



# **Development Management Plan (Regulation 19) Urban Open Space Assessment and Review**

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List of updates between Reg 19 Publication version and Submission

Page 80

Updated map for Merstham ward - one site was incorrect

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# Executive Summary

This document has been prepared to support the Development Management Plan Regulation 19 consultation. It presents technical work undertaken by the Council to determine the criteria that should be used to assess the value of urban greenspaces, and to assess whether individual land and sites in the borough play a valuable role as Urban Open Space and should thus be considered for designation within the Development Management Plan (DMP). Note that this report represents an update to the Urban Open Space report published alongside the Regulation 18 DMP consultation document and supersedes that report. It takes into account comments that were raised through the Regulation 18 consultation.

The technical work involved two main strands of work:

- 1) Developing a set of robust criteria and decision-aiding principles which define the valuable characteristics and functions of Urban Open Space
- 2) Assessing identified sites against the criteria and making conclusions as to their value and priorities for designation within the Development Management Plan.

The assessment process considered a total of 243 different sites across the borough. These were drawn from a number of sources including: sites currently designated as Urban Open Land in the Borough Local Plan 2005, sites identified through the 2011 PPG17 Open Space, Sport and Recreation Assessment, sites suggested through public consultation or by local interest groups and sites identified by officers using their local knowledge.

The conclusions and recommendations of the study are summarised as follows:

- 1) Given the development pressures within the borough, there remains strong rationale for designating and safeguarding important open spaces within the urban area
- 2) 198 sites recommended to be designated as Urban Open Space, including 58 that were not designated in the Borough Local Plan 2005
- 3) 45 sites recommended not to be designated as Urban Open Space, including 21 sites currently identified as Urban Open Land in the Borough Local Plan 2005
- 4) Designations should be supported by a dedicated policy in the Development Management Plan. This policy should safeguard designated Urban Open Spaces in all but exceptional circumstances, in line with the provisions of the National Planning Policy Framework
- 5) Separate complementary policies to promote the specific functions of open space (such as sports, biodiversity, etc.) should be included within the DMP.

# 1. Introduction and Background

## Scope

- 1.1 The purpose of this review is to provide an up-to-date assessment of the role and value of local open spaces in Reigate & Banstead. The primary aim is to inform decisions about which sites should be formally designated and specifically safeguarded as Urban Open Space in the Council's Development Management Plan (DMP).
- 1.2 The existing Urban Open Land designations in the Borough Local Plan 2005 were conceived in the early 1990s and need to be reviewed as part of the process of updating the Local Plan to ensure that future land designations are based on sound principles and evidence. Note that this report represents an update to the Urban Open Space report published alongside the Regulation 18 DMP consultation document and supersedes that report. It takes into account comments that were raised through the Regulation 18 consultation.

## Process

- 1.3 The first stage of the review reconsiders the purpose of designating open spaces and in particular the characteristics and functions which define their contribution to local quality of life. From this, a set of key principles and decision-aiding criteria are developed which are consistent with both national and local policy and against which the value of sites can be assessed and determined.
- 1.4 The review then assesses a variety of sites against the criteria and principles. This includes:
  - reassessing existing Urban Open Land sites as designated in the Borough Local Plan 2005<sup>1</sup>
  - assessing potential new sites identified through:
    - formal and informal public consultation, including the Regulation 18 Development Management Plan consultation
    - officers' local knowledge
    - other evidence, including the Open Space, Sport and Recreation Assessment 2011<sup>2</sup>

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<sup>1</sup> <https://localpl.reigate-banstead.gov.uk/>

<sup>2</sup> Available at: [http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17\\_open\\_space\\_sport\\_and\\_recreation\\_assessment](http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17_open_space_sport_and_recreation_assessment)

- 1.5 For existing designated sites, the review also considers the appropriateness of site boundaries as shown in the Borough Local Plan 2005 in light of any physical or land use changes which may have occurred since original designation.
- 1.6 Using these assessments, conclusions are then drawn on the “open space value” of each site and their respective priority for protection as open space. This feeds through to recommendations regarding their designation or otherwise in the Development Management Plan.

## 2. Defining Principles for Local Designation

- 2.1 Although various methodologies exist for assessing and characterising the quality and quantity of open space, there is no clear guidance or criteria as to whether and which sites should be afforded special protection or designation through the Local Plan. This is understandable: the perceived importance and value of open space in delivering different functions will inevitably vary according to local circumstances. Criteria and principles for designation should thus be defined locally.
- 2.2 The first stage of the Council's review was therefore to establish the criteria that best capture the value of open space in the context of Reigate & Banstead. To support this, a review of the current Urban Open Land definition as well as criteria and principles adopted elsewhere is set out below.

### Borough Local Plan Urban Open Land Definition

- 2.3 There are no detailed records of the methodology used in the selection of sites for the Urban Open Land designation in the Borough Local Plan (BLP). However, paragraph 3.18 of the 1994 Local Plan and paragraph 3.35 of the 2005 BLP defines Urban Open Land as follows:

“Areas of urban open land should normally be of sufficient size to *possess an identifiable and distinctive character* and a need for protection...” [emphasis added]

- 2.4 It goes on to list those types of open space that would normally be included in the designation:

“public and private recreation areas and allotments, cemeteries and gardens of remembrance, woodland areas, ponds and watercourses, schools with grounds, detached school playing fields, other social and community sites such as churches, hospitals and other establishments with grounds, *other amenity areas of significant character due to their landscape, wildlife, archaeological or historic interest*, together with areas which otherwise *contribute to the visual amenity of the area.*” [emphasis added]

- 2.5 It also includes a stipulation as to the size of designated spaces:

“Those areas which are too small to be readily identified on a 1/10,000 scale map, including highway land, incidental housing estate amenity areas, and

manor waste are not shown on the Proposals Map. However, the development of such land will be considered against the policy.”

- 2.6 The Urban Open Land approach as adopted in the BLP focuses primarily on typologies of open space rather than an explicit appreciation of the relative merits and benefits provided by the sites, thus assuming that all open spaces of a specified type and size are worthy of protection. For example, all school sites were designated regardless of the quality or usefulness of the open space they provide. The approach does however place emphasis on identifiable and distinctive character and makes reference to functions such as landscape, wildlife and historic interest.

## National Planning Policy Framework (NPPF) and Planning Practice Guidance

- 2.7 The NPPF recognises the importance and value of open space as part of sustainable development. It includes specific provisions to protect existing open spaces (Paragraph 74)<sup>3</sup>, except in specific tightly defined circumstances.
- 2.8 The NPPF (Paragraph 114)<sup>4</sup> also specifically encourages local planning authorities to plan positively for the creation, protection and enhancement of networks of green infrastructure. It makes clear that plans should focus allocations and development on land with least environmental and amenity value, giving further weight to the merit of protecting open spaces which have such attributes.
- 2.9 The national Planning Practice Guidance clarifies that open space includes all open space of public value and includes formal sports pitches, open areas within developments, linear corridors and country parks. It reiterates the important contribution which open space makes to sustainable development and the multi-functional benefits it offers including health and recreation, ecology and its role as an important part of the landscape and setting of built development.
- 2.10 The NPPF (Paragraph 76) also includes specific provision for a Local Green Space designation to be applied to green areas of particular importance to local communities. These areas would be given special protection, akin to Green Belt. The NPPF makes clear that such a designation is only likely to be relevant in a small number of circumstance and sets out the circumstances in such a designation should be used:

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<sup>3</sup> <http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/8-promoting-healthy-communities/>

<sup>4</sup> <http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/11-conserving-and-enhancing-the-natural-environment/>



“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to a centre of population or urban area
- where the green area is *demonstrably special to a local community* and holds a particular local significance because of its *beauty, historic importance, recreational value, tranquillity or richness of its wildlife*
- where the green area concerned is *local in character and is not an extensive tract of land*; and
- if the designation does not overlap with Green Belt.”

2.11 There are some similarities between this, the Council’s own Urban Open Land approach (discussed above) and London’s Metropolitan Open Land designation (referred to below). The references to beauty, historic importance, recreational value and wildlife accord with the principles of the Metropolitan Open Land policy and there is further reference to the character of sites, in particular in relation to size and scale.

## Local Appeal Decisions

2.12 Appeal decisions provide a useful source of information to help understand how policy emphasis and interpretation has been applied in practice. The Council has dealt with numerous applications and defended a number of relevant appeals which have at their heart the main principle of protecting designated urban open spaces. These are summarised below. Emphasis has been added to highlight key concepts:

2.13 Kingswood Warren, Kingswood (2118923) – an application for development involving the loss of Urban Open Land over and above that set out in the development brief was refused by the Council. In allowing the appeal, the Inspector noted that the site, given its *lack of value to the area in terms of recreation, amenity, ecology and sense of community* was a suitable candidate for exception to the protection against development provided by Policy Pc6. The proposed enhancements and improved access and management arrangements for the remaining undeveloped land were considered to be tantamount to a ‘land exchange’. The *visual amenity from residential back gardens was held to carry significantly less weight than if it had been from public vantage points*.

2.14 Amberley, Bolters Lane, Banstead (2108233) – a proposal for the expansion of a car park at the adjoining nursing home onto Urban Open Land was refused by the Council. In dismissing the appeal, the Inspector noted that *in spite of its private ownership* and the fact that it was not open to the road

frontage, *the sense of spaciousness provided by the site within the built up area is readily appreciated by those passing by.* As such, the hard surfacing, formality of layout, presence of parked cars, and vehicular activity from comings and goings would all have an *urbanising effect which would diminish the contribution that the land makes to the quality of the environment.*

- 2.15 Amberley, Bolters Lane, Banstead (2058451) – an application to extend the adjoining nursing home onto the Urban Open Land at Amberley was refused by the Council. The appeal was dismissed with the Inspector observing that the site contributes to *distinguishing the area from more densely built up character of nearby urban areas and the 'separate identity' of the area.* He agreed with the view of the Inspector at a previous appeal that despite the presence of the wall to the road frontage, the *openness beyond was still appreciable to the public.* The Inspector also noted that the access and management arrangements to the retained strip of open land were unclear and appeared to have little support from the local community. For this reason, the proposal could not be considered equivalent to a 'land exchange'.
- 2.16 Hamilton Place, Kingswood (201270/P2) – a proposal to develop eleven residential units on an area of designated Urban Open Land was refused by the Council. In allowing the appeal, the Inspector noted that the site was afforded a *high degree of seclusion* due to the maturity and density of the surrounding tree cover. In spite of its size, the *open nature of the site was therefore not readily apparent and thus offered little visual amenity or contribution to quality of life.* The site was therefore a reasonable candidate for exception from the policy and would be unlikely to set precedent for further release.
- 2.17 Land adjacent to Wellesford Close, Banstead (2106564) – planning permission was refused by the Council for a development of eighteen residential units on a parcel of Urban Open Land. The appeal was dismissed by the Inspector who observed that, *in spite of the limited public access to the site and the fact that it had become overgrown;* the site makes a contribution to the character of the area and is an important asset which should be retained. The Inspector considered *the UOL designation on the site to be wholly appropriate given its contribution to visual amenity and - whilst there was no scarcity of other open space provision in the vicinity – it was this characteristic which made its loss unacceptable.*
- 2.18 Taken together, these appeal decisions clearly demonstrate that in interpreting the current Urban Open Land Policy Inspectors have afforded significant weight to matters of townscape and visual amenity when determining the value of sites. Secondly, there is recognition that lesser weight ought to be afforded to Urban Open Land which provides limited public

amenity, either visually or functionally, and that its release should not be unduly stymied.

## Other Approaches

### Metropolitan Open Land - London

2.19 The London Plan (March 2015 incorporating Further Amendments to the London Plan)<sup>5</sup> provides guidance for London boroughs on the designation of open spaces as Metropolitan Open Land (MOL). Although Metropolitan Open Land operates within a generally denser urban context, the criteria used provide some useful pointers to the consideration of urban open space in Reigate & Banstead. Policy 7.17 states that:

“To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- It *contributes to the physical structure* of London by being *clearly distinguishable from the built-up area*
- It includes *open air facilities, especially for leisure, recreation, sport, arts and cultural activities*, which serve either the whole or significant parts of London
- it *contains features or landscapes (historic, recreational, biodiversity)* of either national or metropolitan value
- it *forms part of a Green Chain or a link in the network of green infrastructure* and meets one of the above criteria.” [emphasis added]

2.20 Similar to the Council’s current policy approach to Urban Open Land, the MOL also makes reference to the character of sites, in particular the extent to which they are distinguishable from the built-up area. There is specific reference to the value of sporting and recreational functions as well as nature conservation and historic features.

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<sup>5</sup> Available at: <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

## Landscape Character Assessment Methodology

- 2.21 Some elements of the methodology used in Landscape Character Assessment were considered to be of use in informing the methodology for the open space review.
- 2.22 In particular, the breadth of factors associated with landscape character (as set out in *An approach to Landscape Character Assessment, 2014*)<sup>6</sup> – perceptual and aesthetic, natural, and cultural/social (see below) – are considered to be of relevance in determining the nature, role and relative importance of urban green spaces. Many of these broad topics align with those which underpin designations such as Local Green Space and Metropolitan Open Land.



Source: Natural England, 2014

- 2.23 The concept and process of landscape characterisation was used to inform the approach taken by the Council in this open space assessment. This includes using desk study to create an initial assessment, which is then reinforced and enriched by field survey work. The Landscape Character Assessment guidance also influenced the Council's site assessment proforma, in particular the information, elements, features, characteristics and factors which were recorded for each open space during both the desk study and field survey stages.

## Defining the Local Designation Principles

<sup>6</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/396192/landscape-character-assessment.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf)

- 2.24 Using the main issues and concepts raised in the discussion above as a framework, a series of decision-aiding criteria were established. These provide a discrete set of principles against which each site was tested to identify value and priority for designation.
- 2.25 An initial Screening Principle was used to determine whether the site was capable of being considered “open space” and therefore whether it should be considered any further through the assessment.
- 2.26 Principles 1, 2 and 3 were then used to assess the value and contribution of sites to the local environment and quality of life. Whilst each site was assessed under all of the Principles, they were in effect applied sequentially with a site only needing to be considered a high priority for protection under one to be considered worthy of designation.
- 2.27 **Screening Principle: Local open spaces must be substantially undeveloped and possess a character which is distinguishable for the surrounding urban context in order to be considered for designation:** The discussion above suggests that the character of individual sites is an important consideration. The previous Borough Local Plan Urban Open Land designation, supported by appeal decisions, and more contemporary approaches to such sites indicate that the concepts of distinctiveness, particularly to the extent that this provides relief when set against the surrounding urban context, is central to the nature of such sites. Therefore, only those sites which are largely undeveloped or have a high degree of ‘openness’ should be considered for designation. In some instances, where part of a site is covered by dense built form, an assessment has been made as to whether the boundaries can be adjusted so as to include only those parts of the site which are undeveloped.
- 2.28 **Principle 1: Sites providing formal public access to natural green space or opportunities for the public to engage in outdoor sports, recreation, play or food growing should be considered a priority for protection:** The 2011 PPG17 Open Space, Sport and Recreation Assessment identifies current borough-wide and locality specific deficiencies in a number of typologies of open space. These deficiencies are projected to widen given the planned housing growth in the borough across the plan period, whilst competing demand for sites from higher value uses may generate pressure to relocate open space provision in more peripheral locations. Given the importance of accessibility as well as quantity, the study advocates the need to retain existing open spaces within urban areas to ensure that residents have access to sites close to their home. Therefore, sites which provide public access, either generally or on a specified basis (such as schools or clubs), to sport and recreation opportunities or land for food growing would be higher priority for protection. Similarly, sites which provide access to natural and

semi-natural open space assets such as grassland, commons, wetlands and larger waterbodies or woodland areas – particularly where such opportunities are otherwise in short supply – would also be a higher priority for protection. Churchyards and graveyards are also considered a higher priority for protection in recognition of their specific public function.

- 2.29 **Principle 2: Open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection:** Allied somewhat to the Screening Principle, areas of open space within the urban area can make a positive contribution to local identity and the visual amenity of the surrounding area. The Planning Practice Guidance specifically recognises the role of open spaces as “an important part of the landscape and setting of built development” and the NPPF “Local Green Space” designation recognises that protection would be legitimate for sites which hold a particular significance for their beauty. Local appeal decisions in relation to the current Borough Local Plan Urban Open Land designation have also focussed on, and recognised, contribution to townscape and visual amenity as a justification for protection. Additionally, the Core Strategy recognises that “in many of the borough’s built up areas, a strong sense of place exists due to the layout of the street scene, green space and trees” and the subsequent policy affords these features with appropriate protection. In support of this, any site where the physical openness of a site makes a significant and appreciable contribution to close range townscape or longer range landscape character and or the identity of an area would be a higher priority for designation on the basis that this complements the delivery of Core Strategy policy CS4.
- 2.30 **Principle 3: Open spaces playing a demonstrable nature conservation, geological or heritage function or forming an integral part of a coherent green chain should be considered for protection:** Increasingly, the value of open space is being recognised as extending further than simply recreation or sport provision, particularly given the concept of green infrastructure. The NPPF Local Green Space designation recognises that sites can hold importance for their “historic significance” or “richness of wildlife” as does the approach to Metropolitan Open Land, whilst the amplification to the current Borough Local Plan Urban Open Land policy states that “the existence of other protectionist policies...would be an additional presumption in favour of its continued protection”. Therefore, sites which make a demonstrable contribution either to one or cumulatively to several of these functions would be a higher priority for designation.

## 3. The Assessment Methodology

### Identifying sites

- 3.1 The initial assessment stage, undertaken before the Development Management Plan Regulation 18 consultation, aimed to inform the designation of sites as Urban Open Space within the Development Management Plan which will replace the designations and policies within the current Borough Local Plan (BLP) 2005.
- 3.2 As previously discussed, the BLP 2005 designates a number of sites as Urban Open Land. To ensure that designations remain fit for purpose and robust, these are being reviewed against the new assessment principles to identify whether they continue to be suitable for designation.
- 3.3 Other potentially suitable sites were identified through the following sources in the Regulation 18 stage report:
  - 1) The Council's PPG17 Open Space, Sport and Recreation Assessment (August 2012): A comprehensive borough-wide assessment was carried out to identify sites which contribute to open space provision within the borough. Whilst many were already designated, the study identified a number of additional sites which will be included within the review.
  - 2) The Development Management and Site Allocations Issues and Options Consultation: Through the public consultation, residents and local groups were invited to submit suggestions of sites which they would like to see considered for open space. Where these lie within the urban area, these have been included within the review
  - 3) Internal suggestions: A number of sites were identified by Officers in Planning Policy, Regeneration and Development Management based on their experience and knowledge of the borough. These have again been included within the assessment.
  - 4) Informal Consultation: Through the preparation of the Development Management Plan, discussions have been held with local community groups and elected members about their areas. A number of sites have been suggested through this process.
- 3.4 The identified sites were then grouped into survey areas and assigned to an officer for assessment.

### Assessment process

3.5 The assessment process was carried out in three stages:

- 1) Initial desk-based background search
- 2) Comprehensive on-site characterisation survey
- 3) Review panel

### **Desk-based background search**

3.6 To inform the study prepared in support of the Regulation 18 DMP consultation document, the initial desk-based background search was used to collate a range of site-specific data from two main sources into a database in order to build up an initial picture of the situation and function of each site.

3.7 The Council's PPG17 Open Space, Sport and Recreation Assessment classified sites into a series of typologies depending upon their primary function (such as outdoor sport, amenity green space, children and young persons' play). The degree of public access to each site was also researched through the PPG17 assessment and, where available, this was also entered into the database. Finally, the conclusions of the study in relation to borough-wide or locality specific deficiencies in the relevant open space typologies were noted.

3.8 Sites were also checked against a number of constraints using the Council's GIS system. Relevant constraints included the following:

- *Heritage*: statutory and locally listed buildings, conservation areas, ancient monuments, archaeological areas and historic parks and gardens
- *Nature conservation*: sites of special scientific interest, sites of nature conservation importance, local nature reserves, ancient woodland, regionally important geological sites, protected trees
- *Environmental*: areas at risk of flooding (Zones 2 and 3), areas subject to surface water flooding

3.9 Any detailed information or representations regarding current Urban Open Land sites received from local residents or residents groups were also included in the database and considered through the review process.

### **On-site characterisation survey**

3.10 Each of the identified sites was visited in order to carry out a detailed characterisation survey. These surveys were intended to clarify and supplement the desk-based work, which was felt to be particularly necessary with regards to more 'visual' concepts such as the extent to which a site forms an important part of townscape or contributes to local visual amenity.



- 3.11 A form was developed to enable officers to capture information about the features and characteristics of each site. An example assessment form is included as Appendix 1. Part 1 of the form was designed to provide a physical description of the site and Part 2 was designed to capture information on a range of open space functions and characteristics. Photographic records of each site, both externally and where possible internally, were also made.
- 3.12 For existing designated sites, it was also necessary to clarify the boundaries shown on the Local Plan Proposals Map. The purpose of this was to ascertain whether the boundary on the map reflected the boundary of the open space on the ground, whether there were any areas that had been developed and could no longer be described as open space and whether there were any additional areas which, if the site was to be designated under the new criteria, should be included within the site boundary.
- 3.13 Based on this information, officers were then able to draw an initial recommendation as to the suitability of sites for designation.

#### **Review panel**

- 3.14 Following the detailed assessment and characterisation work, a panel of the officers involved in the survey work was convened to review each of the sites against the guiding principles. The findings of assessments for each individual site were presented, making reference to the site assessment sheets, site photographs and aerial photography from the Council's GIS system.
- 3.15 The panel considered the detailed information for each site as well as the initial recommendations of the surveying officer and assessed each site against the decision-aiding principles in order to form an initial recommendation. Once completed, the sites were grouped into similar typologies and considered in the round to standardise and ensure consistency of conclusions.
- 3.16 These preliminary recommendations were then reviewed by senior officers who had not previously been involved in the survey and assessment process. Following this, further work was carried out to clarify a small number of site specific queries arising from this review. Internal consultation was also conducted with colleagues across a number of departments including Development Management, Regeneration, Property and, Parks and Countryside to ensure that the detailed information and recommendations were consistent with wider corporate objectives.

## **Regulation 18 Consultation and Open Space Review**

- 3.17 Through the Regulation 18 consultation on the draft DMP, a number of comments were raised in relation to recommendations from the original Regulation 18 assessment:
- 3.18 Objections to the proposed de-designation or non-designation of sites as Urban Open Space: Greenacre School (site 1), Land Parcel at Wellesford Close (site 4), Banstead Community Hall Park (site 12), Small Areas Around the Horseshoe (site 22), and Downswood Lawn Tennis Club (site 196).
- 3.19 Objections to the proposed retention of sites designated at Urban Open Space: Amberley, Bolters Lane (site 20), Reigate Grammar School (site 107), Reigate St. Mary's School (site 121), The Orchard, Bell Street (site 186).
- 3.20 Suggestions that sites recommended for retention or designation as Urban Space should have their boundaries altered: Merland Rise Recreation Ground boundaries should be changed to reflect the extent of new housing development on the site (site 46), The Green, Chequers Lane boundaries should be extended (site 51), Ponds, Noke Drive boundaries should be extended (site 93).
- 3.21 All of these sites were subsequently assessed for a second time, with the exception of site 46, as the need to adjust the boundaries had already been recognised in the original document.
- 3.22 In addition to this, a number of representations to the Regulation 18 consultation suggested additional sites to be considered for designation as Urban Open Space. All of these sites were mapped and given new site numbers prefixed with a 'P' for 'proposed'. A number of sites were immediately disqualified due to constraints that made them inherently unsuitable for designation as Urban Open Space. Most of these sites were disqualified for being in the green belt – and therefore already benefitting from policy protection (Recreation Ground at Howard Close; Land in Front of the Grumpy Mole Public House, Dorking Road; Former RNIB Site; Land Off Princes Road Towards Brambletyre Park Road; Redstone Cemetery; Canon's Lane and Can Hatch; Hillsbrow Site; Field on Bonehurst Road Between Cambridge Caravan Site and Lawson's Timber Yard). One site was disqualified due to being within the Rural Surrounds of Horley (Area on Smallfield Road Suggested for Town Park), and two sites were outside of Reigate & Banstead Borough (Grassed Areas Either Side of Entrance Road to Sewage Works, and Greenspace Outside the Tattenham Corner Public House).
- 3.23 All other proposed sites were assessed using the same methodology as described above to ensure consistency with the original assessment.

3.24 A number of sites in Netherne-on-the-Hill were suggested by the Residents' Association of that village. All of these sites are currently within the green belt, but as the draft DMP recommends removing the village from the green belt, they were assessed to determine whether they were eligible for Urban Open Space designation. Two sites (P70 – Land at Chipstead Road and Thornfield Road, and P71 – Upper Sawley Wood) were suggested by an officer who viewed them while assessing other sites in the area. Four suggested sites in Horley were grouped together as a single site due to their close proximity within the same housing estate (P28 – Amenity Land at Court Lodge Road, P29 – Amenity Land at Farm Walk, P30 – Amenity Land at Field Walk, P34 – Land at Manor Walk). This combined site was renumbered as P72 – Amenity Land at Farm Walk, Field Walk, Manor Walk, and Court Lodge Road.

## 4. Conclusions of Assessment

### Introduction

- 4.1 In total, 243 sites were assessed to inform the Regulation 19 DMP. This comprised:
- 162 existing Urban Open Land sites (as designated in the Borough Local Plan 2005)
  - 16 sites identified through the Open Space, Sport and Recreation Assessment
  - 65 sites identified by officers, local councillors, residents groups, or responses to the Regulation 18 consultation based on local knowledge.
- 4.2 The following paragraphs discuss in general terms the main outcomes from applying each of the key decision-aiding principles, drawing upon examples of individual sites to support the discussion. The assessment for each individual site is set out in Appendix 3.

### Discussion

#### **Screening Principle: Local open spaces must be substantially undeveloped and possess a character which is distinguishable for the surrounding urban context in order to be considered for designation**

- 4.3 Of the 243 sites considered, 27 were “screened out” at the first stage due to their character and scale of existing development on the site. This included a number of school sites with limited or no outdoor space element and a number of predominantly indoor leisure/community sites (including churches).
- 4.4 As a result of the Screening Principle, the boundaries of a number of sites were also revised to encompass only those parts of the site which are undeveloped and thus distinguishable from the urban surroundings. This included several schools where a large proportion of the site was covered by built form. In addition, boundary amendments were also made to a number of sites to reflect development which had occurred since the original designation was made (such as Kingswood Warren).

<b>Outcome of screening:</b>	<ul style="list-style-type: none"><li>• 27 sites “screened out”</li><li>• 216 sites carried forward for assessment</li></ul>
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**Principle 1: Sites providing formal public access to natural green space or opportunities for the public to engage in sports, recreation, play or food growing should be considered a priority for protection**

- 4.5 Of the 216 sites carried forward for assessment, 108 were considered to be a high priority for protection under Principle 1.
- 4.6 Sites considered to be of high value under this principle include all of the borough’s parks and recreation grounds (such as Memorial Park [site 80] and Nork Park [site 17]) which provide multi-functional open space.
- 4.7 Also considered high priority under this principle were a large number of school playing fields (e.g. Reigate School [site 134] and Oakwood School [site 149]), recognising their importance as a sporting and recreation resource (and their protection elsewhere through legislation<sup>7</sup> and national policy). All allotment sites (such as Holly Lane East [site 3] and Park Lane East [site 126]) were considered a high priority for protection, recognising their value in providing opportunities for food growing but also the recognised scarcity of such sites in the borough<sup>8</sup>.
- 4.8 A further 82 sites were considered to partially meet this principle but not to the extent that alone this would warrant specific protection. Such sites include areas of amenity land in residential areas which can provide informal play and recreation space for residents (such as land at High Beeches [site 7] and Shale Green [site 73]) as well as sites providing sports or recreation opportunities on a restricted or club basis (such as Horley Cricket and Squash Club [site 163] and the Canon campus [sites 130/131]).
- 4.9 26 sites were considered to be a low priority for designation under Principle 1. This predominantly included land forming part of a privately owned curtilage (such as Amberley [site 20] and The Grove [site 68]) and other parcels of privately owned land not providing any particular sport, recreational or food growing opportunities (such as land at Wellesford Close [site 4]).

<b>Outcome of principle 1 assessment:</b>	<i>Overall assessment</i>
	<ul style="list-style-type: none"> <li>• 108 sites considered to be a higher priority for protection</li> <li>• 82 sites considered to have some value</li> <li>• 26 sites considered to be lower priority for protection</li> </ul>

<sup>7</sup> For example The School Standards and Framework Act 1998 (Section 77)

<sup>8</sup> As identified in the PPG17 Open Space, Sport and Recreation Assessment 2012

**Principle 2: Open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection**

- 4.10 Overall, 130 sites were considered to be a high priority for protection under Principle 2. This included 56 sites already considered to be of high value against Principle 1 but which also formed an integral part of local character such as All Saints Church/The Church Institute in Banstead [sites 10/11], Crossways Rest Garden [site 61] and Wray Common [site 113].
- 4.11 Of those sites not considered to be a high priority for protection under Principle 1, 74 were considered to be of high priority under Principle 2 due to their demonstrable contribution to the identity and character of a particular area or street. This particularly included a number of areas of informal open space and small “greens” which were considered to be a defining and integral part of the identity of a particular residential street (such as land at High Beeches [site 7] and The Green at Chequers Lane [site 51]) and provide appreciable visual amenity. Also considered to be of high priority were a number of small ponds and water bodies assessed as forming an integral part of local character and townscape (such as The Ponds at Frenches Road [sites 77 and 78] or Marbles Pond [site 189]).
- 4.12 A number of larger sites not considered to be of high priority under Principle 1 were assessed as being a high priority under Principle 2. This includes sites making an important localised contribution to character and streetscene (such as Amberley [site 20] and Reigate Fire Station [site 111]) as well as sites with a wider townscape/landscape role and considered to form an established part of the urban fabric of an area (such as The Children’s Trust [site 48] and Dunottar School [site 125]).
- 4.13 17 of the sites which were assessed as either some value or low priority for protection under Principle 1 were considered to play a partial role and therefore have some value under Principle 2. This was principally because whilst they were assessed as making some contribution to character, the site was not so integral to townscape or streetscene that specific protection is warranted. This includes sites where the contribution to character is predominantly as a result of a verdant or tree lined frontage rather than openness per se (such as Star Lane Shaw [site 55] and Wellesford Close [site 4]).
- 4.14 17 sites not considered to be a high priority for protection under Principle 1 were considered to be a low priority for protection under Principle 2. This predominantly includes sites where the openness is not or barely appreciable or visible to the public such as Johnstone House [site 117] and The Grove at Wells Place [site 68].

<b>Outcome of</b>	<i>Overall assessment</i>
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<b>principle 2 assessment:</b>	<ul style="list-style-type: none"> <li>• 130 sites considered to be a higher priority for protection</li> <li>• 53 sites considered to have some value under Principle 2</li> <li>• 33 sites considered to be a lower priority for protection</li> </ul>
	<p><i>Of those sites not considered to be a high priority for protection (i.e. those considered to have some value or low priority) under Principle 1:</i></p> <ul style="list-style-type: none"> <li>• 74 sites considered to be a higher priority for protection</li> <li>• 17 sites considered to have some value under Principle 2</li> <li>• 17 sites considered to be lower priority for protection</li> </ul>

**Principle 3: Open spaces providing public access to features of nature conservation, geological or heritage value or forming an integral part of a coherent green chain should be considered for protection**

- 4.15 In total, 32 sites were considered to be a high priority for protection under Principle 3. Included within this are several sites which offer public access to sites of nature conservation value – in particular those designated as Sites of Nature Conservation Importance or covered by large areas of Ancient Woodland (such as Lavender Sandpit [site 133]; Banstead Wildlife Field [site 31] and Pit Wood [site 34]).
- 4.16 A number of heritage sites were also considered to be high value against this principle, in particular those open spaces considered an integral part of the environment around, and setting of listed buildings or heritage assets (e.g. St Peter’s Churchyard and War Memorial [sites 43] and Castle Grounds [site 102]). Some sites were also assessed as having a “multi-functional” value under Principle 3, providing nature conservation function and forming an integral part of a wider green chain/network (such as Wray Common [site 113] and Redhill Common [site 105]).
- 4.17 Only 5 sites not previously assessed as being high priority for protection under one of the other two principles scored as high priority under this principle. These included the northern part of the Canon campus [site 131] which forms an integral part of the green chain which traverses the greensand ridge of Reigate and the land at the Lee Street Sewage Works [site 165] which forms part of the Riverside Green Chain around Horley.
- 4.18 76 sites were considered to have some value under Principle 3, largely in recognition that the site played some contribution to heritage, nature conservation or a green chain but not to such a level that protection for this reason alone would be warranted. The majority of sites (108) were considered to be of lesser priority for protection under Principle 3.

<b>Outcome of principle 3:</b>	<p><i>Overall assessment</i></p> <ul style="list-style-type: none"> <li>• 32 sites considered to be a higher priority for protection</li> <li>• 76 sites considered to have some value under Principle 2</li> <li>• 108 sites considered to be a lower priority for protection</li> </ul>
	<p><i>Of those sites not considered to be a high priority for protection (i.e. some value or lower priority) under either of Principles 1 or 2:</i></p> <ul style="list-style-type: none"> <li>• 5 sites considered to be a higher priority for protection</li> <li>• 17 sites considered to have some value under Principle 3</li> <li>• 11 sites considered to be lower priority for protection</li> </ul>



## Overall Summary

- 4.19 In total, 187 of the 243 sites assessed (77%) are considered to be a high priority for protection under at least one of the assessment principles and therefore are concluded as being of high ongoing value as open space assets. These sites are considered to be a high priority for designation.
- 4.20 29 sites (12%) were not assessed being as high priority for protection under any of the assessment principles. Of these, 12 did make a partial contribution to two or more of the principles: on balance, they are therefore recognised as having some value as open space and to have some rationale for designation through the DMP.
- 4.21 The remaining 17 sites ranked as being low value against two or more of the principles. These sites, and the 27 which were screened out due to a lack of openness or prevalence of built development, are considered to have little or no ongoing value as open space assets and therefore are of low priority for designation through the DMP.

<b>Overall Outcome:</b>	<i>Overall assessment</i>
	<ul style="list-style-type: none"><li>• 27 sites “screened out”</li><li>• 187 sites considered to be a higher priority for protection</li><li>• 12 sites considered to have some rationale for protection</li><li>• 17 sites considered to be lower priority for protection</li></ul>

- 4.22 In terms of the approach to designation, the overarching recommendation of this review is that those sites considered to be higher priority for protection should be designated as Urban Open Space within the Development Management Plan and afforded continued protection in all but exceptional circumstances. For these sites, the public and planning value of the site as an open space asset is considered to outweigh benefit which could accrue from alternative use; particularly given the scarcity of urban green spaces.
- 4.23 At the other end of the spectrum, to ensure the robustness and clarity of the Urban Open Space designation, those sites which were either screened out or assessed as being lower priority for protection overall should not be designated as Urban Open Space within the plan.
- 4.24 For those sites concluded as having some rationale for protection, further work has been carried out to enable a judgement to be reached about

whether the site should continue to be designated. In line with the Core Strategy, this entailed a review of the suitability and availability of the particular site for development – including housing, employment or other forms of social and community uses – to understand whether greater public and planning benefit could be achieved by releasing the site to deliver and contribute to other priorities in the Core Strategy.

4.25 Detailed assessments of the potential for alternative uses are set out in Appendix 2. Two of those sites assessed are considered to have potential for a more beneficial alternative use and therefore recommended not to be carried forward as Urban Open Space. These sites are listed below:

- Former Oakley Centre, Radstock Way, Merstham [site 65]
- Hutchins Farm, Horley [site 164]

## 5. Recommendations for Policy

- 5.1 The principle of designating areas of valuable open space remains both relevant and necessary, both in the context of the National Planning Policy Framework and also the specific development pressures facing Reigate & Banstead.
- 5.2 The value of open space, and the relative importance applied to the many different functions it provides, is inevitably specific to local circumstances and situation. The approach taken in this study recognises that open space can provide many and multiple benefits and establishes a set of mutually important principles which ensures that the value of sites is recognised where they are considered to provide one or more of these benefits.
- 5.3 The previous section summarised the key findings and outcomes of the assessment process. In terms of outcomes, the study concludes that:
- The 187 sites identified as high priority for protection in Appendix 3 are designated as Urban Open Space in the Development Management Plan and on the Policies Map; taking account of any proposed boundary adjustments. In addition, the 10 medium priority sites assessed as having little or no realistic potential for development or alternative use should be designated as Urban Open Space.
  - The 27 sites “screened out” and the 17 considered to be lower priority for protection are not designated as Urban Open Space in the Development Management Plan. In addition, the 2 medium priority sites identified as having realistic potential for a more beneficial alternative use should not be designated.
- 5.4 The study also raises some matters to be considered in the development of policy:
- The DMP should include a dedicated policy to manage development affecting designated Urban Open Space;
  - Any policy will need to have reference to the National Planning Policy Framework in relation to protecting existing open spaces and should ideally seek to reflect any locally specific matters such as townscape or visual amenity;
  - Separate policies should be included in the DMP to promote specific functions such as outdoor sport and recreation or sites of nature conservation importance;

- The impact of development on non-designated areas of open space, amenity land or landscaping should be recognised in design policies rather than trying to capture the issue in an Urban Open Space policy.

# Supporting Documents

National Planning Policy Framework, Department for Communities and Local Government, March 2012: <http://planningguidance.communities.gov.uk/>

Planning Practice Guidance, Department for Communities and Local Government, live web resource: <http://planningguidance.communities.gov.uk/>

Reigate and Banstead Borough Local Plan 2005, <https://localpl.reigate-banstead.gov.uk/>

Reigate & Banstead Local Plan: Core Strategy, adopted July 2014, [http://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/24/core\\_strategy](http://www.reigate-banstead.gov.uk/info/20088/planning_policy/24/core_strategy)

Open Space, Sport and Recreation Assessment Revised Report, Reigate and Banstead Borough Council, August 2011, [http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17\\_open\\_space\\_sport\\_and\\_recreation\\_assessment](http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17_open_space_sport_and_recreation_assessment)

Draft Redhill Town Centre Area Action Plan Consultation Draft, Reigate and Banstead Council, January 2012, [http://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/37/redhill\\_town\\_centre\\_area\\_action\\_plan](http://www.reigate-banstead.gov.uk/info/20088/planning_policy/37/redhill_town_centre_area_action_plan)

The London Plan Spatial Development Strategy for Greater London, Greater London Authority, 2015, <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

Green Infrastructure Guidance, Natural England, 2009, <http://publications.naturalengland.org.uk/publication/35033>

An approach to Landscape Character Assessment, 2014, [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/396192/landscape-character-assessment.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf)

## Appendix 1 – Urban Open Space Site Assessment Survey

Part 1: General Description and Screening	
Screening principle: Is the site substantially undeveloped?	
Has the whole site or part of it been developed to the extent that it no longer fulfils an open space function?	
Type of open space	
Predominant land use in surrounding area	
Proximity to residential properties – Please state approx. distance to nearest houses from edge of open space (Check on map prior to visit)	
Topography	
Open / enclosed – Please state boundary treatment if applicable	
Surface treatment – E.g. grass, paving, tarmac etc.	
Does the open space feel safe / inviting? Note presence or absence of security features, lighting, surveillance, etc.	
General appearance of the open space:  E.g. attractive / average / poor appearance / well kept / run down / untidy	
Are there any other open spaces in the immediate area? (Desktop check prior to	

visit)	
<b>Part 2: Open Space Review Principles</b>	<b>Comments</b>
<b>Principle 1: public access and opportunities for outdoor sports, recreation, play, or food growing</b>	
<b>Access</b>	
Is the open space accessible to the public? Level of access: at all times /restricted hours of access / entry fee or membership required?	
<b>Allotments use / food production</b>	
Is the site in use as an allotment?	
Does the site have the potential for use as an allotment or community garden?	
<b>Children's Play or Young Persons Facilities</b>	
Is the site a playground, or is there play equipment or other facilities for children / young persons? E.g. skate park / youth shelter	
Is there the potential to provide play / youth facilities on this site?	
<b>Sport</b>	
Does the site comprise one or more sports pitches or other sport related facilities? E.g. pavilions / changing facilities	
Is there potential to provide sports facilities or additional pitches within the site?	
<b>Amenity and Informal Recreation</b>	

Availability of private gardens in surrounding area: E.g. good sized gardens / small gardens / no gardens	
Does the open space provide an amenity function either formal or informal for nearby places of work / educational facilities / visitors to town centre etc.?	
Does the open space provide an area of tranquillity in noisy surroundings?	
Are there any seating areas for use by visitors to the open space?	
<b>Community Use</b>	
Is the open space attached to a community building such as a school, community centre, church, village hall, scout hut etc.?	
Does / could the open space provide a venue for community functions e.g. fêtes etc?	
Does the site have potential for educational use?	
<b>Principle 2: Local character, townscape, landscape, public visual amenity</b>	
Character of surrounding area: E.g. urban / suburban / village / rural	
Density and type of development in surrounding area: E.g. high / medium / low / houses / flats / detached/ semi / terraced	
Presence of soft landscaping and vegetation in surrounding area: E.g. high / some / little or none	



<p>Contrast between open space and surroundings:</p> <p>E.g. open space provides relief from built up environment / open space contributes to pleasant character of area / open space integrated in well landscaped area or countryside / open space detracts from character of surrounding area</p>	
<p>Distinctive features of open space that contribute to character of area:</p> <p>E.g. historic buildings or structures / monuments / memorials / natural landscape features / mature trees / formal planting or hard landscaping / water features artwork or sculpture</p>	
<p>Does the open space make a contribution to the visual appearance of the area when viewed from public vantage points?</p>	
<p><b>Principle 3: Nature conservation, geological, heritage, or green chain functions</b></p>	
<p><b>Ecology / biodiversity</b></p>	
<p>Is the site designated for nature conservation? E.g. SSSI, SNCI, LNR, Ancient Woodland etc.? Or adjacent / near to such a site?</p> <p>Desk top check prior to visit</p>	
<p>Does the site contain features / habitats of value for biodiversity?</p> <p>E.g. mature trees / fallen trees/ woodland / undergrowth / ponds / water courses / heath / meadow/</p>	
<p><b>Natural Green Space</b></p>	
<p>Does the open space contain areas of unmown grass / meadow / woodland, heath which is accessible from nearby residential areas?</p>	

<b>Historic Interest</b>	
Does the open space provide the setting to historic buildings or contribute to the character of a conservation area?	
<b>Geological Interest</b>	
Is the site a designated RIGG? Desk top check prior to visit.	
Does the site contain features of geological interest – rocks, caves, mineral workings?	
<b>Flood Risk / Climate Change Management</b>	
Is the site located in Flood Zone 2 / 3 or an area at risk of Surface Water Flooding? Check prior to visit.	
Is the site close to any water course?  E.g. rivers / streams / ditches / canals	
Are there any ponds, or larger water bodies on the site?	
If within area at risk of flooding as identified above, does the site have the potential to provide additional flood storage?	
Does the site provide natural shade / cooling? E.g. tree cover	
<b>Connectivity</b>	
Does the site have existing footpaths, cycleways or bridleways passing through it?	
Is there potential to link up existing footpaths, cycleways or bridleways via the site?	

Does the site provide a link between other areas of open space, links to residential areas, shops, schools or other facilities?	
Could the site be described as a wildlife corridor, providing a link between habitats?	
<b>Part 3: Further comments on open space functions and characteristics</b>	

## Appendix 2 – Assessment of alternative use potential for medium priority sites

<b>Site details</b>	
Site name	Land at Great Burgh, Yew Tree Bottom Road
Existing use	Mostly grounds serving commercial building Tudor Capital UK LLP
Total site area (ha)	2.8
<b>Suitability</b>	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> <li>• The site is designated as Urban Open Land.</li> <li>• The site is within the urban area of Nork and therefore in a location contemplated for housing development in the Core Strategy (Policy CS4).</li> <li>• The site incorporates part of an existing building, which is Grade II Listed, whilst the central front part of the building (not within the site area), is Grade I Listed.</li> <li>• Much of the site is designated part of the Great Burgh, Burgh Heath Historic Park and Gardens. Only a smaller area of the site, adjacent to the car park situated to the west, does not lie within this designation. This area has a size of 0.8 ha.</li> <li>• Accessibility to many local services and facilities is good and the site has a good level of access to public transport services.</li> <li>• Area Tree Preservation Order no. RE842 covers a number of residential dwellings and lies immediately to the south west of the site, and on the southern side of the car park.</li> </ul> <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering family homes, with conversion of the Listed Building.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> <li>• The site is situated adjacent to residential development on the south east side, and a car park on the western side.</li> <li>• A commercial building (Toyota GB) lies further to the north west, beyond the Listed Building.</li> <li>• Access is constrained and is via a road from the east side of the site, which runs past the Toyota GB building, and leads to Yew Tree Bottom Road further to the north west.</li> <li>• The site contains many mature trees, particularly on the boundaries. The site also contains a tennis court in the south east corner, as well as formalised gardens in the central area. These are part of the heritage designation.</li> <li>• Area Tree Preservation Order no. RE842 covers a number of residential dwellings and lies immediately to the south west of the site, and on the southern side of the car park.</li> </ul> <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> <li>• Development would result in the harm and/or loss of heritage assets, as well as mature trees, and is highly unlikely to be acceptable. The Listed Building would need to be retained and sympathetically converted to residential use (potential estimate of 6 units achievable within building).</li> <li>• Development may result in the loss of business/employment use relating to the Grade II Listed Building.</li> <li>• Development would result in the loss of open space.</li> <li>• There may be harmful impacts (e.g. noise) from the neighbouring commercial development and car park on future occupants of any proposed development of the site.</li> <li>• Access to those parts of the site not covered by the heritage designations is constrained.</li> </ul> <p><b>The site is not considered to be suitable for development.</b></p>	
<b>Availability</b>	
<p>The site is in private ownership with a single landowner.</p> <p>The commercial premises, which included the listed buildings, are currently vacant following the relocation of the previous tenants. They are currently being marketed for purchase or rent. Agreements with adjoining landowners or potentially acquisition of adjoining land interests may be necessary to achieve an appropriate residential access to the site.</p> <p><b>The site is considered to be available for development.</b></p>	
<b>Summary</b>	
<p><b>The site is highly constrained by the various heritage designations which affect it. Even those parts of the site not within the Historic Garden are constrained both in terms of access and their role in the setting of the</b></p>	

adjoining historic assets.

Whilst the existing buildings may have potential for re-use, overall the open areas of the site are not considered to have realistic potential for additional development.

Overcoming constraints: Heritage designation; access

#### Site details

Site name	Kingswood Court, Warren Lodge Drive
Existing use	Residential care home
Total site area (ha)	1.5

#### Suitability

##### *Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is within the urban area of Kingswood and therefore in a location contemplated for housing development in the Core Strategy.
- The main building is Grade II Listed.
- The site is designated as Historic Parks and Gardens – 1912 rhododendron gardens designed by architect Ernest Newton.
- The site is covered by Tree Preservation Order no. RE770, and contains a large number of mature trees.
- A small area of the site in the south eastern quarter lies in Surface water flood model – 1 in 30 years.
- Accessibility to many local services and facilities is good and the site has a good level of access to public transport services.

##### *Market Considerations:*

Given the type of site and location, the site would likely be suited to potential conversion of the Listed Building.

##### *Physical Limitations:*

- The site is surrounded by residential development, comprising detached dwellings.
- Access is via a road from the northern side of the site. There are no other accesses into the site, although Grove Shaw is situated adjacent to part of the side western site boundary, from which an additional access could be formed.
- In addition to the Listed Building, the site contains many mature trees which are all protected, by the TPO as well as the heritage designation.
- A small area of the site lies in the surface water flood area and would need to be addressed as part of any development proposal, in terms of the location of development.

##### *Potential Impacts:*

- Development would result in the harm and/or loss of heritage assets, as well as protected mature trees, and is highly unlikely to be acceptable. The Listed Building would need to be retained and sympathetically converted to residential flats, however, the protected gardens could not be retained if a residential scheme was introduced.
- Development would result in the loss of open space.
- Development would result in the loss of the residential care home use.
- Development could harmfully impact on the surface water flood area.

**The site is not considered to be suitable for development.**

#### Availability

The site is in private ownership (Balcombe Care Homes) and in active use as a residential care home.

There is currently no known intent from the currently landowner to cease the current use of the site and dispose for residential development.

If more than one access into the site was considered necessary, land interests external to the site may also need to be acquired, although an additional access could be formed from Grove Shaw to the south/south west.

**The site is not considered to be available for alternative use at this point.**

#### Summary

**The site is highly constrained by the various heritage designations which affect it as well as protected trees. Even those parts of the site not within the Historic Garden are constrained both in terms of access and their role in the setting of the adjoining historic assets.**

**Whilst the existing buildings may have potential for re-use, overall the open areas of the site are not considered to have realistic potential for additional development.**

**Overcoming constraints:** Heritage designation and Tree Preservation Order.

<b>Site details</b>	
Site name	Lothian Wood, The Avenue
Existing use	Ancient Woodland
Total site area (ha)	0.5

#### **Suitability**

##### *Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is within the urban area of Tadworth and therefore in a location contemplated for housing development in the Core Strategy.
- The site is designated as ancient woodland and covered by Tree Preservation Order no. RE632.
- Accessibility to many local services and facilities is good and the site has a good level of access to public transport services (Tadworth rail station is located a short distance to the north east of the site).

##### *Market Considerations:*

Given the type of site and location, the site would likely be suited to delivering family homes, although there are also two blocks of flats located on the southern side of the site.

##### *Physical Limitations:*

- The site is surrounded by residential development, comprising mostly detached dwellings, and flats.
- There is no access road into the site, although one could be formed from the existing access serving the flats on the southern side of the site.
- The site comprises dense ancient woodland, all of which is also protected by an area TPO.

##### *Potential Impacts:*

- Development would result in the loss of dense ancient woodland, also protected by TPO no. RE632.
- Development would result in the loss of open space.

**The site is not considered to be suitable for development.**

#### **Availability**

The site is in private ownership and designated as ancient woodland. There is also evidence that the use of the site for open space/woodland is protected by historic covenants/agreements.

Land interests may therefore need to be acquired to enable development, particularly for forming an access into the site.

**The site is not considered to be available for development at this point.**

#### **Summary**

**The site is constrained by the ancient woodland designation, as well as the area Tree Preservation Order which cover the entire site. Availability of the site for development is also unknown.**

**The site is not therefore considered to have realistic potential for development.**

**Overcoming constraints:** Ancient woodland designation and Tree Preservation Order.

<b>Site details</b>	
Site name	Chinthurst School, The Avenue/Tadworth Street
Existing use	Independent School
Total site area (ha)	1.2

#### **Suitability**

*Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is within the urban area of Tadworth and therefore in a location contemplated for housing development in the Core Strategy.
- Half the site (diagonally – the western half) lies within a Residential Area of Special Character (The Avenue, Tadworth).
- The main Chinthurst School building (52 Tadworth Street), is a Locally Listed building.
- The south western corner of the site lies in surface water flood models 1 in 30 years, 1 in 100 years, and 1 in 1000 years.
- Accessibility to many local services and facilities is good and the site has a good level of access to public transport services (Tadworth rail station is situated further to the north east of the site).

*Market Considerations:*

Given the type of site and location, the site would likely be suited to delivering a mix of housing, in terms of both types and tenures (including flats through conversion of the Locally Listed Building with family homes in the grounds, thus meeting a range of marketing requirements).

*Physical Limitations:*

- The site is neighboured by residential development, comprising detached dwellings mainly to the north, and flats to the side boundaries.
- An existing access leads from Tadworth Street on the front southern boundary.
- There are mature trees on the frontage with Tadworth Street, as well as trees along the side boundaries (in particular the side western boundary).
- The site contains a locally listed building which would need to be retained for any scheme.
- Part of the site is prone to surface water flooding.

*Potential Impacts:*

- Development could result in the harm and/or loss of the locally listed building. This would need to be retained and any new development carefully designed to respect the character and setting of the building. It could be converted to flats, and be incorporated into a residential scheme.
- Redevelopment would need to take account of the small area affected by surface water flooding – it is likely that any new development would not be able to be positioned in the surface water flood area.
- Any redevelopment would need to be carefully designed to respect the RASC.
- Development would result in the loss of the independent school, however, this would not necessarily be unacceptable, particularly if it was demonstrated that the use was no longer viable.
- Redevelopment may result in the loss of some trees, although these are not protected.

**The site is considered to be suitable for development, potentially for additional educational or housing development.**

**Availability**

The site is in private ownership and in active use as an independent school: there is currently no known intent from the current landowner to cease the existing use of the site and dispose alternative development although there are aspirations to improve the school facilities.

The Council owns a narrow strip of land at the front of the site, and extending across the full width of the site, which encompasses Tadworth Street. Additional access rights across the land may be required if residential development was proposed.

**The site is not considered to be available for alternative use at this point.**

**Summary**

**The site is subject to heritage and townscape constraints which would need to be carefully considered as part of any development. Loss of existing community/educational facilities would also be a consideration. The site is in use as an independent school and is not known to be available for alternative development; however, improved or replacement educational facilities is a realistic prospect.**

**The site is therefore considered to have realistic potential for education development; however, this could be consistent with an Urban Open Space designation, so the site is recommended to be designated as urban Open Space.**

**Site details**

Site name	Star Lane Shaw, Star Lane
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Existing use	Ancient Woodland
Total site area (ha)	0.5
<b>Suitability</b>	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> <li>• The site is designated as Urban Open Land.</li> <li>• The site is within the urban area of Hooley and therefore in a location contemplated for housing development in the Core Strategy.</li> <li>• The site is designated as ancient semi-natural woodland.</li> <li>• Accessibility to many local services and facilities is good and the site has a good level of access to public transport services.</li> <li>• The site is within an advert controls area.</li> <li>• An area of archaeological potential lies adjacent to the site (on the north side).</li> </ul> <p><i>Market Considerations:</i> Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> <li>• Semi-detached residential dwellings lie adjacent to the north boundary, and on the southern side of Star Lane.</li> <li>• There is no access road into the site, although access could be formed from Star Lane bordering the southern side of the site.</li> <li>• The site comprises dense ancient woodland.</li> </ul> <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> <li>• Development would result in the loss of dense ancient woodland.</li> <li>• Development would result in the loss of open space.</li> </ul> <p><b>The site is not considered to be suitable for development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Raven Housing Trust.</p> <p>Although there is no express intention from the landowner to bring the site forward for development at this point, there is considered to be a reasonable prospect that the Housing Association would be open to potential development on its land assets.</p> <p><b>There is a reasonable prospect that the site would be made available for development during the plan period.</b></p>	
<b>Summary</b>	
<p><b>The site is constrained by the ancient woodland designation, as well as the area Tree Preservation Order which cover the entire site.</b></p> <p><b>The site is not therefore considered to have realistic potential for development.</b></p> <p><b>Overcoming constraints:</b> Ancient woodland designation</p>	

<b>Site details</b>	
Site name	Former Oakley Outdoor Centre, Radstock Way, Merstham
Existing use	Vacant building in large grounds with semi-natural open space
Total site area (ha)	1.97 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> <li>• The site is designated as Urban Open Land.</li> <li>• The site is within the urban area, and within the Merstham regeneration area, and is therefore a priority location for housing development in the Core Strategy (Policy CS4).</li> <li>• The building is Grade II Listed.</li> <li>• Accessibility to many local services and facilities is good and the site has a good level of access to public transport services.</li> <li>• The site lies in an advert control area.</li> </ul>	



*Market Considerations:*

Given the type of site and location, the site would likely be suited to delivering a mix of housing, in terms of both types and tenures, including flats through conversion of the Listed Building, with family homes in the grounds, thus meeting a range of marketing requirements.

*Physical Limitations:*

- The site is bordered by semi-detached residential dwellings on the southern and side western boundaries, whilst land in the green belt lies to the north and east.
- The site is identified as being potentially contaminated.
- The site comprises a Grade II Listed building – this would need to be retained as part of any development proposal, but could be converted to residential use. There is also a detached building to the east of this.
- There are mature trees around the boundaries of the site, although these are not protected.
- Access is via a road from the west side, which leads from Radstock Way between nearby residential plots.

*Potential Impacts:*

- Development could potentially contribute to the regeneration of Merstham, both physically and through financially supporting other projects within the regeneration area.
- Development could potentially impact upon the integrity and setting of the Listed Building currently on the site. Loss of the Listed Building would not be acceptable, and therefore the Listed Building would need to be retained and incorporated into a carefully designed development that respected its setting and character. The building could be converted to residential use.
- Development could result in the loss of open space.
- Development could result in the loss of trees on the site, although these are not protected.
- Proximity to the motorway could give rise to residential amenity concerns.

**The site is considered to be suitable for development.**

**Availability**

The site is owned by Surrey County Council, and has been actively promoted for housing development as part of the wider Merstham regeneration project. A planning application for residential development has been submitted.

The site is currently vacant and there are no other ownership constraints to development.

**The site is available for development within the short term.**

**Summary**

**The site is subject to heritage constraints, it is considered that a scheme could be advanced overcome these issues through sensitive design. Development could also contribute to the Merstham regeneration project, both physically and financially. The site is in public ownership and is actively promoted for development.**

**The site is therefore considered to have potential for residential development, which would deliver positive public benefits in terms contributing to housing supply. The site is not recommended for designation as Urban Open Space.**

**Site details**

Site name	Reigate Grammar School, Reigate Road
Existing use	Independent School
Total site area (ha)	1.2

**Suitability**

*Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is within the urban area of Reigate and therefore in a location contemplated for housing development in the Core Strategy.
- Part of the school building is Locally Listed (Reigate stone house attached to school), and the eastern boundary abuts a Locally Listed building (Society of Quakers building).
- The site lies in the Conservation Area.
- The side southern boundary abuts a Grade II Listed curtilage (Church yard to St Mary Magdalenes Church).
- The western part of the site lies in an Area of Archaeological Potential, whilst the eastern boundary abuts an area with the same designation.
- There are two Tree Preservation Orders in the western part of the site, near the western boundary.

- Accessibility to many local services and facilities is good and the site has a good level of access to public transport services, with Reigate town centre in close proximity, and Redhill a short distance away.

*Market Considerations:*

Given the type of site and location, the site would likely be suited to delivering a mix of housing, in terms of both types and tenures (including flats through whole/partial conversion of the existing building with potential family homes in the grounds, thus meeting a range of marketing requirements).

*Physical Limitations:*

- The site contains a locally listed building which would need to be retained for any scheme.
- The site contains protected trees which would need to be retained. There are also mature trees on some boundaries of the site, particularly to the frontage – these are protected by Conservation Area status, and would most likely need to be retained, unless in poor condition.
- The site abuts heritage designations – any redevelopment would need to take these into account, as well as the character of the Conservation Area.
- An existing access from Reigate Road is situated on the front northern boundary.
- A footpath runs along the southern boundary.

*Potential Impacts:*

- Development could result in the harm and/or loss of the locally listed building. This would need to be retained and any new development carefully designed to respect the character and setting of the building, as well as neighbouring heritage designations. The locally listed building may be suitable for residential conversion, and should be incorporated into any residential scheme.
- Redevelopment could harmfully impact on the Conservation Area.
- Redevelopment could result in the loss of trees on the site, which would be unacceptable, due to the Tree Preservation Order and Conservation Area status. These would need to be retained, which is possible, given their positioning.
- Redevelopment would result in the loss of the school, although this would be acceptable, if the use was no longer viable.

**The site is considered to be suitable for development, potentially for additional educational or housing development.**

**Availability**

The site is in private ownership and in active use as an independent school. There is currently no known intent from the currently landowner to cease the current use of the site and dispose for residential development. There is however ongoing interest in improving educational and school facilities on the site.

**The site is not considered to be available for alternative use at this point.**

**Summary**

**The site is subject to heritage and townscape constraints which would need to be carefully considered as part of any development. Loss of existing community/educational facilities would also be a consideration. The site is in use as an independent school and is not known to be available for alternative development; however, improved or replacement educational facilities is a realistic prospect.**

**The site is therefore considered to have realistic potential for education development; however, this could be consistent with an Urban Open Space designation, so the site is recommended to be designated as Urban Open Space.**

<b>Site details</b>	
Site name	Madeira Sandpit, Highlands Road, Reigate
Existing use	Semi-natural open space
Total site area (ha)	1.67 (gross) / 1 developable
<b>Suitability</b>	
<i>Policy Considerations:</i>	
<ul style="list-style-type: none"> <li>• The site is designated as Urban Open Land.</li> <li>• The site is within the urban area of Reigate and therefore in a location contemplated for housing development through Policy CS4 Core Strategy.</li> <li>• Accessibility to many local services and facilities is reasonable and the site has reasonable access to public transport services, with Reigate and Redhill town centres a short distance away.</li> <li>• Adjacent to part of the southern boundary is an area of archaeological potential, whilst the Lodge, a detached</li> </ul>	

- dwelling bordering part of the eastern boundary (south east corner of the site) is a Locally Listed building.
- Small parts of the site lie in surface water flood areas (1 in 1000 years and 1 in 100 years).

*Market Considerations:*

Given the type of site and location, the site would likely be suited to delivering family homes.

*Physical Limitations:*

- There is currently no road access to the site – this would need to be created to support residential development.
- Land around the site is steeply banked and parts are quite heavily wooded which may impinge upon development capacity and potential.
- There are potential contamination issues owing to previous landfilling activities on the site.
- Redevelopment would need to address the neighbouring locally listed building.
- Areas within surface water flood areas would need to be addressed when determining the location of development.

*Potential Impacts:*

- Proximity to the railway line could give rise to residential amenity concerns.
- Development could impact upon the area of archaeological potential and neighbouring Locally Listed Building.
- Development could impact on the surface water flood area.
- Development would result in the loss of open space.

**The site is not considered to be suitable for housing development.**

**Availability**

The site is owned by Reigate and Banstead Borough Council and has been promoted for housing development.

**There is a reasonable prospect that the site would be made available for development.**

**Summary**

**Whilst the site is in public ownership and there is a reasonable likelihood that it would be made available for development, it subject to topographical and access constraints which mean that suitability for development is limited. There are also potential contamination issues and extensive woodland which may restrict development.**

**The site is not therefore considered to have realistic potential for development.**

**Overcoming constraints:** Access, contamination, neighbouring Locally Listed Building and Area of High Archaeological Potential, Surface water flood area.

**Site details**

Site name	The Orchard, Bell Street
Existing use	Informal semi-natural open space
Total site area (ha)	0.7

**Suitability**

*Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is located in the Conservation Area and is considered to form part of its setting and character (this has been confirmed through appeal decisions – 06/00733/CU, APP/L3625/A/06/0202886 and APP/L3625/C/10/2137676).
- The site is within the urban area, adjacent to Reigate Town Centre, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4).
- The site is neighboured by a Grade II Listed building (Linden Court) on the southern boundary.
- Almost the whole western part of the site lies in Surface Water flood zones 1 in 100 years and 1 in 30 years
- Accessibility to many local services and facilities is excellent and the site has excellent access to public transport services.

*Market Considerations:*

- Given the type of site and location, the site would most likely be suited to delivering higher density development (predominantly flats) and could also provide older persons accommodation.

*Physical Limitations:*

- Almost the whole western part of the site lies in Surface Water flood zones 1 in 100 years and 1 in 30 years, and this would need to be addressed as part of any development proposal, particularly when assessing the location of development.

- Access to the site via Bell Street / Lesbourne Road is severely constrained and unlikely to be capable of supporting development on any significant scale
- The site is neighboured by a Grade II Listed building (Linden Court) on the southern boundary, as well as buildings on the western side forming the frontage to Bell Street.
- There are a number of trees on the site, particularly on the boundaries, which are all protected by Conservation Area status.

*Potential Impacts:*

- Improved public access could be secured as a result of development to any remaining open space (i.e. the memorial garden to the north and east).
- Development could adversely impact on the setting and character of the Conservation Area
- Development could adversely impact on the neighbouring Listed Building.
- Development could result in the loss of trees on the site, which are all protected by Conservation Area status.
- Development could result in the loss of open space.

**The site is not considered to be suitable for development.**

**Availability**

The site is owned by Reigate Grammar School. It has been promoted to the Council for housing and/or educational development and is understood to be surplus to their requirements as open space.

**There is a reasonable prospect that the site would be made available for development.**

**Summary**

**Whilst the site has been actively promoted for housing or educational development, it is subject to heritage and access constraints and therefore suitability and capacity for development is very limited. It is considered unlikely that these constraints could be overcome.**

**The site is not therefore considered to have realistic potential for development.**

**Overcoming constraints:** Access, heritage conservation

**Site details**

Site name	Land at Pendleton Road / Woodhatch Road
Existing use	Open Grass area adjacent to road and to side/rear of commercial development incorporating local recycling bin area
Total site area (ha)	0.13

**Suitability**

*Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is designated part of the Earlswood Common Local Nature Reserve.
- Much of the site is the surface flood water area (1 in 1000, 1 in 100, and 1 in 30 years)
- The site is within the urban area in Woodhatch, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4).
- There is a neighbouring Grade II Listed Building to the west (No. 6 Woodhatch Road).

*Market Considerations:*

Given the type of site and location, the site would most likely be suited to delivering higher density development, which could comprise either semi-detached dwellings of the scale situated on Whitebeam Drive to the east, or a small development of flats.

*Physical Limitations:*

- Most of the site lies in the Surface Water flood zones, and this would need to be addressed as part of any development proposal.
- The site includes the local recycling bin area – this would need to be relocated.
- Access to the site could be either from the north side (the access serving the parade of shops), or from Woodhatch / Pendleton Road, provided this met highway requirements.
- The site lies adjacent to a local parade of shops / commercial premises to the north.
- The site is neighboured by a Grade II Listed building to the west.

*Potential Impacts:*

- Development could impact on the surface water flood area.

- Development would adversely impact on the Local Nature Reserve – development on this designation is unacceptable, unless this piece of land could be removed from this designation, provided that it could be demonstrated that the benefits of the proposed scheme would outweigh the importance of retaining the designation, and that its removal would not harm the remainder of the designated area. It is feasible that the designation could be removed given the overall quality and nature of the site itself.
- Given the proximity of commercial development to the north of the site, issues of noise from this may be considered to impact on future occupants of any development.
- Development could adversely impact on the neighbouring Listed Building.
- Development could result in the loss of open space.

**The site is not considered to be suitable for development.**

#### Availability

The site is owned by Reigate and Banstead Borough Council. The site is subject to Common Land protection.

**The site is not considered to be available for development.**

#### Summary

**The site is not considered to be suitable for development, due to the Local Nature Reserve Designation, and surface water flood issues. The site is also subject to Common Land protection and therefore not available for development.**

**The site is not therefore considered to have realistic potential for development.**

**Overcoming constraints:** Surface water flood area, availability – common land

#### Site details

Site name	Pond at Ivydene Close
Existing use	Pond surrounded by mature trees
Total site area (ha)	0.2

#### Suitability

##### *Policy Considerations:*

- The site is designated as Urban Open Land.
- The site lies in the surface flood water area (1 in 1000, 1 in 100, and 1 in 30 years).
- The site lies adjacent to the Green Belt – on the southern side.
- The site lies adjacent to a Potential Site of Nature Conservation Importance.
- The site is within the urban area in Earlswood, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4).

##### *Market Considerations:*

Given the type of site and location, the site would most likely be suited to delivering higher density development, which could comprise semi-detached dwellings of the scale in the surrounding area.

##### *Physical Limitations:*

- The site lies in the Surface Water flood zones, and is a pond, making this unsuitable for development.
- The pond is surrounded by mature trees.
- There is no access into the site, although one could be formed from Ivydene Close on the east side.
- The site is surrounded by residential gardens on all boundaries, except for the southern boundary which is situated adjacent to fields.

##### *Potential Impacts:*

- Development would impact on the surface water flood area.
- Development could adversely impact on the neighbouring Potential Site of Nature Conservation Importance and on the Green Belt.
- Development would result in the loss of trees on the site, although these are not protected.
- Development would result in the loss of open space and the amenity value provided by the pond.

**The site is not considered suitable for development.**

#### Availability

Ownership and availability of the site is unknown. The landowner has not indicated any intention or appetite to bring the site forward for development.

**The site is not considered to be available for development at this point.**

**Summary**

**Given the physical characteristics of the site – notably that it is a pond - it is not considered to be suitable for development. Availability is also unknown.**

**The site is not therefore considered to have realistic potential for development.**

**Overcoming constraints:** Surface water flood area, neighbouring Potential Site of Nature Conservation Importance

**Site details**

Site name	Pond at Perrywood Business Park
Existing use	Pond surrounded by mature trees and some grassed areas
Total site area (ha)	0.3

**Suitability**

*Policy Considerations:*

- The site is designated as Urban Open Land.
- The site lies in the surface flood water area (1 in 30 years).
- The site is situated in an employment area (Perrywood Business Park) surrounded by the Green Belt.
- The site is within the urban area in Salfords, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4).
- Within Article IV Directions area for caravans and airport car parking.
- Within Advert Controls area.

*Market Considerations:*

Given the type of site and location, the site would most likely be suited to delivering higher density development, which could comprise semi-detached dwellings of the scale in the neighbouring Dunraven Avenue.

*Physical Limitations:*

- The site lies in the Surface Water flood zones, and is a pond, making this unsuitable for development.
- The pond is surrounded by mature trees.
- The site is situated within an employment site, adjacent to commercial units.
- There is no access into the site, although one could be formed from Dunraven Avenue on the east side.

*Potential Impacts:*

- Development would impact on the surface water flood area.
- Development could adversely impact on the employment area.
- Development would result in the loss of trees on the site, although these are not protected.
- Development would result in the loss of open space and the amenity value provided by the pond.
- There may be potential impacts from the adjacent commercial units and parking areas to future occupants of any development.

**The site is not considered suitable for development.**

**Availability**

Ownership and availability of the site is unknown. The landowner has not indicated any intention or appetite to bring the site forward for development.

It is possible that third party land interests would need to be acquired in order to provide suitable access.

**The site is not considered to be available for development at this point.**

**Summary**

**Given the physical characteristics of the site – notably that it is a pond - it is not considered to be suitable for development. Availability is also unknown.**

**The site is not therefore considered to have realistic potential for development.**

**Overcoming constraints:** Surface water flood area, Employment Area



**Site details**

Site name	Hutchins Farm, Horley Row
Existing use	Farm buildings and grounds
Total site area (ha)	0.87

**Suitability***Policy Considerations:*

- The site is designated as Urban Open Land.
- The site is within the urban area, in Horley, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4).
- Accessibility to many local services and facilities is good and the site has good access to public transport services, with Horley town centre a short distance to the south east.
- Hutchins Farm is Grade II Listed Building, with a dairy building to the south west and an outbuilding to the south east, both of which fall within the Grade II Listed curtilage of the main farm house.
- The south west quarter of the site is mostly covered by tree preservation order no. RE 1091, and also contains a pond.
- Some of the site lies within surface water flood areas 1 in 1000 years, 1 in 100 years, and 1 in 30 years. The area to the south of the farm house is the worst affected.
- The site is covered by Article IV Directions – caravans and airport car parking.

*Market Considerations:*

Given the nature of the site and location, the site would likely be suited to delivering family homes, of a similar scale to those in the surrounding area on Kidworth Close and Wellington Way.

*Physical Limitations:*

- The main farmhouse is Grade II Listed, whilst the dairy and other outbuilding, to the south west and south east, fall within the Listed curtilage – these would all need to be retained as part of any development proposal.
- There is also another L-shaped converted barn building (in residential use) in the grounds of the house – to the south east and on the eastern site boundary. This does not appear to be protected by any heritage status.
- The south west quarter of the site is covered mostly by mature trees (protected by Tree Preservation Order No. RE 1091) and also contains a pond – the majority of these trees would need to be retained, and would limit the amount of housing achievable on the site.
- Some of the site lies within surface water flood areas 1 in 1000 years, 1 in 100 years, and 1 in 30 years. The area to the south of the farm house is the worst affected – this would need to be addressed as part of any development proposal, particularly when assessing the location of development.
- Access to the site via Horley Row is constrained and would need to be carefully designed to support residential development. An access could also be created from Kidworth Close to the north.
- The site is neighboured mostly by residential development on the east and west boundaries.

*Potential Impacts:*

- Development could impact on the surface water flood area.
- Development could adversely impact on the Listed Building and its curtilage.
- Development could result in the loss of trees on the site, which are all protected by TPO.
- Development could result in the loss of open space.

**The site is considered to be suitable for small-scale development, most likely housing.**

**Availability**

The site is in private ownership, and comprises a farm house, with two other detached buildings (being the dairy and L-shaped barn conversion on the eastern boundary) which are in residential use.

The landowner has previously approached the Council with respect to residential development of some areas of the open land within the site.

**There is a reasonable prospect that the site would be made available for development.**

**Summary**

**The site is subject to heritage, access and tree preservation constraints; however, it is considered that these could be overcome through an appropriately small-scale and sensitively designed scheme. The landowner has also promoted the site as being available for development.**

**The site is therefore considered to have potential for small-scale residential development, which would deliver positive public benefits in terms contributing to housing supply. The site is not recommended for designation as Urban Open Space.**





## Appendix 3 – Full Table of Urban Open Space Recommendations

Site Number	Site Name	Assessment Principles					Overall Value	Recommendation
		Screening Principle		Principle 1	Principle 2	Principle 3		
1	Greenacre School	Progress		High	Medium	Medium	High	Retain as UOS with changed boundaries
2	Lambert Road Allotments	Progress		High	Low	Low	High	Retain as UOS
3	Holly Lane East Allotments	Progress		High	High	Low	High	Retain as UOS
4	Land Parcel Opposite 21 To 21C Wellesford Close	Progress		Low	Medium	Low	Low	Do not retain as UOS
5	Parsonsfield Road Allotments	Progress		High	Low	Low	High	Retain as UOS
6	Land Between 25 And 27 High Beeches	Progress		Medium	High	Low	High	Retain as UOS
7	Amenity Land, High Beeches, Banstead	Progress		Medium	High	Low	High	Retain as UOS
8	Land at Great Burgh, Yew Tree Bottom Road	Progress		Low	Medium	Medium	Medium	Retain as UOS
9	Shawley Community Primary School	Progress		High	High	Low	High	Retain as UOS

10	All Saints Church	Progress		High	High	High	High	Retain as UOS
11	Church institute, High Street, Banstead	Progress		High	High	High	High	Retain as UOS
12	Banstead Community Hall Park	Do Not Progress						Do not retain as UOS
13	Lady Neville Recreation Ground	Progress		High	High	Low	High	Retain as UOS
14	Tattenham Way Recreation Ground	Progress		High	Medium	Low	High	Retain as UOS
15	The Beacon School	Do Not Progress						Do not retain as UOS
16	Allotment Gardens, Tattenham Way	Progress		High	Low	Low	High	Retain as UOS
17	Nork Park	Progress		High	High	High	High	Retain as UOS
18	Allotment Gardens adjacent to Warren Mead School	Progress		High	Low	Low	High	Retain as UOS with changed boundaries
19	Warren Mead Junior and Infant School	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
20	Amberley, Bolters Lane	Progress		Low	High	Medium	High	Retain as UOS with changed boundaries
21	Banstead Hall Fields, Bolters Lane, Banstead	Progress		Medium	High	Medium	High	Retain as UOS

22	Small areas around the Horseshoe, Banstead	Progress		Medium	High	Low	High	Retain as UOS with changed boundaries
23	Banstead Infant School	Progress		High	Medium	Medium	High	Retain as UOS with changed boundaries
24	Recreation Ground, Garratts Lane	Progress		High	Low	Medium	High	Retain as UOS
25	Tangier Way, Burgh Heath	Progress		Medium	High	Low	High	Designate as UOS
26	Corridor along Fir Tree Road, Banstead	Progress		Medium	High	Medium	High	Designate as UOS
27	Park Wood Close, Banstead	Progress		Medium	High	Low	High	Designate as UOS
28	Partridge Mead, Banstead	Progress		Medium	High	Low	High	Designate as UOS
29	Shawley Crescent, Epsom Downs	Progress		Medium	High	Low	High	Designate as UOS
30	Talisman Way, Epsom Downs	Progress		Medium	High	Low	High	Designate as UOS
31	Banstead Wildlife Field	Progress		High	High	High	High	Retain as UOS
32	Playing Fields, Headley Drive	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
33	Allotment Gardens, Merland Rise, Epsom Downs	Progress		High	Low	Low	High	Retain as UOS
34	Pit Wood, Waterfield	Progress		High	High	High	High	Retain as UOS

35	Preston Hawe	Progress		Medium	High	High	High	Retain as UOS
36	Kingswood Warren	Progress		High	Medium	Medium	High	Retain as UOS with changed boundaries
37	St Andrews Church	Progress		High	High	High	High	Retain as UOS
38	Kingswood Court, Warren Lodge Drive	Progress		Low	Medium	Medium	Medium	Retain as UOS
39	Jubilee Wood, The Lye	Progress		High	Low	High	High	Retain as UOS
40	Lothian Wood Land Parcel	Progress		Medium	Medium	Medium	Medium	Retain as UOS
41	Chinthurst School	Progress		Medium	Medium	Low	Medium	Retain as UOS
42	Walton On The Hill County Primary School	Do Not Progress						Do not retain as UOS
43	St. Peter's Churchyard and War Memorial	Progress		High	High	High	High	Retain as UOS with changed boundaries
44	Allotment Gardens, Smithy Close (Smithy Lane), Lower Kingswood	Progress		High	Low	Low	High	Retain as UOS
45	Land Parcel At Preston Lane	Progress		High	High	Low	High	Retain as UOS
46	Merland Rise Recreation Ground	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
47	Banstead Athletic Football Club	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
48	The Children's Trust	Progress		Medium	High	Medium	High	Retain as UOS with

								changed boundaries
49	Tadworth Primary School	Progress		High	Medium	Medium	High	Retain as UOS with changed boundaries
50	Land Parcel Off Tadworth Park	Progress		Low	High	High	High	Retain as UOS
51	The Green, Chequers Lane, Walton on the Hill	Progress		Medium	High	Medium	High	Designate as UOS
52	Playing Field, Breech Lane, Walton on the Hill	Progress		High	Medium	Low	High	Designate as UOS
53	Ballards Green, Burgh Heath	Progress		Medium	High	Low	High	Designate as UOS
54	Amenity Land, Church Lane	Progress		Medium	High	Low	High	Retain as UOS
55	Star Lane Shaw	Progress		Medium	Medium	Medium	Medium	Retain as UOS
56	How Green, How Lane	Progress		High	High	High	High	Retain as UOS
57	Lakers Rise Allotments	Progress		High	Medium	Low	High	Retain as UOS
58	Lakers Rise Recreation Ground	Progress		High	High	Low	High	Retain as UOS
59	Bell Crescent, Hooley	Progress		Medium	High	Low	High	Designate as UOS
60	Play Area, St Margarets Road, Hooley	Progress		High	Medium	Low	High	Designate as UOS
61	Crossways Rest Garden, The Crossways, Merstham	Progress		High	High	Low	High	Retain as UOS

62	Land Parcel Adjacent To Newton Hazel Hall	Progress		Low	Low	Low	Low	Do not retain as UOS
63	Site at Battlebridge Lane, now part of Subrosa Drive	Do Not Progress						Do not retain as UOS
64	Brook Road Open Space, Malmstone Avenue, Merstham	Progress		High	High	Low	High	Retain as UOS
65	The Oakley Outdoor Centre	Progress		Medium	Low	Medium	Medium	Retain as UOS
66	Furzefield Primary Community School	Progress		High	High	Low	High	Retain as UOS with changed boundaries
67	Merstham Primary School	Do Not Progress						Do not retain as UOS
68	The Grove, Wells Place, Merstham	Progress		Low	Low	Medium	Low	Do not retain as UOS
69	Hildenly Close, Merstham	Progress		Medium	High	Low	High	Retain as UOS
70	Land Parcel, Dundrey Crescent, Merstham	Progress						Do not designate as UOS
71	Land Parcel At Mansfield Drive, Merstham	Progress		Medium	High	Low	High	Designate as UOS
72	Corridor between Bletchingley Road and Worsted Green	Progress		Medium	High	Medium	High	Designate as UOS
73	Shale Green, Bletchingley Road, Merstham	Progress		Medium	High	Low	High	Designate as UOS

74	Colesmead Recreation Ground	Progress		High	High	Low	High	Retain as UOS
75	Amenity Land, North Mead, Redhill	Progress		Medium	High	Low	High	Retain as UOS
76	Redhill Lawn Tennis Club	Do Not Progress						Do not retain as UOS
77	North Pond, The Frenches	Progress		Medium	High	High	High	Retain as UOS
78	South Pond, Frenches Road	Progress		Medium	High	High	High	Retain as UOS
79	Pond, Foxboro Road, Redhill	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries
80	Memorial Park	Progress		High	High	Medium	High	Retain as UOS
81	St Matthews Church Of England Primary School	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
82	Part of Redhill Common	Progress		High	High	Low	High	Retain as UOS
83	Land off Redstone Hollow, Redhill	Progress		Medium	High	High	High	Retain as UOS
84	Allotment Gardens, Brambletye Park Road, Redhill	Progress		High	Low	Low	High	Retain as UOS
85	Playground/Recreation Ground, Ifold Road, Redhill	Progress		High	High	Low	High	Retain as UOS
86	East Surrey College	Progress		Medium	Low	Low	Low	Do not retain as UOS



87	Allotments, Gatton Park Road (Colesmead Road), Redhill	Progress		High	Medium	Low	High	Retain as UOS
88	St Bedes School	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
89	Allotment Gardens, St Annes Drive (Wiggie Lane)	Progress		High	High	Low	High	Retain as UOS
90	The Redhill Bowling Club	Progress		High	Medium	Low	High	Retain as UOS
91	Colebrook Day Centre	Do Not Progress						Do not retain as UOS
92	The Warwick School	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
93	Ponds, Noke Drive	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries
94	Bowling Green and part of Redhill Common, Woodlands Road	Progress		High	High	Medium	High	Designate as UOS
95	Playground, Green Way, Redhill	Progress		High	Medium	Low	High	Designate as UOS
96	Playground, Keats Avenue, Redhill	Progress		High	High	Low	High	Designate as UOS
97	Pond, Brokes Crescent	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries

98	Recreation Ground, St Albans Road	Progress		High	High	Low	High	Retain as UOS
99	Allotment Gardens, Batts Hill, Redhill	Progress		High	Medium	Low	High	Retain as UOS
100	St Josephs Catholic Primary School	Progress		High	Low	Low	High	Retain as UOS with changed boundaries
101	Playground, Fairfax Avenue, Redhill	Progress		High	High	Low	High	Retain as UOS
102	Castle Grounds, Reigate	Progress		High	High	High	High	Retain as UOS
103	Reigate Priory Cricket Club	Progress		High	High	Low	High	Retain as UOS
104	Reigate Lawn Tennis Club, Manor Road	Do Not Progress						Do not retain as UOS
105	Redhill Common	Progress		High	High	High	High	Retain as UOS with changed boundaries
106	Reigate College	Do Not Progress						Do not retain as UOS
107	Reigate Grammar School	Progress		Low	Medium	Medium	Medium	Retain as UOS with changed boundaries
108	St Mary Magdalenes Church	Progress		High	High	High	High	Retain as UOS
109	Reigate Grammar School Annexe	Do Not Progress						Do not retain as UOS
110	Reigate Parish Church School	Do Not Progress						Do not retain as UOS

111	Reigate Fire Station	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries
112	Colman Redland Centre	Progress		High	High	Medium	High	Retain as UOS
113	Wray Common	Progress		High	High	High	High	Retain as UOS
114	Wray Common Primary School	Progress		High	Low	Medium	High	Retain as UOS
115	Former Madeira Quarry	Progress		Low	Medium	Medium	Medium	Retain as UOS
116	Hatchlands Allotments	Progress		High	Medium	Low	High	Retain as UOS
117	Johnstone House, Hatchlands Road	Progress		Low	Low	Medium	Low	Do not retain as UOS
118	Gardens Of Remembrance	Progress		High	High	Medium	High	Retain as UOS
119	Churchfields Recreation Ground	Progress		High	High	Medium	High	Retain as UOS
120	St Marys Church Hall, Chart Lane, Reigate	Progress		High	Medium	Medium	High	Retain as UOS
121	Reigate St Marys School	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries
122	Reigate College Grounds, Castlefield Road	Progress		Medium	High	Medium	High	Designate as UOS
123	Dovers Green First School	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries

124	Land Between Box Tree Walk And Willow Road Redhill	Progress	High	High	Low	High	Retain as UOS
125	Dunottar School	Progress	Medium	High	Medium	High	Retain as UOS
126	Park Lane East Allotments	Progress	High	Low	Low	High	Retain as UOS
127	Sandcross Infants School	Progress	High	Medium	Low	High	Retain as UOS
128	Riding School, Allotment Gardens, Prices Lane	Progress	High	Low	Low	High	Retain as UOS
129	Playground, Brandsland, Reigate	Progress	High	High	Low	High	Retain as UOS
130	Canon UK Southern Field, Hornbeam Road, Reigate	Progress	Medium	High	Medium	High	Retain as UOS with changed boundaries
131	Canon UK Northern Field, Hornbeam Road, Reigate	Progress	Medium	Medium	High	High	Retain as UOS with changed boundaries
132	Land Parcel Rear Of Juniper Close	Progress	High	High	Medium	High	Retain as UOS
133	Lavender Sand Pit, Cockshot Hill	Progress	Medium	High	High	High	Retain as UOS
134	Reigate School	Progress	High	Medium	Low	High	Retain as UOS with changed boundaries
135	Pendleton Road	Progress	Medium	Medium	Medium	Medium	Retain as UOS
136	Land at Lonesome Lane and Ashdown Road	Progress	Medium	High	Low	High	Designate as UOS

137	Hartswood Play Area, Woodhatch	Progress		High	Low	Low	High	Retain as UOS
138	Pond, Ivydene Close, Redhill	Progress		Medium	Medium	Medium	Medium	Retain as UOS
139	Salfords Primary School, Copsleigh Avenue	Progress		High	Low	Low	High	Retain as UOS with changed boundaries
140	Recreation Ground, Mead Avenue, Salfords	Progress		High	Medium	Low	High	Retain as UOS
141	Pond, Perrywood Business Park	Progress		Medium	Medium	Medium	Medium	Retain as UOS
142	Pond, Harwood Park, Salfords	Progress		Medium	High	Medium	High	Retain as UOS
143	Tanyard Pond, Langshott, Horley	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries
144	Balancing Pond, Wheatfield Way, Langshott, Horley	Progress		Medium	High	Medium	High	Retain as UOS
145	Langshott Manor, Langshott Lane	Do Not Progress						Do not retain as UOS
146	Land Parcel, The Fieldings	Progress		Medium	High	Medium	High	Retain as UOS
147	Play Area, Oakside Lane, Langshott, Horley	Progress		High	High	Low	High	Retain as UOS
148	Pond, Carlton Tye, Langshott	Progress		Medium	High	Medium	High	Retain as UOS

149	Oakwood School	Progress		High	Medium	Low	High	Retain as UOS with changed boundaries
150	Land Parcel, Wheatfield Way, Langshott, Horley	Progress		Medium	High	Medium	High	Retain as UOS
151	Trinity Oaks School, North East Sector	Progress		Medium	High	Medium	High	Retain as UOS with changed boundaries
152	Allotment Gardens, North East Sector, Horley	Progress		High	Medium	Medium	High	Retain as UOS
153	Land Parcel Rear Of 2 - 10 Furze Close, Horley	Progress		Medium	High	Low	High	Retain as UOS with changed boundaries
154	Land Parcel, Cloverfields, Langshott, Horley	Progress		High	High	Low	High	Retain as UOS
155	Land Between Furze Close And Jennings Way, Horley	Progress		Medium	High	Low	High	Retain as UOS
156	Land at Harvestfield, Horley	Progress		Medium	High	Medium	High	Designate as UOS
157	Land Parcel, Kingsley Close, Horley	Progress		Medium	High	Low	High	Retain as UOS
158	Land Parcel Adjacent To 18 Greenfields Road, Horley	Progress		Medium	High	Low	High	Retain as UOS
159	Land Parcel Adjacent To 33 Greenfields Road, Horley	Progress		Medium	High	Low	High	Retain as UOS
160	Meath Green Infant School	Progress		High	Medium	Low	High	Retain as UOS
161	Meath Green Junior School	Progress		High	Medium	Low	High	Retain as UOS

162	Land Parcel At Waterside Horley	Progress		Medium	High	Low	High	Retain as UOS with changed boundaries
163	Horley Cricket Hockey & Squash Club	Progress		Medium	High	Low	High	Retain as UOS
164	Hutchins Farm	Progress		Low	Medium	Medium	Medium	Do not retain as UOS
165	Sewage Treatment works	Progress		Low	Low	High	High	Retain as UOS
166	Yattendon School, Horley	Progress		High	High	Low	High	Retain as UOS
167	Land Parcel, Norfolk Close, Horley	Progress		Medium	High	Low	High	Retain as UOS with changed boundaries
168	Riverside Garden Park	Progress		High	High	Medium	High	Retain as UOS
169	1st Horley Scout Group Hall	Progress		High	High	Low	High	Retain as UOS
171	5th Horley Scout Group Scout Hall	Progress		High	High	Low	High	Retain as UOS
172	Former Court Lodge Infants School	Do Not Progress						Do not retain as UOS
173	Land Parcel, Court Lodge Road, Horley	Progress		Medium	High	Low	High	Retain as UOS
174	St Bartholomews Church	Progress		High	Medium	High	High	Retain as UOS
175	Sangers Drive Allotments (Church Road)	Progress		High	Medium	Medium	High	Retain as UOS
176	Cemetery, Church Road, Horley	Progress		High	High	Medium	High	Retain as UOS

177	Former Horley Anderson Centre and Playing Fields	Progress		High	Medium	Medium	High	Retain as UOS with changed boundaries
178	New Horley Leisure Centre	Do Not Progress						Do not retain as UOS
179	Horley Town Football Club	Progress		High	Medium	Medium	High	Retain as UOS
180	A23 Recreation Ground, Horley	Progress		High	High	Low	High	Retain as UOS
181	Catholic Church, Vicarage Lane, Horley	Do Not Progress						Do not retain as UOS
182	Land adjacent to Benhams Drive (northern section)	Progress		Medium	High	Low	High	Designate as UOS
183	Recreation Ground, Yattendon Road, Horley	Progress		High	Low	Low	High	Retain as UOS
184	Land at Arbutus Close, Redhill	Progress		Medium	High	Low	High	Designate as UOS
185	Land at Hazel Road/Hornbeam Road	Progress		High	High	High	High	Designate as UOS
186	The Orchard, Bell Street	Progress		Medium	Medium	High	High	Retain as UOS
187	Land at Downland Way	Progress		High	High	Low	High	Designate as UOS
188	Amenity areas at Tattenham Corner Local Centre	Progress		Low	High	Low	High	Designate as UOS
189	Marbles Pond, Marbles	Progress		Low	High	Medium	High	Designate as UOS



	Way							
190	Donyngs Indoor Bowls Club	Do Not Progress					Do not designate as UOS	
191	Donyngs Recreation Centre	Do Not Progress					Do not designate as UOS	
192	Church Hall, St Pauls Church, Warren Road, Banstead	Progress		Medium	Low	Low	Low	Do not designate as UOS
193	Community Centre, Breech Lane, Walton On The Hill	Do Not Progress						Do not designate as UOS
194	Holy Trinity Church Hall, Carlton Road, Redhill	Do Not Progress						Do not designate as UOS
195	Kingswood Lawn Tennis Club, The Glade, Kingswood	Do Not Progress						Do not designate as UOS
196	Downswood Lawn Tennis Club, Epsom Downs	Do Not Progress						Do not designate as UOS
P01	Fleetwood Close Open Area	Progress		High	High	Medium	High	Designate as UOS
P03	Shelvers Green	Progress		Medium	High	High	High	Designate as UOS
P05	Area between Hooley Lane and Kingsfield Way	Progress		High	Medium	Low	High	Designate as UOS
P07	Hartspiece Road	Progress		Low	Low	Medium	Low	Do not designate as UOS
P14	Paritt Road Playground	Progress		High	High	Low	High	Designate as UOS

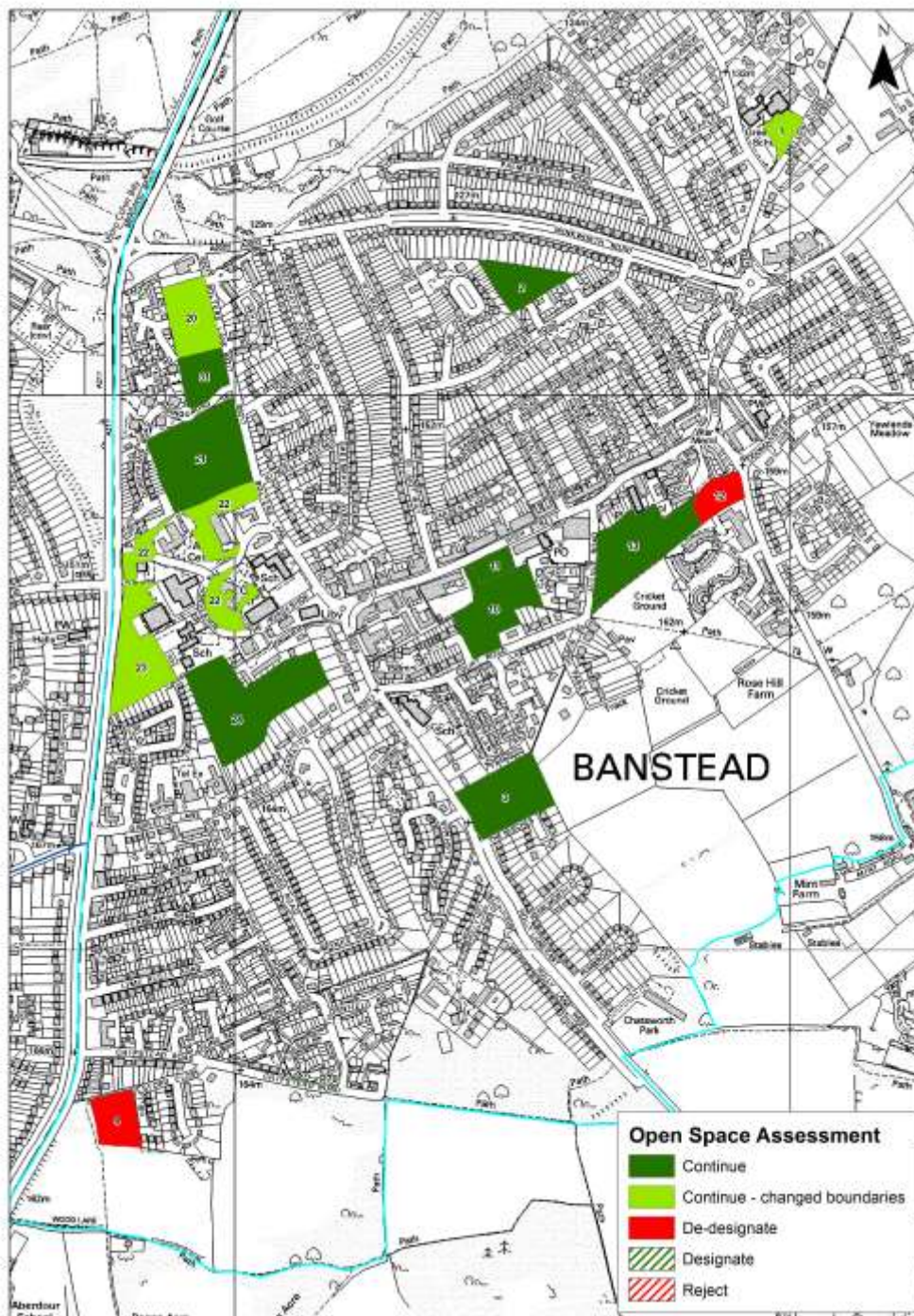
P15	Open Space, Rutland Close	Progress	Medium	High	Low	High	Designate as UOS
P16	Playground and Amenity Space, Flint Close	Progress	High	High	Low	High	Designate as UOS
P17	Redstone Park Tennis Courts	Progress	Low	Low	Medium	Low	Do not designate as UOS
P18	Land at Arne Grove, Horley	Progress	Medium	Low	Low	Low	Do not designate as UOS
P20	Land at Chaffinch Way	Progress	High	Medium	Low	High	Designate as UOS
P21	Cheyne Walk	Progress	High	High	Medium	High	Designate as UOS
P22	Cooper Lodge, Horley	Progress	Medium	High	High	High	Designate as UOS
P23	Verge, Crescent Way	Progress	Low	Low	Low	Low	Do not designate as UOS
P24	Amenity Land, Russells Crescent	Progress	Medium	High	Medium	High	Designate as UOS
P25	Horley Infant School	Progress	High	High	Medium	High	Designate as UOS
P26	Amenity Land, Fairlawns	Progress	High	High	Medium	High	Designate as UOS
P27	123 Smallfield Road	Progress	Low	Low	Medium	Low	Do not designate as UOS
P31	Land at Lee Street	Progress	Medium	Low	Low	Low	Do not designate as UOS
P33	Amenity Land, Drake Walk	Progress	Medium	Low	Low	Low	Do not designate as UOS
P35	Land at Chequers Drive	Progress	Medium	High	Medium	High	Designate as UOS
P37	Amenity Land, Le May Close	Progress	Medium	Medium	High	High	Designate as UOS
P39	Amenity Land, The Coronet	Progress	Medium	Medium	Low	Low	Do not designate as UOS

P40	Amenity Land, Meadowcroft Road	Progress		High	High	Medium	High	Designate as UOS
P41	Wooded Area, Castle Drive	Progress		Low	High	High	High	Designate as UOS
P42	Amenity Land at Sangers Drive	Progress		Medium	High	High	High	Designate as UOS
P46	Former Philips Site	Progress		Low	Low	Low	Low	Do not designate as UOS
P48	Bridge Industrial Estate	Do not progress						Do not designate as UOS
P51	Amenity Land at The Spinney and Tattenham Grove	Progress		Medium	High	Medium	High	Designate as UOS
P52	Epsom Downs Primary School	Do not progress						Do not designate as UOS
P53	Amenity Space at Chetwode Road, Broadwalk, and Longwalk	Progress		Medium	High	Low	High	Designate as UOS
P55	Avenue Close, Tadworth	Progress		Medium	High	Medium	High	Designate as UOS
P56	Harden Farm Close	Progress		Medium	Low	High	High	Designate as UOS
P57	Gawton Crescent	Progress		High	High	Medium	High	Designate as UOS
P58	Waitlands House	Progress		Low	High	Medium	High	Designate as UOS
P59	Amenity Land at Netherne Drive	Progress		Medium	High	Medium	High	Designate as UOS

P60	Amenity land at Jennys Way	Progress		Low	Low	Medium	Low	Do not designate as UOS
P61	Amenity Land at Figgswood	Do not progress						Do not designate as UOS
P62	Netherne Lane	Progress		Medium	High	Medium	High	Designate as UOS
P63	Amenity land at Villas	Do not progress						Do not designate as UOS
P64	Land at Cayton Road	Do not progress						Do not designate as UOS
P65	Amenity Crescent Netherne	Progress		Low	Medium	Low	Low	Do not designate as UOS
P66	Amenity Land at Upper Lodge Way	Progress		Low	High	Medium	High	Designate as UOS
P67	Village Square Netherne	Progress		Low	High	High	High	Designate as UOS
P68	Netherne Leisure Centre	Progress		High	High	High	High	Designate as UOS
P69	Land at Broadwood Road	Progress		Low	High	Medium	High	Designate as UOS
P70	Land at Chipstead Road and Thornfield Road	Progress		High	Medium	Low	High	Designate as UOS
P71	Upper Sawley Wood	Progress		Medium	High	Medium	High	Designate as UOS
P72	Amenity Land at Field Walk, Farm Walk, Manor Walk, and Court Lodge Road	Progress		High	High	Medium	High	Designate as UOS

# Appendix 4 – Maps of Urban Open Space Assessments

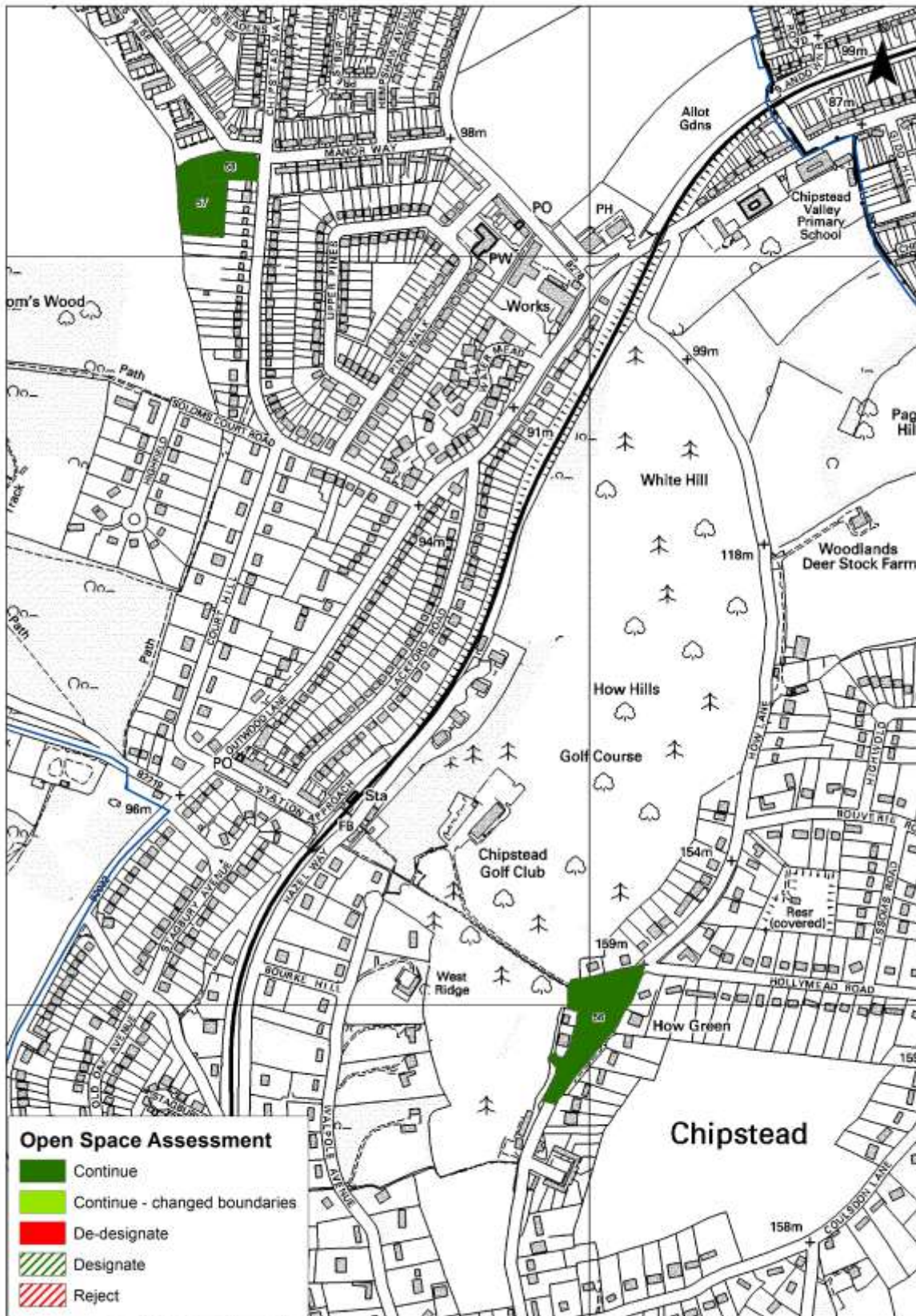
## Banstead Village Ward



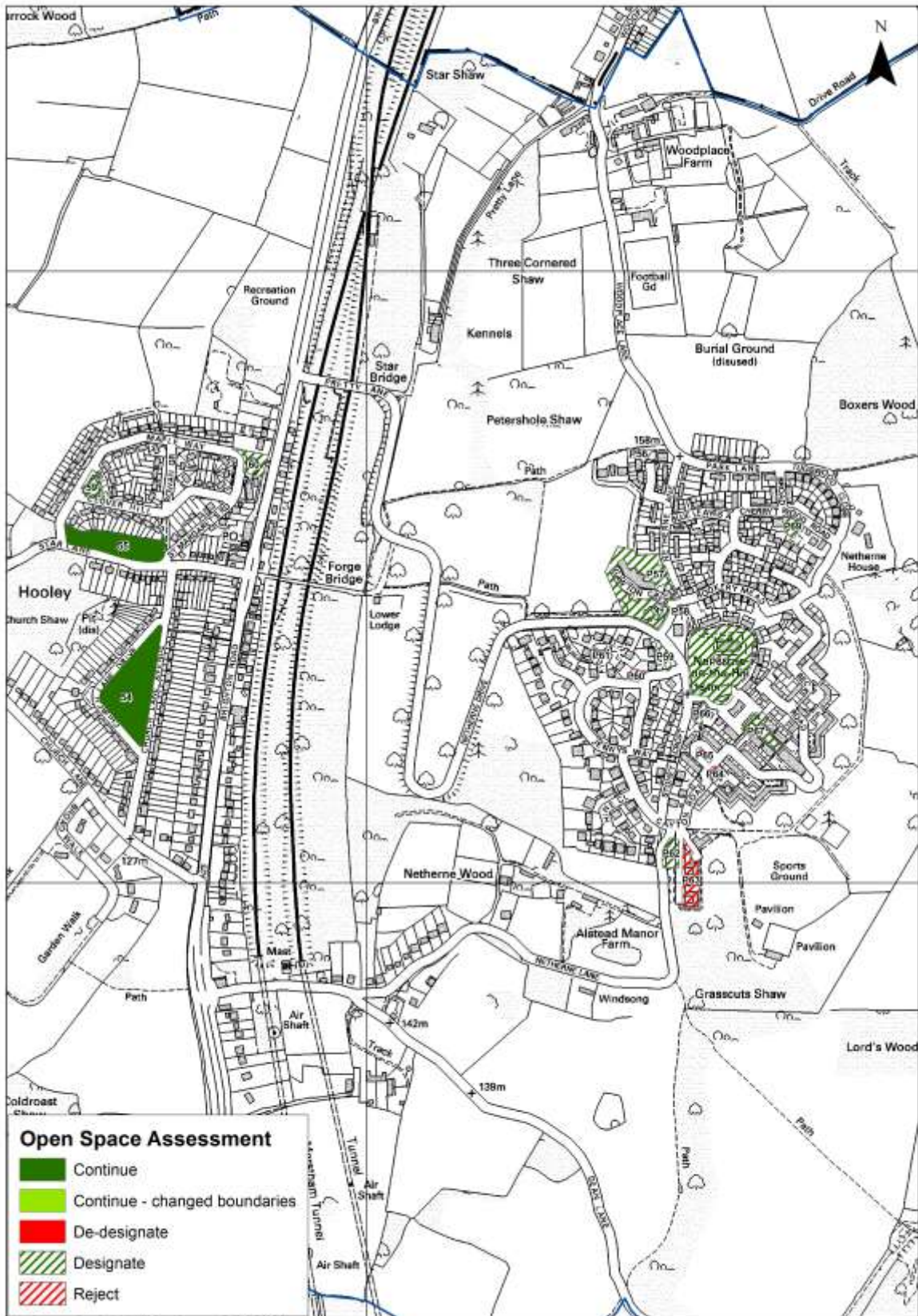
# Nork Ward



# Chipstead, Hooley and Woodmansterne Ward (North Section)



# Chipstead, Hooley and Woodmansterne Ward (South Section)

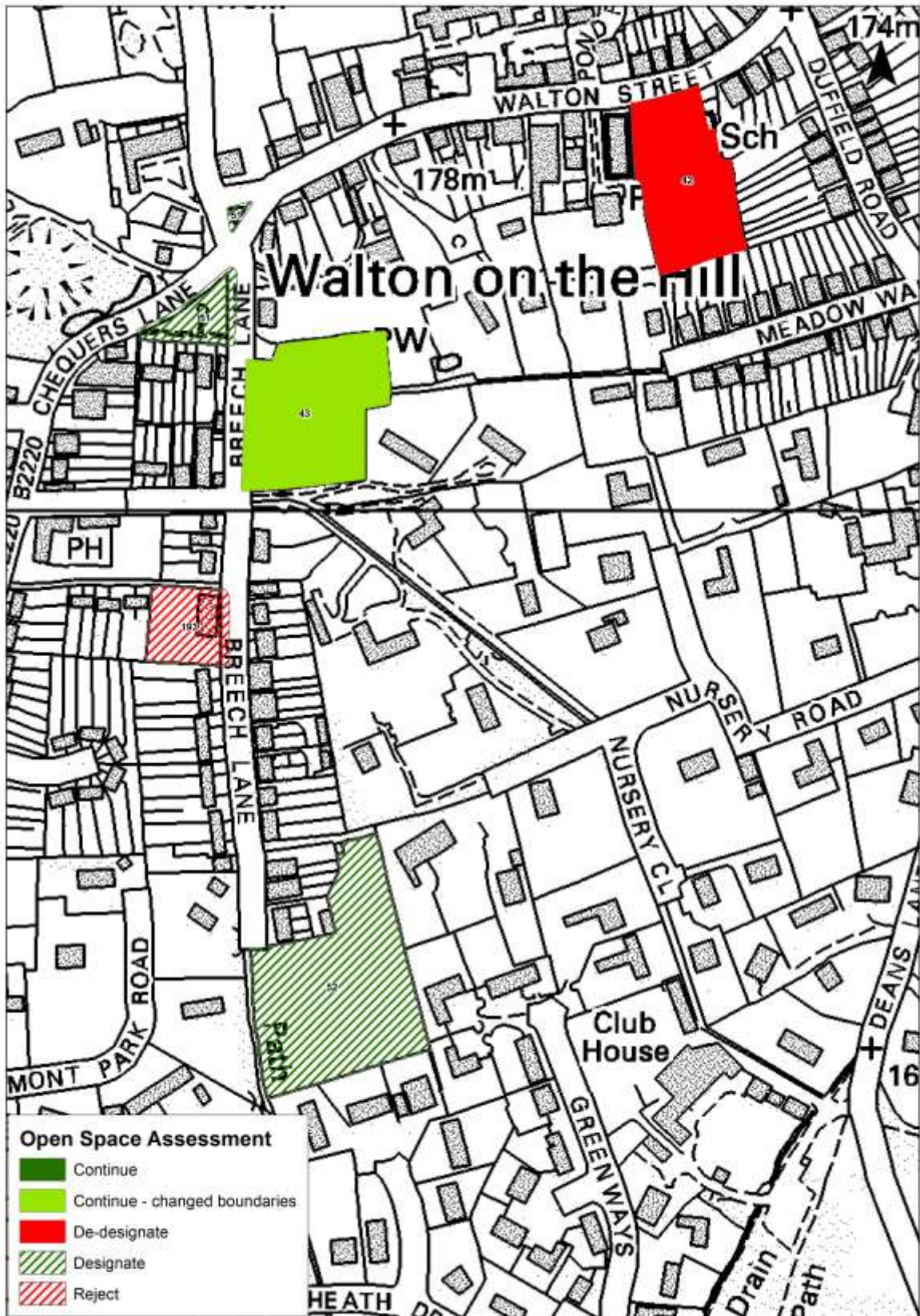




# Tadworth and Walton Ward (Tadworth Section)

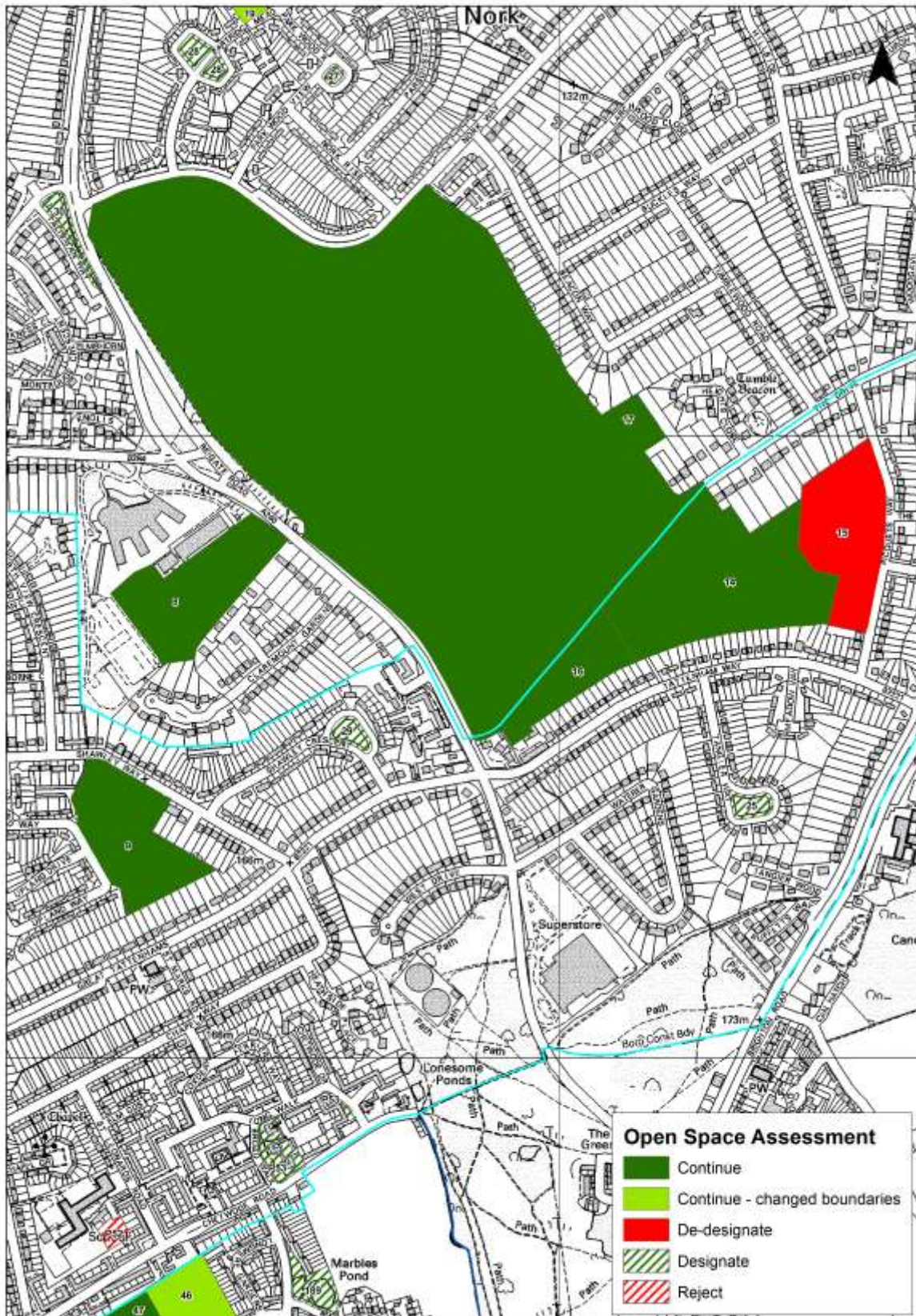


# Tadworth and Walton Ward (Walton Section)





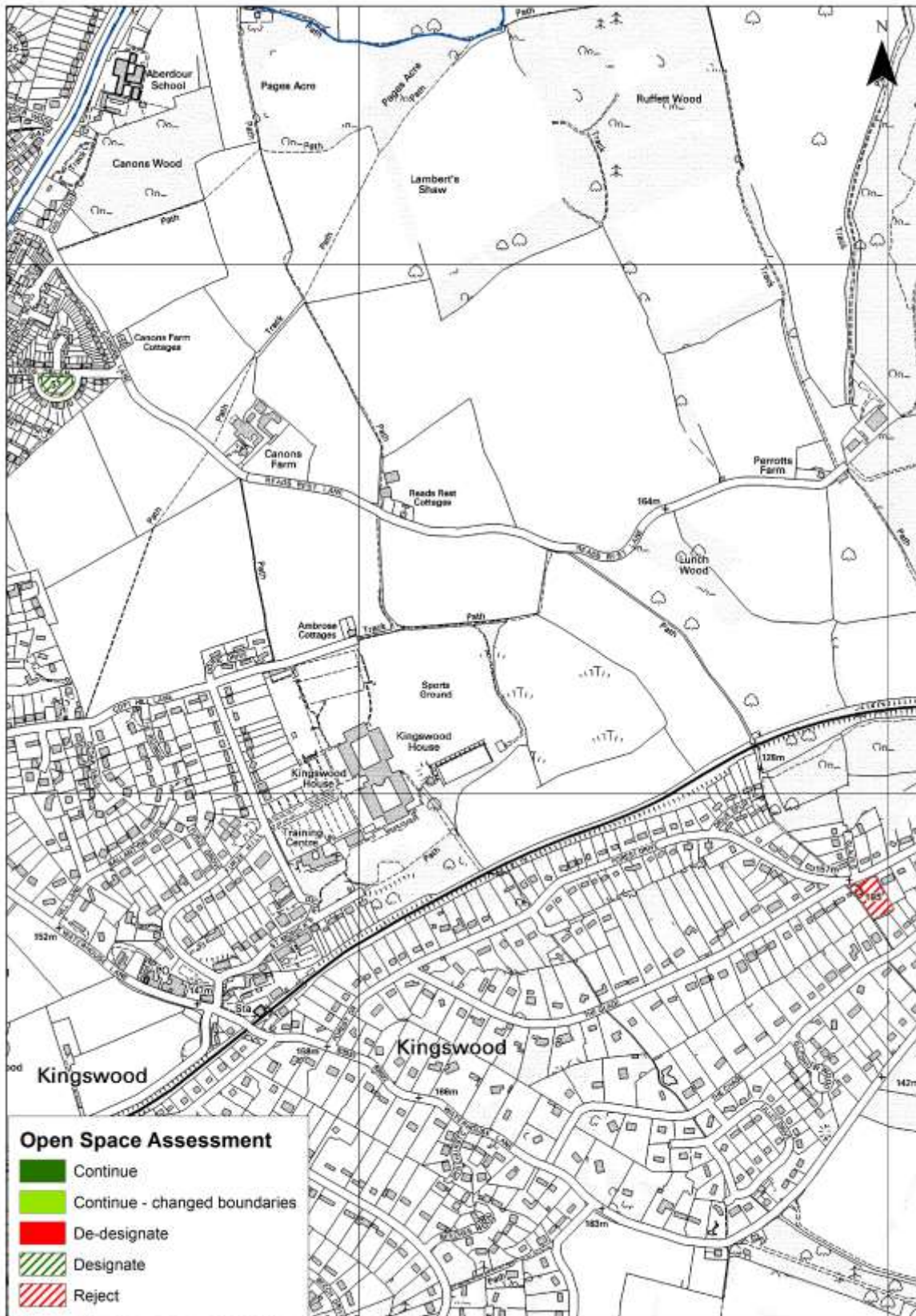
# Tattenhams Ward (East Section)



# Tattenhams Ward (West Section)



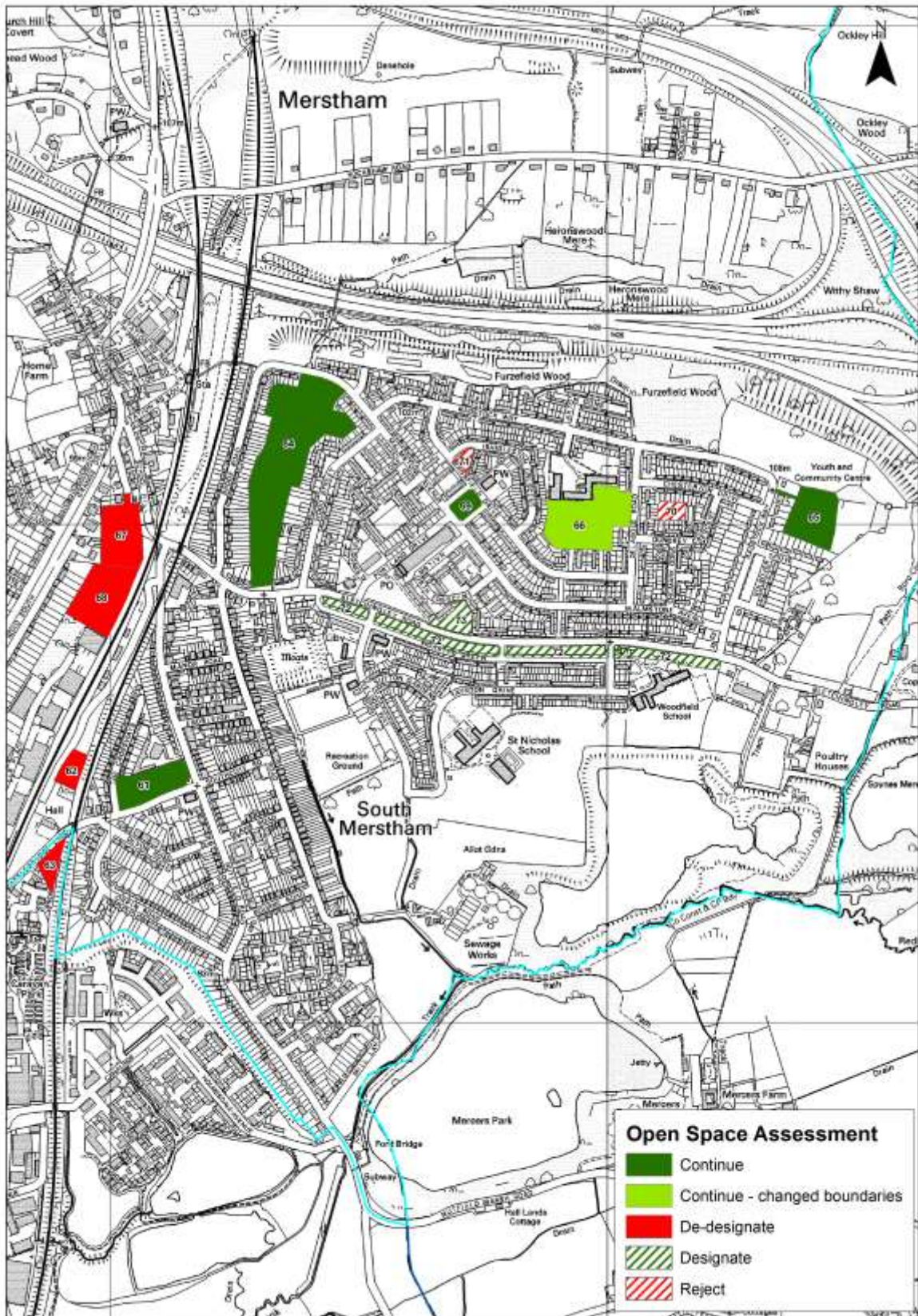
# Kingswood with Burgh Heath Ward (North Section)



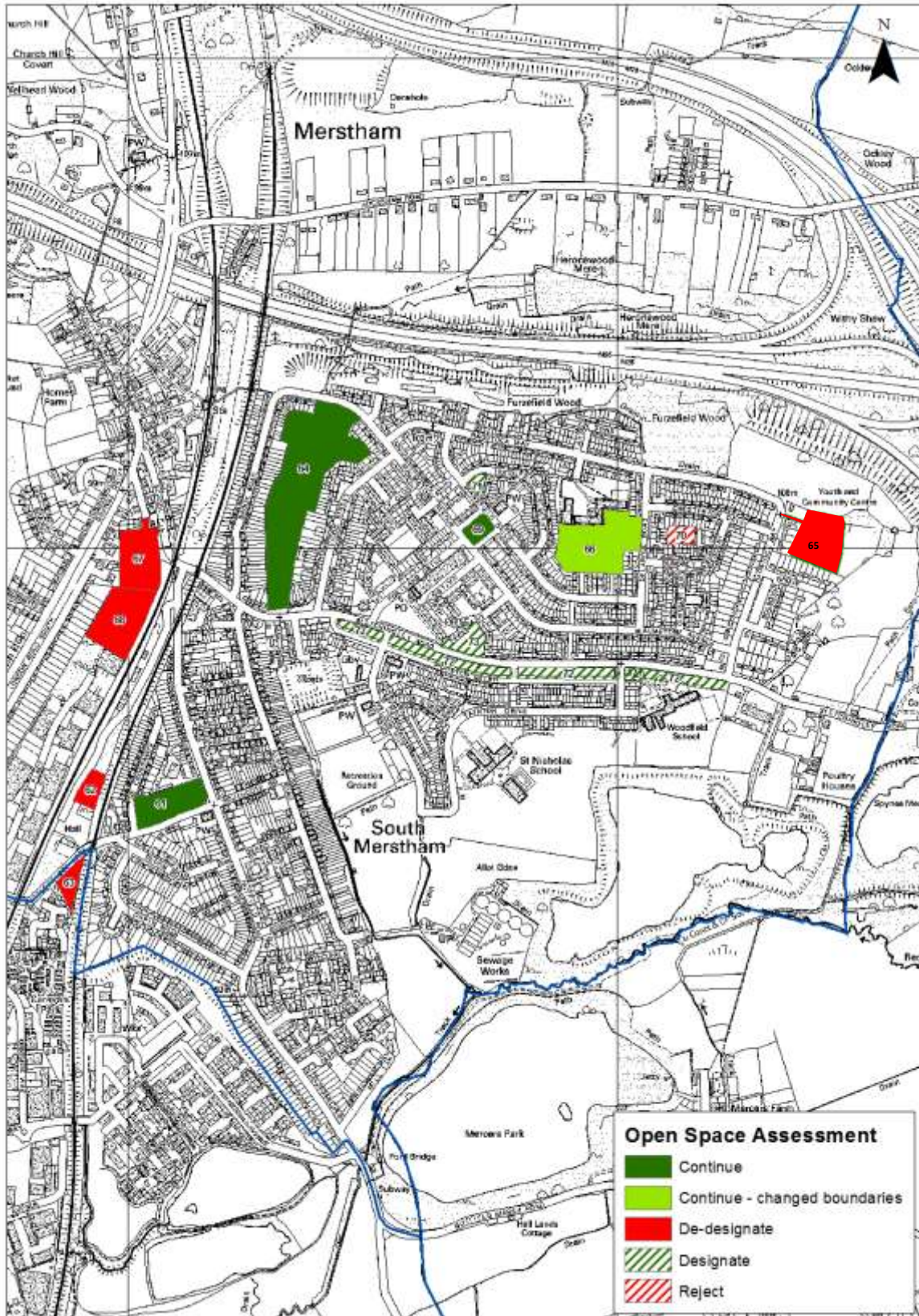
# Kingswood with Burgh Heath Ward (South Section)



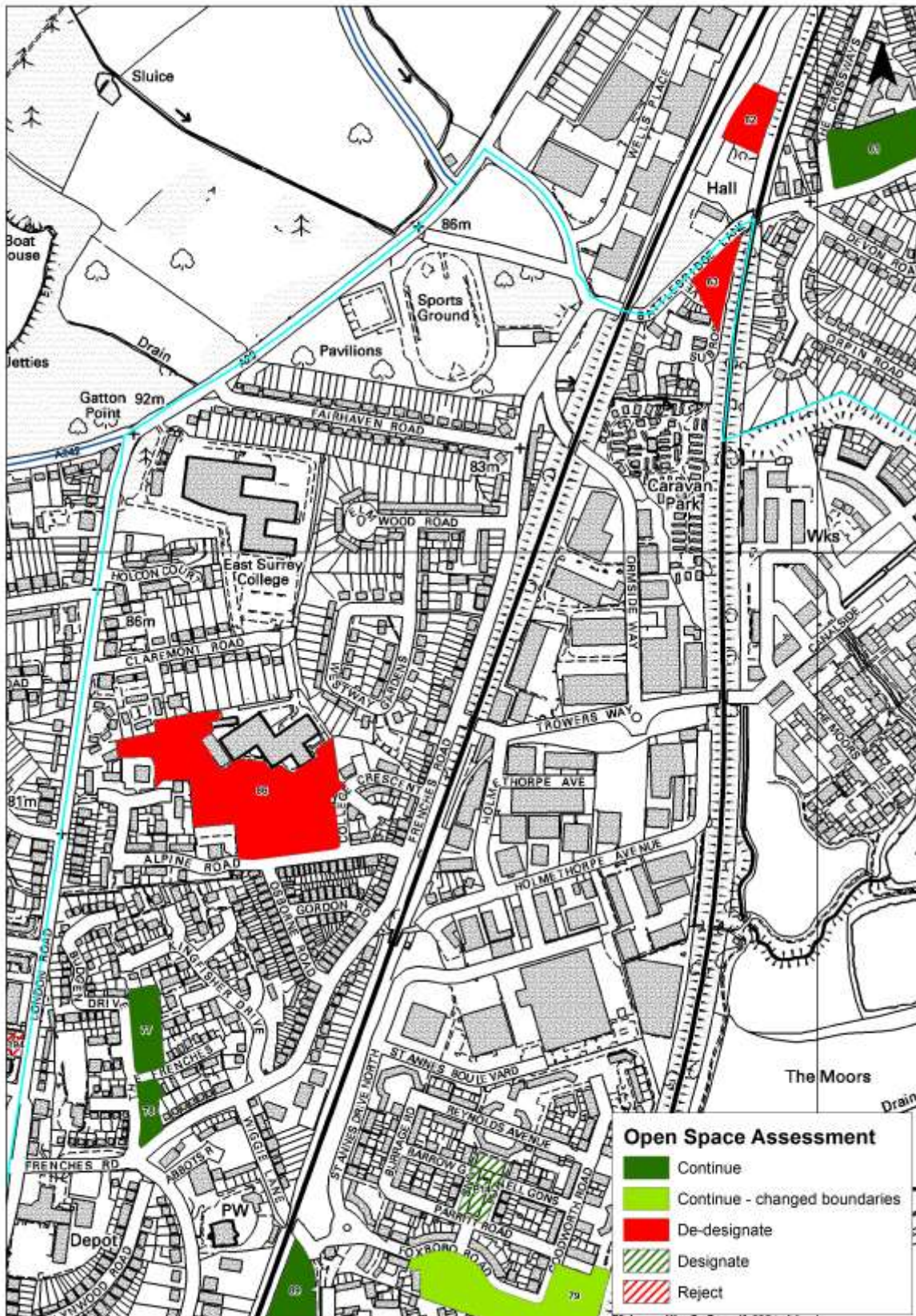
# Merstham Ward





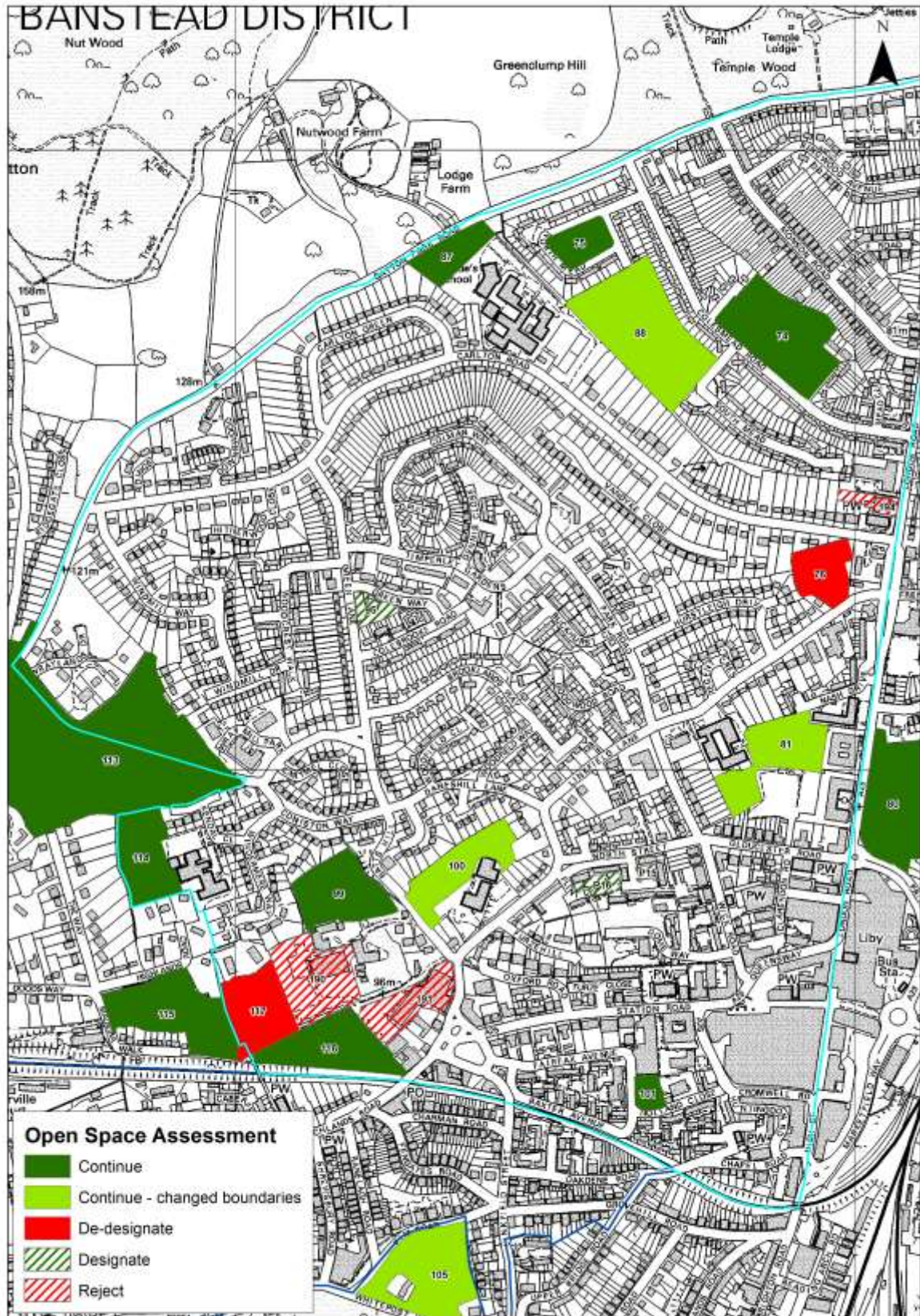


# Redhill East Ward (North Section)

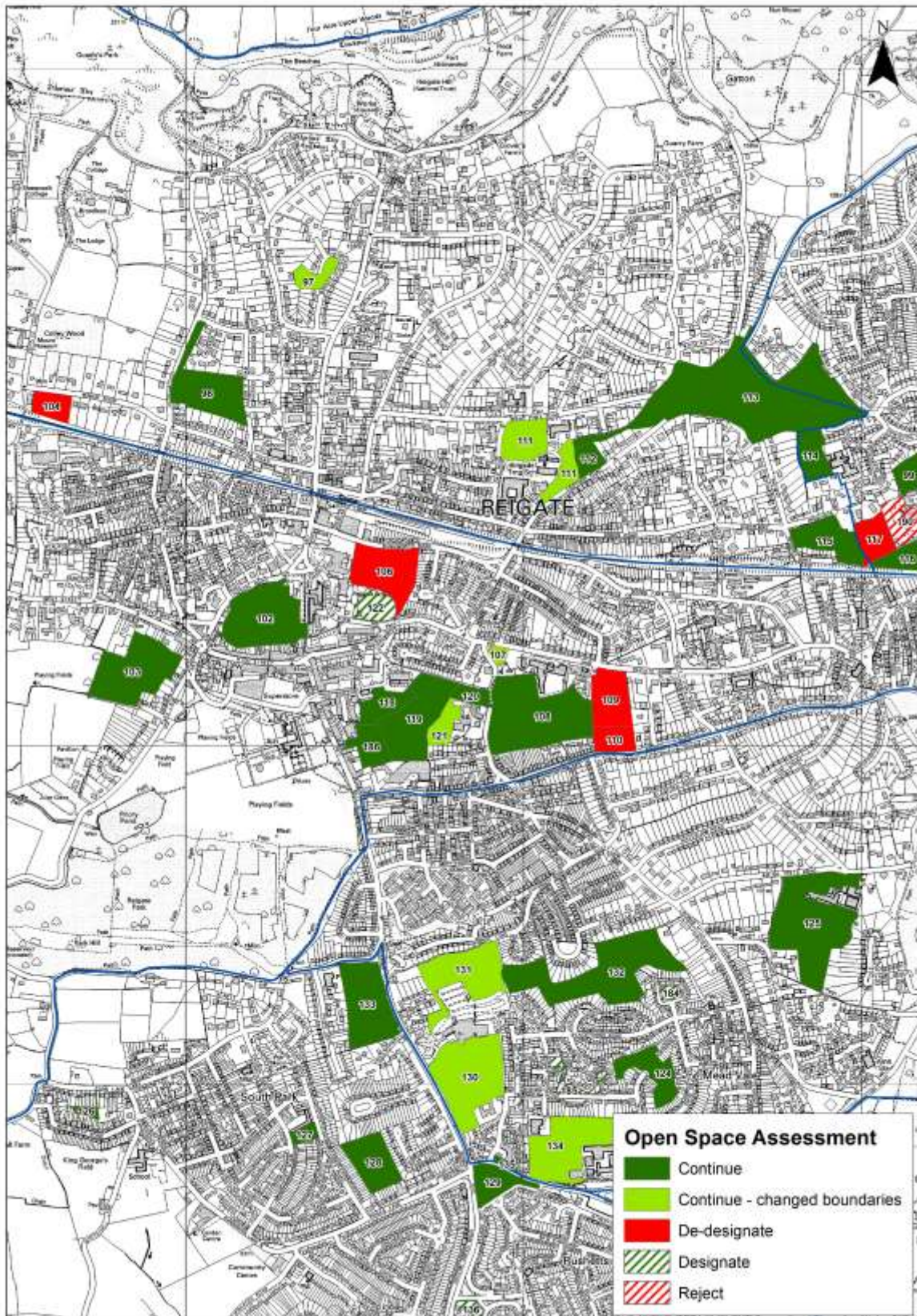




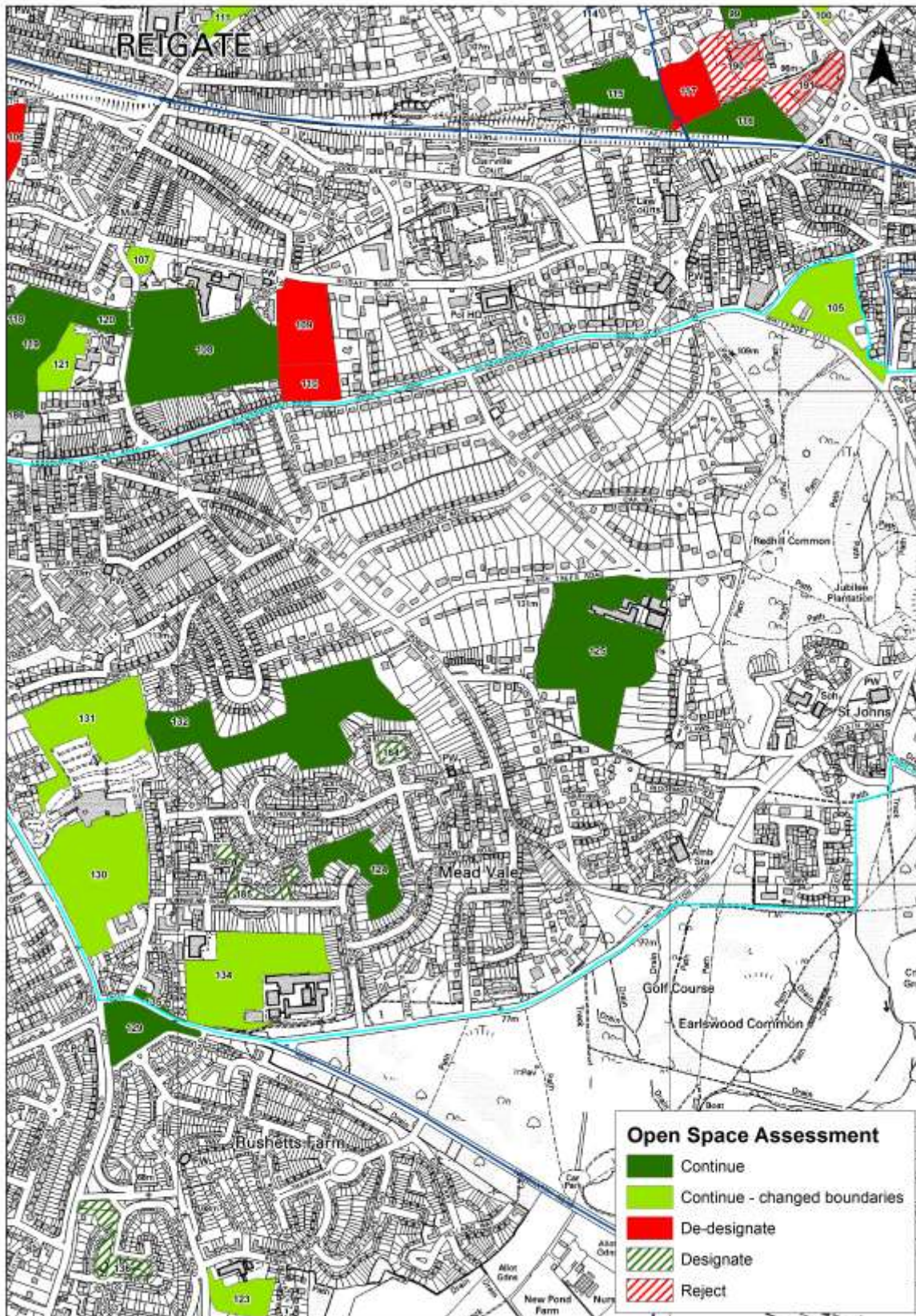
# Redhill West Ward



# Reigate Hill Ward and Reigate Central Ward



# Meadvale and St. John's Ward



# South Park and Woodhatch Ward







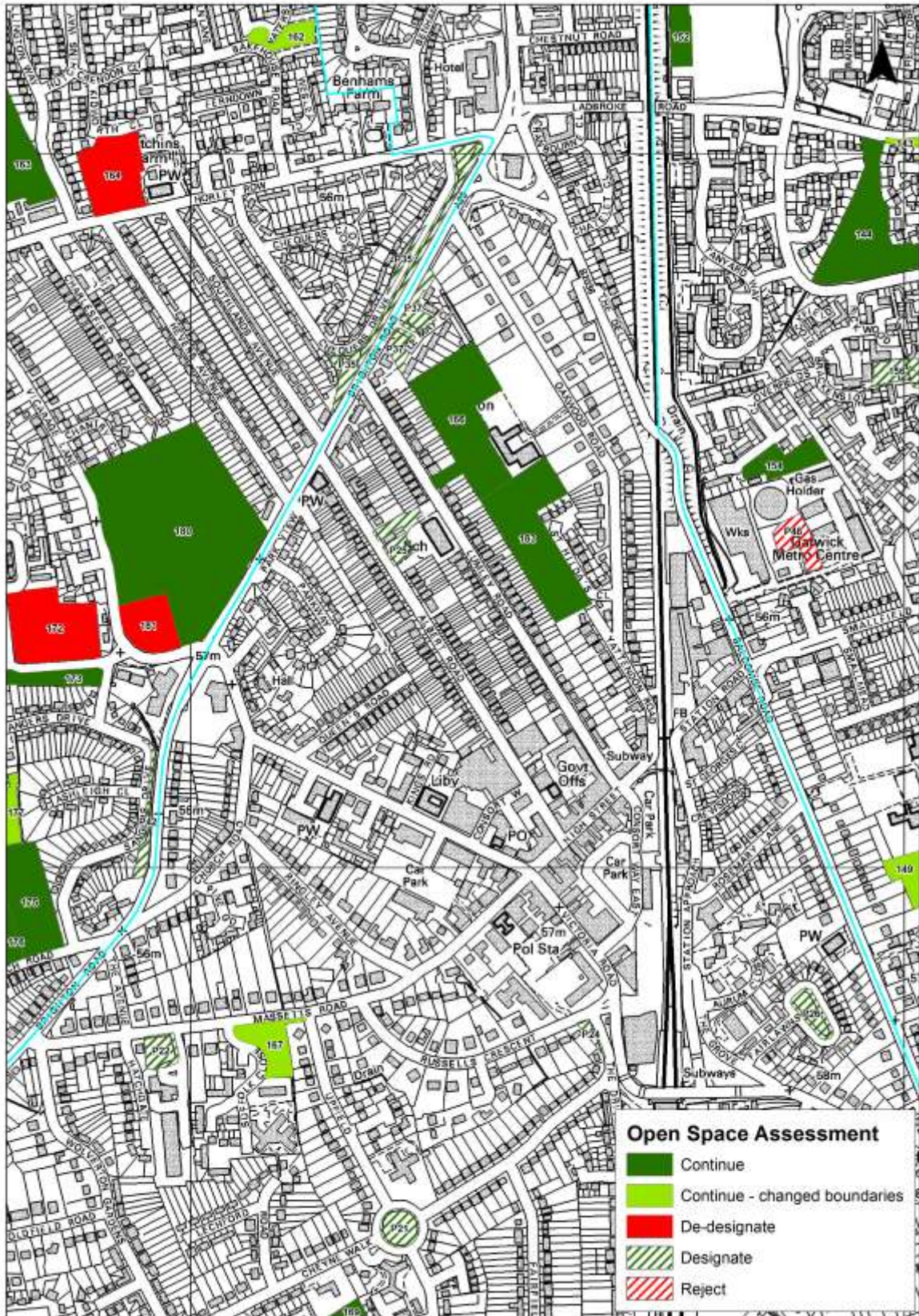
# Earlswood and Whitebushes Ward (South Section)



# Salfords and Sidlow Ward



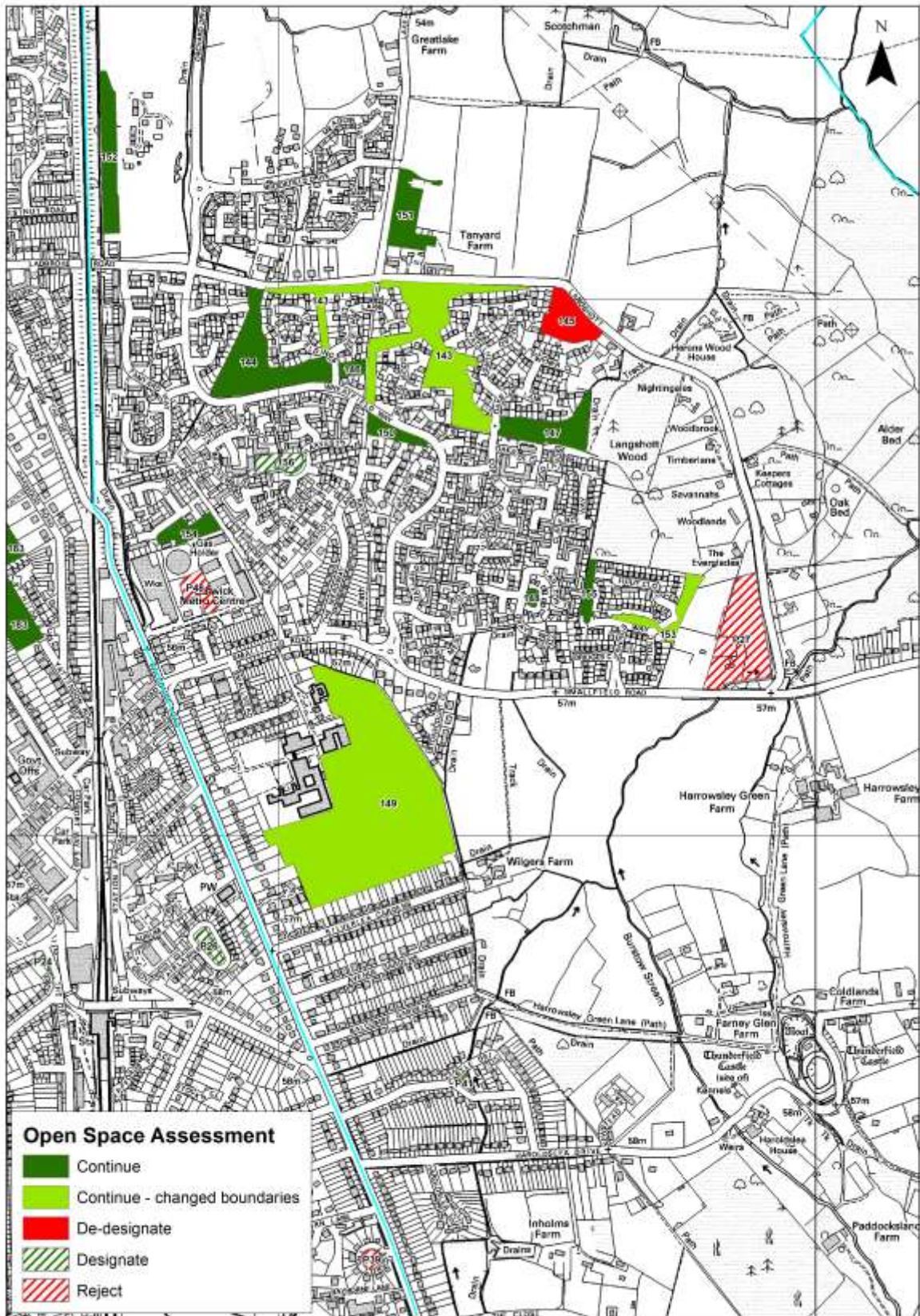
# Horley Central Ward (North Section)



## Horley Central Ward (South Section)



# Horley East Ward



# Horley West Ward

