

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

BV16 - Land South of Woodmansterne Lane, Banstead			
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	++	This site could accommodate up to 15 pitches, and would make a positive contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	--	The site is adjacent to a conservation area, an area of high archaeological potential, and a grade II listed building with listed curtilages. These assets are not very well shielded, and development on this site would likely have a strong impact on them	Layout of the site should aim to have as little impact as possible on the conservation area and listed buildings, and should be careful to avoid impacting on the area of archaeological potential.
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is close to the town centre of Banstead, providing fairly easy access to services, facilities, and shops. A bus service runs directly past the site. Overall, this site is fairly 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 sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	+	The site is fairly accessible by sustainable transport modes, and should have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites 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	+	Small areas of the site may be contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the site is inhabited.
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 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 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 assessed as being of high importance to the greenbelt, and development here would have a strong landscape impact.	Careful design of the site could ensure that it does not contribute to closing the gap between 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 A)			
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	++	This site could accommodate up to 15 pitches, and would make a positive contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is close to the town centre of Banstead, providing fairly easy access to services, facilities, and shops. A bus service runs directly past the site. Overall, this site is fairly 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 sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	+	The site is fairly accessible by sustainable transport modes, and should have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites 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	N/A

		flooding.	
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	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 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, 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 greenbelt, and development here would have a strong landscape impact.	Careful design of the site could ensure that it does not contribute to closing the gap between 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 their needs and which they can afford	++	This site could accommodate up to 15 pitches, and would make a positive contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological,	0	There are no heritage constraints on this site.	N/A

historic, and cultural assets and their settings			
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is close to the town centre of Banstead, providing fairly easy access to services, facilities, and shops. A bus service runs directly past the site. Overall, this site is fairly 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 sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	+	The site is fairly accessible by sustainable transport modes, and should have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites 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	0	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 should be considered.	Careful layout of the site could reduce any potential noise impacts on nearby residents.
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, 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 greenbelt, and development here would have a strong landscape impact.	Careful design of the site could ensure that it does not contribute to closing the gap between Banstead and Woodmansterne.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on 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 in a home suitable to their needs and which they can afford	+	This site could accommodate up to 4 pitches, and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is very close to the M23 motorway, and the air and noise pollution from this road is likely to have negative health impacts on the residents. There is a public right of way adjacent to the site, which should be maintained.	Consideration should be given as to how to reduce the impacts of noise and air pollution on the site. Public rights of way should be protected.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	The site is a very long distance from the nearest town or local centre, in an area with no public transport. The site is very hard to access through any means other than private vehicles, and is likely to increase the need to travel and the need to use cars.	Due to the location and size of the site, there is no feasible mitigation for this problem.

5 - To make the best use of previously developed land and existing buildings	+	The site is currently used as a stable, and this would represent a reasonably good use of developed land in a rural area.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 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 resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	0	A small part of the site is located within flood zone 2, and the site is adjacent to an area at risk of surface flooding, but not within the area itself.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	0	A small part of the site is located within flood zone 2, and the site is adjacent to an area at risk of surface flooding, but not within the area itself.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	0	There is a small pond close to the site, but the site is not in an area at risk of groundwater contamination.	Existing water features should be protected.
13 - To reduce land contamination and safeguard soil quality and quantity	+	The entire site is potentially contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the 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 in a home suitable to their needs and which they can afford	+	This site could accommodate up to 2 pitches, and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	-	The site is very close to the M23 motorway, within an AQMA, and the air and noise pollution from this road is likely to have negative health impacts on the residents. There is a public right of way adjacent to the site, which should be maintained.	Consideration should be given as to how to reduce the impacts of noise and air pollution on the site. Public rights of way should be protected.
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	--	The site is a very long distance from the nearest town or local centre, in an area with no public transport. The site is very hard to access through any means other than private vehicles, and is likely to increase the need to travel	Due to the location and size of the site, there is no feasible mitigation for this problem.

		and the need to use cars.	
5 - To make the best use of previously developed land and existing buildings	+	The site currently contains a residential property, and this would represent a reasonably good use of developed land in a rural area.	N/A
6 - To support economic growth which is inclusive, innovative, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 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 resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	-	Most of the site is located within flood zone 2, although none of it is within flood zone 3. A small part of the site is also at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	-	Most of the site is located within flood zone 2, although none of it is within flood zone 3. A small part of the site is also at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate	0	There is a small pond close to the site, but the site is not in an area at risk of groundwater contamination.	Existing water features should be protected.

supply of water			
13 - To reduce land contamination and safeguard soil quality and quantity	+	The entire site is potentially contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the site is inhabited.
14 - To ensure air quality continues to improve and noise and light pollution are reduced	-	The site is 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

G6 - Land at Crossoak Lane/Picketts Lane, 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	++	This site could accommodate up to 10 pitches, and would make a positive contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	-	The site is 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 public transport that directly passes the site. The site is not very accessible by sustainable modes of transport and will likely increase the need to travel to access services and the need to sue cars.	Consideration could be given to improving the pedestrian environment in the area to allow for easier walking to the nearest bus stop.
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 sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 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.	Consideration could be given to improving the pedestrian environment in the area to allow for easier walking to the nearest bus stop.
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	0	Only a small area of the site falls within flood zone 2, and none of it within flood zone 3. There is a small area at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	0	Only a small area of the site falls within flood zone 2, and none of it within flood zone 3. There is a small area at risk of surface flooding.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.

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, and the site is not within an area at risk of groundwater 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 quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are no residential properties adjacent to the site. The site is unlikely to have any impact on these 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 an isolated rural location on undeveloped land. 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 enhance biodiversity	0	The site is adjacent to a potential SNCI, and close to an area of ancient woodland, and consideration should be given to any potential risks that development on the site might pose to these assets.	A buffer zone should be considered between the potential SNCI and the 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 in a home suitable to their needs and which they can afford	+	This site could accommodate up to 4 plots, and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There is a Grade II listed building next to the site, which is not particularly well shielded. Development on this site should be careful not to impact upon the setting of this heritage asset.	Development and the layout of the site should be considered carefully so as not to impact the listed building.

4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is close to the local centre of Salfords, where a train station and bus services are available. The site is fairly accessible by sustainable transport modes.	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 sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	+	The site is fairly accessible by sustainable transport modes, and should have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	0	The site is at some risk of surface flooding, but is not within flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	0	The site is at some risk of surface flooding, but is not within flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
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, and the site is not within an area at risk of groundwater 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 quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are no residential properties adjacent to the site. The site is unlikely to have any impact on these 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 enhance biodiversity	0	There are groups of TPOs near the site, and these should be protected.	Trees with TPOs should 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 suitable to their needs and which they can afford	+	This site could accommodate up to 4 plots, and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	+	The site is fairly close to the local centre of Salfords, where a train station and bus services are available. The site is fairly accessible 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, and sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	+	The site is fairly accessible by sustainable transport modes, and should have a positive impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A
10 - To adapt to the changing climate	+	A small amount of the site is at some risk of surface flooding, but none of the site is in flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	+	A small amount of the site is at some risk of surface flooding, but none of the site is in flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
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, and the site is not within an area at risk of groundwater 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 quality continues to improve and noise and light pollution are reduced	0	The site is not within or close to an AQMA. There are no residential properties adjacent to the site. The site is unlikely to have any impact on these issues.	N/A

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

sustainable			
7 - To provide for employment opportunities to meet 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 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 resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites 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 impacted, 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			
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	+	This site could accommodate up to 2 pitches, and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is fairly close to both Woodmansterne and Chipstead. While these are mainly residential areas, they do provide some fairly easy access to shops and services. The site is therefore fairly accessible and does not 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,	0	The site is not likely to have a strong impact on economic growth.	N/A

and sustainable			
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	0	The site does not increase the need to travel, so should have a neutral impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites 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	-	The site is within an area at high 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 no residential properties adjacent to the site, apart from an existing caravan site. The site is unlikely to have any impact on these issues.	N/A
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, preventing merging, and safeguarding countryside, and of moderate importance to the green belt overall. The site is close to the edge of the existing settlement, which may reduce the landscape impact to some extent.	Development should be careful to ensure it has no strong impact on the landscape.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on 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 their needs and which they can afford	+	This site could accommodate up to 4 pitches, and would provide some contribution to housing in the borough.	N/A
2 - To facilitate the improved health and wellbeing of the whole population	0	This site is unlikely to have a positive or negative impact on health and wellbeing.	N/A
3 - To conserve and enhance archaeological, historic, and cultural assets and their settings	0	There are no heritage constraints on this site.	N/A
4 - To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities	0	The site is fairly close to both Woodmansterne and Chipstead. While these are mainly residential areas, they do provide some fairly easy access to shops and services. The site is therefore fairly accessible and does not 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 sustainable	0	The site is not likely to have a strong impact on economic growth.	N/A
7 - To provide for employment opportunities to meet 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 greenhouse gas emissions and move to a low carbon economy	0	The site does not increase the need to travel, so should have a neutral impact on greenhouse gas emissions.	N/A
9 - To use natural resources prudently	0	Additional residents in an area will require some amount of additional natural resources, such as water and energy. However, this applies to all sites equally.	N/A

10 - To adapt to the changing climate	0	Much of the site is at some risk of surface flooding, although none of it falls within flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
11 - To reduce flood risk	0	Much of the site is at some risk of surface flooding, although none of it falls within flood zones 2 or 3.	The layout of the site should keep residential uses away from flood risk areas. Consideration should be given to installing some kind of SUDS to combat flood risk.
12 - To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	-	The site is within an area at high risk of groundwater contamination.	Consideration should be given to the protection of groundwater.
13 - To reduce land contamination and safeguard soil quality and quantity	+	Small areas of the site may be contaminated, and this would need to be remediated to make the site safe for human habitation before allocating it for pitches.	Contamination must be remediated before the site is inhabited.
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 no residential properties adjacent to the site, apart from an existing caravan site. The site is unlikely to have any impact on these issues.	N/A
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, preventing merging, and safeguarding countryside, and of moderate importance to the green belt overall. The site is close to the edge of the existing settlement, which may reduce the landscape impact to some extent.	Development should be careful to ensure it has no strong impact on the landscape.
16 - To conserve and enhance biodiversity	0	There are no biodiversity constraints on the site.	N/A