

## Sequential Test Questionnaire

1. Are the proposed broad locations for development in 'Flood Zone 1 – Low Probability' of flood risk?	
<b>Yes</b>	<p><b>Locations wholly in Flood Zone 1 include:</b></p> <ul style="list-style-type: none"> <li>• Banstead town centre</li> <li>• Banstead edge of centre</li> <li>• Preston Regeneration Area</li> <li>• Employment sites at Wells Place, Albert Road North, Perrywood, Kingsfield Business Centre, Pitwood Park and Waterhouse Lane</li> </ul> <p><b>The above development locations are appropriate and there is no need to proceed with the Sequential Test.</b></p>
<b>No</b>	<p><b>Locations with parts in Zones 2 and 3</b></p> <ul style="list-style-type: none"> <li>• Merstham Regeneration Area (Mainly in Zone 1 but peripheral area, including the Library site in Zones 2 and 3);</li> <li>• Redhill town centre (Key development sites located in Zones 2 and 3);*</li> <li>• Redhill edge of centre (Outlying area of Redhill largely in Zone 1 but areas to north west and south west in Zones 2 and 3)</li> <li>• Reigate town centre (Small area around Bell St / Bancroft Road within Zone 2/3)</li> <li>• Reigate edge of centre (Small area to east of Bell Street and larger areas outside of urban area west / south west of town centre in Zones 2/3)</li> <li>• Horley town centre Regeneration Area (Small portion in northern part to east of railway line in Zone 2)</li> <li>• Horley edge of centre (Area to west of Horley largely in Zone 1 except urban fringe to south west which includes land in Zones 2/3 and large areas east of Horley including existing employment site at Balcombe Road in Zone 2, and small areas to east in Zone 3);</li> <li>• Horley North East Sector (Development area to east of railway line (already built) in Zone 2 with small parts in Zone 3, western / north-western margins of main development area (already built) in Zone 2, eastern part of main development area (not yet developed) in Zone 2 with small areas in Zone 3);</li> <li>• North West Sector (Western margins in Zone 2, some areas adjacent to water courses in Zone 3);</li> <li>• Employment site at Salfords Industrial Estate (southern part has area in Zones 2 /3), Holmethorpe Industrial Estate (northern part in Zones 2/3) and Balcombe Road Industrial Estate Horley (large portions in Zone 2)</li> </ul> <p><b>For areas in Flood Zones 2 and 3 proceed to Question 2.</b></p> <p>*A detailed Flood Risk Assessment has been carried out for Redhill town centre which includes sequential testing of key development sites. (See Appendix 3) Redhill town centre will not therefore be included in this sequential test.</p>

**2. Could the following proposed broad development locations in Flood Zones 2 and 3 alternatively be located in 'Flood Zone 1 Low Probability' of flood risk?**

**Reigate town centre** – Yes there are sufficient sites within this broad location to provide the planned level of growth.

**Reigate edge of centre** - Yes the affected areas mainly lie outside the urban area and there is sufficient land to accommodate growth elsewhere within this broad location.

**Redhill edge of centre** – Yes the areas covered by Zones 2 and 3 that fall within the urban area are relatively small and development could be distributed within this broad location to focus development on sites in Zone1.

**Merstham Regeneration Area** – No

**Horley town centre** – No

**Horley edge of centre** – No

**Horley North East Sector** – No

**Horley North West Sector** – No

**Holmethorpe Industrial Estate** – No

**Salfords Industrial Estate** – No

**Balcombe Road Industrial Estate** - No

**If no a) identify alternative sites that were considered and explain why they were dismissed:**

A detailed explanation of the development of the spatial approach to growth in the Core Strategy, including analysis of the potential for development in different locations, is set out in section 3 of the accompanying report. The main points are summarised below:

- The spatial strategy seeks to direct growth to the parts of the borough that are most accessible and have good provision of infrastructure and services, in order to promote sustainable development.
- The accessibility and potential for growth in different locations in the borough was assessed and as a result of this the strategy focusses growth around Redhill and Horley (including the two new neighbourhoods). Other areas, such as locations in the north of the borough, were considered to have a lower potential for growth and greater sensitivity to change and therefore dismissed.
- The Core Strategy also recognises the need for development in Regeneration Areas. This development is required as part of a regeneration strategy to address the problems facing particular areas of the borough and cannot be located elsewhere. Therefore no other locations for this development have been considered.
- Horley North East and North West Sectors are allocated development sites in the Borough Local Plan. At the time of allocation other options were considered for providing the Structure Plan housing requirement through sites in the urban area or in other areas of countryside, however it was considered that the creation of new neighbourhoods adjoining the existing built up area of Horley would be the most sustainable option and the best way of meeting the housing requirement.

If no	<b>b) explain why the proposals for these broad development locations cannot be redirected to Zone 1:</b>
	<p><b>Merstham Regeneration Area</b> Development on the affected sites is required in this area to support regeneration objectives particular to this area and could not be located elsewhere in the borough. The majority of development within this area will be in Zone 1. However one of the key development sites, the Library site, falls partly within Zones 2 /3.</p> <p><b>Horley town centre</b> This has been identified as a Regeneration Area in order to provide the improvements and new facilities required to support the growth in population arising from the new neighbourhoods. In order to meet this objective the planned development needs to be focussed on the town centre and could not be located elsewhere.</p> <p><b>Horley edge of centre</b> Horley urban area is identified as an accessible location and focus for growth and there is a lack of other suitably accessible areas for growth elsewhere. The area affected by Zone 2 is too extensive for all of the required development to be located in the parts of the area that fall within Zone 1. However, development will be confined to the built up parts of this broad location which means that the areas in zones 2 and 3 to the south west of Horley which fall outside the boundary of the urban area would not be developed in any case.</p> <p><b>Horley North East and North West Sectors</b> These sites are vital to the borough's future housing provision. There are no other available sites in areas of lower risk where the required level of housing provision could be made.</p> <p><b>Employment Sites (Holmethorpe, Salfords and Balcombe Road)</b> The sites comprise existing employment areas that are allocated for employment development in the Borough Local Plan. The Core Strategy identifies these areas for further intensification. There are no sites available elsewhere to provide the required level of employment growth.</p> <ul style="list-style-type: none"> <li>• If the site is in 'Flood Zone 2 Medium Probability' proceed to Question 3.</li> <li>• If the site is in 'Flood Zone 3a High Probability' proceed to Question 4.</li> </ul> <p><b>NOTE: If the site is located in more than one Flood Zone, it will be necessary to answer Questions 3, 4 and 5 as necessary for each part of the site in a different Flood Zone.</b></p>

<p><b>3. For sites in 'Zone 2 Medium Probability' of flood risk. What are the proposed uses in these locations?</b></p>
<p><b>Locations with parts in Flood Zone 2 include the following areas and their respective proposed uses:</b></p> <ul style="list-style-type: none"> <li>• Merstham Regeneration Area (residential, community facilities)</li> <li>• Horley town centre (residential, retail, employment)</li> <li>• Horley edge of centre (residential, employment, community facilities)</li> <li>• Horley North East Sector (residential, local shopping, community facilities, open space / recreation)</li> <li>• Horley North West Sector (residential, local shopping, community facilities, open space / recreation)</li> <li>• Employment sites at Holmethorpe, Salfords &amp; Balcombe Road (employment)</li> </ul>

<b>3a. Are the proposed uses in the 'Water Compatible', 'Less Vulnerable', 'More Vulnerable', or 'Essential Infrastructure' Flood Risk Vulnerability Classifications set out in in Table 2 of Technical Guidance to NPPF (formerly PPS25 Table D2)?</b>	
<b>Yes</b>	<p><b>List the possible proposed uses in these classifications</b></p> <p>Water compatible – amenity open space, outdoor sports and recreation  Less vulnerable – shops, restaurants, offices, general industry  More vulnerable – dwellinghouses, drinking establishments, night clubs and hotels, non-residential uses for health services, nurseries and educational establishments (i.e. community facilities)  Highly vulnerable – None  Essential infrastructure – None</p> <p><b>These proposals are appropriate if located in Flood Zone 2 and there is no need to proceed with the Exception Test.</b></p>
<b>No</b>	<p>List the proposed uses not in these classifications: <b>None</b></p> <ul style="list-style-type: none"> <li>• For these proposed uses proceed to Question 3b.</li> </ul>

<b>3b. Can the more flood sensitive development types ('highly vulnerable') be directed to parts of the site where the risks are lower for both the occupiers and the premises themselves? N/A</b>	
<b>Yes</b>	<p><b>Identify how the risks have been reduced:</b></p> <ul style="list-style-type: none"> <li>• Proceed with the Exception Test.</li> </ul>
<b>No</b>	<p><b>Explain why the development types cannot be relocated:</b></p> <ul style="list-style-type: none"> <li>• Proceed to the Exception Test.</li> </ul>

<b>3. For broad locations in 'Zone 3a High Probability and Zone 3b Functional Flood Plain' of flood risk.</b>	
<b>Locations with parts in Flood Zone 3 include:</b>	
<ul style="list-style-type: none"> <li>• Merstham Regeneration Area (Peripheral area including existing housing and open space and Library Site within Zone 3);</li> <li>• Horley edge of centre (Two areas in eastern part and areas on urban fringe in south western part in Zone 3);</li> <li>• Horley North East Sector (small areas in eastern part)</li> <li>• Horley North West Sector (small areas adjacent to water courses)</li> <li>• Employment site Holmethorpe (northern tip within Zone 3)</li> <li>• Employment site Salfords (central band through site within Zone 3)</li> </ul>	
<b>Proceed to question 4a</b>	

<b>4a. Can the development proposals be redirected to 'Zone 2 Medium Probability'?</b>	
<b>Merstham Regeneration Area (Library Site)</b> Yes - Development on the Library site can be restricted to the area outside of Zone 3. Other identified development proposals within the Regeneration Area will be on sites in Zone1.	
<b>Horley edge of centre</b> Yes - There are sufficient sites to allow development to be directed to sites within the Zone 1 or 2 parts of this broad location. The site identified for improvements to Oakwood Secondary School in the Borough Local Plan saved policy lies partly in Zone 3 however development site can be confined to the areas of the site that lie outside Zone 3. Much of the land in Zone 3 in the south western part of the area lies outside the urban area where no further development is proposed.	
<b>Horley North East Sector</b> Yes - Development on the western parts of the site has already been completed. Development in the remaining part of the site can be planned to ensure that development is confined to land in Zones 1 and 2.	
<b>Horley North West Sector</b> Yes - There is sufficient land to ensure that development is confined to land in Zones 1 and 2.	
<b>Employment site at Holmethorpe</b> No	
<b>Employment site at Salfords</b> No	
<b>For those developments that can be redirected to Zone 2 or Zone1 there is no need to proceed further with the sequential test.</b>	
<b>If no</b>	<b>Explain why the development types cannot be relocated:</b>  <b>Employment site at Salfords</b> Further growth is required on this existing employment site. There are no other suitable locations for this growth in the urban area.  <b>Employment site at Holmethorpe</b> Further growth is required on this existing employment site. There are no other suitable locations for this growth in the urban area.  <b>Proceed to Question 4b.</b>

<b>4b. Are the development proposals in the 'Water Compatible' or 'Less Vulnerable' classifications?</b>	
<b>Yes</b>	<b>List the proposed uses in these classifications:</b>  <b>Employment site at Salfords</b> Water compatible - none Less vulnerable - offices, general industry  <b>Employment site at Holmethorpe</b> Water compatible - none Less vulnerable - offices, general industry  <b>These proposals for employment development are appropriate in Flood Zone 3a and there is no need to proceed with the Exception Test.</b>
<b>No</b>	<b>List the proposed uses not in these classifications: None</b>

