## **Appendix L – Safeguarding Spatial Options Assessment**

1 - Numerous small scale extensions to urban areas			
Objective	Score	Comments	Potential Mitigation
		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	
1 - To provide		next plan period, and numerous	
sufficient housing to		small extensions would be	
enable people to live		needed to make a bigger impact.	
in a home suitable to		Small extensions will have a	Housing should be provided in a
their needs and		positive impact on housing	range of sizes, types, and
which they can		provision, but not as strong as	tenures to provide for the
afford	+	some of the other options.	needs of a range of people.
		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	New developments should
O T 6 1111 1 11		motorised transport instead. The	provide some local open space
2 - To facilitate the		impact of small extensions on	or play facilities for new
improved health and		health and wellbeing may	residents. Improved pedestrian
wellbeing of the		therefore be somewhat	and bicycle facilities should be
whole population	-	negative.	provided.
3 - To conserve and			
enhance		This will be dependent upon the	
archaeological, historic, and cultural		This will be dependent upon the location of specific extensions	
assets and their		•	
	?	and their proximity to heritage assets.	N/A
settings		assets.	IN/A

		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	
4 - To reduce the		towns, particularly in terms of	
need to travel,		bicycle facilities, are poor and	
· ·			
encourage		additional facilities may not have	
sustainable transport		a strong impact on modal choice.	Improved pedestrian and
options, and		Consequently, small extensions	bicycle facilities should be
improve accessibility		are likely to encourage the use of	provided. Consideration should
to all services and		cars rather than sustainable	be given to improved public
facilities	-	transport modes.	transport access.
		This will be somewhat	
		dependent upon the location of	
		specific extensions, but urban	
5 - To make the best		extensions are slightly more	
use of previously		likely to be located on previously	
developed land and		developed land at the urban	
existing buildings		•	NI/A
existing buildings	+	fringe.	N/A
		Development of new housing	
		contributes to economic growth	
		in the borough, although small	
6 - To support		extensions will likely not be big	
economic growth		enough to provide for	
which is inclusive,		employment uses, limiting their	
innovative, and		overall impact on the local	
sustainable	0	economy.	N/A
		New housing provides short	
7 - To provide for		term construction jobs, although	
employment		small extensions would be	
opportunities to		unlikely to contain significant	
meet the needs of		employment uses that might	
the local economy	+	generate longer term jobs.	N/A
and reconding		If small extensions lead to an	
8 - To reduce		increase in car use due to a lack	Improved public transport
			access could reduce car use,
greenhouse gas		of public transport and distance	· ·
emissions and move		from services and facilities,	and development should
to a low carbon		greenhouse gas emissions will	provide improved bicycle and
economy	-	increase in the borough.	pedestrian facilities.
		Building houses uses natural	Sustainable construction
		resources, and new residents use	methods that reduce natural
9 - To use natural		water and energy - however, this	resource use should be
resources prudently	0	issue applies equally to all spatial	encouraged. High levels of
resources prodering	U	issue applies equally to all spatial	Cheodragea, mgm 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	2	This will be dependent upon the	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
12 - To improve the water quality of rivers and groundwater, and maintain an	?	location of specific extensions.  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	flooding or surface flooding.  Existing water features on any
adequate supply of water  13 - To reduce land contamination and	+	less stress on existing water infrastructure.	site should be protected from the impacts of development.  Development should involve investigation of potential land contamination, and remediation
safeguard soil quality and quantity	?	This will be dependent upon the location of specific extensions.  This will be somewhat dependent upon the location of specific extensions and their	of any contamination that is present.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	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	
		Medium extensions would each		
		be expected to provide between		
		501 and 700 houses. A few		
1 - To provide		extensions of this size could		
sufficient housing to		provide a fairly important		
enable people to live		contribution towards meeting		
in a home suitable to		the borough's expected housing	Housing should be provided in a	
their needs and		need in the next plan period, and	range of sizes, types, and	
which they can		will have a positive impact on	tenures to provide for the	
afford	+	housing provision.	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
		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	
4 - To reduce the		facilities, are poor and additional	
need to travel,		facilities may not have a strong	
encourage		impact on modal choice.	
sustainable transport		Consequently, medium	Improved pedestrian and
options, and		extensions are likely to	bicycle facilities should be
improve accessibility		encourage the use of cars rather	provided. Consideration should
to all services and facilities		than sustainable transport modes.	be given to improved public
iacilities	-	moues.	transport access.

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

11 - To reduce flood risk  12 - To improve the water quality of	?	This will be dependent upon the location of specific extensions.  To some extent, this is dependent upon the location of specific extensions - however, medium extensions will spread	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.
rivers and groundwater, and		new residents across a range of sites, and are therefore	
maintain an adequate supply of water	+	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.

			Development should be expected to protect biodiversity assets and maintain existing trees as far as possible.	J
			Developments within	l
			Biodiversity Opportunity Areas	l
		This will be dependent upon the	should aim to enhance, or at	l
		location of specific extensions	the very least not negatively	1
16 - To conserve and		and the biodiversity assets they	impact upon, biodiversity within	
enhance biodiversity	?	contain or are close to.	the BOA.	l

3 - A single large extension to an urban area			
Objective	Score	Comments	Potential Mitigation
		A large extension would be	
		expected to provide over 701	
1 - To provide		houses. This would be a fairly	
sufficient housing to		important contribution to	
enable people to live		meeting the borough's	
in a home suitable to		expected housing need in the	Housing should be provided in a
their needs and		next plan period, and will have	range of sizes, types, and tenures
which they can		a very positive impact on	to provide for the needs of a
afford	+	housing provision.	range of people.
		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	
0 = 6 1111 1 11		local centre to which residents	New developments should
2 - To facilitate the		could walk or cycle. The impact	provide some local open space or
improved health and		of a large extension on health	play facilities for new residents.
wellbeing of the		and wellbeing could therefore	Improved pedestrian and bicycle
whole population	+	be quite positive.	facilities should be provided.
3 - To conserve and			
enhance			
archaeological,		This will be dependent upon the	
historic, and cultural		location of specific extensions	
assets and their	?	and their proximity to heritage	N/A
settings	f	assets.	N/A

1		1	1
		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	
4 - To reduce the		have a fairly neutral overall	
need to travel,		impact, leading to some	
encourage		additional use of cars from new	
sustainable		residents, but with the	Improved pedestrian and bicycle
transport options,		possibility of reducing the need	facilities should be provided.
and improve		to travel and encouraging	Consideration should be given to
accessibility to all		sustainable transport modes in	improved public transport
services and facilities	0	other ways.	access.
		This will be somewhat	
		dependent upon the location of	
		specific extensions, but urban	
5 - To make the best		extensions are slightly more	
use of previously		likely to be located on	
developed land and		previously developed land at	
existing buildings	+	the urban fringe.	N/A
		Development of new housing	
		contributes to economic growth	
		in the borough, and a large	
6 - To support		extension may be likely to	
economic growth		provide some employment uses	
which is inclusive,		and possibly a significant local	
innovative, and		centre, having a positive impact	
sustainable	++	on the local economy.	N/A

I			1
		New housing provides short	
		term construction jobs, and a	
7 - To provide for		large extension may be able to	
employment		provide significant employment	
opportunities to		uses and a local centre that	
meet the needs of		might generate longer term	
the local economy	++	jobs.	N/A
		By possibly encouraging some	
		elements of sustainable	
		transport and providing a	
8 - To reduce		walkable local centre, a large	Improved public transport access
greenhouse gas		extension would not	could reduce car use, and
emissions and move		significantly increase	development should provide
to a low carbon		greenhouse gas emissions in	improved bicycle and pedestrian
economy	0	the borough.	facilities.
•			Sustainable construction
			methods that reduce natural
		Building houses uses natural	resource use should be
		resources, and new residents	encouraged. High levels of water
		use water and energy -	and energy efficiency should be
9 - To use natural		however, this issue applies	encouraged in new
resources prudently	0	equally to all spatial options.	developments.
Total and the production		Increased flood risk is likely to	
		be one of the most important	Development should provide
		climate change adaptation	SUDS or other flood defences
		issues in coming years, and the	where appropriate; and avoid
		level of risk will depend upon	building on areas at risk of
		the location of specific	flooding or surface flooding.
		extensions. Beyond this, sites	Design of sites should encourage
		should be designed to provide	the use of passive heating and
		passive heating and cooling	cooling, and planting should be
10 - To adapt to the		where possible, but this issue	considered to provide shade and
changing climate	2	applies equally to all sites.	cooling.
changing chimate	•	applies equally to all sites.	Development should provide
			SUDS or other flood defences
			where appropriate, along with
			design measures to manage
			surface runoff; and avoid
11 - To reduce flood		This will be dependent upon the	building on areas at risk of
risk	?	location of specific extensions.	flooding or surface flooding.
12 - To improve the		To some extent, this is	Existing water features on any
water quality of		dependent upon the location of	site should be protected from
rivers and		specific extensions - however, a	•
		•	the impacts of development. For
groundwater, and		large extension may potentially	larger extensions, further
maintain an		place additional stress on	investigation may be needed of
adequate supply of		existing water infrastructure in	possible impacts on river and
water	-	the area it is located.	groundwater quality.
13 - To reduce land			Development should involve
contamination and			investigation of potential land
safeguard soil		This will be dependent upon the	contamination, and remediation
quality and quantity	?	location of specific extensions.	of any contamination that is
. , , , , , , , , , , , , , , , , , , ,	1	1	,

			present.
		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	A construction statement could be used to set out how construction impacts will be mitigated. Development in AQMAs must demonstrate that it
14 - To ensure air		amenity problems for neighbouring properties during	will not worsen air quality in the area, and development in areas
quality continues to		the construction period. This	of noise or light pollution must
improve and noise		will be temporary, however,	demonstrate how the effects of
and light pollution		and the overall impact is likely	these issues will be mitigated for
are reduced	0	to be fairly neutral.	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.
			Development should be expected
			to protect biodiversity assets and
			maintain existing trees as far as possible. Developments within
			Biodiversity Opportunity Areas
		This will be dependent upon the	should aim to enhance, or at the
		location of specific extensions	very least not negatively impact
16 - To conserve and	_	and the biodiversity assets they	upon, biodiversity within the
enhance biodiversity	3	contain or are close to.	BOA.

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

,			
		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	
4 - To reduce the		residents and commuters	
need to travel,		unlikely to be balanced by	Significant pedestrian and
encourage		increased public transport	bicycle facilities should be
sustainable transport		accessibility, albeit with some	provided, and form a coherent
· ·		• • •	•
options, and improve		possibility of encouraging	network. Consideration should
accessibility to all		walking and cycling in the local	be given to improved public
services and facilities	-	area.	transport access.
		This will be somewhat	
		dependent upon the location of	
		specific extensions, but due to	
		the nature of their countryside	
5 - To make the best		locations standalone	
use of previously		settlements are slightly less	
developed land and		likely to be located on previously	
existing buildings	-	developed land.	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 medium standalone settlement would likely provide some employment uses and a local/town centre, having a positive impact on the local economy.  New housing provides short	N/A
7 - To provide for employment opportunities to meet the needs of the local economy	++	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		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	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered
changing climate	?	applies equally to all sites.	to provide shade and cooling.  Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid
11 - To reduce flood risk	?	This will be dependent upon the location of specific settlements.	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		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.

F. L			
	1	5 - Large standalone settlement	
Objective	Score	Comments	Potential Mitigation
		A large standalone settlement	
		would be expected to provide	
1 - To provide		over 6,000 houses. This would	
sufficient housing to		be a significant contribution to	
enable people to live		meeting the borough's expected	
in a home suitable to		housing need in the next plan	Housing should be provided in a
their needs and		period, and will have a very	range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the needs
afford	++	provision.	of a range of people.
		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	New developments should provide some local open space or play facilities for new
2 - To facilitate the		designed to be very accessible	residents. High quality
improved health and		by walking and cycling from the	pedestrian and bicycle facilities
wellbeing of the		rest of the settlement. The	should be provided, and should
whole population	+	impact of a large standalone	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		This will be dependent upon the location of specific settlements and their proximity to heritage	
settings	?	assets.	N/A
		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	
4 - To reduce the		designed to be extremely	
need to travel,		accessible by walking and cycling	Significant pedestrian and
encourage		from the rest of the settlement -	bicycle facilities should be provided, and form a coherent
sustainable transport options, and improve		if a strong enough network of these facilities is provided in the	network. Consideration should
accessibility to all		extension, it may have some	be given to improved public
services and facilities	0	impact on modal choice. On	transport access.

	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.	
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 due to the nature of their countryside locations standalone settlements are slightly less likely to be located on previously developed land.	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.  New housing provides short term construction jobs, and a	N/A
7 - To provide for employment opportunities to meet the needs of		large standalone settlement may be able to provide significant employment uses and a town centre that might generate	
the local economy	++	longer term jobs.  By possibly encouraging some	N/A The development of walkable town centres and the provision of nearby services and facilities
8 - To reduce greenhouse gas emissions and move to a low carbon economy	0	elements of sustainable transport and providing a walkable local centre, a large standalone settlement would not significantly increase greenhouse gas emissions in the borough.	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	Ŷ	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		This will be dependent upon the location of specific settlements and the biodiversity assets they	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
enhance biodiversity	?	contain or are close to.	BOA.

## **Appendix M – Safeguarding Sites**

BAN1 - Land North of Croydon Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 311 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	++	delivery in the borough.	needs of a range of people.
		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	Public rights of way should be
		wellbeing. A public right of way	retained. Publically accessible
		crosses the site and should be	open space or play facilities
		retained. The site is within walking	should be provided.
2 - To facilitate the		distance of the town centre, but is	Development on this site
improved health and		further from the train station. The	should provide improved
wellbeing of the		site is unlikely to have a significant	bicycle and pedestrian
whole population	-	effect on health and wellbeing.	facilities.
3 - To conserve and		-	
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	to this site.	N/A
		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,	
4 - To reduce the		contains a pedestrian pavement,	Improved public transport
need to travel,		and there may be pedestrian and	access could reduce car use,
encourage		cycle access available through the	and development on this site
sustainable transport		adjoining residential area. The site	should provide improved
options, and improve		is well located for the town centre,	bicycle and pedestrian
accessibility to all		but the distance from other	facilities that connect with
services and facilities	-	services is likely to increase car	existing networks.

		use somewhat.	
5 - To make the best use of previously		The site is primarily undeveloped,	
developed land and existing buildings	0	with some residential buildings on the southern boundary.	N/A
_		New developments contribute to economic growth within the	
6 - To support economic growth		borough. The site is around 0.6km from Banstead town centre, and	
which is inclusive,		additional housing in this area	
innovative, and sustainable	+	would be likely to provide support for businesses in this area.	N/A
7 - To provide for employment			
opportunities to		New developments provide short	
meet the needs of the local economy	+	term employment opportunities in construction within the borough.	N/A
		5	Improved public transport
8 - To reduce greenhouse gas		The site is likely to increase car use	access could reduce car use, and development on this site
emissions and move		in the area, and will therefore	should provide improved
to a low carbon economy	_	contribute to rising greenhouse gases.	bicycle and pedestrian facilities.
		Materials used in construction	Sustainable construction methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will consume natural resources	encouraged. High levels of water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.  Development should provide
			SUDS or other flood defences
			where appropriate; and avoid building on areas at risk of
		There are only very small areas of	flooding or surface flooding.
10 - To adapt to the		the site at risk of surface flooding, and none of the site falls within	Design of sites should encourage the use of passive
changing climate	++	Flood Zones 2 or 3.	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		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	
water  13 - To reduce land contamination and safeguard soil quality and quantity	0	groundwater contamination.  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 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.
		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	
15 - To protect and enhance landscape character	0	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.	
		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	Trees with TPOs should be
		buffer zone may be required to protect these areas. There are two	preserved, as should other mature trees where possible.
		TPOs on the site, and other	A buffer zone may be required
16 - To conserve and		mature trees that should be	between development and
enhance biodiversity	0	preserved where possible.	the SNCI.

BAN2 - Land South of Croydon lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 328 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	++	delivery in the borough.	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	0	wendeng.	racincies.
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints	
settings	0	to this site.	N/A

1		1	
		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	
4 - To reduce the		pavements, and pedestrian and	
need to travel,		cycle access may be available	Improved public transport
encourage		through residential areas to the	access could reduce car use,
sustainable		south and west of the site. The	and development on this site
transport options,		site is well located for the town	should provide improved
and improve		centre, but the distance from	bicycle and pedestrian
accessibility to all		other services is likely to increase	facilities that connect with
services and facilities	_	car use somewhat.	existing networks.
5 - To make the best			emening receiver ner
use of previously		The site is primarily undeveloped,	
developed land and		with some residential buildings on	
existing buildings	0	the southern boundary.	N/A
existing buildings	0	New developments contribute to	14,7,0
		economic growth within the	
6 - To support		borough. The site is around 0.6km	
economic growth		from Banstead town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for		Tor businesses in this area.	14/71
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	
the local economy	+	construction within the borough.	N/A
		20.000	Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car use	and development on this site
emissions and move		in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	_	gases.	facilities.
		0	Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
1 7-7		1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	·

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	++	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	***	There are no water bodies on the	Hooding of Surface Hooding.
water quality of rivers and		site, and development here is	
		unlikely to have significant impacts	
groundwater, and		on water quality or supply,	
maintain an		although further investigation is needed on the possibility of	
adequate supply of water	0	groundwater contamination.	N/A
water	U	The site is moderate quality	N/A
		agricultural land, and there may	
		be some land contamination in the	
		southern part of the site due to	Development should involve
13 - To reduce land		former industrial and agricultural	investigation of potential land
contamination and		uses. This contamination will need	contamination, and
safeguard soil		to be investigated and remediated	remediation of any
quality and quantity	+	if development goes ahead.	contamination that is present.
, , ,		The site does not currently suffer	·
		from any noise, light, or air	
		pollution constraints. Care must	
		be taken during construction to	
14 - To ensure air		avoid light or noise pollution	
quality continues to		impacts on nearby residential	A construction statement
improve and noise		properties, and air quality may	could be used to set out how
and light pollution		also be slightly impacted by an	construction impacts will be
are reduced	0	increase in traffic.	mitigated.

		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	Development should be sensitively designed to respect the location on the urban-rural fringe, to respect long range views, and to maintain existing
		and Woodmansterne to the southwest. Development on this	field patterns, hedgerows, and trees where possible. The
		site would likely have a strong	location of development
15 - To protect and		impact on landscape character in	within the site should aim to
enhance landscape		the area, particularly in terms of	maintain settlement
character		convergence of settlements.	separation as far as possible.
		The site is adjacent to an area of ancient woodland to the	
		southeast, and a potential SNCI	
		(East of Hengest Farm) is slightly	Trees with TPOs should be
		to the east of the site. The North	preserved, as should other
		Downs Biodiversity Opportunity	mature trees where possible.
		Area is located slightly south of	A buffer zone may be required
16 - To conserve and		the site. A buffer zone may be	between development and the
enhance biodiversity	0	required to protect these areas.	SNCI.

BAN3 - Land South of Woodmansterne Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to		the site could accommodate	
live in a home		around 187 houses at a density of	Housing should be provided in
suitable to their		30dph. The site would have a	a range of sizes, types, and
needs and which		positive impact on housing	tenures to provide for the
they can afford	++	delivery in the borough.	needs of a range of people.

1		The site is within walking distance	Bublically accessible open
		The site is within walking distance of the town centre and some	Publically accessible open
a. T. C. Property			space or play facilities should
2 - To facilitate the		facilities, but is further away from	be provided. Development on
improved health		others. The site is unlikely to have	this site should provide
and wellbeing of the		a significant effect on health or	improved bicycle and
whole population	0	wellbeing.	pedestrian facilities.
		Park Road and Mint Road	
		Conservation Area adjoins the	
3 - To conserve and		land parcel to the north west,	
enhance		however, the openness of the site	
archaeological,		is not apparent from the	Development should be
historic, and cultural		conservation area and does not	designed to ensure there is no
assets and their		form a demonstrable part of its	impact on the conservation
settings	0	setting and character.	area.
		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	
4 Ta washu aa tha		available. Woodmansterne Lane	
4 - To reduce the		to the north of the site contains	
need to travel,		pedestrian pavements, and the	
encourage		area directly surrounding the site	Improved public transport
sustainable		may offer fairly safe and quiet	access could reduce car use,
transport options,		pedestrian and cycle access. The	and development on this site
and improve		site is well located for the town	should provide improved
accessibility to all		centre, but the distance from	bicycle and pedestrian facilities
services and		other services is likely to increase	that connect to existing
facilities	-	car use somewhat.	networks.
5 - To make the best			
use of previously		The site is mostly undeveloped,	
developed land and		currently containing only a horse	
existing buildings	0	sanctuary.	N/A
		New developments contribute to	
		economic growth within the	
6 - To support		borough. The site is around 0.6km	
economic growth		from Banstead town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for		New developments provide short	
employment		term employment opportunities	
opportunities to	+	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		There are only very small areas of the site at risk of surface flooding, and none of the site falls within	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered
changing climate	++	Flood Zones 2 or 3.	to provide shade and cooling.  Development should provide
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.	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 horsiculture 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		A group of TPOs is located along	
and enhance		the northeast boundary of the	Trees with TPOs should be
biodiversity	0	site.	retained.

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

1		A public right of way runs across	
		A public right of way runs across the middle of the site. The site is	Public rights of way should be
		within walking distance of the	retained. Publically accessible
2 To Conffront the		town centre and some facilities,	open space or play facilities
2 - To facilitate the		but is further away from others.	should be provided.
improved health		The site is unlikely to have a	Development on this site
and wellbeing of the		significant effect on health or	should provide improved
whole population	0	wellbeing.	bicycle and pedestrian facilities.
		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	Development on parts of the
		Potential, and a large locally listed	site that contain heritage
		building (the Anti-Aircraft	assets, or which would have a
3 - To conserve and		Ammunition Depot). Despite	visual impact on the
enhance		some shielding of this heritage	conservation area could be
archaeological,		assets by existing trees,	avoided. Sensitive design of the
historic, and cultural		development on this site would	site and layout of development
assets and their		be likely to impact on their setting	could further protect the
settings	-	to at least some degree.	setting of the heritage assets.
		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	
4 - To reduce the		the nearest bus service - although	
need to travel,		a number of bus routes are then	
encourage		available. Park Lane contains	Improved public transport
sustainable		some narrow pedestrian	access could reduce car use,
transport options,		pavements, and the area directly	and development on this site
and improve		surrounding the site may offer	should provide improved
accessibility to all		fairly safe and quiet pedestrian	bicycle and pedestrian facilities
services and		and cycle access. The site is well	that connect to existing
facilities	-	located for the town centre, but	networks.

		the distance from other services is likely to increase car use somewhat.	
5 - To make the best		The site is primarily undeveloped,	
use of previously		with some residential and	
developed land and		commercial uses in the west and	N1/A
existing buildings	0	southwest.  New developments contribute to	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	+	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.
enanging emiliare			Development should provide
			SUDS or other flood defences where appropriate, along with
		There are only very small areas of	design measures to manage
		the site at risk of surface flooding,	surface runoff; and avoid
11 - To reduce flood		and none of the site falls within	building on areas at risk of
risk	++	Flood Zones 2 or 3.	flooding or surface flooding.
12 To improve the		There are no water bodies on the	
12 - To improve the		site, and development here is	
water quality of rivers and		unlikely to have significant impacts on water quality or	
groundwater, and		supply, although further	
maintain an		investigation is needed on the	
adequate supply of		possibility of groundwater	
water	0	contamination.	N/A
		The site will not have a significant	
13 - To reduce land		impact on land quality or	
contamination and		contamination - the site is	
safeguard soil		moderate quality agricultural land	
quality and quantity	0	with no known contamination.	N/A
		The site does not currently suffer	
		from any noise, light, or air	
		pollution constraints. Care must	
		be taken during construction to	
14 - To ensure air		avoid light or noise pollution	
quality continues to		impacts on nearby residential	A construction statement
improve and noise		properties, and air quality may	could be used to set out how
and light pollution		also be slightly impacted by an	construction impacts will be
are reduced	0	increase in traffic.	mitigated.

Í		The manual is malestively flest among	
		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	Development should be
		to retain the existing field pattern,	sensitively designed to respect
		hedgerow and trees. The site	the location on the urban-rural
		directly adjoins the urban areas of	fringe, and maintain existing
		Banstead and Woodmansterne,	field patterns, trees, and
		and development in the	hedgerows where possible. The
		northeastern portion of the site	location of development within
		would appear as an infill of the	the site should aim to maintain
		space between the two	settlement separation as far as
		settlements; while development	possible. However, this will be
		•	•
		in the southwestern portion	very difficult to achieve, as the
		would affect the landscape setting	site sits directly in-between the
		of a number of heritage assets	two settlements, and adjoins
		and an historic park/garden.	both. Development should aim
		Development on this site would	to avoid impact on the setting
		likely have significant impact on	of historic landscapes, but this
		landscape character in terms of	will also be very difficult to
15 - To protect and		convergence of settlements,	achieve due to the number of
enhance landscape		sprawl, and impact on historic	heritage assets on the site and
character		landscapes.	their location within the site.
		A Potential SNCI (The Shrubbery)	
		is adjacent to the site to the	
		southeast, as is the Banstead	
16 - To conserve		Wood and Chipstead Downs BOA.	A buffer zone may be required
and enhance		Buffer zones may be required to	between development and the
biodiversity	0	protect these habitats.	Potential SNCI.

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

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.
		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	Development on parts of the site that contain heritage assets, or which would have a visual
3 - To conserve and		to an historic park/garden.	impact on the conservation area
enhance		Despite some shielding of this	could be avoided. Sensitive
archaeological,		heritage assets by existing trees,	design of the site and layout of
historic, and cultural assets and their		development on this site would	development could further
		be likely to impact on their	protect the setting of the
settings	-	setting to at least some degree.	heritage assets.

		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	
4 - To reduce the		some narrow pedestrian	
need to travel,		pavements, and the area directly	
encourage		surrounding the site may offer	
sustainable		fairly safe and quiet pedestrian	Improved public transport
transport options,		and cycle access. The site is very	access could reduce car use, and
and improve		well located for the town centre	development on this site should
accessibility to all		and for bus services, and is	provide improved bicycle and
services and		therefore fairly accessible to	pedestrian facilities that connect
facilities	0	sustainable modes of transport.	to existing networks.
		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	
5 - To make the best		may not be considered best use	Consideration should be given to
use of previously		of land, although these facilities	retaining the cricket pitches or
developed land and		are not currently available to the	providing replacement publically
existing buildings	0	public.	accessible recreation facilities.
		New developments contribute to	
		economic growth within the	
		borough. The site is around	
6 - To support		0.2km from Banstead town	
economic growth		centre, and additional housing in	
which is inclusive,		this area would be likely to	
innovative, and		provide support for businesses in	
sustainable	+	this area.	N/A
7 - To provide for		2-2	,
employment		New developments provide	
opportunities to		short term employment	
meet the needs of		opportunities in construction	
the local economy	+	within the borough.	N/A
8 - To reduce			Improved public transport
greenhouse gas		Due to its relatively sustainable	access could reduce car use, and
emissions and move		location, the site is unlikely to	development on this site should
to a low carbon		increase greenhouse gases	provide improved bicycle and
economy	0	significantly.	pedestrian facilities.
cconomy	0	Sibilification.	peaconian racinities.

		Materials used in construction may have some effect on natural resources, and new residents	Sustainable construction methods that reduce natural resource use should be encouraged. High levels of water
9 - To use natural resources prudently	0	will consume natural resources including water and energy. This applies equally to all sites.	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.
			Development should provide SUDS or other flood defences where appropriate, along with
		There are only very small areas of the site at risk of surface	design measures to manage surface runoff; and avoid
11 - To reduce flood risk	++	flooding, and none of the site falls within Flood Zones 2 or 3.	building on areas at risk of flooding or surface flooding.
12 - To improve the		There are no water bodies on the site, and development here	
water quality of		is unlikely to have significant	
rivers and groundwater, and		impacts on water quality or supply, although further	
maintain an		investigation is needed on the	
adequate supply of	0	possibility of groundwater	N1/A
water	0	contamination. The site will not have a	N/A
		significant impact on land quality	
13 - To reduce land contamination and		or contamination - the site is moderate quality agricultural	
safeguard soil		land with no known	
quality and quantity	0	contamination.	N/A
		The site does not currently suffer from any noise, light, or air	
		pollution constraints. Care must	
14 - To ensure air		be taken during construction to avoid light or noise pollution	
quality continues to		impacts on nearby residential	A construction statement could
improve and noise and light pollution		properties, and air quality may also be slightly impacted by an	be used to set out how construction impacts will be
are reduced	0	increase in traffic.	mitigated.

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

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

assets and their			
settings			
		The state of the s	
		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	
A Tamed and		the site is fairly quiet and	
4 - To reduce the		residential, and probably safe for	land a second and like the area and
need to travel,		cycling and walking. However, the distance of the site from town	Improved public transport
encourage sustainable		centres, services, and facilities	access could reduce car use, and development on this site
transport options,		means that there are barriers to the	should provide improved
and improve		use of sustainable transport, and	bicycle and pedestrian
accessibility to all		development on this site would	facilities that connect to
services and facilities	_	likely increase car use.	existing networks.
		The site is primarily undeveloped,	0 22 2
5 - To make the best		with some rural commercial uses	
use of previously		and a few scattered residential	
developed land and		properties all along the southern	
existing buildings	0	edge of the site.	N/A
		New developments contribute to	
		economic growth within the	
		borough. The site is around 1.2km	
C T		from Banstead town centre and	
6 - To support		0.8km from the proposed	
economic growth which is inclusive,		Woodmansterne local centre, and additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for		TEL SUB-TIME AT CAL	
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	
the local economy	+	construction within the borough.	N/A
8 - To reduce		The site is likely to increase car use	Improved public transport
greenhouse gas		in the area, and will therefore	access could reduce car use,
emissions and move		contribute to rising greenhouse	and development on this site
to a low carbon	-	gases.	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		There are only very small areas of the site at risk of surface flooding, and none of the site falls within	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered to provide shade
changing climate	++	Flood Zones 2 or 3.	and cooling.
		There are only very small areas of 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
11 - To reduce flood		and none of the site falls within	of flooding or surface
risk	++	Flood Zones 2 or 3.  There are no water bodies on the	flooding.
12 - To improve the water quality of		site, and development here is	
rivers and		unlikely to have significant impacts	
groundwater, and		on water quality or supply,	
maintain an		although further investigation is	
adequate supply of		needed on the possibility of	
water	0	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		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
are reduced	0	impacted by an increase in traffic.	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.
		An area of ancient woodland runs along the northern edge of the site,	A buffer zone may be
		and part of this ancient woodland is	required between
		also in a Potential SNCI (East of	development and the
16 - To conserve and		Hengest Farm). Buffer zones may	Potential SNCI and ancient
enhance biodiversity	0	be required to protect these assets.	woodland.

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

Í		l_, .,	1
		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	
4 - To reduce the		probably safe for cycling and	
need to travel,		walking. However, the distance of	Improved public transport
encourage		the site from town centres,	access could reduce car use,
sustainable		services, and facilities means that	and development on this site
transport options,		there are barriers to the use of	should provide improved
and improve		sustainable transport, and	bicycle and pedestrian
accessibility to all		development on this site would	facilities that connect to
services and facilities	-	likely increase car use.	existing networks.
5 - To make the best			
use of previously		The site is primarily undeveloped,	
developed land and		with only two residential properties	
existing buildings	0	and some rural commercial uses.	N/A
		New developments contribute to	
		economic growth within the	
		borough. The site is around 1.3km	
		from Banstead town centre and	
6 - To support		0.8km from the proposed	
economic growth		Woodmansterne local centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	
the local economy	+	construction within the borough.	N/A
			Improved public transport
8 - To reduce		The street of the late of the street	access could reduce car use,
greenhouse gas		The site is likely to increase car use	and development on this site
emissions and move		in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	-	gases.	facilities.

I		!	
			Sustainable construction
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
		None of the site is at risk of surface	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be
10 - To adapt to the		flooding, and none of the site falls	considered to provide shade
changing climate	++	within Flood Zones 2 or 3.	and cooling.
			Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and
		None of the site is at risk of surface	avoid building on areas at risk
11 - To reduce flood		flooding, and none of the site falls	of flooding or surface
risk	++	within Flood Zones 2 or 3.	flooding.
12 - To improve the		There are no water bodies on the	
water quality of		site, and development here is	
rivers and		unlikely to have significant impacts	
groundwater, and		on water quality or supply,	
maintain an		although further investigation is	
adequate supply of		needed on the possibility of	
water	0	groundwater contamination.	N/A
Water -	Ü	The site will not have a significant	1477
13 - To reduce land		impact on land quality or	
contamination and		contamination - the site is	
safeguard soil quality		moderate quality agricultural land	
and quantity	0	with no known contamination.	N/A
and quantity	U		IN/A
		The site does not currently suffer	
		from any noise, light, or air	
14 - To ensure air		pollution constraints. Care must be	
quality continues to		taken during construction to avoid light or noise pollution impacts on	A construction statement
improve and noise		nearby residential properties, and	could be used to set out how
and light pollution	0	air quality may also be slightly	construction impacts will be
are reduced	0	impacted by an increase in traffic.	mitigated.

15 - To protect and enhance landscape		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	Development should be sensitively designed to respect the location on the urban-rural fringe, and should maintain existing field patterns and boundary trees
character  16 - To conserve and		landscape character in the area.  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	A buffer zone may be required between development and the Potential SNCI and ancient
enhance biodiversity	0	some of these assets.	woodland sites.

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

12 -		I	l I
3 - To conserve and			
enhance		There is a large locally listed	
archaeological,		building and an associated Area of	Development should be
historic, and cultural		Archaeological Importance/Area of	designed to ensure there is
assets and their		Archaeological Potential slightly to	no impact on the listed
settings	0	the south of the site.	buildings or their setting.
		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	
4 - To reduce the		pedestrians adequately at the same	
need to travel,		time. The excessive distance of the	Improved public transport
encourage		site from town centres, services,	access could reduce car use,
sustainable		and facilities means that there are	and development on this site
transport options,		substantial barriers to the use of	should provide improved
and improve		sustainable transport, and	bicycle and pedestrian
accessibility to all		development on this site would	facilities that connect to
services and facilities		likely increase car use significantly.	existing networks.
5 - To make the best		The site is mostly undeveloped,	
use of previously		containing only an equestrian	
developed land and		business and associated residential	
existing buildings	0	property.	N/A
		New developments contribute to	
		economic growth within the	
		borough. The site is around 1.2km	
		from Banstead town centre and	
6 - To support		0.8km from the proposed	
economic growth		Woodmansterne local centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	
the local economy	+	construction within the borough.	N/A

1		•	
			Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car use	and development on this site
emissions and move		in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	_		facilities.
economy	-	gases.	Sustainable construction
		Maria dalla caralta caralta di seria	
		Materials used in construction may	methods that reduce natural
		have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
			flooding or surface flooding.
			Design of sites should
			encourage the use of passive
			heating and cooling, and
		None of the site is at risk of surface	
10 To adopt to the			planting should be
10 - To adapt to the		flooding, and none of the site falls	considered to provide shade
changing climate	++	within Flood Zones 2 or 3.	and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along
			with design measures to
			manage surface runoff; and
		None of the site is at risk of surface	avoid building on areas at risk
11 - To reduce flood		flooding, and none of the site falls	of flooding or surface
risk	++	within Flood Zones 2 or 3.	flooding.
12 - To improve the		There are no water bodies on the	
water quality of		site, and development here is	
rivers and		unlikely to have significant impacts	
groundwater, and		on water quality or supply,	
maintain an		although further investigation is	
adequate supply of		needed on the possibility of	
water	0	groundwater contamination.	N/A
		The site will not have a significant	
13 - To reduce land		impact on land quality or	
contamination and		contamination - the site is	
safeguard soil quality		moderate quality agricultural land	
and quantity	0	with no known contamination.	N/A
- 11		The site does not currently suffer	,
		from any noise, light, or air	
14 - To ensure air		pollution constraints. Care must be	
quality continues to		taken during construction to avoid	A construction statement
improve and noise		light or noise pollution impacts on	could be used to set out how
· ·			
and light pollution	0	nearby residential properties, and	construction impacts will be
are reduced	0	air quality may also be slightly	mitigated.

		impacted by an increase in traffic.	
		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.	
15 - To protect and		The site directly adjoins the urban area of Woodmansterne, and would appear as a southern extension of the town.  Development on this site would	Development should be sensitively designed to
enhance landscape character	0	likely not have a significant impact on landscape character	respect the location on the urban-rural fringe.
		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	Development should be very sensitively designed to enhance biodiversity within the BOA - if further investigation suggests this is not possible, careful consideration should be
16 - To conserve and enhance biodiversity	-	preferably to enhance it. There is a potential SNCI (The Shrubbery) slightly west of the site.	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		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable		around 187 houses at a density of	Housing should be provided in
to their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	++	delivery in the borough.	needs of a range of people.
		There is a public right of way that	Public rights of way should be
		crosses the site and should be	retained. Publically accessible
2 - To facilitate the		retained. The site is some distance	open space or play facilities
improved health and		from the majority of facilities, and	should be provided.
wellbeing of the		may encourage driving more than	Development on this site
whole population	-	walking because of this, having a	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 muovido for		<u> </u>	ı
7 - To provide for			
employment		Nove dovolonomonto massido ob out	
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	21/2
the local economy	+	construction within the borough.	N/A
			Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car use	and development on this site
emissions and move		in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	-	gases.	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.
, ,		,	Development should provide
10 - To adapt to the		None of the site is at risk of surface flooding, and none of the site falls	SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding.  Design of sites should encourage the use of passive heating and cooling, and planting should be considered
changing climate	++	within Flood Zones 2 or 3.	to provide shade and cooling.
11 - To reduce flood		None of the site is at risk of surface flooding, and none of the site falls	Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of
risk	++	within Flood Zones 2 or 3.	flooding or surface flooding.
12 - To improve the		There are no water bodies on the	
water quality of		site, and development here is	
rivers and		unlikely to have significant impacts	
groundwater, and		on water quality or supply,	
maintain an		although further investigation is	
adequate supply of		needed on the possibility of	
water	0	groundwater contamination.	N/A
		The site will not have a significant	
13 - To reduce land		impact on land quality or	
contamination and		contamination - the site is	
safeguard soil		moderate quality agricultural land	
quality and quantity	0	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 urbanrural 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		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable		around 1029 houses at a density	Housing should be provided in a
to their needs and		of 30dph. The site would have a	range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the needs
afford	++	delivery in the borough.	of a range of people.
		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	Public rights of way should be
		to replace this lost space,	retained. Publically accessible
		however. A number of public	open space or play facilities
		rights of way cross the site and	should be provided. The site is
		should be retained. The site is	large enough that consideration
		within walking distance of the	should be given to providing a
2 - To facilitate the		local centre, but is further from	GP surgery or other health
improved health and		the train station. The site is	facilities. Development on this
wellbeing of the		overall likely to have a neutral	site should provide improved
whole population	0	impact on health and wellbeing.	bicycle and pedestrian facilities.
3 - To conserve and		There is a locally listed building	
enhance		just to the south of the site, and	
archaeological,		not shielded by trees from the	Development should be
historic, and cultural		site itself. There is also an Area	designed to ensure there is no
assets and their		of Archaeological Potential	impact on the listed building or
settings	0	slightly to the east of the site.	its setting.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities 5 - To make the best use of previously developed land and existing buildings	0	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.  The majority of the site in undeveloped, with some scattered residential uses in the west.  New developments contribute	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.
· •	0		NI/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 0.2km 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.	N/A

1		1	
		New developments provide	
		short term employment	
7 - To provide for		opportunities in construction	
employment		within the borough. The site is	
opportunities to		large enough to accommodate	Consideration should be given to
meet the needs of		some employment uses	the inclusion of employment
the local economy	++	alongside housing.	uses on the site.
8 - To reduce			Improved public transport
greenhouse gas		If the site does not significantly	access could reduce car use, and
emissions and move		increase car use, it is unlikely to	development on this site should
to a low carbon		increase greenhouse gases	provide improved bicycle and
economy	0	significantly.	pedestrian facilities.
economy	U	Significantly.	Sustainable construction
		Materials used in construction	
			methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents	encouraged. High levels of water
		will consume natural resources	and energy efficiency should be
9 - To use natural		including water and energy. This	encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
			flooding or surface flooding.
			Design of sites should encourage
		There are only very small areas	the use of passive heating and
		of the site at risk of surface	cooling, and planting should be
10 - To adapt to the		flooding, and none of the site	considered to provide shade and
changing climate	++	falls within Flood Zones 2 or 3.	cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along with
		There are only very small areas	design measures to manage
		of the site at risk of surface	surface runoff; and avoid
11 - To reduce flood		flooding, and none of the site	building on areas at risk of
risk	++	falls within Flood Zones 2 or 3.	flooding or surface flooding.
113/	- 1 1	There are no water bodies on	nooding of surface nooding.
12 To improve the			
12 - To improve the		the site, and development here	
water quality of		is unlikely to have significant	
rivers and		impacts on water quality or	
groundwater, and		supply, although further	
maintain an		investigation is needed on the	
adequate supply of		possibility of groundwater	
water	0	contamination.	N/A
		Small areas in the north and	
		west of the site have been	
		identified as being at risk of land	Development should involve
13 - To reduce land		contamination, and	investigation of potential land
contamination and		development on this site would	contamination, and remediation
safeguard soil		need to undertake further	of any contamination that is
quality and quantity	+	investigation and remediate any	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.
		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 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
15 - To protect and enhance landscape		Development would be likely to have a significant negative	design measures are possible to make a development in this
character		landscape impact in this area.	location acceptable.

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 Development should be very within or close to this area sensitively designed to preserve should be sensitively designed and, where possible, enhance so as not to impact on biodiversity within the ancient woodlands, SNCI, and SSSI. Trees biodiversity, and preferably to enhance it. The site therefore with TPOs should be retained. contains a lot of biodiversity Buffer zones may be required constraints, but the size of the around biodiversity assets. site means it may be possible to Development should be develop without impacting too designed to enhance biodiversity strongly on biodiversity. within the BOA.

	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		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	Housing should be provided in a range of sizes, types, and tenures to provide for the	
they can afford	+	in the borough.	needs of a range of people.	
2 - To facilitate the improved health and wellbeing of the whole population	0	The site is 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	

16 - To conserve and

enhance biodiversity

settings			
		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	
4 - 1 .1		bus passes adjacent to the site, but	
4 - To reduce the		only once an hour. Balcombe Road	
need to travel, encourage		contains adequate pedestrian pavements. It is likely that the	Improved public transport
sustainable		distance from services will be	access could reduce car use,
transport options,		slightly too far to encourage	and development on this site
and improve		widespread use of sustainable	should provide improved
accessibility to all		modes of transport, and will	bicycle and pedestrian
services and		therefore increase car use	facilities that connect to
facilities	-	somewhat.	existing networks.
		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	The site should only be
		adequate employment areas and a	developed if equivalent
		strategic employment site for the	employment uses are being
		borough, then the redevelopment	provided elsewhere in the
5 - To make the best		of this small commercial space for	borough. Consideration could
use of previously		a significant number of houses may	also be given to retaining
developed land and		be seen as a good use of previously	employment uses on the site
existing buildings	+	developed land.	alongside housing.
		New developments contribute to economic growth within the	
6 - To support		borough. The site is around 1.4km	
economic growth		from the town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
		New developments provide short	Consideration could be given
7 - To provide for		term employment opportunities in	to retaining existing
employment opportunities to		construction within the borough. However, this may be	employment uses on the
meet the needs of		counteracted by the loss of existing	redeveloped site, or including new employment uses to
the local economy	0	employment uses on the site.	replace them.
-		, ,	•
8 - To reduce		The site is likely to increase car use	Improved public transport access could reduce car use,
greenhouse gas emissions and move		in the area, and will therefore contribute to rising greenhouse	and development on this site
to a low carbon	_	gases.	should provide improved
to a low carbon		Page 2.	onodia 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		Some of the eastern areas of the site are at risk of surface flooding, but none of the site falls within	Development should provide SUDS or other flood defences where appropriate; and avoid building on areas at risk of flooding or surface flooding. Design of sites should encourage the use of passive heating and cooling, and planting should be considered
changing climate  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.	to provide shade and cooling.  Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid building on areas at risk of flooding or surface flooding.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	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 nonagricultural 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		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	Development should be sensitively designed to respect the location on the urbanrural 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
character		landscape character.	should be retained.
16 - To conserve and		The site contains no biodiversity	
enhance biodiversity	0	constraints.	N/A

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

			pedestrian facilities.
		There are three locally listed	
		buildings directly to the south of	
		the site, and a scheduled ancient	
2 To company a and		monument (Site of Thunderfield	
3 - To conserve and enhance		Castle) is directly to the east of the site. These assets are	Davalanment should be
archaeological,		currently well shielded due to	Development should be designed to ensure there is no
historic, and cultural		the heavily wooded nature of the	impact on the listed buildings,
assets and their		site, but development should be	ancient monument, or their
settings	0	careful not to alter this.	settings.
		The site is a 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	
4 - To reduce the		Haroldslea Drive, which currently has no pedestrian pavements	
need to travel,		and is very narrow - it may be	
encourage		difficult to provide for cars,	
sustainable		bicycles, and pedestrians	Improved public transport
transport options,		adequately at the same time.	access could reduce car use, and
and improve		This places barriers in the way of	development on this site should
accessibility to all		sustainable transport use, and	provide improved bicycle and
services and		development on this site would	pedestrian facilities that connect
facilities	-	likely increase car use.	to existing networks.
		The site currently contains	
		damaged farm buildings and	
5 - To make the best		overgrown grounds.	
use of previously		Redevelopment here would be a	
developed land and		good use of currently poorly	100
existing buildings	+	utilised land.	N/A
6 To support		New developments contribute to	
6 - To support		economic growth within the	
economic growth which is inclusive,		borough. However, due to flood constraints the number of	
innovative, and		houses that could be built on the	
sustainable	0	site is likely to be too small to	N/A
Jastaniable	U	Site is likely to be too siliali to	14/7

		have a significant contribution.	
		New developments provide short term employment opportunities in construction within the	
7 - To provide for employment opportunities to		borough. However, due to flood constraints the number of houses that could be built on the	
meet the needs of the local economy	0	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	ŭ .	The site is likely to increase car use in the area, and will therefore contribute to rising	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and
economy	-	greenhouse gases.	pedestrian facilities. Sustainable construction
		Materials used in construction may have some effect on natural resources, and new residents will consume natural resources	methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be
9 - To use natural resources prudently	0	including water and energy. This applies equally to all sites.	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.
			Development should provide SUDS or other flood defences where appropriate, along with design measures to manage surface runoff; and avoid
11 - To reduce flood risk		The entire site falls within Flood Zones 2 or 3.	building on areas at risk of flooding or surface flooding.
12. To improve the		The Burstow Stream forms the western boundary of the site and should be protected from the	
12 - To improve the water quality of rivers and groundwater, and		impacts of development.  Development here is unlikely to have significant impacts on water quality or supply, although	
maintain an adequate supply of water	0	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			<u> </u>	
sufficient housing to		Taking constraints into account,		
enable people to live		the site could accommodate		
in a home suitable to		around 54 houses at a density of	Housing should be provided in	
their needs and		30dph. The site would have a	a range of sizes, types, and	
which they can		positive impact on housing	tenures to provide for the	
afford	+	delivery in the borough.	needs of a range of people.	
u		aenter, mene sereugin	Public rights of way should be	
			retained. Publically accessible	
		Public rights of way run along the	open space or play facilities	
		southern and western boundaries	should be provided.	
2 - To facilitate the		of the site and should be retained.	Development on this site	
improved health and		Beyond this, the site is unlikely to	should provide improved	
wellbeing of the		have any significant effect on	bicycle and pedestrian	
whole population	0	health and wellbeing.	facilities.	
h - h - m - m - m		There is a locally listed building on		
		the site, and a Grade II listed		
		building and scheduled ancient		
		monument just to the south of		
3 - To conserve and		the site. The listed buildings are		
enhance		not particularly well-shielded by	Development should be	
archaeological,		trees, but the site is large enough	designed to ensure there is no	
historic, and cultural		that housing could probably be	impact on the listed buildings,	
assets and their		accommodated without overly	ancient monument, or their	
settings	0	impacting on the heritage assets.	settings.	
_		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		
4 - To reduce the		in the area. Bus services run past		
need to travel,		the site every 30-60 minutes.	Improved public transport	
encourage		Smallfield Road has pedestrian	access could reduce car use,	
sustainable transport		pavements. The site is served by	and development on this site	
options, and		public transport, but the distance	should provide improved	
improve accessibility		from facilities is likely to	bicycle and pedestrian facilities	
to all services and		encourage some amount of	that connect to existing	
facilities	-	additional car use.	networks.	
5 - To make the best		The site is primarily undeveloped,		
use of previously		with a small number of		
developed land and		agricultural buildings in the		
existing buildings	0	northwest.	N/A	

6 - To support economic growth which is inclusive, innovative, and sustainable 7 - To provide for employment opportunities to meet the needs of the local economy	+	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.  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.	
		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	Development should involve
13 - To reduce land		need to undertake further	investigation of potential land
contamination and		investigation and remediate any	contamination, and
safeguard soil quality		contaminated land before going	remediation of any
and quantity	+	ahead.	contamination that is present.
		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	
14 - To ensure air		construction to avoid light or	A construction statement
quality continues to improve and noise		noise pollution impacts on nearby residential properties, and air	A construction statement could be used to set out how
and light pollution		quality may also be slightly	construction impacts will be
	0	impacted by an increase in traffic.	mitigated.
		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	Development should be
		some low density suburban/rural properties to the north, and	sensitively designed to respect the location on the urban-rural
		unless other sites to the west	fringe. Development should be
		were built out as well, would	managed so as not to appear
		appear as an isolated urban	as unchecked sprawl on the
		addition to the countryside.	edge of Horley. Development
15 - To protect and		Development on this site would therefore likely have some	should aim to protect long distance views and maintain
15 - To protect and enhance landscape		negative impact on the landscape	existing hedgerow patterns
		ווכצמנועכ ווווטמנו טוו ווופ ומווטאנמיים	CVIOLITE HEAREIGN DATIETTS

		The northern half of the site falls	Development should be
		within the River Mole BOA, and	sensitively designed to
16 - To conserve and		development should avoid	enhance biodiversity within
enhance biodiversity	0	impacting on this habitat.	the BOA.

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		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		
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.	N/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 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		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	Improved public transport	
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities		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		The site is completely	
use of previously developed land and		undeveloped, although it surrounds a small parcel of	
existing buildings	0	developed residential land.	N/A
		New developments contribute to	
C. To our post		economic growth within the	
6 - To support economic growth		borough. However, due to flood constraints the number of houses	
which is inclusive,		that could be built on the site is	
innovative, and		likely to be too small to have a	
sustainable	0	significant contribution.  New developments provide short	N/A
		term employment opportunities in	
		construction within the borough.	
7 - To provide for		However, due to flood constraints	
employment		the number of houses that could	
opportunities to meet the needs of		be built on the site is likely to be too small to have a significant	
the local economy	0	contribution.	N/A
			Improved public transport
8 - To reduce		The site is likely to increase any ver-	access could reduce car use,
greenhouse gas emissions and move		The site is likely to increase car use in the area, and will therefore	and development on this site should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	-	gases.	facilities.
		Materials used in construction	Sustainable construction methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural	0	including water and energy. This	should be encouraged in new
resources prudently	U	applies equally to all sites.	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	0	Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the possibility of groundwater	
water  13 - To reduce land contamination and safeguard soil quality and quantity	0	contamination.  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 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.
		The northwestern and a small area	·
		of the eastern part of the site fall	
		within the River Mole BOA, and	Development should be
		development should avoid	sensitively designed to
		impacting on this habitat. The	enhance biodiversity within
16 - To conserve and		majority of the site is covered with	the BOA. Trees with TPOs
enhance biodiversity	-	trees that are protected by TPOs.	should be protected.

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

			bicycle and pedestrian facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		The site contains no heritage	_
settings	0	constraints.	N/A
		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	
4 - To reduce the		contains no dedicated	
need to travel,		pedestrian pavements, although	
encourage		it is a quiet residential road. The	
sustainable		site is not far from services and	Improved public transport
transport options,		facilities, but the distance to	access could reduce car use, and
and improve		public transport and the lack of	development on this site should
accessibility to all		walking infrastructure puts	provide improved bicycle and
services and		barriers in the way of	pedestrian facilities that connect
facilities	-	sustainable transport.	to existing networks.
5 - To make the best		The site is completely	
use of previously		undeveloped, although it	
developed land and		surrounds a small parcel of	
existing buildings	0	developed residential land.	N/A
		New developments contribute to	
		economic growth within the	
		borough. The site is around	
6 - To support		1.4km from Horley town centre,	
economic growth		and additional housing in this	
which is inclusive,		area would be likely to provide	
innovative, and		support for businesses in this	
sustainable	+	area.	N/A
7 - To provide for		New developments provide	
employment		short term employment	
opportunities to		opportunities in construction	
meet the needs of	+	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		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	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
changing climate	0	increases.	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		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	Existing water features on the site should be protected from
water	0	contamination. The site will not have a	the impacts of development.
13 - To reduce land contamination and safeguard soil quality and quantity	0	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.
		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	Development should be
		existing urban area, although in	sensitively designed to respect
		an area of relatively low density,	the location on the urban-rural
		and would appear as a slight	fringe and maintain existing field
		extension of Horley to the	patterns and hedgerows where
		southeast. Development here	possible. The location of
		would reduce the gap between	development should aim to
		Horley and Gatwick, and	avoid infringing on the Gatwick
15 - To protect and		consequently have quite a	Open Setting where possible,
enhance landscape		significant impact on landscape	although this is unlikely to be
character		character.	possible in this instance.
16 - To conserve and		The site contains no biodiversity	
enhance biodiversity	0	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 reasonably 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.	existing networks.  N/A

6 - To support economic growth which is inclusive, innovative, and sustainable  7 - To provide for employment opportunities to meet the needs of the local economy	0	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.  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.
		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 mediumsized 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	
15 - To protect and enhance landscape character	0	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 urbanrural fringe area it occupies, development at this site should	Development should be sensitively designed to respect the location on the urbanrural 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		A very small area at the eastern edge of the site falls within the	Development should be sensitively designed to enhance biodiversity within
enhance biodiversity	0	River Mole BOA.	the BOA.

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

		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	_
4 - To reduce the		centres, services, and facilities,	Improved public transport
need to travel,		including the distance from public	access could reduce car use,
encourage		transport stops, means that there	and development on this site
sustainable transport		are substantial barriers to the use	should provide improved
options, and improve		of sustainable transport, and	bicycle and pedestrian
accessibility to all		development on this site would	facilities that connect to
services and facilities		likely increase car use significantly.	existing networks.
5 - To make the best		The site is primarily undeveloped,	
use of previously		with only a single residential	
developed land and		dwelling and some agricultural	
existing buildings	0	structures.	N/A
		New developments contribute to	
		economic growth within the	
6 - To support		borough. However, due to flood	
economic growth		constraints the number of houses	
which is inclusive,		that could be built on the site is	
innovative, and		likely to be too small to have a	
sustainable	0	significant contribution.	N/A
		New developments provide short	
		term employment opportunities in	
		construction within the borough.	
7 - To provide for		However, due to flood constraints	
employment		the number of houses that could	
opportunities to		be built on the site is likely to be	
meet the needs of		too small to have a significant	
the local economy	0	contribution.	N/A
			Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car	and development on this site
emissions and move		use in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	-	gases.	facilities.

1		1	1
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural			
		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
			flooding or surface flooding.
		The entire site falls within Flood	Design of sites should
		Zone 2, and is at risk from the	encourage the use of passive
40 Ta - Jan 1		increased flooding that is	heating and cooling, and
10 - To adapt to the		expected as climate change	planting should be considered
changing climate		increases.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along with
			design measures to manage
			surface runoff; and avoid
11 - To reduce flood		The entire site falls within Flood	building on areas at risk of
risk		Zone 2.	flooding or surface flooding.
TISK			Hooding of surface Hooding.
		There are no water features on	
		the site, although a drain and	
		pond are located close to the	
12 - To improve the		western boundary. Development	
water quality of		here is unlikely to have significant	
rivers and		impacts on water quality or	
groundwater, and		supply, although further	Existing water features near
maintain an		investigation is needed on the	the site should be protected
adequate supply of		possibility of groundwater	from the impacts of
water	0	contamination.	development.
Water		The site is poor quality agricultural	development.
		land. Small areas of the site, or	
		·	
		adjacent to the site, have been	
		identified as being at risk of land	
		contamination, and development	Development should involve
13 - To reduce land		on this site would need to	investigation of potential land
contamination and		undertake further investigation	contamination, and
safeguard soil quality		and remediate any contaminated	remediation of any
and quantity	+	land before going ahead.	contamination that is present.
. ,		The site does not currently suffer	·
		from any noise, light, or air	
		pollution constraints. Care must	
14 - To ensure air		be taken during construction to	
		_	A construction statement
quality continues to		avoid light or noise pollution	A construction statement
improve and noise		impacts on nearby residential	could be used to set out how
and light pollution		properties, and air quality may	construction impacts will be
are reduced	0	also be slightly impacted by an	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		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	
which they can afford		housing while other sites are available.	N/A
2. To fosilitate the		A public right of way runs along	Public rights of way should be retained. Publically accessible open space or play facilities should be provided.
2 - To facilitate the improved health and		the southern boundary of the site and should be retained. Beyond	Development on this site should provide improved
wellbeing of the whole population	0	this, the site is unlikely to have any effect on health and wellbeing.	bicycle and pedestrian facilities.

2		I	
3 - To conserve and			
enhance		The site contains no heritage	
archaeological,		constraints. There is a cluster of	
historic, and cultural		locally listed buildings to the	
assets and their		southeast of the site, but these	
settings	0	are well shielded by trees.	N/A
		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	
4 - To reduce the		pedestrian pavements, although it	Improved public transport
need to travel,		is a quiet rural road. The site is not	access could reduce car use,
encourage		too far from services and facilities,	and development on this site
sustainable transport		but the distance to public	should provide improved
options, and improve		transport and the lack of walking	bicycle and pedestrian
accessibility to all		infrastructure puts barriers in the	facilities that connect to
services and facilities	_	way of sustainable transport.	existing networks.
5 - To make the best		,	3
use of previously		The site is largely undeveloped,	
developed land and		with a single residential building in	
existing buildings	0	the south of the site.	N/A
<u> </u>		New developments contribute to	,
		economic growth within the	
6 - To support		borough. However, due to flood	
economic growth		constraints the number of houses	
which is inclusive,		that could be built on the site is	
innovative, and		likely to be too small to have a	
sustainable	0	significant contribution.	N/A
		New developments provide short	,
		term employment opportunities in	
		construction within the borough.	
7 - To provide for		However, due to flood constraints	
employment		the number of houses that could	
opportunities to		be built on the site is likely to be	
meet the needs of		too small to have a significant	
the local economy	0	contribution.	N/A
·			
8 - To reduce		The site is likely to increase car use	Improved public transport
greenhouse gas		in the area, and will therefore	access could reduce car use,
emissions and move	-	contribute to rising greenhouse	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.  The site does not currently suffer	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	from any noise, light, or air pollution constraints. Care must be taken during construction to avoid light or noise pollution impacts on nearby residential properties, and air quality may also be slightly impacted by an increase in traffic.	A construction statement could be used to set out how construction impacts will be mitigated.

		The 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	Development should be
		dwellings, and if density is kept at	sensitively designed to
		an appropriate level for the urban-	respect the location on the
1,		rural fringe area it occupies,	urban-rural fringe, and should
15 - To protect and		development at this site should	maintain existing field
enhance landscape	0	not have a significant impact on	patterns and hedgerows
character	0	the landscape character.	where possible.
		The eastern part of the site falls	
		within the River Mole BOA, and	Davalanment should be
		development should avoid	Development should be
		impacting on this habitat. A group of TPOs adjoins the site to the	sensitively designed to enhance biodiversity within
16 - To conserve and		north, and these should also be	the BOA. Trees with TPOs
enhance biodiversity	0	protected.	should be protected.
emance biodiversity	U	protected.	should be protected.

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

			bicycle and pedestrian facilities.
3 - To conserve and enhance archaeological,		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	Sensitive design of the site and
historic, and cultural assets and their	0	would need to be careful not to affect the setting of this heritage	layout of development could protect the setting of the
settings	0	asset. The site is some distance from the	heritage assets.
		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	
4 - To reduce the		the site, the distance from local	Improved public transport
need to travel,		centres, services, and facilities	access could reduce car use,
encourage		means that there are substantial	and development on this site
sustainable transport		barriers to the use of sustainable	should provide improved
options, and improve accessibility to all		transport, and development on this site would likely increase car	bicycle and pedestrian facilities that connect to existing
services and facilities		use significantly.	networks.
Services and racinites		The land is currently used as a	nections.
		recreation ground, and the	
		potential negative health impacts	
5 - To make the best		of the loss of this use would	
use of previously		suggest it is not the best use of	
developed land and		land when other sites are	N/A
existing buildings	-	available.  New developments contribute to	N/A
		economic growth within the	
6 - To support		borough. The site is around 1.1km	
economic growth		from the Portland Drive local	
which is inclusive,		centre, and additional housing in	
innovative, and		this area would be likely to	
sustainable	+	provide support for businesses in	N/A

		this area.	
7 - To provide for			
employment		New developments provide short	
opportunities to		term employment opportunities	
meet the needs of		in construction within the	
the local economy	+	borough.	N/A
			Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car	and development on this site
emissions and move		use in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	-	gases.	facilities.
			Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
O To use natural		consume natural resources	water and energy efficiency
9 - To use natural	0	including water and energy. This	should be encouraged in new
resources prudently	U	applies equally to all sites.	developments.  Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
			flooding or surface flooding.
			Design of sites should
		No part of the site falls within	encourage the use of passive
		Flood Zones 2 or 3, and only the	heating and cooling, and
10 - To adapt to the		very northern edge of the site is	planting should be considered
changing climate	++	at some risk of surface flooding.	to provide shade and cooling.
		-	Development should provide
			SUDS or other flood defences
			where appropriate, along with
		No part of the site falls within	design measures to manage
		Flood Zones 2 or 3, and only the	surface runoff; and avoid
11 - To reduce flood		very northern edge of the site is	building on areas at risk of
risk	++	at some risk of surface flooding.	flooding or surface flooding.
12 - To improve the		Be decreased at 1971	
water quality of		Development here is unlikely to	
rivers and		have significant impacts on water	
groundwater, and		quality or supply, although	
maintain an		further investigation is needed on	
adequate supply of	0	the possibility of groundwater	NI/A
water	0	contamination.	N/A

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

M26 - Land at Chaldon, Alderstead, and Tollsworth Farm			
Objective	Score	Comments	Potential Mitigation
1 - To provide		Taking constraints into account,	Housing should be provided in
sufficient housing to		the site could accommodate	a range of sizes, types, and
enable people to live		around 3723 houses at a density	tenures to provide for the
in a home suitable to	++	of 30dph. The site would have a	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.
whole population	+	There are two Grade II* listed	other health facilities.
		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	The potential of the
		more areas of archaeological	archaeological sites will need to
3 - To conserve and		potential in the north of the site.	be considered in planning
enhance		The site is close to the Netherne	development. Development
archaeological,		on the Hill Conservation Area,	should be sensitively designed
historic, and cultural		and would likely be visible from	to protect the setting of listed
assets and their		some areas of the conservation	buildings, and the setting of the
settings	-	area.	conservation area.

		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	Improved public transport
		currently pass 0.8km away from	access could reduce car use,
		the site, although the size of the	and development on this site
4 - To reduce the		site may justify improvements to	should provide improved
need to travel,		the public transport network in	bicycle and pedestrian facilities
encourage		the area. This may counteract the	that connect to existing
sustainable		distance from existing services.	networks. Consideration should
transport options,		Access is through Rockshaw	be given to the provision of on-
and improve		Road, which has a narrow	site services and facilities to
accessibility to all		pedestrian pavement on one	reduce car use and the need to
services and facilities	0	side.	travel.
5 - To make the best		The site is almost entirely	
use of previously		undeveloped, with only one	
developed land and		residential property located in	21/2
existing buildings	0	the centre of the site.	N/A
		New developments contribute to economic growth within the	
6 - To support		borough. The size of the site	
economic growth		means that employment uses,	
which is inclusive,		retail, and other services will	
innovative, and		likely be provided on-site, further	
sustainable	++	promoting economic growth.	N/A
		New developments provide short	,
		term employment opportunities	
7 - To provide for		in construction within the	
employment		borough. The site is large enough	
opportunities to		to accommodate some	Consideration should be given
meet the needs of		employment uses alongside	to the inclusion of employment
the local economy	++	housing.	uses on the site.

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

1		1	•
		The close proximity to the M25	
		motorway may lead to problems	Development should consider
		relating to air and noise pollution.	how to mitigate the potential
		Care must be taken during	impacts of noise and air
14 - To ensure air		construction to avoid light or	pollution on residents of this
quality continues to		noise pollution impacts on nearby	site. A construction statement
improve and noise		residential properties, and air	could be used to set out how
and light pollution		quality may also be slightly	construction impacts will be
are reduced	_	impacted by an increase in traffic.	mitigated.
are reduced	-	The land parcel is characterised	miligateu.
		•	
		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	Development should be of a
		scale of development here would	sufficient density to represent a
		•	• • •
		significantly alter the landscape	completely new settlement,
		character around this village. The	rather than appearing as a
		size of the site would in general	sprawl into the countryside.
		mean a major change to the	Development should respect
		landscape character of the	existing long range views as
		borough. Development on this	much as possible. Development
15 - To protect and		site would be likely to have a	should be sensitively designed
enhance landscape		significant impact on the	to respect the character of the
character		landscape.	AONB and AGLV.
		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	Buffer zones may be required
		Grassland at Netherne Hospital	between areas of ancient
		SNCI falls within the site, and the	woodland, SNCIs, potential
		Grasscuts Shaw SNCI is directly	SNCIs, SSSIs and development
		adjacent to the site. The Farthing	on the site. Areas of woodland
16 To concerns and			
16 - To conserve and		Downs and Happy Valley SSSI	and trees should be protected
enhance biodiversity	-	directly adjoins the RBBC section	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.

RE19 - Nutfield Lodge, Redhill			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 54 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	+	delivery in the borough.	needs of a range of people.
			Publically accessible open
			space or play facilities should
2 - To facilitate the			be provided. Development on
improved health and			this site should provide
wellbeing of the		The site is unlikely to have an	improved bicycle and
whole population	0	impact on health or wellbeing.	pedestrian facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		The site contains no heritage	
settings	0	constraints.	N/A

I			1
		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	
4 - To reduce the		mobility. Although public	Improved public transport
need to travel,		transport passes very near the	access could reduce car use,
encourage		site, the distance from local	and development on this site
sustainable transport		centres, services, and facilities	should provide improved
options, and improve		means that development on this	bicycle and pedestrian
accessibility to all		site is likely to increase car use	facilities that connect to
services and facilities	_	somewhat.	existing networks.
5 - To make the best		Somewhat.	existing networks.
use of previously		The site is largely undeveloped,	
developed land and		with only a small conference	
existing buildings	0	centre in the north of the site.	N/A
CAISTING DUNGINGS	U	New developments contribute to	N/A
		economic growth within the	
6 - To support		borough. The site is around 1.6km	
economic growth		from Redhill town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for	•	Tor businesses in this area.	IN/A
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	
the local economy	+	construction within the borough.	N/A
the local economy		construction within the borough.	Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car	and development on this site
emissions and move		use in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	_	gases.	facilities.
Comonny		Materials used in construction	Sustainable construction
		may have some effect on natural	methods that reduce natural
		resources, and new residents will	resource use should be
		consume natural resources	encouraged. High levels of
9 - To use natural		including water and energy. This	water and energy efficiency
resources prudently	0	applies equally to all sites.	should be encouraged in new
resources prudently	U	applies equally to all sites.	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		Development here is unlikely to have significant impacts on water quality or supply, although further investigation is needed on the slight possibility of groundwater	
water	0	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.

		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	Development on this site
		to the urban area, but is in an area	should be sensitively designed
		with scattered residential and	to protect the SNCI and the
		commercial units nearby. The	character of the AGLV.
15 - To protect and		overall impact on landscape	Development should respect
enhance landscape		character is likely to be somewhat	existing long range views as
character	-	negative.	much as possible
		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	Development should be
		biodiversity assets of the SNCI.	sensitively designed to protect
		The Holmethorpe and Bay Pond	the SNCI. Buffer zones may be
		BOA is close to the site to the	required between the ancient
		north. However, there are no	woodland and development
16 - To conserve and		biodiversity constraints actually on	on the site. Trees with TPOs
enhance biodiversity	0	the site itself.	should be protected.

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

2 - To facilitate the			Publically accessible open space or play facilities should be provided. Development on
improved health and wellbeing of the		The cite is unlikely to have an	this site should provide
•	0	The site is unlikely to have an	improved bicycle and pedestrian facilities.
whole population  3 - To conserve and	U	impact on health or wellbeing.	pedestrian racilities.
		The site prominently contains a	
enhance		locally listed building which is not well shielded from the rest of the	Consistive decises of the site
archaeological,			Sensitive design of the site
historic, and cultural		site and would need to be	and layout of development
assets and their		sensitively included in any	would be needed to protect
settings	-	development	the heritage assets.
		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	
4 - To reduce the		mobility. Although public	Improved public transport
need to travel,		transport passes very near the	access could reduce car use,
encourage		site, the distance from local	and development on this site
sustainable transport		centres, services, and facilities	should provide improved
options, and improve		means that development on this	bicycle and pedestrian
accessibility to all		site is likely to increase car use	facilities that connect to
services and facilities	-	somewhat.	existing networks.
		The site is previously developed,	
		consisting of an office block and	The site should only be
		associated grounds, including a car	developed if equivalent
		park. If appropriate employment	employment uses are being
		land exists elsewhere in the	provided elsewhere in the
5 - To make the best		borough, or is safeguarded	borough. Consideration could
use of previously		elsewhere, this could be seen as a	also be given to retaining
developed land and		good use of previously developed	employment uses on the site
existing buildings	+	land.	alongside housing.
_		New developments contribute to	
		economic growth within the	
6 - To support		borough. The site is around 1.7km	
economic growth		from Redhill town centre, and	
which is inclusive,		additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A

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

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

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all		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. Honeycrock 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	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 improve	+	on-site, and this would increase	Consideration should be given to
5 - To make the best use of previously developed land and existing buildings	0	The site is predominantly undeveloped, with some sparsely scattered residential developments in the south east.	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 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	N/A

		provided on-site, further promoting economic growth.	
		New developments provide short term employment	
7 - To provide for		opportunities in construction	
employment		within the borough. The site is	
opportunities to		large enough to accommodate	Consideration should be given to
meet the needs of		some employment uses	the inclusion of employment
the local economy	++	alongside housing.	uses on the site.
8 - To reduce			Improved public transport
greenhouse gas		Due to its relatively sustainable	access could reduce car use, and
emissions and move		location, the site is unlikely to	development on this site should
to a low carbon		increase greenhouse gases	provide improved bicycle and
economy	0	significantly.	pedestrian facilities. Sustainable construction
9 - To use natural resources prudently	0	Materials used in construction may have some effect on natural resources, and new residents will consume natural resources including water and energy. This applies equally to all sites.	methods that reduce natural resource use should be encouraged. High levels of water and energy efficiency should be encouraged in new developments.
10 - To adapt to the changing climate	+	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		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	
rivers and		significant impacts on water	
groundwater, and		quality or supply, although	
maintain an		further investigation is needed	Existing water features on the
adequate supply of		on the possibility of	site should be protected from
water	0	groundwater contamination.	the impacts of development.
		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	Development should involve
13 - To reduce land		need to undertake further	investigation of potential land
contamination and		investigation and remediate any	contamination, and remediation
safeguard soil		contaminated land before going	of any contamination that is
quality and quantity	+	ahead.	present.
		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	Development should consider how to mitigate the potential impacts of noise and air
14 - To ensure air		light or noise pollution impacts	pollution on residents of this
quality continues to		on nearby residential properties,	site. A construction statement
improve and noise		and air quality may also be	could be used to set out how
and light pollution		slightly impacted by an increase	construction impacts will be
are reduced	-	in traffic.	mitigated.

15 - To protect and enhance landscape character	-	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.  Perry Wood area of ancient woodland is in the centre of the western edge of the site, and a	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.
		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	Buffer zones may be required
		enough for this to be possible	between the areas of ancient
16 - To conserve and		without impacting on	woodland and potential SNCI
enhance biodiversity	-	development too strongly.	and development on the site.

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

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities  5 - To make the best use of previously	0	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.  The site is almost completely undeveloped, with only a few	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.
developed land and existing buildings	0	residential and agricultural buildings in the northeast.	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 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.	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	Consideration should be given to the inclusion of employment uses on the site.

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

		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	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
16 - To conserve		falls within the River Mole BOA. All	should be sensitively designed
and enhance		of these areas may require buffer	to enhance biodiversity within
biodiversity	-	zones to protect biodiversity.	the BOA.

SAL3 - Land North of Honeycrock Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable		around 330 houses at a density	Housing should be provided in a
to their needs and		of 30dph. The site would have a	range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the needs
afford	++	delivery in the borough.	of a range of people.
		A public right of way crosses the	
		eastern portion of the site and	
		should be retained. The site is	Public rights of way should be
		close to a station and local	retained. Publically accessible
		centre, and is large enough to	open space or play facilities
2 - To facilitate the		contain additional open space	should be provided.
improved health and		that could positively impact on	Development on this site should
wellbeing of the		the health and wellbeing of local	provide improved bicycle and
whole population	+	residents.	pedestrian facilities.
		There are four grade II listed	
		buildings in the northern part of	
3 - To conserve and		the site, and these are not well	
enhance		shielded from the rest of the	
archaeological,		site. Development on this site	Sensitive design of the site and
historic, and cultural		should be designed so as not to	layout of development would be
assets and their		impact the setting of these	needed to protect the heritage
settings	-	heritage assets.	assets.

4 - To reduce the need to travel, encourage sustainable transport options, and improve		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 ontions	Improved public transport access could reduce car use, and development on this site should provide improved bicycle and
accessibility to all services and		sustainable transport options and could reduce the need to	provide improved bicycle and pedestrian facilities that connect
facilities	+	use cars.	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	N/A N/A
8 - To reduce greenhouse gas emissions and move	+	within the borough.  Due to its relatively sustainable location, the site is unlikely to increase greenhouse gases	Improved public transport access could reduce car use, and development on this site should
to a low carbon	0	significantly.	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	+	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.
are reduced		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 longranging 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.	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
15 - To protect and		Overall, the impact on landscape	the site, where the landscape
enhance landscape		character is likely to be	character is less sensitive to
character	-	somewhat negative.	change.
		There are four individual TPOs	Trees with TPOs should be
		on the site that should be	protected. Development should
		protected. The northern	be sensitively designed to
16 - To conserve and		boundary of the site falls within	enhance biodiversity within the
enhance biodiversity	0	the River Mole BOA.	BOA.

	SAL4 - Land East of Masons' Bridge Road			
Objective	Score	Comments	Potential Mitigation	
1 - To provide			5	
sufficient housing to		Taking constraints into account,		
enable people to		the site could accommodate		
live in a home		around 391 houses at a density of	Housing should be provided in a	
suitable to their		30dph. The site would have a	range of sizes, types, and	
needs and which		positive impact on housing	tenures to provide for the	
they can afford	++	delivery in the borough.	needs of a range of people.	
		A public right of way runs across	neede et a tange et peepte.	
		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	Public rights of way should be	
		residents. However, this is	retained. Development on this	
		counterbalanced by the distance	site should provide improved	
2 - To facilitate the		of the site from existing facilities	bicycle and pedestrian facilities.	
improved health		and services, which may	Publically accessible open space	
and wellbeing of the		discourage use of active	or play facilities should be	
whole population	0	transport.	provided.	
3 - To conserve and				
enhance				
archaeological,		There is a locally listed building in	Sensitive design of the site and	
historic, and cultural		the south of the site, which is not	layout of development would	
assets and their		well shielded from the rest of the	be needed to protect the	
settings	0	site.	heritage assets.	
<b>0</b> -		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		
4 - To reduce the		Road or Kingsmill Road, neither		
need to travel,		of which have pedestrian		
encourage		pavements. Although public	Improved public transport	
sustainable		transport passes very near the	access could reduce car use,	
transport options,		site, the distance from local	and development on this site	
and improve		centres, services, and facilities	should provide improved	
accessibility to all		means that development on this	bicycle and pedestrian facilities	
services and		site is likely to increase car use	that connect to existing	
facilities	-	somewhat.	networks.	

1		1	1
		The southern boundary of the	
		site contains a number of low	
		density residential properties,	
5 - To make the best		and there are agricultural	
use of previously		buildings in the centre, but the	
developed land and		majority of the site is	
existing buildings	0	undeveloped.	N/A
CAISTING BUILDINGS	Ü	New developments contribute to	14/77
		economic growth within the	
		borough. The site is around 2km	
C To our month			
6 - To support		from the Salfords local centre,	
economic growth		and additional housing in this	
which is inclusive,		area would be likely to provide	
innovative, and		support for businesses in this	
sustainable	+	area.	N/A
7 - To provide for			
employment		New developments provide short	
opportunities to		term employment opportunities	
meet the needs of		in construction within the	
the local economy	+	borough.	N/A
,			Improved public transport
		If facilities are provided on site to	access could reduce car use,
		reduce the need for travel, the	and development on this site
8 - To reduce		site is unlikely to increase	should provide improved
greenhouse gas		greenhouse gases significantly.	bicycle and pedestrian facilities.
emissions and move		However, the location of the site	Consideration should be given
to a low carbon		far from existing services is likely	to providing facilities and
		to increase the use of cars.	services on site where possible.
economy	-	to increase the use of cars.	·
		Mala dala sanda sanata sita s	Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
		No part of the site is located in	flooding or surface flooding.
		Flood Zones 2 or 3, though there	Design of sites should
		are some areas at risk of surface	encourage the use of passive
		flooding. The risk of flooding is	heating and cooling, and
10 - To adapt to the		likely to increase with the effects	planting should be considered
changing climate	+	of climate change.	to provide shade and cooling.
		sger	Development should provide
			SUDS or other flood defences
		No part of the site is located in	where appropriate, along with
		Flood Zones 2 or 3, though there	
11 To roduce fleed			design measures to manage
11 - To reduce flood		are some areas at risk of surface	surface runoff; and avoid
risk	+	flooding.	building on areas at risk of

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

•			,
		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	Development should be of a
		the existing areas of woodland,	sufficient density to represent a
		hedgerows and field patterns.	clear extension of the Salfords
		The site is adjacent to the eastern	urban area, rather than
		edge of the existing urban area of	appearing as a sprawl into the
		South Earlswood, and would be a	countryside. Development
		clear eastward expansion of the	should respect existing long
		town. There is an area of	range views as much as
		common land adjoining the site	possible, and maintain existing
		in the northwest corner. Overall,	field patterns, trees, and
15 To protect and		i e e e e e e e e e e e e e e e e e e e	•
15 - To protect and		the impact on landscape	hedgerows where possible.
enhance landscape		character is likely to be	Development should not take
character	-	somewhat negative.	place on common land.
		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	Buffer zones may be required
16 - To conserve and		Commons BOA is very close to	between the areas of ancient
enhance		the northwestern corner of the	woodland and potential SNCI
biodiversity	0	site.	and development on the site.

SAL5 - Land West of Montfort Rise			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 242 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	++	delivery in the borough.	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.
		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	
3 - To conserve and		possible without impacting too	
enhance		strongly on the setting of the	
archaeological,		heritage assets, but the overall	Sensitive design of the site and
historic, and cultural		development space of the site	layout of development would
assets and their		may have to be reduced to	be needed to protect the
settings	-	achieve this.	heritage assets.
		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	
4 - To reduce the		are no dedicated bicycle facilities	
need to travel,		in the area. Access is through Lodge Lane, which has no	Improved public transport
encourage		pedestrian pavements. Public	access could reduce car use,
sustainable transport		transport passes very near the	and development on this site
options, and		site, and the site is very	should provide improved
improve accessibility		accessible to train services, which	bicycle and pedestrian facilities
to all services and		may balance out the distance	that connect to existing
facilities	0	from some facilities.	networks.
5 - To make the best		The site is mostly undeveloped,	
use of previously developed land and		with some scattered residential and agricultural buildings in the	
existing buildings	0	centre east and northwest of the	N/A
calating buildings	U	centre east and northwest of the	NA

		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.

1		1	1
		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	
10		these should be protected from	
12 - To improve the		the impacts of development.	
water quality of		Development here is unlikely to	
rivers and		have significant impacts on water	
groundwater, and		quality or supply, although	
maintain an		further investigation is needed on	Existing water features on the
adequate supply of		the possibility of groundwater	site should be protected from
water	0	contamination.	the impacts of development.
		The site will not have a significant	
		impact on land quality or	
		contamination - the site is mostly	
13 - To reduce land		poor quality agricultural land,	
contamination and		with an area of moderate quality	
		· · ·	
safeguard soil quality	0	land, with no known	N1/A
and quantity	0	contamination.	N/A
		The site does not currently suffer	
		from any noise, light, or air	
		pollution constraints. Care must	
		be taken during construction to	
14 - To ensure air		avoid light or noise pollution	
quality continues to		impacts on nearby residential	A construction statement
improve and noise		properties, and air quality may	could be used to set out how
and light pollution		also be slightly impacted by an	construction impacts will be
are reduced	0	increase in traffic.	mitigated.
		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	Barata and the last of
		to change. Development would	Development should be of a
		need to retain the existing field	sufficient density to represent
		pattern, trees and be mindful of	a clear extension of the
		long ranging views. The site is	Salfords urban area, rather
		adjacent to the western edge of	than appearing as a sprawl into
		the existing urban area of	the countryside. Development
		Salfords, and would be a clear	should respect existing long
		westward expansion of the town.	range views as much as
15 - To protect and		Overall, the impact on landscape	possible, and maintain existing
enhance landscape		character is likely to be	field patterns, trees, and site
character	-	somewhat negative.	delineations where possible.
character	-	somewhat negative.	delineations where possible.

		There is one tree with a TPO along the northeastern boundary of the site. The River Mole BOA is	
16 - To conserve and		close to the northern edge of the	Trees with TPOs should be
enhance biodiversity	0	site.	protected.

SAL6 - Land West of Bonehurst Road			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient housing to enable people to live		Taking constraints into account, the site could accommodate	
in a home suitable to their needs and which they can afford	++	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		The site is completely	
existing buildings	0	undeveloped.	N/A
		New developments contribute	
		to economic growth within the	
		borough. The site is around	
6 - To support		1.1km from the Salfords local	
economic growth		centre, and additional housing in	
which is inclusive,		this area would be likely to	
innovative, and		provide support for businesses	
sustainable	+	in this area.	N/A
7 - To provide for			
employment		New developments provide	
opportunities to		short term employment	
meet the needs of		opportunities in construction	
the local economy	+	within the borough.	N/A
8 - To reduce		B and the salary of the salary	Improved public transport
greenhouse gas		Due to its relatively sustainable	access could reduce car use, and
emissions and move		location, the site is unlikely to	development on this site should
to a low carbon	0	increase greenhouse gases	provide improved bicycle and
economy	0	significantly.	pedestrian facilities.
		Materials used in construction	Sustainable construction methods that reduce natural
			resource use should be
		may have some effect on natural resources, and new residents	encouraged. High levels of water
		will consume natural resources	
9 - To use natural		including water and energy. This	and energy efficiency should be encouraged in new
	0		developments.
resources prudently	0	applies equally to all sites.	uevelopments.

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		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	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
enhance landscape		landscape character is likely to	pattern and trees where
character	_	be somewhat negative.	possible.
16 - To conserve and		There are no biodiversity	
enhance biodiversity	0	constraints on this site.	N/A

SAS1 - Redhill Aerodrome			
Objective	Score	Comments	Potential Mitigation
-		Taking constraints into account,	
1 - To provide		the site could accommodate	
sufficient housing to		around 1312 houses at a density	
enable people to live		of 30dph (with some of this	
in a home suitable		housing in Tandridge and some	Housing should be provided in a
to their needs and		in Reigate & Banstead). The site	range of sizes, types, and
which they can		would have a positive impact on	tenures to provide for the needs
afford	++	housing delivery in the borough.	of a range of people.
		The site is large enough to	
		contain additional open space	Development on this site should
		that could positively impact on	provide improved bicycle and
		the health and wellbeing of local	pedestrian facilities. Publically
		residents. The site is so large	accessible open space or play
		that local services and facilities	facilities should be provided. The
2 - To facilitate the		will almost certainly be	site is large enough that
improved health and		provided, potentially reducing	consideration should be given to
wellbeing of the		the need for car travel and	providing a GP surgery or other
whole population	+	encouraging walking.	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		The site is currently used as a grassed aerodrome, with some residential buildings scattered around the perimeter, and some	
developed land and existing buildings	0	buildings for aerodrome use in the eastern part of the site.	N/A

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

		areas.	
		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	
12 - To improve the		development. Development	
water quality of		here is unlikely to have	
rivers and		significant impacts on water	
groundwater, and		quality or supply, although	
maintain an		further investigation is needed	Existing water features on the
adequate supply of		on the possibility of	site should be protected from
water	0	groundwater contamination.	the impacts of development.
		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	
10 7		development on this site would	Development should involve
13 - To reduce land		need to undertake further	investigation of potential land
contamination and		investigation and remediate any	contamination, and remediation
safeguard soil quality and quantity	+	contaminated land before going ahead.	of any contamination that is present.
quality and qualitity	т	The site does not currently	present.
		suffer from any noise, light, or	
		air pollution constraints. Care	
		must be taken during	
		construction to avoid light or	
14 - To ensure air		noise pollution impacts on	
quality continues to		nearby residential properties,	A construction statement could
improve and noise		and air quality may also be	be used to set out how
and light pollution		slightly impacted by an increase	construction impacts will be
are reduced	0	in traffic.	mitigated.

ould be of a y to represent a ment, rather as a sprawl into Development ively designed to I character of this area, and he existing erows and fields. s and wooded protected as far
•
y be required ial SNCIs, areas land, and the site. Trees d be protected. iould be ned to enhance
nin the BOA.

SAS2 - Land at Ironsbottom			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable		around 2396 houses at a density	Housing should be provided in a
to their needs and		of 30dph. The site would have a	range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the needs
afford	++	delivery in the borough.	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.
		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	
3 - To conserve and enhance		enough that development should be possible without	
archaeological,		impacting on their setting too	Development should be
historic, and cultural		strongly, but care will still need	sensitively designed to protect
assets and their		to be taken in developing the	the setting of the locally listed
settings	-	site.	buildings.
		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	Improved public transport
4 - To reduce the		concern - there is no nearby	access could reduce car use, and
need to travel,		train station, and buses are	development on this site should
encourage		extremely irregular and leave	provide improved bicycle and
sustainable		from a stop 0.9km from the site,	pedestrian facilities that connect
transport options,		although the size of the site may	with existing networks.
and improve		justify improvements to the	Consideration should be given to
accessibility to all		public transport network in the	the provision of on-site services
services and		area. Access is through	and facilities to reduce car use
facilities	0	Ironsbottom, which has very	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		The site is primarily undeveloped, with only some	
use of previously		extremely scattered residential	
developed land and		and agricultural buildings along	
existing buildings	0	the boundary of the site.	N/A
		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	
6 - To support		area. The size of the site means	
economic growth		that employment uses, retail,	
which is inclusive, innovative, and		and other services will likely be provided on-site, further	
sustainable	++	promoting economic growth.	N/A
		New developments provide	
		short term employment	
7 - To provide for		opportunities in construction	
employment		within the borough. The site is	Consideration de LUI
opportunities to meet the needs of		large enough to accommodate	Consideration should be given to
the local economy	++	some employment uses alongside housing.	the inclusion of employment uses on the site.
the local economy		arongside riousing.	ases on the site.

1		1	ı
8 - To reduce			Improved public transport
greenhouse gas		If the site does not significantly	access could reduce car use, and
emissions and move		increase car use, it is unlikely to	development on this site should
to a low carbon		increase greenhouse gases	provide improved bicycle and
economy	0	significantly.	pedestrian facilities.
economy	U	Significantly.	Sustainable construction
		Materials used in construction	methods that reduce natural
			resource use should be
		may have some effect on natural	
		resources, and new residents will consume natural resources	encouraged. High levels of water
O To			and energy efficiency should be
9 - To use natural		including water and energy. This	encouraged in new
resources prudently	0	applies equally to all sites.	developments.
			Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
		None of the site is within Flood	building on areas at risk of
		Zones 2 or 3, although some	flooding or surface flooding.
		areas in the northwest of the	Design of sites should encourage
		site are at risk of surface	the use of passive heating and
		flooding. The risk of flooding is	cooling, and planting should be
10 - To adapt to the		likely to increase with the effects	considered to provide shade and
changing climate	+	of climate change.	cooling.
			Development should provide
			SUDS or other flood defences
		None of the site is within Flood	where appropriate, along with
		Zones 2 or 3, although some	design measures to manage
		areas in the northwest of the	surface runoff; and avoid
11 - To reduce flood		site are at risk of surface	building on areas at risk of
risk	+	flooding.	flooding or surface flooding.
		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	
12 - To improve the		development. Development	
water quality of		here is unlikely to have	
rivers and		significant impacts on water	
groundwater, and		quality or supply, although	
maintain an		further investigation is needed	Existing water features on the
adequate supply of		on the possibility of	site should be protected from
water	0	groundwater contamination.	the impacts of development.
		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 should involve
13 - To reduce land		development on this site would	investigation of potential land
contamination and		need to undertake further	contamination, and remediation
safeguard soil		investigation and remediate any	of any contamination that is
quality and quantity	+	contaminated land before going	present.
quanty and quantity		Desired in the periore going	p. 5561161

		ahead.	
		The close proximity to the A217	
		major road may lead to	
		problems relating to air and	Development should consider
		noise pollution. Care must be	how to mitigate the potential
		taken during construction to	impacts of noise and air
14 - To ensure air		avoid light or noise pollution	pollution on residents of this
quality continues to		impacts on nearby residential	site. A construction statement
improve and noise and light pollution		properties, and air quality may also be slightly impacted by an	could be used to set out how construction impacts will be
are reduced	_	increase in traffic.	mitigated.
		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	Development should be of a
		would represent a massive	sufficient density to represent a
		extension of the size of Sidlow,	clear new settlement, rather
		and would essentially form a	than appearing as a sprawl into
		new settlement in this area.	the countryside. Development
		Overall, the impact on landscape	should be sensitively designed to
		character is likely to be quite	respect the rural character of
		negative due to the size of such a site in a currently undeveloped	the landscape in this area, and should protect the existing
		area and the massive change in	pattern of hedgerows and fields.
15 - To protect and		character to the landscape	Established trees and wooded
enhance landscape		around the existing settlement	areas should be protected as far
character -	_	of Sidlow.	as possible.

		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	Buffer zones may be required between the areas of ancient
16 - To conserve and		BOA is close to the site to the	woodland and development on
enhance biodiversity	0	north, west, and east.	the site.

SAS3 - Land South of Duxhurst Lane (this is north of Duxhurst Lane?)			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to		the site could accommodate	
live in a home		around 1250 houses at a density	Housing should be provided in a
suitable to their		of 30dph. The site would have a	range of sizes, types, and
needs and which		positive impact on housing	tenures to provide for the
they can afford	++	delivery in the borough.	needs of a range of people.
		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	Development on this site should
		existing facilities and services,	provide improved bicycle and
		which may discourage use of	pedestrian facilities. Publically
		active transport. However, the	accessible open space or play
		site is large enough that local	facilities should be provided.
2 - To facilitate the		services and facilities will almost	The site is large enough that
improved health		certainly be provided, potentially	consideration should be given
and wellbeing of the		reducing the need for car travel	to providing a GP surgery or
whole population	+	and encouraging walking.	other health facilities.
		There are two locally listed	
		buildings in the southwest corner	
		of the site, shielded by other,	
3 - To conserve and		non-listed buildings. There are	
enhance		also a number of locally listed	
archaeological,		buildings just outside the border	Development should be
historic, and cultural		of the site, and development	sensitively designed to protect
assets and their		should be careful not to impact	the setting of the locally listed
settings	0	the settings of these sites either.	buildings.

		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	Improved public transport
		public transport service in this	access could reduce car use,
4 - To reduce the		area would be needed to ensure	and development on this site
need to travel,		access. The location of the site	should provide improved
encourage		and the distance from public	bicycle and pedestrian facilities
sustainable		transport options means that	that connect with existing
transport options,		there are substantial barriers to	networks. Consideration should
and improve		the use of sustainable transport,	be given to the provision of on-
accessibility to all		and development on this site	site services and facilities to
services and		would likely increase car use	reduce car use and the need to
facilities		•	
raciiities	-	significantly.	travel.
C To make the best		The site is primarily undeveloped,	
5 - To make the best		with only some extremely	
use of previously		scattered residential and	
developed land and		agricultural buildings along the	
existing buildings	0	boundary of the site.	N/A
		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	
6 - To support		area. The size of the site means	
economic growth		that employment uses, retail, and	
which is inclusive,		other services will likely be	
innovative, and		provided on-site, further	
sustainable	++	promoting economic growth.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy  8 - To reduce	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.  The site is likely to increase car	Consideration should be given to the inclusion of employment uses on the site.  Improved public transport access could reduce car use,
greenhouse gas emissions and move		use in the area, and will therefore	and development on this site
to a low carbon economy	_	contribute to rising greenhouse 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	+	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	+	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.  The close proximity to the A217	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	-	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		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	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
character		area.  There is a small area of ancient woodland in the centre of the	protected as far as possible.
16 - To conserve and enhance biodiversity	0	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		Taking constraints into account,	
enable people to		the site could accommodate	
live in a home		around 1046 houses at a density	Housing should be provided in a
suitable to their		of 30dph. The site would have a	range of sizes, types, and
needs and which		positive impact on housing	tenures to provide for the
they can afford	++	delivery in the borough.	needs of a range of people.
		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,	Development on this site should
		which may discourage use of	provide improved bicycle and
		active transport. However, the	pedestrian facilities. Public
		site is large enough that local	rights of way should be
		services and facilities will almost	retained. Publically accessible
		certainly be provided, potentially	open space or play facilities
		reducing the need for car travel	should be provided. The site is
2 - To facilitate the		and encouraging walking. A	large enough that consideration
improved health		public right of way crosses the	should be given to providing a
and wellbeing of the		north of the site and should be	GP surgery or other health
whole population	+	retained.	facilities.
		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	
3 - To conserve and		site, and a cluster of Grade II	
enhance		listed buildings and curtilages and	
archaeological,		an area of archaeological	Development should be
historic, and cultural		potential. Development should	sensitively designed to protect
assets and their		be careful not to impact the	the setting of the locally listed
settings	0	settings of these sites either.	buildings.

		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	Improved public transport
		public transport service in this	access could reduce car use,
4 - To reduce the		area would be needed to ensure	and development on this site
need to travel,		access. The location of the site	should provide improved
encourage		and the distance from public	bicycle and pedestrian facilities
sustainable		transport options means that	that connect with existing
transport options,		there are substantial barriers to	networks. Consideration should
and improve		the use of sustainable transport,	be given to the provision of on-
accessibility to all		and development on this site	site services and facilities to
services and		would likely increase car use	reduce car use and the need to
facilities		•	travel.
Tacilities	-	significantly.	travei.
		The site is primarily undeveloped,	
5 - To make the best		with only some extremely	
use of previously		scattered residential and	
developed land and		agricultural buildings along the	
existing buildings	0	boundary of the site.	N/A
		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	
6 - To support		of the site means that	
economic growth		employment uses, retail, and	
which is inclusive,		other services will likely be	
innovative, and		provided on-site, further	
sustainable	44	promoting economic growth.	N/A
sustaillable	++	promoting economic growth.	N/A

7 - To provide for employment opportunities to meet the needs of the local economy 8 - To reduce greenhouse gas	++	New developments provide short term employment opportunities in construction within the borough. The site is large enough to accommodate some employment uses alongside housing.  The site is likely to increase car	Consideration should be given to the inclusion of employment uses on the site.  Improved public transport access could reduce car use,
emissions and move		use in the area, and will therefore	and development on this site
to a low carbon economy	_	contribute to rising greenhouse 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	+	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	+	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.
quanty and quantity		The close proximity to the A217	contamination that is present.
		major road may lead to problems relating to air and noise pollution. Care must be taken during	Development should consider how to mitigate the potential impacts of noise and air
14 - To ensure air		construction to avoid light or	pollution on residents of this
quality continues to		noise pollution impacts on nearby	site. A construction statement
improve and noise		residential properties, and air	could be used to set out how
and light pollution		quality may also be slightly	construction impacts will be
are reduced	-	impacted by an increase in traffic.	mitigated.
		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	Development should be of a
		would need to be mindful of the	sufficient density to represent a
		wide ranging views and seek to	clear new settlement, rather
		retain the existing hedgerows,	than appearing as a sprawl into
		wooded areas and field pattern.	the countryside. Development
		The site is not adjacent to any	should be sensitively designed
		existing urban area. Development	to respect the rural character of
		on the site would form a new	the landscape in this area, and
		settlement in this area. Overall,	should protect the existing
		the impact on landscape	pattern of hedgerows and
15 - To protect and		character is likely to be negative	fields. Established trees and
enhance landscape		due to the size of such a site in a	wooded areas should be
character		currently undeveloped area.	protected as far as possible.

	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	Ruffer zones may be required
	needed between the biodiversity	Buffer zones may be required
	assets and development,	between the areas of ancient
	potentially severely restricting	woodland, SNCIs, and potential
16 - To conserve and	the amount of land available for	SNCIs and development on the
enhance	housing. The River Mole BOA is	site. Trees with TPOs should be
biodiversity	 close to the site to the east.	protected.

SAS4 - Land at Crutchfield Lane			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to		Taking constraints into account,	
enable people to		the site could accommodate	
live in a home		around 4692 houses at a density	Housing should be provided in a
suitable to their		of 30dph. The site would have a	range of sizes, types, and
needs and which		positive impact on housing	tenures to provide for the
they can afford	++	delivery in the borough.	needs of a range of people.
		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,	Development on this site should
		which may discourage use of	provide improved bicycle and
		active transport. However, the	pedestrian facilities. Public
		site is large enough that local	rights of way should be
		services and facilities will almost	retained. Publically accessible
		certainly be provided, potentially	open space or play facilities
		reducing the need for car travel	should be provided. The site is
2 - To facilitate the		and encouraging walking. A	large enough that consideration
improved health		number of public rights of way	should be given to providing a
and wellbeing of the		cross the northern areas of the	GP surgery or other health
whole population	+	site and should be retained.	facilities.

3 - To conserve and enhance archaeological, historic, and cultural assets and their		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	Development should be sensitively designed to protect the setting of the locally listed
settings	0	heritage.	buildings.
		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	Improved public transport access could reduce car use,
4 - To reduce the need to travel,		extremely irregular, although the size of the site may justify	and development on this site should provide improved
encourage		improvements to the public	bicycle and pedestrian facilities
sustainable		transport network in the area.	that connect to existing
transport options,		This may counteract the distance	networks. Consideration should
and improve		from existing services. Access is	be given to the provision of on-
accessibility to all		through Ironsbottom, Duxhurst	site services and facilities to
services and		Lane, Crutchfield Lane, Reigate	reduce car use and the need to
facilities	0	Road, and Dover Green Road,	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 8 - To reduce	++	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. Improved public transport
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.	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		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	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
enhance landscape		the landscape around the existing	wooded areas should be
character	-	settlement of Sidlow.  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	protected as far as possible.
		the west, east, and centre of the site. There are also some	Buffer zones may be required between the areas of ancient
		individual TPOs on the eastern	woodland, SNCIs, and potential
16 - To conserve and		boundary. The River Mole BOA is	SNCIs and development on the
enhance		close to the site to the north,	site. Trees with TPOs should be
biodiversity	-	west, and east.	protected.

Objective 1. To provide sufficient housing to enable people to live in a home suitable to fair their needs and which they can afford  2. To facilitate the improved health and wellbeing of the whole population  3. To conserve and enhance archael enable part 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.  The site is fairly well located for local services and facilities.  The site is a public right of way running along the eastern edge of the site, and this should be retained. Publically accessible open space or play facilities should be provided. Development on this 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.  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 (2.2.km). 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 bust transport.  The site is completely	SPW09 - Land at Shepherd's Lodge Farm				
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 30 dph. The site would have a positive impact on housing delivery in the borough.  * 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.  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.  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, nowever, other facilities are further away, including a secondary school (2km), the railway station (2.4km), and the employment area (2.2 km). 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.  The site is completely  Taking constraints into account, the steepol and density of 30dph. The steep of 30dph. The site would have a density of 30dph. The steep of the historic park busined provided in a range of sizes, types, and tenures to provide of the nends of a range of sizes, types, and tenures to provide of the nends of a range of sizes, types, and tenures to provide of the nends of a range of sizes, types, and tenures to provide of the nends of a range of sizes, types, and tenures to provide of the needs of a range of sizes, types, and tenures to provide of the nen	Objective				
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 afford  ### Day the borough.  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.  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.  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 (2.2.km). 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.  The site is completely  Taking command a positive improved between the need to travel, encourage sustainable transport and will probably slightly increase car use, although there is good access to bus transport.  The site is completely	•			<u> </u>	
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.  There is a public right of way running along the eastern edge of the site, and this should be retained. Public rights of way should be retained. Public rights of way should be retained. The site is very close to a major park, which may encourage activity among residents.  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, settings  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 (2.4km), and the employment area (2.2.2.km). There are no dedicated bicycle facilities in the area. Bus services und facilities or bus transport.  4 - To reduce the need to travel, encourage sustainable transport and will probably slightly increase car use, although there is good access to bus transport.  The site is completely  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.  The site is completely	•		Taking constraints into account,		
around 38 houses at a density of 30dph. The site would have a positive impact on housing delivery in the borough.  There is a public right of way running along the eastern edge of the site, and this should be provided.  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.  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.  The site is fairly well located for local services and facilities are further away and Woodhatch local centre 1.5km; a primary school is 0.4km away and a GP surgery 1.3km away and woodhatch local centre 1.5km; a primary school (2km), the railway station (2.4km), and the employment area (2.2.km). 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 slighty increase car use, and development on this site should provide improved beitycle 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 slighty increase car use, and development on this site should provide improved beitycle and pedestrian facilities that connect with existing networks.					
their needs and which they can afford # # # # # # # # # # # # # # # # # # #	in a home suitable to			Housing should be provided in	
which they can afford  # delivery in the borough.  There is a public right of way running along the eastern edge of the site, and this should be retained. Publically accessible open space or play facilities should perovided.  2 - To facilitate the improved health and wellbeing of the whole population  3 - To conserve and enhance archaeological, historic, and cultural assets and their settings  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 (2km), the railway station (2.4km), and the employment area (2.2.km). 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 options, and improve accessibility to all services and facilities - To make the best  The site is completely  ### Compositive improved below in the needs of a range of people.  ### Public rights of way should be retained. Publically accessible open space or play facilities should be retained. Publically accessible open space or play facilities should be retained. Publically accessible open space or play facilities should be retained. Publically accessible open space or play facilities should perovide improved bicycle and pedestrian facilities.  #### Development on this site sensitively designed to protect the setting of the historic park.  ###################################	their needs and		•	•	
afford # delivery in the borough. needs of a range of people.  Public rights of way should be retained. Publically accessible open space or play facilities on the site, and this should be provided. Development on this site should provide improved health and wellbeing of the whole population  3 - To conserve and enhance archaeological, 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, and cultural assets and their settings  The Riegiade 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.  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 (2.4km), and the employment area (2.2.km). 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.  The site is completely  busine retained. Publically accessible open space or play facilities should be retained. Publically accessible open space or play facilities should pervoide improved bicycle and pedestrian facilities.  Development on this site should provide improved bicycle and pedestrian facilities and facilities in the area. Bus services run past the site over yhalf an hour. The site is accessed through Park Lane East, which has pedestrian pavements in the full provide improved by the provide impro			•		
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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, and cultural assets and their settings  O this should be manageable.  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 (2.2.km). 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.  The site is completely	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	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	
historic, and cultural assets and their settings    Description   Descri	3 - To conserve and enhance		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	Development should be	
already houses around the site, this should be manageable.  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; however, other facilities are further away, including a secondary school (2km), the railway station (2.4km), and the employment area (2.2.km). 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 options, and improve accessibility to all services and facilities - bus transport.  The site is completely  the setting of the historic park.			•	•	
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train station to fully encourage sustainable transport options, and improve accessibility to all services and facilities  train station to fully encourage sustainable transport and will probably slightly increase car use, although there is good access to bus transport.  and development on this site should provide improved bicycle and pedestrian facilities that connect with existing networks.  5 - To make the best  The site is completely	4 - To reduce the			· · · · · · · · · · · · · · · · · · ·	
sustainable transport options, and improve accessibility to all services and facilities - services and facilities - S - To make the best sustainable transport and will probably slightly increase car use, although there is good access to bus transport. should provide improved bicycle and pedestrian facilities that connect with existing networks.	need to travel,		•	·	
options, and improve accessibility to all services and facilities - bus transport. bicycle and pedestrian facilities that connect with existing networks.  5 - To make the best The site is completely	•			•	
accessibility to all although there is good access to bus transport.  5 - To make the best The site is completely  although there is good access to existing networks.  facilities that connect with existing networks.	·		•	· · · · · · · · · · · · · · · · · · ·	
services and facilities - bus transport. existing networks.  5 - To make the best The site is completely	options, and improve			· · · · · · · · · · · · · · · · · · ·	
5 - To make the best The site is completely	accessibility to all		although there is good access to	facilities that connect with	
1 ,	services and facilities	-	bus transport.	existing networks.	
1 ,	5 - To make the hest		The site is completely		
	use of previously	0	undeveloped.	N/A	

developed land and			l I
existing buildings			
existing buildings			
		New developments contribute to	
		economic growth within the	
		borough. The site is around 1.4km	
C. To assessment		from the Reigate town centre and	
6 - To support		1.5km from Woodhatch local	
economic growth which is inclusive,		centre, and additional housing in	
innovative, and		this area would be likely to provide support for businesses in	
sustainable	+	this area.	N/A
7 - To provide for	Т	tilis area.	N/A
employment			
opportunities to		New developments provide short	
meet the needs of		term employment opportunities in	
the local economy	+	construction within the borough.	N/A
the local economy		construction within the borough.	Improved public transport
8 - To reduce			access could reduce car use,
greenhouse gas		The site is likely to increase car use	and development on this site
emissions and move		in the area, and will therefore	should provide improved
to a low carbon		contribute to rising greenhouse	bicycle and pedestrian
economy	_	gases.	facilities.
Conomy		Bases.	Sustainable construction
		Materials used in construction	methods that reduce natural
		may have some effect on natural	resource use should be
		resources, and new residents will	encouraged. High levels of
		consume natural resources	water and energy efficiency
9 - To use natural		including water and energy. This	should be encouraged in new
resources prudently	0	applies equally to all sites.	developments.
·			Development should provide
			SUDS or other flood defences
			where appropriate; and avoid
			building on areas at risk of
			flooding or surface flooding.
			Design of sites should
			encourage the use of passive
		Only a very small area of the	heating and cooling, and
10 - To adapt to the		southeastern corner of the site is	planting should be considered
changing climate	++	at any risk of surface flooding.	to provide shade and cooling.
			Development should provide
			SUDS or other flood defences
			where appropriate, along with
			design measures to manage
		Only a very small area of the	surface runoff; and avoid
11 - To reduce flood		southeastern corner of the site is	building on areas at risk of
risk	++	at any risk of surface flooding.	flooding or surface flooding.
12 - To improve the		Development here is unlikely to	
water quality of		have significant impacts on water	
rivers and		quality or supply, although further	
groundwater, and		investigation is needed on the	
maintain an	0	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		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	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
enhance landscape character		significant impact on landscape character.	range views as much as possible.
		The northern part of the site contains a group of trees with TPOs, and these should be protected. The Reigate Heath BOA	
16 - To conserve and enhance biodiversity	0	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		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 296 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	++	delivery in the borough.	needs of a range of people.
			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
2 - To facilitate the		The site is a long distance from	be provided. Development on
improved health and		most facilities, and is likely to	this site should provide
wellbeing of the		encourage car use rather than	improved bicycle and
whole population	-	walking.	pedestrian facilities.
3 - To conserve and enhance archaeological,		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	Sensitive design of the site
historic, and cultural		site should be careful not to	and layout of development
assets and their		impact on the setting of these	would be needed to protect
settings	0	heritage assets.	the heritage assets.
		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	
4 - To reduce the		pavements. The location of the	Improved public transport
need to travel,		site and the distance from public	access could reduce car use,
encourage		transport options means that	and development on this site
sustainable transport		there are substantial barriers to	should provide improved
options, and improve		the use of sustainable transport,	bicycle and pedestrian
accessibility to all		and development on this site	facilities that connect with
services and facilities		would likely increase car use	existing networks.

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

10 - To adapt to the changing climate	+	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		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 49 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	+	delivery in the borough.	needs of a range of people.
			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
2 - To facilitate the		The site is a long distance from	be provided. Development on
improved health and		most facilities, and is likely to	this site should provide
wellbeing of the		encourage car use rather than	improved bicycle and
whole population	-	walking.	pedestrian facilities.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		The site contains no heritage	
settings	0	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 - 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.	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		The site is completely	Ü
existing buildings	0	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		Taking constraints into account,	
enable people to live		the site could accommodate	
in a home suitable to		around 23 houses at a density of	Housing should be provided in
their needs and		30dph. The site would have a	a range of sizes, types, and
which they can		positive impact on housing	tenures to provide for the
afford	+	delivery in the borough.	needs of a range of people.
			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
		The site is a long distance from	open space or play facilities
		most facilities, and is likely to	should be provided.
2 - To facilitate the		encourage car use rather than	Development on this site
improved health and		walking. A public right of way runs	should provide improved
wellbeing of the		along the north of the site and	bicycle and pedestrian
whole population	-	should be retained.	facilities.

12 Tananana and		I	I
3 - To conserve and			
enhance			
archaeological,		Two Grade II listed buildings lie to	Sensitive design of the site and
historic, and cultural		the west of the site, but these are	layout of development would
assets and their		shielded by other, non-listed	be needed to protect the
settings	0	buildings.	heritage assets.
		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	
4 - To reduce the		site and the distance from public	Improved public transport
need to travel,		transport options means that	access could reduce car use,
encourage		there are substantial barriers to	and development on this site
sustainable transport		the use of sustainable transport,	should provide improved
options, and improve		and development on this site	bicycle and pedestrian
accessibility to all		would likely increase car use	facilities that connect with
services and facilities		significantly.	existing networks.
5 - To make the best			
use of previously			
developed land and		The site is completely	
existing buildings	0	undeveloped.	N/A
		New developments contribute to	
		economic growth within the	
6 - To support		borough. The site is around 1.3km	
economic growth		from the Woodhatch local centre,	
which is inclusive,		and additional housing in this area	
innovative, and		would be likely to provide support	
sustainable	+	for businesses in this area.	N/A
7 - To provide for			
employment		New developments provide short	
opportunities to		term employment opportunities	
meet the needs of		in construction within the	
the local economy	+	borough.	N/A
		-	
8 - To reduce		The site is likely to increase car	Improved public transport
greenhouse gas		use in the area, and will therefore	access could reduce car use,
emissions and move		contribute to rising greenhouse	and development on this site
to a low carbon	-	gases.	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.	
		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	Dayalanment should be
		does not adjoin it at any point - it	Development should be designed to suit the rural
		would appear as an isolated	context of the site and should
		settlement in the countryside.	protect existing hedgerow
15 - To protect and		Development on this site would	patterns. Development should
enhance landscape		be likely to have notable impact	respect existing long range
character	-	on landscape character.	views as much as possible.
		The eastern part of the site falls	
		within the River Mole Biodiversity	
		Opportunity Area. There is an	
		SNCI located to the east of the	Development should be
		site, and a group of TPOs to the	sensitively designed to
16 - To conserve and		northeast, though neither adjoins	enhance biodiversity within
enhance biodiversity	0	the site directly.	the BOA.