.	
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	No part of the site falls within Flood Zones 2 or 3, and only the very northern edge of the site is at some risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	No part of the site falls within Flood Zones 2 or 3, and only the very northern edge of the site is at some risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	N/A

13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is located 0.1km away from an AQMA, and should therefore be careful that development does not worsen air quality in the area. The very close proximity to the M23 and M25 may lead to further problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. Development should demonstrate that it will not worsen air quality problems within the AQMA. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	There are no overriding landscape constraints to development. The landscape character has a low sensitivity to change and is disturbed by the M25. The proximity to the urban area reduces the tranquillity and remoteness of the land parcel. The site is adjacent to the existing urban area, and would appear as a slight extension of Merstham. The AONB and AGLV are located only 0.3km away, but are separated from the site by the M25 - the already disturbed nature of the landscape in this area means the development would be unlikely to have a significant impact.	N/A
16 - To conserve and enhance biodiversity	0	The Furzefield Wood area of ancient woodland adjoins the site at the western edge, and a buffer zone may need to be put in place to protect this area.	Buffer zones may be required between the ancient woodland and development on the site.

M26 - Land at Chaldon, Alderstead, and Tollsworth Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to	++	Taking constraints into account, the site could accommodate around 3723 houses at a density of 30dph. The site would have a	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

their needs and which they can afford		positive impact on housing delivery in the borough.	
2 - To facilitate the improved health and wellbeing of the whole population	+	Public rights of way cross the site in numerous places and should be retained. The site is large enough to contain significant additional open space that could positively impact on the health and wellbeing of local residents. The site is so large that new local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking, as well as potentially providing on-site health services.	Public rights of way should be retained. Development should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	There are two Grade II* listed buildings with Grade II* and Grade II listed curtilages just outside the site to the southeast. There is a Grade II listed building and a nearby area of archaeological potential in the centre of the site - the building is fairly well shielded by trees, and the archaeological site is within a forested area. There are two more areas of archaeological potential in the north of the site. The site is close to the Netherne on the Hill Conservation Area, and would likely be visible from some areas of the conservation area.	The potential of the archaeological sites will need to be considered in planning development. Development should be sensitively designed to protect the setting of listed buildings, and the setting of the conservation area.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	<p>The site is located a long way from existing facilities - the nearest local centre is in Merstham , which is separated from the site by motorways, and the closest village, Netherne, would not be able to cope with the demand for services that a settlement of this size would create. However, due to the size of the site, services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and the closest buses currently pass 0.8km away from the site, although the size of the site may justify improvements to the public transport network in the area. This may counteract the distance from existing services. Access is through Rockshaw Road, which has a narrow pedestrian pavement on one side.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land and existing buildings	0	The site is almost entirely undeveloped, with only one residential property located in the centre of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.

8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	No part of the site falls within Flood Zones 2 or 3, and only limited areas of the northern part of the site are at some risk of surface flooding. The risk of flooding is likely to increase as the effects of climate change increase.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	No part of the site falls within Flood Zones 2 or 3, and only limited areas of the northern part of the site are at some risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond in the north of the site that should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is mostly moderate quality agricultural land, with some areas of poor quality land. Areas in the north and south of the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The close proximity to the M25 motorway may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	The land parcel is characterised as a predominantly rural landscape with some tranquil and remote areas. Settlement pattern is defined by small secluded dwellings and farm buildings and there are long distance views across the land parcel. Landscape constrains development potential: the entirety of the land parcel falls within the AGLV, and some of it within the AONB, and has high sensitivity to change. The site is close to, and at one point, adjacent to the village of Netherne on the Hill, and the scale of development here would significantly alter the landscape character around this village. The size of the site would in general mean a major change to the landscape character of the borough. Development on this site would be likely to have a significant impact on the landscape.	Development should be of a sufficient density to represent a completely new settlement, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible. Development should be sensitively designed to respect the character of the AONB and AGLV.
16 - To conserve and enhance biodiversity	-	There are six small areas of ancient woodland that fall partially within the boundaries of the site, and another three that directly adjoin the site, and buffer zones may be required to protect these areas from the impact of development. Part of the Furzefield Wood potential SNCI falls within the site. The Grassland at Netherne Hospital SNCI falls within the site, and the Grasscuts Shaw SNCI is directly adjacent to the site. The Farthing Downs and Happy Valley SSSI directly adjoins the RBBC section	Buffer zones may be required between areas of ancient woodland, SNCIs, potential SNCIs, SSSIs and development on the site. Areas of woodland and trees should be protected as far as possible.

		of this site in Tandridge District, and would be located within the wider site. Development on this site would need to be careful not to impact on any of these biodiversity assets, although the site is large enough that other areas of the site may remain developable while keeping a healthy distance from these assets.	
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RE19 - Nutfield Lodge, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 54 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have an impact on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is some distance from the majority of facilities - Redhill town centre and railway station are 1.6km away, and the employment area 1.3km; a primary school is 1.5km away and a secondary school 1.9km; the nearest GP surgery is 2.7km away. There are no dedicated bicycle facilities in the area. Bus services travel past the site fairly regularly. Access is through Nutfield Way, which has a pedestrian pavement, although this is very narrow and would likely need to be widened to account for people with reduced mobility. Although public transport passes very near the site, the distance from local centres, services, and facilities means that development on this site is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is largely undeveloped, with only a small conference centre in the north of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.6km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new

			developments.
10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the slight possibility of groundwater contamination.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Much of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, however the proximity to the landfill site and the A25 means further investigation may be needed to ensure there will be no negative impacts on the development. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	Whilst the landscape character has a low sensitivity to change, landscape characteristics constrain development potential as land levels fall away quite sharply from north to south and due to the close proximity to the AGLV. Due to the steep gradient of the land parcel, development would need to be mindful of potential wide ranging views. Development would also need to be sensitively designed to protect the SNCI. The site is not adjacent to the urban area, but is in an area with scattered residential and commercial units nearby. The overall impact on landscape character is likely to be somewhat negative.	Development on this site should be sensitively designed to protect the SNCI and the character of the AGLV. Development should respect existing long range views as much as possible
16 - To conserve and enhance biodiversity	0	The Byes Wood area of ancient woodland is adjacent to the site to the west, and a group of TPOs is adjacent to the northeast. The Holmethorpe Sandpits SNCI is slightly to the north of the site. Buffer zones may be needed to protect the ancient woodland, and development must be carefully designed to not impact on the biodiversity assets of the SNCI. The Holmethorpe and Bay Pond BOA is close to the site to the north. However, there are no biodiversity constraints actually on the site itself.	Development should be sensitively designed to protect the SNCI. Buffer zones may be required between the ancient woodland and development on the site. Trees with TPOs should be protected.

RE28 - Patteson Court, Nutfield Road, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 15 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	0	The site is unlikely to have an impact on health or wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site prominently contains a locally listed building which is not well shielded from the rest of the site and would need to be sensitively included in any development	Sensitive design of the site and layout of development would be needed to protect 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 some distance from the majority of facilities - Redhill town centre and railway station are 1.7km away, and the employment area 1.5km; a primary school is 1.7km away and a secondary school 1.9km; the nearest GP surgery is 2.7km away. There are no dedicated bicycle facilities in the area. Bus services travel past the site fairly regularly. Access is through Nutfield Way, which has a pedestrian pavement, although this is very narrow and would likely need to be widened to account for people with reduced mobility. Although public transport passes very near the site, the distance from local centres, services, and facilities means that development on this site is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	+	The site is previously developed, consisting of an office block and associated grounds, including a car park. If appropriate employment land exists elsewhere in the borough, or is safeguarded elsewhere, this could be seen as a good use of previously developed land.	The site should only be developed if equivalent employment uses are being provided elsewhere in the borough. Consideration could also be given to retaining employment uses on the site alongside housing.
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.7km from Redhill town centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	0	New developments provide short term employment opportunities within the borough. However, this may be counteracted by the loss of existing employment uses on the site.	Consideration could be given to retaining existing employment uses on the redeveloped site, or including new employment uses to replace them.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	None of the site is at risk of surface flooding, and none of the site falls within Flood Zones 2 or 3.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Development here is unlikely to have significant impacts on water quality or supply.	N/A
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is not agricultural land and has no known contamination.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints, however the proximity to the landfill site and the A25 means further investigation may be needed to ensure there will be no negative impacts on the development. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	0	The landscape character in the area has a low sensitivity to change; however, the land parcel has slightly higher sensitivity due to the SNCI adjoining the land parcel to the north and the AGLV nearby to the south, although development on this site is unlikely to be visible from the AGLV. Subject to retention of the well-established trees on the northern boundary there are no overriding landscape constraints to development. The site is not adjacent to the urban area, but is on previously developed land in an area with scattered residential and commercial units nearby. The overall impact on landscape character is not likely to be significant.	Development on this site should retain the trees on the northern boundary, and be sensitively designed to protect the SNCI.
16 - To conserve and enhance biodiversity	0	The Holmethorpe Sandpits SNCI is adjacent to the site to the north, and a buffer zone may be needed to protect the SNCI and its biodiversity assets, along with sensitive design of development on the site. A group of TPOs is close to the site to the southwest. The Holmethorpe and Bay Pond BOA is also adjacent to the northern edge of the site.	Development should be sensitively designed to protect the SNCI. Buffer zones may be required between the SNCI and development on the site. Trees with TPOs should be protected.

SAL1 - Land West of Picketts 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	++	Taking constraints into account, the site could accommodate around 1012 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A number of public rights of way cross the site, including one running through the middle of the site from north to south - these should be retained. The site is close to a station and local centre, and is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two grade II listed buildings close to the eastern edge of the site, and a third slightly further east of the site boundary. Development on this site should be designed so as not to impact the setting of these heritage assets.	Sensitive design of the site and layout of development would be needed to protect the heritage assets.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	<p>The site is very close to some local services and facilities, and others are accessible by public transport from the site. The Salfords local centre and train station are just 0.3km away, a primary school is 1.1km away, and Horley town centre and a secondary school are 2.5km and 2.3km away respectively. The nearest GP surgery is 2.1km. The public right of way down the centre of the site is currently a dedicated bicycle trail, and bicycle facilities should be maintained in any development. Buses pass the northern edge of the site, although not very regularly. Honeycrook Lane, to the north of the site, has pedestrian pavements; although Picketts Lane and Cross Oak Lane to the east and south are more rural and do not have pedestrian pavements. Due to the proximity to a local centre and a train station, this site is accessible by sustainable transport options and could reduce the need to use cars. The site is also large enough that some services may be provided on-site, and this would increase accessibility to both new residents and existing residents of Salfords.</p>	<p>Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.</p>
5 - To make the best use of previously developed land and existing buildings	0	<p>The site is predominantly undeveloped, with some sparsely scattered residential developments in the south east.</p>	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	<p>New developments contribute to economic growth within the borough. The site is around 0.3km from the Salfords local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be</p>	N/A

		provided on-site, further promoting economic growth.	
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are three small ponds on the site, a drain down the centre of the site, and another drain along the southern boundary, and these should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is mostly poor quality agricultural land, with a small amount of moderate quality land. Parts of the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The very close proximity to a railway line and an industrial estate may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	<p>The land parcel displays many of the landscape characteristics including medium-large fields with well-developed hedgerows and dispersed areas of woodland. The majority of the land parcel is subject to sensitivity, however, the northern part adjoining Perrywood Business Centre is not. Development would need to be mindful of the long-ranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is adjacent to the existing urban area of Salfords, although on the opposite side of the train tracks. The site is very large and would represent a very obvious extension of the town of Salfords, as well as having a clearly noticeable impact on the landscape character. The northern part of the site is less likely to impact on the landscape character, as this area contains an industrial estate. Overall, the impact on landscape character is likely to be somewhat negative.</p>	<p>Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and hedgerows where possible. Location of development could be focused on the northern part of the site, where the landscape character is less sensitive to change.</p>
16 - To conserve and enhance biodiversity	-	<p>Perry Wood area of ancient woodland is in the centre of the western edge of the site, and a further unnamed ancient woodland area is present towards the south of the site. These areas, and an additional connecting area also form a potential SNCI. Buffer zones may be required to protect these assets, however the site is large enough for this to be possible without impacting on development too strongly.</p>	<p>Buffer zones may be required between the areas of ancient woodland and potential SNCI and development on the site.</p>

SAL2 - Land South of Whitebushes Estate			
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	++	Taking constraints into account, the site could accommodate around 683 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A number of public rights of way cross the site from north to south and east to west, and these should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. The site is some distance from many services and facilities, but is again large enough to potentially provide additional services on-site, further encouraging walking.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is an area of archaeological potential in the northwest of the site. There are four Grade II listed buildings over the river to the south of the site, but these are well shielded by trees.	Sensitive design of the site and layout of development would be needed to protect the heritage assets. The area of archaeological potential should be considered in any future development.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	<p>The site is some distance from the majority of facilities - Redhill town centre is 4km away, although Salfords local centre and railway station are only 1.2km away - but access to these will need to be provided through the site, otherwise the route is circuitous. An employment area is nearby (0.4km), but a primary school (2km), secondary school (3.2km), and GP surgery (2.9km) are further away again. A public right of way down the centre of the site is currently a dedicated bicycle trail, and bicycle facilities should be maintained in any development. Bus services pass 0.5km away from the site, and only once an hour. Access is through Mason's Bridge Road, which is currently a narrow rural lane with no pedestrian pavements. However, it may be possible to reduce travel somewhat by providing services and facilities on this large site, and the size of the site may justify improvements to public transport networks in the area.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land and existing buildings	0	The site is almost completely undeveloped, with only a few residential and agricultural buildings in the northeast.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	<p>New developments contribute to economic growth within the borough. The site is around 1.2km from the Portland Drive local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.</p>	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	<p>New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment</p>	Consideration should be given to the inclusion of employment uses on the site.

		uses alongside housing.	
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding, particularly in the north centre of the site. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Only the very southern edge of the site is located within Flood Zones 2 or 3, and there are small areas throughout the site at risk of surface flooding, particularly in the north centre of the site.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Salfords Stream forms the southern boundary of the site. There are some larger ponds in the north of the site, along with some drains; and smaller ponds in the centre of the site - these should all be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Parts of the site in the north have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The very close proximity to a railway line may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	-	Whilst the land parcel adjoins the urban area of South Earlswood to the north, it displays many of the landscape characteristics including medium to large fields, well-developed hedgerows and areas of woodland. The land parcel is of a medium to high sensitivity to change. Development would need to be mindful of the long-ranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is very large and would represent a very obvious extension of the town to the south east, as well as clearly reducing the separation between South Earlswood and Salfords. The northern part of the site is less likely to impact on the landscape character, as this area is more contained by the existing urban area, and is further from Salfords. Overall, the impact on landscape character is likely to be somewhat negative.	Development should be of a sufficient density to represent a clear extension of the South Earlswood urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and hedgerows where possible. Location of development could be focused on the northern part of the site, where the landscape character is less sensitive to change.

16 - To conserve and enhance biodiversity	-	<p>There are large groups of TPOs running north to south slightly to the east of the site centre - the northwesternmost part of this group is also an area of ancient woodland, and the southernmost part is also a potential SNCI. Much of the northern part of the site is also a potential SNCI, and there is a third potential SNCI in the northwestern corner of the site. The southern boundary of the site falls within the River Mole BOA. All of these areas may require buffer zones to protect biodiversity.</p>	<p>Buffer zones may be required between the areas of ancient woodland and potential SNCI and development on the site. Trees with TPOs should be protected. Development should be sensitively designed to enhance biodiversity within the BOA.</p>
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SAL3 - Land North of Honeycrook 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	++	Taking constraints into account, the site could accommodate around 330 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	A public right of way crosses the eastern portion of the site and should be retained. The site is close to a station and local centre, and is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	There are four grade II listed buildings in the northern part of the site, and these are not well shielded from the rest of the site. Development on this site should be designed so as not to impact the setting of these heritage assets.	Sensitive design of the site and layout of development would be needed to protect 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 very close to some local services and facilities, and others are accessible by public transport from the site. The Salfords local centre and train station are just 0.3km away, and a primary school is 1.1km away. Horley and Redhill town centres are 4.4km and 4.3km away respectively, a secondary school is 3.5km, and a GP surgery is 3.6km. There are dedicated bicycle trails leading north and south near the site, and these should be connected through this site if development takes place. Buses pass the southern edge of the site, although they are not regular. Honeycrock Lane, to the south of the site, has pedestrian pavements; but Mason's Bridge Road to the east does not. Due to the proximity to a local centre and a train station, this site is accessible by sustainable transport options and could reduce the need to use cars.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The southern boundary of the site contains a number of residential properties, and there are agricultural buildings in the north, but the majority of the site is undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.3km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and

economy			pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	Some of the northern part of the site is located in Flood Zones 2 or 3, with some small areas at risk of surface flooding in the rest of the site. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	Some of the northern part of the site is located in Flood Zones 2 or 3, with some small areas at risk of surface flooding in the rest of the site	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Salfords Stream forms the northern boundary of the site, and there is a pond in the southeast corner of the site, and a smaller stream on the western side, and these should all be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Parts of the site around the agricultural uses have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The close proximity to a railway line and an industrial estate may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	-	The land parcel is gently sloping and actively used for agriculture. It displays many of the landscape characteristics including medium-large fields with well-developed hedgerows and dispersed areas of woodland. The majority of the land parcel is subject to high sensitivity, however, the southern part adjoining Perrywood Business Centre is not. Development would need to be mindful of the long-ranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is adjacent to the northern corner of the existing urban area of Salfords, but is on the other side of the train tracks, and would represent a clear extension of the town to the northeast. The site would clearly reduce the separation between South Earlswood and Salfords. The southern part of the site is less likely to impact on the landscape character, as this area is already partially developed with residential properties, and is adjacent to an industrial estate. Overall, the impact on landscape character is likely to be somewhat negative.	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and woodland areas where possible. Location of development could be focused on the southern part of the site, where the landscape character is less sensitive to change.
16 - To conserve and enhance biodiversity	0	There are four individual TPOs on the site that should be protected. The northern boundary of the site falls within the River Mole BOA.	Trees with TPOs should be protected. Development should be sensitively designed to enhance biodiversity within the BOA.

SAL4 - Land East of Masons' Bridge Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 391 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	A public right of way runs across the site and should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. However, this is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building in the south of the site, which is not well shielded from the rest of the site.	Sensitive design of the site and layout of development would be needed to protect 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 some distance from the majority of facilities - Salfords local centre and railway station is 2km away, and Redhill town centre is 3.2km. The closest employment area is only 1.5km away; but a primary school is 2.4km away and a secondary school 2.6km; and a GP surgery 2.5km away. Regular buses pass the site. There are no dedicated bicycle facilities in the area. Access is through Mason's Bridge Road or Kingsmill Road, neither of which have pedestrian pavements. Although public transport passes very near the site, the distance from local centres, services, and facilities means that development on this site is likely to increase car use somewhat.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

5 - To make the best use of previously developed land and existing buildings	0	The southern boundary of the site contains a number of low density residential properties, and there are agricultural buildings in the centre, but the majority of the site is undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 2km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	If facilities are provided on site to reduce the need for travel, the site is unlikely to increase greenhouse gases significantly. However, the location of the site far from existing services is likely to increase the use of cars.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities. Consideration should be given to providing facilities and services on site where possible.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of

			flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the northern boundary of the site, and there are two ponds on the site that should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Parts of the site around the agricultural uses have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The land parcel is gently sloping and used for agriculture. It displays many of the landscape characteristics including medium-large fields, well-developed hedgerows and long distance views. The land parcel is of a medium to high sensitivity to change. Development would need to be mindful of the long-ranging views and seek to protect the existing areas of woodland, hedgerows and field patterns. The site is adjacent to the eastern edge of the existing urban area of South Earlswood, and would be a clear eastward expansion of the town. There is an area of common land adjoining the site in the northwest corner. Overall, the impact on landscape character is likely to be somewhat negative.	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and hedgerows where possible. Development should not take place on common land.
16 - To conserve and enhance biodiversity	0	An area of ancient woodland and potential SNCI is just adjacent to the northwestern corner of the site, and a potential SNCI and some trees with TPOs are adjacent to the southwestern boundary. Buffer zones may be required to protect the potential SNCIs. The Earlswood and Redhill Commons BOA is very close to the northwestern corner of the site.	Buffer zones may be required between the areas of ancient woodland and potential SNCI and development on the site.

SAL5 - Land West of Montfort Rise			
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	++	Taking constraints into account, the site could accommodate around 242 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	+	Public rights of way cross the northern portion of the site and run along the eastern edge and should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	The site contains three locally listed buildings, an historic park/garden, and an area of archaeological potential, however these are all on the same part of the site around Horley Lodge, which is fairly well shielded from the rest of the site by trees. There is also a Grade II listed building just to the northwest of the site, which is less well-shielded. Overall, development should be possible without impacting too strongly on the setting of the heritage assets, but the overall development space of the site may have to be reduced to achieve this.	Sensitive design of the site and layout of development would be needed to protect the heritage assets.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is close to some facilities and further from others - Salfords local centre and railway station are only 0.7km and 0.8km away respectively, although Horley town centre is 4km. The closest employment area is only 0.4km away; but a primary school is 1.5km away and a secondary school 3.7km; and a GP surgery 3.5km away. Regular buses pass 0.4km away from the site. There are no dedicated bicycle facilities in the area. Access is through Lodge Lane, which has no pedestrian pavements. Public transport passes very near the site, and the site is very accessible to train services, which may balance out the distance from some facilities.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is mostly undeveloped, with some scattered residential and agricultural buildings in the centre east and northwest of the	N/A

		site.	
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 0.7km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A drain runs along the western edge of the site, and there is a pond in the centre east of the site, as well as ponds just outside the boundary of the site to the southeast and northwest - all of these should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is mostly poor quality agricultural land, with an area of moderate quality land, with no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	-	The land parcel is relatively flat and displays many of the landscape characteristics such as medium to large fields and long ranging views. There are also a number of established trees delineating the land parcel to the east, south and west. The land parcel is within the area sensitive to change. Development would need to retain the existing field pattern, trees and be mindful of long ranging views. The site is adjacent to the western edge of the existing urban area of Salfords, and would be a clear westward expansion of the town. Overall, the impact on landscape character is likely to be somewhat negative.	Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Development should respect existing long range views as much as possible, and maintain existing field patterns, trees, and site delineations where possible.

16 - To conserve and enhance biodiversity	0	There is one tree with a TPO along the northeastern boundary of the site. The River Mole BOA is close to the northern edge of the site.	Trees with TPOs should be protected.
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SAL6 - Land West of Bonehurst Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 344 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is a reasonable distance from the local centre and train station, although a little further from other facilities. Overall, the site is unlikely to have a strong impact on health and wellbeing.	Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building just to the northeast of the site, although this is well shielded from the site. There is an historic park/garden slightly to the northwest of the site, although the site is not considered an integral part of the setting for this heritage asset.	Development should be sensitively designed to protect the setting of the historic park and locally listed building.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is a moderate distance from local services and facilities - Horley town centre is 2.4km away and Salfords local centre and railway station 1.1km; a primary school is 1.8km away, a secondary school 2.2km away, and a GP surgery 2km away; an employment area is opposite the site. There are no dedicated bicycle facilities in the area. Bus services run past the site every fifteen minutes. The site is accessed through the A23, which has pedestrian pavements. The site is a distance from some facilities, but the relative proximity to the station and the presence of a good bus service means it should not increase car	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks.

		use significantly.	
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.1km from the Salfords local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding, particularly in the south of the site, and across the centre of it. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	No part of the site is located in Flood Zones 2 or 3, though there are some areas at risk of surface flooding, particularly in the south of the site, and across the centre of it.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains along the western boundary of the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. An area in the southeast of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The very close proximity to an industrial estate may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	<p>The land parcel is relatively flat and actively used for agriculture. It adjoins the A23 and is therefore within an area of high sensitivity to change. The land parcel displays many of the landscape characteristics including medium to large scale fields, long ranging views and established hedgerows. Development would need to retain the existing field pattern, trees and be mindful of long ranging views. The site is adjacent to the southwestern edge of the existing urban area of Salfords, and to the industrial estate to the east. Development on the site would represent a clear southward expansion of the town and would reduce the separation between Salfords and Horley. Overall, the impact on landscape character is likely to be somewhat negative.</p>	<p>Development should be of a sufficient density to represent a clear extension of the Salfords urban area, rather than appearing as a sprawl into the countryside. Location of development could be focused on the northern end of the site, reducing the amount to which the Salfords-Horley gap is reduced. Development should aim to protect the existing field pattern and trees where possible.</p>
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on this site.	N/A

SAS1 - Redhill Aerodrome			
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	++	Taking constraints into account, the site could accommodate around 1312 houses at a density of 30dph (with some of this housing in Tandridge and some in Reigate & Banstead). The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. The site is so large that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking.	Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two locally listed buildings just outside the boundaries of the site to the northwest, but these are fairly well-shielded by trees. There are eight listed buildings within the site boundaries, but the site is so large that it should be possible to develop without impacting these assets too strongly.	Development should be sensitively designed to protect the setting of listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located a long way from existing facilities - the nearest local centre is Salfords, which would not be able to cope with the additional demand for services that a settlement of this size would create. However, due to the size of the site (when the area within Tandridge is also considered), services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and the closest buses currently pass 0.4km away from the site and run only once per hour, although the size of the site may justify improvements to the public transport network in the area. This may counteract the distance from existing services. Access is through Mason's Bridge Road and Kings Mill Road, neither of which currently have pedestrian pavements.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land and existing buildings	0	The site is currently used as a grassed aerodrome, with some residential buildings scattered around the perimeter, and some buildings for aerodrome use in the eastern part of the site.	N/A

6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough, and should provide a number of affordable housing units. The site is likely to provide additional employment space and its own local centre, which would be supported by residents of the new settlement. This is likely to outweigh the loss of existing employment uses on the site.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing, which will outweigh the loss of existing employment uses on the site.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	A large area in the centre of the site falls into flood zones 2 and 3, which could suffer increased flood risk as climate change increases. However, the site is so large that overall impact is likely to be neutral, as development can take place away from these areas.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	A large area in the centre of the site falls into flood zones 2 and 3, which could suffer increased flood risk as climate change increases. However, the site is so large that overall impact is likely to be neutral, as development can take place away from these	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.

		areas.	
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	The Salfords Stream and Redhill Brook both run through the site, and there are numerous small ponds and other waterbodies on the site, and these should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is mostly poor quality agricultural land, with some areas of moderate quality land. Due to its use as an aerodrome, the site may suffer from land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	--	The land parcel is within an area of medium to high sensitivity to change. The land parcel is gently sloping and partially used for agriculture. It displays some of the landscape characteristics including some medium to large fields, some areas of woodland, some established trees and wide ranging views. Development would need to retain the existing field pattern, wooded areas, hedgerows, field patterns and wide ranging views. The site is not adjacent to any existing urban area. Development on the site would form a new settlement in this area. Overall, the impact on landscape character is likely to be negative due to the size of such a site in a currently undeveloped area.	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.
16 - To conserve and enhance biodiversity	0	There are a number of group and individual TPOs on the site, some of which fall within a potential SNCI. There are four potential SNCIs on the site, and three areas of ancient woodland. The site is so large that development can take place without impacting these assets too much. The southern part of the site is within the River Mole BOA.	Buffer zones may be required between potential SNCIs, areas of ancient woodland, and development on the site. Trees with TPOs should be protected. Development should be sensitively designed to enhance biodiversity within the BOA.

SAS2 - Land at Ironsbottom			
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	++	Taking constraints into account, the site could accommodate around 2396 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.

2 - To facilitate the improved health and wellbeing of the whole population	+	Public rights of way cross the site in numerous places and should be retained. The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. The site is so large that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking.	Public rights of way should be retained. Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	-	There are 10 small locally listed buildings within the site boundary, and another 8 just outside the boundaries. Most of these buildings are well shielded, and the site is large enough that development should be possible without impacting on their setting too strongly, but care will still need to be taken in developing the site.	Development should be sensitively designed to protect the setting of the locally listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is located a long way from existing facilities - the nearest local centre is Salfords, which would not be able to cope with the additional demand for services that a settlement of this size would create. However, due to the size of the site, services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and buses are extremely irregular and leave from a stop 0.9km from the site, although the size of the site may justify improvements to the public transport network in the area. Access is through Ironsbottom, which has very	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.

		narrow pedestrian pavements that would need to be widened to be accessible by people with reduced mobility.	
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with only some extremely scattered residential and agricultural buildings along the boundary of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The site is around 1.9km from the Woodhatch local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.

8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains along the southern boundary of the site and seven small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas in the northeast, northwest, and south of the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.

		ahead.	
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The close proximity to the A217 major road may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	The land parcel is within an area of medium to high sensitivity to change. It is a relatively flat parcel which is actively used for agriculture. The land parcel has many of the characteristics of the landscape character including well maintained hedgerows, scattered farmsteads, dispersed woodland areas and wide ranging views. Development would need to retain the existing field pattern, wooded areas and hedgerows and be mindful of the wide ranging views. The site is adjacent to the southwestern edge of the existing area of Sidlow, a village in the green belt. Development on the site would represent a massive extension of the size of Sidlow, and would essentially form a new settlement in this area. Overall, the impact on landscape character is likely to be quite negative due to the size of such a site in a currently undeveloped area and the massive change in character to the landscape around the existing settlement of Sidlow.	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.

16 - To conserve and enhance biodiversity	0	There are two small areas of ancient woodland in the southeast of the site, and buffer zones may be required to protect them from the impact of development. The River Mole BOA is close to the site to the north, west, and east.	Buffer zones may be required between the areas of ancient woodland and development on the site.
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SAS3 - Land South of Duxhurst Lane (this is north of Duxhurst 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	++	Taking constraints into account, the site could accommodate around 1250 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. This is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport. However, the site is large enough that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking.	Development on this site should provide improved bicycle and pedestrian facilities. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are two locally listed buildings in the southwest corner of the site, shielded by other, non-listed buildings. There are also a number of locally listed buildings just outside the border of the site, and development should be careful not to impact the settings of these sites either.	Development should be sensitively designed to protect the setting of the locally listed buildings.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	<p>The site is a long distance from the majority of facilities, with the nearest local centre and employment area being 2.7km away, and all other facilities being further away than this. There are no dedicated bicycle facilities in the area. Buses pass the site, but only on a very sporadic basis, making public transport very difficult to access. Access is through Ironsbottom, Reigate Road, Duxhurst Lane, and Crutchfield Lane, which have either very narrow pedestrian pavements or none at all. The site is large enough that some services and facilities could be provided on-site, reducing the need to travel - however, significant improvements to the public transport service in this area would be needed to ensure access. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land and existing buildings	0	<p>The site is primarily undeveloped, with only some extremely scattered residential and agricultural buildings along the boundary of the site.</p>	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	<p>New developments contribute to economic growth within the borough. The site is around 2.7km from the Woodhatch local centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.</p>	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas in the northwest of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains running throughout the site and four small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas across the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The close proximity to the A217 major road may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	The land parcel is characterised by generally flat, actively farmed open fields defined by hedgerow. It is within an area of medium to high sensitivity to change. The land parcel has many of the characteristics of the land parcel including areas of woodland, established hedgerows, medium fields and wide ranging views. Development would need to be mindful of the wide ranging views and seek to retain the existing hedgerows, wooded areas and field pattern. The site is not adjacent to any existing urban area. Development on the site would form a new settlement in this area. Overall, the impact on landscape character is likely to be negative due to the size of such a site in a currently undeveloped area.	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.
16 - To conserve and enhance biodiversity	0	There is a small area of ancient woodland in the centre of the site, and buffer zones may be required to protect it from the impact of development. There is a potential SNCI just to the south of the site. The River Mole BOA is close to the site to the east.	Buffer zones may be required between the areas of ancient woodland and development on the site. Development should be designed so as not to impact on the nearby potential SNCI.

SAS4 - Land at Crutchfield 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	++	Taking constraints into account, the site could accommodate around 1046 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. This is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport. However, the site is large enough that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking. A public right of way crosses the north of the site and should be retained.	Development on this site should provide improved bicycle and pedestrian facilities. Public rights of way should be retained. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a locally listed building in the northeast corner of the site and another on the eastern boundary, both shielded by trees or other, non-listed buildings. There is also a locally listed building just outside the border of the site to the north of the site, and a cluster of Grade II listed buildings and curtilages and an area of archaeological potential. Development should be careful not to impact the settings of these sites either.	Development should be sensitively designed to protect the setting of the locally listed buildings.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	<p>The site is a long distance from the majority of facilities, with Horley railway station being 2.4km away, and all other facilities being further away than this. There are no dedicated bicycle facilities in the area. Buses pass the site, but only on a very sporadic basis, making public transport very difficult to access. Access is through Ironsbottom, Reigate Road, Duxhurst Lane, and Crutchfield Lane, which have either very narrow pedestrian pavements or none at all. The site is large enough that some services and facilities could be provided on-site, reducing the need to travel - however, significant improvements to the public transport service in this area would be needed to ensure access. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.
5 - To make the best use of previously developed land and existing buildings	0	<p>The site is primarily undeveloped, with only some extremely scattered residential and agricultural buildings along the boundary of the site.</p>	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	<p>New developments contribute to economic growth within the borough. The site is around 3.3km from Horley town centre, and significant additional housing in this area would be likely to provide substantial support for businesses in this area. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.</p>	N/A

7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas in the northeast and southeast of the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas in the northeast and southeast of the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains running throughout the site and thirteen small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.

13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas across the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The close proximity to the A217 major road may lead to problems relating to air and noise pollution. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	The land parcel is within an area of medium to high sensitivity to change. The land parcel is of a mixed character including commercial development to the east. The land parcel displays many of the characteristics of the landscape character including medium scale fields, well established hedgerows and established trees. Development would need to be mindful of the wide ranging views and seek to retain the existing hedgerows, wooded areas and field pattern. The site is not adjacent to any existing urban area. Development on the site would form a new settlement in this area. Overall, the impact on landscape character is likely to be negative due to the size of such a site in a currently undeveloped area.	Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.

16 - To conserve and enhance biodiversity	--	The Crutchfield Copse SNCI and area of ancient woodland occupies the centre of the site, and the Woods West of Crutchfield Copse Potential SNCI takes up much of the west of the site and beyond. The Roundwood area of ancient woodland is adjacent to the site to the northwest, and there are a few trees with TPOs in the centre east of the site. Buffer zones may be needed between the biodiversity assets and development, potentially severely restricting the amount of land available for housing. The River Mole BOA is close to the site to the east.	Buffer zones may be required between the areas of ancient woodland, SNCIs, and potential SNCIs and development on the site. Trees with TPOs should be protected.
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SAS4 - Land at Crutchfield 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	++	Taking constraints into account, the site could accommodate around 4692 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	The site is large enough to contain additional open space that could positively impact on the health and wellbeing of local residents. This is counterbalanced by the distance of the site from existing facilities and services, which may discourage use of active transport. However, the site is large enough that local services and facilities will almost certainly be provided, potentially reducing the need for car travel and encouraging walking. A number of public rights of way cross the northern areas of the site and should be retained.	Development on this site should provide improved bicycle and pedestrian facilities. Public rights of way should be retained. Publically accessible open space or play facilities should be provided. The site is large enough that consideration should be given to providing a GP surgery or other health facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	<p>There a number of locally listed buildings scattered across the site in the north, west, and south central areas, and others just beyond the boundaries of the site to the north and east. There is a group of Grade II listed buildings and curtilages adjacent to the southern boundary of the site, located within an Area of Archaeological Potential. Another Area of Archaeological Potential is just to the east of the site. Most of these heritage sites are well-shielded by trees, although a few are not. In general, the site is so large and the heritage assets so scattered that it is likely that development could be designed in such a way as to not have a strong negative impact on heritage.</p>	Development should be sensitively designed to protect the setting of the locally listed buildings.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	<p>The site is located a long way from existing facilities - the nearest local centre is Salfords, which would not be able to cope with the additional demand for services that a settlement of this size would create. However, due to the size of the site, services and facilities would have to be provided at the new settlement itself, possibly reducing the need for car use and promoting walking and bicycle use. The site can also be provided with walking and cycling facilities from the beginning. However, public transport remains a concern - there is no nearby train station, and the buses that pass the southern part of the site are extremely irregular, although the size of the site may justify improvements to the public transport network in the area. This may counteract the distance from existing services. Access is through Ironsbottom, Duxhurst Lane, Crutchfield Lane, Reigate Road, and Dover Green Road,</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect to existing networks. Consideration should be given to the provision of on-site services and facilities to reduce car use and the need to travel.

		none of which currently have pedestrian pavements.	
5 - To make the best use of previously developed land and existing buildings	0	The site is primarily undeveloped, with only some extremely scattered residential and agricultural buildings along the boundary of the site.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	++	New developments contribute to economic growth within the borough. The size of the site means that employment uses, retail, and other services will likely be provided on-site, further promoting economic growth.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.	Consideration should be given to the inclusion of employment uses on the site.
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	If the site does not significantly increase car use, it is unlikely to increase greenhouse gases significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	+	None of the site is within Flood Zones 2 or 3, although some areas across the site are at risk of surface flooding. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site is within Flood Zones 2 or 3, although some areas across the site are at risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are drains running throughout the site and approximately 24 small ponds on the site which should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is poor quality agricultural land. Areas across the site have been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The close proximity to the A217 major road may lead to problems relating to air and noise pollution, although this is unlikely to affect a size of this site too strongly. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties.	Development should consider how to mitigate the potential impacts of noise and air pollution on residents of this site. A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	--	<p>The parcel is within an area of medium to high sensitivity to change. It is a relatively flat parcel which is actively used for agriculture. The parcel has many of the characteristics of the landscape character including well maintained hedgerows, scattered farmsteads, dispersed woodland areas and long ranging views. Development would need to be mindful of the wide ranging views and seek to retain the existing hedgerows, wooded areas and field pattern. The site is adjacent to the southwestern edge of the existing area of Sidlow, a village in the green belt. Development on the site would represent a massive extension of the size of Sidlow, and would essentially form a new settlement in this area. Overall, the impact on landscape character is likely to be quite negative due to the size of such a site in a currently undeveloped area and the massive change in character to the landscape around the existing settlement of Sidlow.</p>	<p>Development should be of a sufficient density to represent a clear new settlement, rather than appearing as a sprawl into the countryside. Development should be sensitively designed to respect the rural character of the landscape in this area, and should protect the existing pattern of hedgerows and fields. Established trees and wooded areas should be protected as far as possible.</p>
16 - To conserve and enhance biodiversity	-	<p>There is an SNCI and two potential SNCIs in the centre and south of the site. The SNCI and one of the potential SNCIs consist partially of areas of ancient woodland, and there are five more ancient woodland areas in the west, east, and centre of the site. There are also some individual TPOs on the eastern boundary. The River Mole BOA is close to the site to the north, west, and east.</p>	<p>Buffer zones may be required between the areas of ancient woodland, SNCIs, and potential SNCIs and development on the site. Trees with TPOs should be protected.</p>

SPW09 - Land at Shepherd's Lodge 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	+	Taking constraints into account, the site could accommodate around 38 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	+	There is a public right of way running along the eastern edge of the site, and this should be retained. The site is very close to a major park, which may encourage activity among residents.	Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The Reigate Priory historic park/garden is just to the north of the site, though not directly adjoining. Development on the site would have to be carefully designed not to impact on the historic park, but as there are already houses around the site, this should be manageable.	Development should be sensitively designed to protect the setting of the historic park.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is fairly well located for local services and facilities - Reigate town centre is 1.4km away and Woodhatch local centre 1.5km; a primary school is 0.4km away and a GP surgery 1.3km away; however, other facilities are further away, including a secondary school (2km), the railway station (2.4km), and the employment area (2.2km). There are no dedicated bicycle facilities in the area. Bus services run past the site every half an hour. The site is accessed through Park Lane East, which has pedestrian pavements. The site is a little far away from the town centre and train station to fully encourage sustainable transport and will probably slightly increase car use, although there is good access to bus transport.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously	0	The site is completely undeveloped.	N/A

developed land and existing buildings			
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.4km from the Reigate town centre and 1.5km from Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	++	Only a very small area of the southeastern corner of the site is at any risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	++	Only a very small area of the southeastern corner of the site is at any risk of surface flooding.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater	N/A

adequate supply of water		contamination.	
13 - To reduce land contamination and safeguard soil quality and quantity	0	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	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.
15 - To protect and enhance landscape character	--	Landscape constrains development potential due to the change in levels, has a high sensitivity to change, is within close proximity to the AGLV (and recommended AONB) and is in front of the wooded hillside which forms part of the setting of Reigate and from which panoramic views are possible. Should the parcel be allocated, development would need to be sensitive to the AGLV, be mindful of long-range views and conserve the prominence of the wooded hillside. The site adjoins the existing urban area on the east and south, and would seem like only a slight westward expansion of south Reigate. Development on this site would be likely to have significant impact on landscape character.	Development should be sensitively designed to protect the character of the AGLV and the wooded hillside south of Priory Park. Development should respect existing long range views as much as possible.
16 - To conserve and enhance biodiversity	0	The northern part of the site contains a group of trees with TPOs, and these should be protected. The Reigate Heath BOA is close to the northern tip of the site.	Trees with TPOs should be protected.

SPW15 - Land North of Slipshatch Road, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	Taking constraints into account, the site could accommodate around 296 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is a long distance from most facilities, and is likely to encourage car use rather than walking.	The provision of additional facilities closer to the site could increase take-up of walking among residents. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a Grade II listed building and Grade II listed curtilages a short way to the north of the site, in a fairly open area of countryside. Development on the site should be careful not to impact on the setting of these heritage assets.	Sensitive design of the site and layout of development would be needed to protect 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 some distance from the majority of facilities - the Woodhatch local centre is 1.3km away, a GP surgery 1km, primary school 0.6km, and a secondary school 1.8km away; but the nearest town centre in Reigate is 2.6km away, the railway station 4km, and the employment area 3.6km. There are no dedicated bicycle facilities in the area. Buses leave every 30 minutes from a stop 0.8km away, making public transport difficult to access. Access is through Whitehall Lane or Slipshatch Road, neither of which have pedestrian pavements. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.

		significantly.	
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.3km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.

10 - To adapt to the changing climate	+	None of the site falls within Flood Zones 2 or 3, but there are some areas at risk of surface flooding along the northern boundary. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	None of the site falls within Flood Zones 2 or 3, but there are some areas at risk of surface flooding along the northern boundary	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	A small water issue forms the northern boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The site is moderate quality agricultural land. A small area in the east of the site has been identified as being at risk of land contamination, and development on this site would need to undertake further investigation and remediate any contaminated land before going ahead.	Development should involve investigation of potential land contamination, and remediation of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	--	The land parcel is low-lying and used for agriculture. It is of high landscape sensitivity and any development would need to be sensitively designed given the proximity to the AGLV and would need to be mindful of long-range views. The site is currently isolated from the urban area and does not adjoin it at any point - it would appear as an isolated settlement in the countryside. The AGLV is located nearby to the northwest of the site, and this area of AGLV is being considered for inclusion in the AONB. Development on this site would be likely to have significant impact on landscape character.	Development should be sensitively designed to protect the character of the AGLV. Development should be designed to suit the rural context of the site. Development should respect existing long range views as much as possible.
16 - To conserve and enhance biodiversity	0	The River Mole BOA is close to the western edge of the site.	N/A

SPW16 - ASD on The Green, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 49 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is a long distance from most facilities, and is likely to encourage car use rather than walking.	The provision of additional facilities closer to the site could increase take-up of walking among residents. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	The site contains no heritage constraints.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	<p>The site is some distance from the majority of facilities - the Woodhatch local centre is 1.2km away, a GP surgery and primary school 1.5km away, and a secondary school 1.9km away; but the nearest town centre in Reigate is 2.5km away, the railway station 3.8km, and the employment area 3.2km. There are no dedicated bicycle facilities in the area. Buses leave every 30 minutes from a stop 0.8km away, making public transport difficult to access. Access is through Lonesome Lane, a narrow country road with no pedestrian pavements. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.</p>	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.2km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency

		applies equally to all sites.	should be encouraged in new developments.
10 - To adapt to the changing climate	+	An area of the southern boundary of the site is within Flood Zones 2 or 3, with some areas at risk of surface flooding slightly beyond that. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	+	An area of the southern boundary of the site is within Flood Zones 2 or 3, with some areas at risk of surface flooding slightly beyond that.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the southern boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land and has no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

15 - To protect and enhance landscape character	-	The land parcel is low-lying and used for agriculture. It is of high landscape sensitivity and any development would need to be mindful of long-range views. The site is currently separated from the main urban area of Woodhatch and would appear as something of a sprawl into the countryside on the southern end of the town. Development on this site would be likely to have notable impact on landscape character.	Development should be designed to suit the rural context of the site. Development should respect existing long range views as much as possible.
16 - To conserve and enhance biodiversity	--	The entire site is part of the New Pond Farm/Felland Copse SNCI, and development here would undoubtedly have some impact on that SNCI. The entire site also falls within the Earlswood and Redhill Commons BOA.	Ordinarily, buffer zones should be put in place between the SNCI and development on the site. In this case, that will not be possible, and development would instead have to be designed to enhance biodiversity, or at least avoid damaging it, within the SNCI and BOA.

SPW18 - Paddock, Dovers Green Road, Reigate			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	Taking constraints into account, the site could accommodate around 23 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.	Housing should be provided in a range of sizes, types, and tenures to provide for the needs of a range of people.
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is a long distance from most facilities, and is likely to encourage car use rather than walking. A public right of way runs along the north of the site and should be retained.	The provision of additional facilities closer to the site could increase take-up of walking among residents. Public rights of way should be retained. Publically accessible open space or play facilities should be provided. Development on this site should provide improved bicycle and pedestrian facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	Two Grade II listed buildings lie to the west of the site, but these are shielded by other, non-listed buildings.	Sensitive design of the site and layout of development would be needed to protect 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 some distance from the majority of facilities - the Woodhatch local centre is 1.3km away, a GP surgery 1.5km away, a primary school 0.5km away, and a secondary school 1.9km away; but the nearest town centre in Reigate is 2.4km away, the railway station 4km, and the employment area 3.6km. There are no dedicated bicycle facilities in the area. Buses leave every 30 minutes from a stop 0.8km away, making public transport difficult to access. Access is through Lonesome Lane, a narrow country road with no pedestrian pavements. The location of the site and the distance from public transport options means that there are substantial barriers to the use of sustainable transport, and development on this site would likely increase car use significantly.	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.
5 - To make the best use of previously developed land and existing buildings	0	The site is completely undeveloped.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	New developments contribute to economic growth within the borough. The site is around 1.3km from the Woodhatch local centre, and additional housing in this area would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	+	New developments provide short term employment opportunities in construction within the borough.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon	-	The site is likely to increase car use in the area, and will therefore contribute to rising greenhouse gases.	Improved public transport access could reduce car use, and development on this site should provide improved

economy			bicycle and pedestrian facilities.
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	0	Part of the eastern edge of the site falls within Flood Zones 2 or 3, and there are areas at risk of surface flooding throughout the site, although large parts continue to be free of all risk. The risk of flooding is likely to increase with the effects of climate change.	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade and cooling.
11 - To reduce flood risk	0	Part of the eastern edge of the site falls within Flood Zones 2 or 3, and there are areas at risk of surface flooding throughout the site, although large parts continue to be free of all risk.	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	Earlswood Brook forms the eastern boundary of the site and should be protected from the impacts of development. Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater contamination.	Existing water features on the site should be protected from the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	The site will not have a significant impact on land quality or contamination - the site is poor quality agricultural land and has no known contamination.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site does not currently suffer from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an	A construction statement could be used to set out how construction impacts will be mitigated.

		increase in traffic.	
15 - To protect and enhance landscape character	-	The land parcel is a well-defined paddock currently used for agriculture; however, displays some of the landscape characteristics of the character area such as well-developed hedgerows. The land parcel is within an area of high landscape sensitivity and any development would need to be mindful of long-range views and should seek to protect the well-developed hedgerows. The site is currently isolated from the urban area and does not adjoin it at any point - it would appear as an isolated settlement in the countryside. Development on this site would be likely to have notable impact on landscape character.	Development should be designed to suit the rural context of the site and should protect existing hedgerow patterns. Development should respect existing long range views as much as possible.
16 - To conserve and enhance biodiversity	0	The eastern part of the site falls within the River Mole Biodiversity Opportunity Area. There is an SNCI located to the east of the site, and a group of TPOs to the northeast, though neither adjoins the site directly.	Development should be sensitively designed to enhance biodiversity within the BOA.