## **Appendix N – Gypsy, Traveller, and Travelling Showperson Site Allocations**

1	BV16 - Land South of Woodmansterne Lane, Banstead			
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to live		This site could accommodate up to		
in a home suitable to		15 pitches, and would make a		
their needs and		positive contribution to housing in		
which they can afford	++	the borough.	N/A	
2 - To facilitate the				
improved health and		This site is unlikely to have a positive		
wellbeing of the		or negative impact on health and		
whole population	0	wellbeing.	N/A	
			Layout of the site should	
		The site is adjacent to a conservation	aim to have as little impact	
3 - To conserve and		area, an area of high archaeological	as possible on the	
enhance		potential, and a grade II listed	conservation area and	
archaeological,		building with listed curtilages. These	listed buildings, and should	
historic, and cultural		assets are not very well shielded, and	be careful to avoid	
assets and their		development on this site would likely	impacting on the area of	
settings		have a strong impact on them	archaeological potential.	
4 - To reduce the				
need to travel,		The site is close to the town centre		
encourage		of Banstead, providing fairly easy		
sustainable transport		access to services, facilities, and		
options, and improve		shops. A bus service runs directly		
accessibility to all		past the site. Overall, this site is fairly		
services and facilities	+	accessible by sustainable transport.	N/A	
5 - To make the best				
use of previously				
developed land and				
existing buildings	0	The site is not previously developed.	N/A	
6 - To support				
economic growth				
which is inclusive,				
innovative, and		The site is not likely to have a strong		
sustainable	0	impact on economic growth.	N/A	
7 - To provide for				
employment				
opportunities to		The site is not likely to have a strong		
meet the needs of		impact on employment		
the local economy	0	opportunities.	N/A	

8 - To reduce		1	<b> </b>
greenhouse gas		The site is fairly accessible by	
emissions and move		sustainable transport modes, and	
to a low carbon		should have a positive impact on	
economy	+	greenhouse gas emissions.	N/A
economy	т	Additional residents in an area will	N/A
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
resources prudently	U	The site does not fall within a flood	IVA
10 - To adapt to the		zone or an area at risk of surface	
changing climate	++	flooding.	N/A
changing chinate		The site does not fall within a flood	IV/A
11 - To reduce flood		zone or an area at risk of surface	
risk	++	flooding.	N/A
12 - To improve the		nooding.	14/1
water quality of			
rivers and			
groundwater, and		There are no water features on or	
maintain an		near the site, but the site is in an	Consideration should be
adequate supply of		area at potential risk of groundwater	given to the protection of
water	0	contamination.	groundwater.
Water	<u> </u>	Small areas of the site may be	groundwater.
13 - To reduce land		contaminated, and this would need	
contamination and		to be remediated to make the site	Contamination must be
safeguard soil quality		safe for human habitation before	remediated before the site
and quantity	+	allocating it for pitches.	is inhabited.
		The site is not within or close to an	
14 - To ensure air		AQMA. There are residential	
quality continues to		properties adjacent to the site, and	Careful layout of the site
improve and noise		the potential impact of noise on	could reduce any potential
and light pollution		these properties should be	noise impacts on nearby
are reduced	0	considered.	residents.
		The site is currently in the green belt,	
		and has been assessed as being of	
		higher importance to the green belt	
		for preventing merging and	
		safeguarding countryside, and	
		moderate importance for checking	
		sprawl. The site is located within the	
		very narrow gap between Banstead	
		and Woodmansterne. The site was	Careful design of the site
		assessed as being of high importance	could ensure that it does
15 - To protect and		to the greenbelt, and development	not contribute to closing
enhance landscape		here would have a strong landscape	the gap between Banstead
character		impact.	and Woodmansterne.
16 - To conserve and		There are no biodiversity constraints	
enhance biodiversity	0	on the site.	N/A

BV18 - Land South of Croydon Lane, Banstead (Parcel Option A)			
Objective	Score	Comments	Potential Mitigation
1 - To provide			3
sufficient housing to			
enable people to live			
in a home suitable to		This site could accommodate up to 15	
their needs and which		pitches, and would make a positive	
they can afford	++	contribution to housing in the borough.	N/A
2 - To facilitate the		<u> </u>	
improved health and		This site is unlikely to have a positive or	
wellbeing of the		negative impact on health and	
whole population	0	wellbeing.	N/A
3 - To conserve and		<u> </u>	
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints on	
settings	0	this site.	N/A
4 - To reduce the			,
need to travel,		The site is close to the town centre of	
encourage sustainable		Banstead, providing fairly easy access	
transport options, and		to services, facilities, and shops. A bus	
improve accessibility		service runs directly past the site.	
to all services and		Overall, this site is fairly accessible by	
facilities	+	sustainable transport.	N/A
5 - To make the best			.,,
use of previously			
developed land and			
existing buildings	0	The site is not previously developed.	N/A
6 - To support			,
economic growth			
which is inclusive,			
innovative, and		The site is not likely to have a strong	
sustainable	0	impact on economic growth.	N/A
7 - To provide for			
employment			
opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce			
greenhouse gas		The site is fairly accessible by	
emissions and move		sustainable transport modes, and	
to a low carbon		should have a positive impact on	
economy	+	greenhouse gas emissions.	N/A
,		Additional residents in an area will	
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
10 - To adapt to the		The site does not fall within a flood	
changing climate	++	zone or an area at risk of surface	N/A
Changing Cilinate		ZONE OF AN AIEA ALTISK OF SUITACE	13/7

		flooding.	
11 - To reduce flood	++	The site does not fall within a flood zone or an area at risk of surface flooding.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, but the site is in an area at potential risk of groundwater contamination.	Consideration should be given to the protection of groundwater.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There is no contamination on the site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are residential properties adjacent to the site, and the potential impact of noise on these properties should be considered.	Careful layout of the site could reduce any potential noise impacts on nearby residents.
15 - To protect and		The site is currently in the green belt, and has been assessed as being of higher importance to the green belt for checking sprawl and safeguarding countryside, and moderate importance for preventing merging. The site is located close to the very narrow gap between Banstead and Woodmansterne. The site was assessed as being of high importance to the	Careful design of the site could ensure that it does not contribute to closing the gap between
enhance landscape character		greenbelt, and development here would have a strong landscape impact.	Banstead and Woodmansterne.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

BV18 - Land South of Croydon Lane, Banstead (Parcel Option B)			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to		This site could accommodate up to 15	
their needs and which		pitches, and would make a positive	
they can afford	++	contribution to housing in the borough.	N/A
2 - To facilitate the			
improved health and		This site is unlikely to have a positive or	
wellbeing of the		negative impact on health and	
whole population	0	wellbeing.	N/A
3 - To conserve and			
enhance		There are no heritage constraints on	
archaeological,	0	this site.	N/A

historic, and cultural			
assets and their			
settings			
4 - To reduce the			
need to travel,		The site is close to the town centre of	
encourage sustainable		Banstead, providing fairly easy access	
transport options, and		to services, facilities, and shops. A bus	
improve accessibility		service runs directly past the site.	
to all services and		Overall, this site is fairly accessible by	
facilities	+	sustainable transport.	N/A
5 - To make the best	•		14/7
use of previously			
developed land and			
existing buildings	0	The site is not previously developed.	N/A
6 - To support	Ü	The site is not previously developed.	11771
economic growth			
which is inclusive,			
innovative, and		The site is not likely to have a strong	
sustainable	0	impact on economic growth.	N/A
7 - To provide for	Ü	impact on conforme growth.	14/7
employment			
opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce		терине и при учите при	
greenhouse gas		The site is fairly accessible by	
emissions and move		sustainable transport modes, and	
to a low carbon		should have a positive impact on	
economy	+	greenhouse gas emissions.	N/A
,		Additional residents in an area will	,
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
		The site does not fall within a flood	
10 - To adapt to the		zone or an area at risk of surface	
changing climate	++	flooding.	N/A
		The site does not fall within a flood	
11 - To reduce flood		zone or an area at risk of surface	
risk	++	flooding.	N/A
12 - To improve the			
water quality of rivers		There are no water features on or near	
and groundwater, and		the site, but the site is in an area at	Consideration should be
maintain an adequate		potential risk of groundwater	given to the protection
supply of water	0	contamination.	of groundwater.
13 - To reduce land			
contamination and			
safeguard soil quality			
and quantity	0	There is no contamination on the site.	N/A

14 - To ensure air quality continues to improve and noise and light pollution are		The site is not within or close to an AQMA. There are residential properties close to the site, and the potential impact of noise on these properties	Careful layout of the site could reduce any potential noise impacts
reduced	0	should be considered.	on nearby residents.
15 - To protect and		The site is currently in the green belt, and has been assessed as being of higher importance to the green belt for checking sprawl and safeguarding countryside, and moderate importance for preventing merging. The site is located close to the very narrow gap between Banstead and Woodmansterne. The site was assessed as being of high importance to the	Careful design of the site could ensure that it does not contribute to closing the gap between
enhance landscape		greenbelt, and development here	Banstead and
character		would have a strong landscape impact.	Woodmansterne.
16 - To conserve and		There are no biodiversity constraints on	
enhance biodiversity	0	the site.	N/A

	G3 - Woodlea Stables, Peeks Brook Lane, Horley			
Objective	Score	Comments	Potential Mitigation	
1 - To provide				
sufficient housing to				
enable people to live		This site could accommodate up to 4		
in a home suitable to		pitches, and would provide some		
their needs and which		contribution to housing in the		
they can afford	+	borough.	N/A	
		The site is very close to the M23	Consideration should be	
		motorway, and the air and noise	given as to how to	
		pollution from this road is likely to	reduce the impacts of	
2 - To facilitate the		have negative health impacts on the	noise and air pollution	
improved health and		residents. There is a public right of	on the site. Public rights	
wellbeing of the whole		way adjacent to the site, which should	of way should be	
population	-	be maintained.	protected.	
3 - To conserve and				
enhance				
archaeological,				
historic, and cultural				
assets and their		There are no heritage constraints on	N1 / A	
settings	0	this site.	N/A	
4. To word you the order		The site is a very long distance from		
4 - To reduce the need		the nearest town or local centre, in an		
to travel, encourage		area with no public transport. The site	Due to the leastion and	
sustainable transport		is very hard to access through any	Due to the location and	
options, and improve		means other than private vehicles, and	size of the site, there is	
accessibility to all services and facilities		is likely to increase the need to travel	no feasible mitigation for	
services and facilities		and the need to use cars.	this problem.	

5 - To make the best		The site is surrently used as a stable	 
		The site is currently used as a stable,	
use of previously		and this would represent a reasonably	
developed land and		good use of developed land in a rural	N / A
existing buildings	+	area.	N/A
6 - To support			
economic growth which is inclusive,			
innovative, and		The site is not likely to have a strong	
sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for	U	impact on economic growth.	N/A
employment			
opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce	0	impact on employment opportunities.	N/A
greenhouse gas		The site is not easily accessible by	Due to the location and
emissions and move		sustainable transport modes, and is	size of the site, there is
to a low carbon		likely to increase greenhouse gas	no feasible mitigation for
economy		emissions through transport.	this problem.
ccononly		Additional residents in an area will	this problem.
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
		,	The layout of the site
			should keep residential
			uses away from flood
			risk areas. Consideration
		A small part of the site is located	should be given to
		within flood zone 2, and the site is	installing some kind of
10 - To adapt to the		adjacent to an area at risk of surface	SUDS to combat flood
changing climate	0	flooding, but not within the area itself.	risk.
			The layout of the site
			should keep residential
			uses away from flood
			risk areas. Consideration
		A small part of the site is located	should be given to
		within flood zone 2, and the site is	installing some kind of
11 - To reduce flood		adjacent to an area at risk of surface	SUDS to combat flood
risk	0	flooding, but not within the area itself.	risk.
12 - To improve the			
water quality of rivers		 	
and groundwater, and		There is a small pond close to the site,	Futation of the Control
maintain an adequate	0	but the site is not in an area at risk of	Existing water features
supply of water	0	groundwater contamination.	should be protected.
12 To reduce level		The entire site is potentially	
13 - To reduce land		contaminated, and this would need to	Contamination reset he
contamination and		be remediated to make the site safe	Contamination must be remediated before the
safeguard soil quality		for human habitation before allocating	
and quantity	+	it for pitches.	site is inhabited.

14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is close to, but not quite within an AQMA. The site is not close to existing residential properties. However, the site is very close to the M23 motorway, and this is likely to create some noise and air pollution issues for the residents.	Consideration should be given as to how to reduce the impacts of noise and air pollution on the site.
15 - To protect and enhance landscape character	0	The site is within the green belt, and has been assessed as being of moderate importance for checking sprawl and safeguarding the countryside, and as of overall moderate importance to the greenbelt. The location next to a major motorway reduces the landscape impact that development on this site would have, as does the fact that the land is already developed.	Development should be careful to ensure it has no stronger impact on the landscape than the existing use of the land.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

G4 - Treetops/Trentham, Peeks Brook Lane, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live		This site could accommodate up to 2	
in a home suitable to		pitches, and would provide some	
their needs and which		contribution to housing in the	
they can afford	+	borough.	N/A
		The site is very close to the M23	Consideration should be
		motorway, within an AQMA, and the	given as to how to
		air and noise pollution from this road	reduce the impacts of
2 - To facilitate the		is likely to have negative health	noise and air pollution
improved health and		impacts on the residents. There is a	on the site. Public rights
wellbeing of the whole		public right of way adjacent to the	of way should be
population	-	site, which should be maintained.	protected.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints on	
settings	0	this site.	N/A
4 - To reduce the need		The site is a very long distance from	
to travel, encourage		the nearest town or local centre, in an	
sustainable transport		area with no public transport. The site	Due to the location and
options, and improve		is very hard to access through any	size of the site, there is
accessibility to all		means other than private vehicles, and	no feasible mitigation for
services and facilities		is likely to increase the need to travel	this problem.

		and the need to use cars.	
5 - To make the best		The site currently contains a	
use of previously		residential property, and this would	
developed land and		represent a reasonably good use of	21/2
existing buildings 6 - To support	+	developed land in a rural area.	N/A
economic growth			
which is inclusive,			
innovative, and		The site is not likely to have a strong	
sustainable	0	impact on economic growth.	N/A
7 - To provide for			
employment			
opportunities to meet		The site is not likely to have a strong	
the needs of the local economy	0	The site is not likely to have a strong impact on employment opportunities.	N/A
8 - To reduce	O	impact on employment opportunities.	IV/A
greenhouse gas		The site is not easily accessible by	Due to the location and
emissions and move		sustainable transport modes, and is	size of the site, there is
to a low carbon		likely to increase greenhouse gas	no feasible mitigation for
economy		emissions through transport.	this problem.
		Additional residents in an area will	
		require some amount of additional	
9 - To use natural		natural resources, such as water and energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
,			The layout of the site
			should keep residential
			uses away from flood
			risk areas. Consideration
		Most of the site is located within flood zone 2, although none of it is within	should be given to installing some kind of
10 - To adapt to the		flood zone 3. A small part of the site is	SUDS to combat flood
changing climate	-	also at risk of surface flooding.	risk.
			The layout of the site
			should keep residential
			uses away from flood
		Most of the site is lessted within fleed	risk areas. Consideration
		Most of the site is located within flood zone 2, although none of it is within	should be given to installing some kind of
11 - To reduce flood		flood zone 3. A small part of the site is	SUDS to combat flood
risk	-	also at risk of surface flooding.	risk.
12 - To improve the			
water quality of rivers		There is a small pond close to the site,	
and groundwater, and		but the site is not in an area at risk of	Existing water features
maintain an adequate	0	groundwater contamination.	should be protected.

supply of water			
		The entire site is potentially	
13 - To reduce land		contaminated, and this would need to	
contamination and		be remediated to make the site safe	Contamination must be
safeguard soil quality		for human habitation before allocating	remediated before the
and quantity	+	it for pitches.	site is inhabited.
		The site is within an AQMA. The site is	
14 - To ensure air		not close to existing residential	Consideration should be
quality continues to		properties. However, the site is very	given as to how to
improve and noise and		close to the M23 motorway, and this is	reduce the impacts of
light pollution are		likely to create some noise and air	noise and air pollution
reduced	-	pollution issues for the residents.	on the site.
		The site is within the green belt, and	
		has been assessed as being of	
		moderate importance for checking	
		sprawl and safeguarding the	
		countryside, and as of overall	
		moderate importance to the	
		greenbelt. The location next to a	
		major motorway reduces the	Development should be
		landscape impact that development	careful to ensure it has
15 - To protect and		on this site would have, as does the	no stronger impact on
enhance landscape		fact that the land is already	the landscape than the
character	0	developed.	existing use of the land.
16 - To conserve and		There are no biodiversity constraints	
enhance biodiversity	0	on the site.	N/A

G6 - Land at Crossoak Lane/Picketts Lane, Horley			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live		This site could accommodate up to 10	
in a home suitable to		pitches, and would make a positive	
their needs and which		contribution to housing in the	
they can afford	++	borough.	N/A
2 - To facilitate the			
improved health and		This site is unlikely to have a positive or	
wellbeing of the whole		negative impact on health and	
population	0	wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints on	
settings	0	this site.	N/A

1		The site is legated between the town	 
		The site is located between the town	
		centre of Horley and the local centre of Salfords. Both centres are a fairly long	
		walk from the site, and there is no	
4 - To reduce the need			Consideration could be
		public transport that directly passes	
to travel, encourage		the site. The site is not very accessible	given to improving the
sustainable transport		by sustainable modes of transport and	pedestrian environment in the area to allow for
options, and improve		will likely increase the need to travel to	
accessibility to all services and facilities		access services and the need to sue	easier walking to the
5 - To make the best	-	cars.	nearest bus stop.
use of previously			
developed land and	0	The site is not one involved and and	N. / A
existing buildings	0	The site is not previously developed.	N/A
6 - To support			
economic growth			
which is inclusive,		The site is not likely to be a street	
innovative, and	0	The site is not likely to have a strong	NI/A
sustainable	0	impact on economic growth.	N/A
7 - To provide for			
employment			
opportunities to meet		The street of th	
the needs of the local	0	The site is not likely to have a strong	21/2
economy	0	impact on employment opportunities.	N/A
			Consideration could be
0. T		#b	given to improving the
8 - To reduce		The site is not easily accessible by	pedestrian environment
greenhouse gas		sustainable transport modes, and is	in the area to allow for
emissions and move to		likely to increase greenhouse gas	easier walking to the
a low carbon economy	-	emissions through transport.	nearest bus stop.
		Additional residents in an area will	
		require some amount of additional	
O. To was matural		natural resources, such as water and	
9 - To use natural	0	energy. However, this applies to all	N. / A
resources prudently	0	sites equally.	N/A
			The layout of the site
			should keep residential
			uses away from flood risk areas.
		Only a small area of the site falls within	Consideration should be
		•	
10 - To adapt to the		flood zone 2, and none of it within flood zone 3. There is a small area at	given to installing some kind of SUDS to combat
10 - To adapt to the	0		flood risk.
changing climate	0	risk of surface flooding.	
			The layout of the site should keep residential
			uses away from flood
			risk areas.
		Only a small area of the site falls within	Consideration should be
		Only a small area of the site falls within flood zone 2, and none of it within	
11 - To reduce flood		flood zone 2, and none of it within flood zone 3. There is a small area at	given to installing some kind of SUDS to combat
	0		flood risk.
risk	0	risk of surface flooding.	11000 FISK.

12 - To improve the			
water quality of rivers		There are no water features on or near	
and groundwater, and		the site, and the site is not within an	
maintain an adequate		area at risk of groundwater	
supply of water	0	contamination.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality			
and quantity	0	There is no contamination on the site.	N/A
14 - To ensure air		The site is not within or close to an	
quality continues to		AQMA. There are no residential	
improve and noise and		properties adjacent to the site. The site	
light pollution are		is unlikely to have any impact on these	
reduced	0	issues.	N/A
		The site is currently in the green belt,	•
		and has been assessed as being of	
		higher importance to the green belt for	
		checking sprawl and safeguarding	
		countryside. The site is located in an	Development should be
		isolated rural location on undeveloped	carefully designed to try
		land. The site was assessed as being of	and reduce the impact
15 - To protect and		high importance to the greenbelt, and	on the landscape,
enhance landscape		development here would have a strong	although this may be
character		landscape impact.	difficult in this location.
		The site is adjacent to a potential SNCI,	
		and close to an area of ancient	
		woodland, and consideration should	A buffer zone should be
		be given to any potential risks that	considered between the
16 - To conserve and		development on the site might pose to	potential SNCI and the
enhance biodiversity	0	these assets.	pitches on the site.

G9a - Land West of Plot 4, Fairacres, Axes Lane, Salfords			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live		This site could accommodate up to 4	
in a home suitable to		plots, and would provide some	
their needs and which		contribution to housing in the	
they can afford	+	borough.	N/A
2 - To facilitate the			
improved health and		This site is unlikely to have a positive or	
wellbeing of the whole		negative impact on health and	
population	0	wellbeing.	N/A
3 - To conserve and			
enhance		There is a Grade II listed building next	Development and the
archaeological,		to the site, which is not particularly	layout of the site should
historic, and cultural		well shielded. Development on this site	be considered carefully
assets and their		should be careful not to impact upon	so as not to impact the
settings	0	the setting of this heritage asset.	listed building.

4 - To reduce the need			
to travel, encourage		The site is close to the local centre of	
sustainable transport		Salfords, where a train station and bus	
options, and improve		services are available. The site is fairly	
accessibility to all		accessible by sustainable transport	
services and facilities	+	modes.	N/A
5 - To make the best	•	modes.	IN/A
use of previously			
developed land and			
existing buildings	0	The site is not previously developed.	N/A
6 - To support		como no nocepitational, actionopean	
economic growth			
which is inclusive,			
innovative, and		The site is not likely to have a strong	
sustainable	0	impact on economic growth.	N/A
7 - To provide for		. 3	
employment			
opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce		The site is fairly accessible by	
greenhouse gas		sustainable transport modes, and	
emissions and move to		should have a positive impact on	
a low carbon economy	+	greenhouse gas emissions.	N/A
		Additional residents in an area will	
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
			The layout of the site
			should keep residential
			uses away from flood
			risk areas.
		The effect of a second of a second	Consideration should be
10 To adopt to the		The site is at some risk of surface	given to installing some kind of SUDS to combat
10 - To adapt to the changing climate	0	flooding, but is not within flood zones 2 or 3.	flood risk.
changing climate	U	2 01 3.	The layout of the site
			should keep residential
			uses away from flood
			risk areas.
			Consideration should be
		The site is at some risk of surface	given to installing some
11 - To reduce flood		flooding, but is not within flood zones	kind of SUDS to combat
risk	0	2 or 3.	flood risk.
12 - To improve the			
water quality of rivers		There are no water features on or near	
and groundwater, and		the site, and the site is not within an	
maintain an adequate		area at risk of groundwater	
supply of water	0	contamination.	N/A

13 - To reduce land contamination and safeguard soil quality			
and quantity	0	There is no contamination on the site.	N/A
14 - To ensure air		The site is not within or close to an	
quality continues to		AQMA. There are no residential	
improve and noise and		properties adjacent to the site. The site	
light pollution are		is unlikely to have any impact on these	
reduced	0	issues.	N/A
15 - To protect and enhance landscape character	-	The site is currently in the green belt, and has been assessed as being of higher importance to the green belt for checking sprawl and safeguarding countryside. The site is located in a rural location on undeveloped land, not connected to any existing settlements. The site was assessed as being of high importance to the greenbelt, and development here would have a strong landscape impact.	Development should be carefully designed to try and reduce the impact on the landscape, although this may be difficult in this location.
16 - To conserve and		There are groups of TPOs near the site,	Trees with TPOs should
enhance biodiversity	0	and these should be protected.	be protected.

G9b – Land South of Fairacres, Axes Lane, Salfords			
Objective	Score	Comments	Potential Mitigation
1 - To provide sufficient			
housing to enable			
people to live in a home		This site could accommodate up to 4	
suitable to their needs		plots, and would provide some	
and which they can		contribution to housing in the	
afford	+	borough.	N/A
2 - To facilitate the			
improved health and		This site is unlikely to have a positive	
wellbeing of the whole		or negative impact on health and	
population	0	wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological, historic,			
and cultural assets and		There are no heritage constraints on	
their settings	0	this site.	N/A
4 - To reduce the need			
to travel, encourage		The site is fairly close to the local	
sustainable transport		centre of Salfords, where a train	
options, and improve		station and bus services are	
accessibility to all		available. The site is fairly accessible	
services and facilities	+	by sustainable transport modes.	N/A
5 - To make the best			
use of previously			
developed land and	0	The site is not previously developed.	N/A

existing buildings			
6 - To support			
economic growth which			
is inclusive, innovative,		The site is not likely to have a strong	
and sustainable	0	impact on economic growth.	N/A
7 - To provide for			
employment			
opportunities to meet		The site is not likely to have a strong	
the needs of the local		impact on employment	
economy	0	opportunities.	N/A
8 - To reduce		The site is fairly accessible by	
greenhouse gas		sustainable transport modes, and	
emissions and move to		should have a positive impact on	
a low carbon economy	+	greenhouse gas emissions.	N/A
,		Additional residents in an area will	
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	
resources prudently	0	sites equally.	N/A
recourses production,		o.coo equay.	The layout of the site
			should keep residential
			uses away from flood risk
			areas. Consideration
			should be given to
		A small amount of the site is at some	installing some kind of
10 - To adapt to the		risk of surface flooding, but none of	SUDS to combat flood
changing climate	+	the site is in flood zones 2 or 3.	risk.
changing chinate		the site is in flood zones z or s.	The layout of the site
			should keep residential
			uses away from flood risk
			areas. Consideration
			should be given to
		A small amount of the site is at some	installing some kind of
11 - To reduce flood		risk of surface flooding, but none of	SUDS to combat flood
risk	+	the site is in flood zones 2 or 3.	risk.
12 - To improve the			
water quality of rivers		There are no water features on or	
and groundwater, and		near the site, and the site is not	
maintain an adequate		within an area at risk of	
supply of water	0	groundwater contamination.	N/A
13 - To reduce land			
contamination and			
safeguard soil quality		There is no contamination on the	
and quantity	0	site.	N/A
14 - To ensure air		The site is not within or close to an	
quality continues to		AQMA. There are no residential	
improve and noise and		properties adjacent to the site. The	
light pollution are		site is unlikely to have any impact on	
reduced	0	these issues.	N/A
reduced	U	11103C 133UC3.	14/ 🔼

15 - To protect and enhance landscape character	0	The site is currently in the green belt, and has been assessed as being of moderate importance for safeguarding countryside. The site is located in a rural location on undeveloped land, not connected to any existing settlements. However, overall landscape impact is likely to be limited.	Development should be careful to ensure it has no strong impact on the landscape.
16 - To conserve and enhance biodiversity	0	There are groups of TPOs around the whole boundary of the site, and these should be protected.	Trees with TPOs should be protected.

G11 - Highlands, Blackhorse Lane, Lower Kingswood			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live in			
a home suitable to		This site could accommodate up to 4	
their needs and which		pitches, and would provide some	
they can afford	+	contribution to housing in the borough.	N/A
		The site is very close to the M25	Consideration should
		motorway, within an AQMA, and the air	be given as to how to
		and noise pollution from this road is	reduce the impacts of
2 - To facilitate the		likely to have negative health impacts	noise and air pollution
improved health and		on the residents. There is a public right	on the site. Public
wellbeing of the whole		of way adjacent to the site, which	rights of way should be
population	-	should be maintained.	protected.
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints on	
settings	0	this site.	N/A
4 - To reduce the need		The site is a very long distance from the	
to travel, encourage		nearest town or local centre, although	Due to the location
sustainable transport		public transport does pass the site. The	and size of the site,
options, and improve		site is a long distance from services and	there is no feasible
accessibility to all		facilities, and is likely to increase the	mitigation for this
services and facilities	_	need to travel and the need to use cars.	problem.
5 - To make the best			•
use of previously		The site currently contains a residential property, and this would represent a	
developed land and			
•		reasonably good use of developed land in a rural area.	N/A
existing buildings 6 - To support	+	iii a rurai area.	N/A
• •			
economic growth which is inclusive,		The site is not likely to have a strong	
•	0	The site is not likely to have a strong	NI/A
innovative, and	0	impact on economic growth.	N/A

sustainable			
7 - To provide for employment opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce greenhouse gas emissions and move to a low carbon economy	_	The site is not easily accessible by sustainable transport modes, and is likely to increase greenhouse gas emissions through transport.	Due to the location and size of the site, there is no feasible mitigation for this problem.
9 - To use natural		Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites	
resources prudently	0	equally.	N/A
10 - To adapt to the changing climate	++	The site does not fall within a flood zone or an area at risk of surface flooding.	N/A
11 - To reduce flood risk	++	The site does not fall within a flood zone or an area at risk of surface flooding.	N/A
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There are no water features on or near the site, but the site is in an area at potential risk of groundwater contamination.	Consideration should be given to the protection of groundwater.
13 - To reduce land contamination and safeguard soil quality and quantity	0	There is no contamination on the site.	N/A
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is within an AQMA. There are residential caravan properties adjacent to the site. The site is very close to the M25 motorway, and the proximity to this road may cause noise and air pollution problems for the residents.	Consideration should be given as to how to reduce the impacts of noise and air pollution on the site.

15 - To protect and enhance landscape character	0	The site is currently in the green belt, and has been assessed as being of moderate importance to the green belt for checking sprawl and safeguarding countryside, and of moderate importance to the green belt overall. The site is also within the AGLV and adjacent to the AONB, which would normally cause it to have a stronger impact on the landscape. However, the proximity to the M25 motorway and position next to a busy road means the landscape in this area is already heavily impact, reducing the negative effects of this development.	Development should be careful to ensure it has no strong impact on the landscape or on views into and out of the AGLV or AONB.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A

G12 - Land at Kent's Field, Rectory Lane, Chipstead			
		,	Potential
Objective	Score	Comments	Mitigation
1 - To provide sufficient			
housing to enable			
people to live in a			
home suitable to their		This site could accommodate up to 2	
needs and which they		pitches, and would provide some	
can afford	+	contribution to housing in the borough.	N/A
2 - To facilitate the			
improved health and			
wellbeing of the whole		This site is unlikely to have a positive or	
population	0	negative impact on health and wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological, historic,			
and cultural assets and		There are no heritage constraints on this	
their settings	0	site.	N/A
		The site is fairly close to both	
4 - To reduce the need		Woodmansterne and Chipstead. While	
to travel, encourage		these are mainly residential areas, they do	
sustainable transport		provide some fairly easy access to shops	
options, and improve		and services. The site is therefore fairly	
accessibility to all		accessible and does not increase the need	
services and facilities	0	to travel.	N/A
5 - To make the best			
use of previously			
developed land and			
existing buildings	0	The site is currently undeveloped.	N/A
6 - To support			
economic growth which		The site is not likely to have a strong	
is inclusive, innovative,	0	impact on economic growth.	N/A

and sustainable			
7 - To provide for			
employment			
opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce			
greenhouse gas		The site does not increase the need to	
emissions and move to		travel, so should have a neutral impact on	
a low carbon economy	0	greenhouse gas emissions.	N/A
		Additional residents in an area will require	
		some amount of additional natural	
9 - To use natural		resources, such as water and energy.	
resources prudently	0	However, this applies to all sites equally.	N/A
10 - To adapt to the		The site does not fall within a flood zone or	
changing climate	++	an area at risk of surface flooding.	N/A
11 - To reduce flood		The site does not fall within a flood zone or	
risk	++	an area at risk of surface flooding.	N/A
12 - To improve the			
water quality of rivers			Consideration
and groundwater, and			should be given to
maintain an adequate		The site is within an area at high risk of	the protection of
supply of water	-	groundwater contamination.	groundwater.
13 - To reduce land			
contamination and			
safeguard soil quality			
and quantity	0	There is no contamination on the site.	N/A
14 - To ensure air		The site is not within or close to an AQMA.	
quality continues to		There are no residential properties	
improve and noise and		adjacent to the site, apart from an existing	
light pollution are		caravan site. The site is unlikely to have any	
reduced	0	impact on these issues.	N/A
		The site is currently in the green belt, and	
		has been assessed as being of moderate	
		importance to the green belt for checking	
		sprawl, preventing merging, and	
		safeguarding countryside, and of moderate	Development
		importance to the green belt overall. The	should be careful
15 - To protect and		site is close to the edge of the existing	to ensure it has no
enhance landscape		settlement, which may reduce the	strong impact on
character	0	landscape impact to some extent.	the landscape.
16 - To conserve and	0	There are no biodiversity constraints on	21/2
enhance biodiversity	0	the site.	N/A

The Old Rectory, Rectory Lane, Woodmansterne			
Objective	Score	Comments	Potential Mitigation
1 - To provide			
sufficient housing to			
enable people to live			
in a home suitable to		This site could accommodate up to 4	
their needs and which		pitches, and would provide some	
they can afford	+	contribution to housing in the borough.	N/A
2 - To facilitate the			
improved health and		This site is unlikely to have a positive or	
wellbeing of the		negative impact on health and	
whole population	0	wellbeing.	N/A
3 - To conserve and			
enhance			
archaeological,			
historic, and cultural			
assets and their		There are no heritage constraints on	
settings	0	this site.	N/A
		The site is fairly close to both	
4 - To reduce the need		Woodmansterne and Chipstead. While	
to travel, encourage		these are mainly residential areas, they	
sustainable transport		do provide some fairly easy access to	
options, and improve		shops and services. The site is	
accessibility to all		therefore fairly accessible and does not	
services and facilities	0	increase the need to travel.	N/A
5 - To make the best			
use of previously			
developed land and			
existing buildings	0	The site is currently undeveloped.	N/A
6 - To support			
economic growth			
which is inclusive,			
innovative, and		The site is not likely to have a strong	
sustainable	0	impact on economic growth.	N/A
7 - To provide for			
employment			
opportunities to meet			
the needs of the local		The site is not likely to have a strong	
economy	0	impact on employment opportunities.	N/A
8 - To reduce			
greenhouse gas			
emissions and move		The site does not increase the need to	
to a low carbon		travel, so should have a neutral impact	
economy	0	on greenhouse gas emissions.	N/A
		Additional residents in an area will	
		require some amount of additional	
		natural resources, such as water and	
9 - To use natural		energy. However, this applies to all	2.72
resources prudently	0	sites equally.	N/A

			The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to
		Much of the site is at some risk of	installing some kind of
10 - To adapt to the	0	surface flooding, although none of it	SUDS to combat flood
changing climate	0	falls within flood zones 2 or 3.	risk. The layout of the site
			should keep residential uses away from flood risk areas. Consideration
			should be given to
		Much of the site is at some risk of	installing some kind of
11 - To reduce flood		surface flooding, although none of it	SUDS to combat flood
risk	0	falls within flood zones 2 or 3.	risk.
12 - To improve the			
water quality of rivers			
and groundwater, and			Consideration should be
maintain an adequate		The site is within an area at high risk of	given to the protection
supply of water	-	groundwater contamination.	of groundwater.
		Small areas of the site may be	
13 - To reduce land		contaminated, and this would need to	
contamination and		be remediated to make the site safe for	Contamination must be
safeguard soil quality		human habitation before allocating it	remediated before the
and quantity	+	for pitches.  The site is not within or close to an	site is inhabited.
14 - To ensure air		AQMA. There are no residential	
quality continues to		properties adjacent to the site, apart	
improve and noise		from an existing caravan site. The site	
and light pollution are		is unlikely to have any impact on these	
reduced	0	issues.	N/A
		The site is currently in the green belt,	
		and has been assessed as being of	
		moderate importance to the green belt	
		for checking sprawl, preventing	
		merging, and safeguarding countryside,	
		and of moderate importance to the	
45 To control 1		green belt overall. The site is close to	Development should be
15 - To protect and		the edge of the existing settlement,	careful to ensure it has
enhance landscape	0	which may reduce the landscape	no strong impact on the
character 16 - To conserve and	0	impact to some extent.  There are no biodiversity constraints	landscape.
enhance biodiversity	0	on the site.	N/A
ennance biodiversity	U	on the site.	IV/A