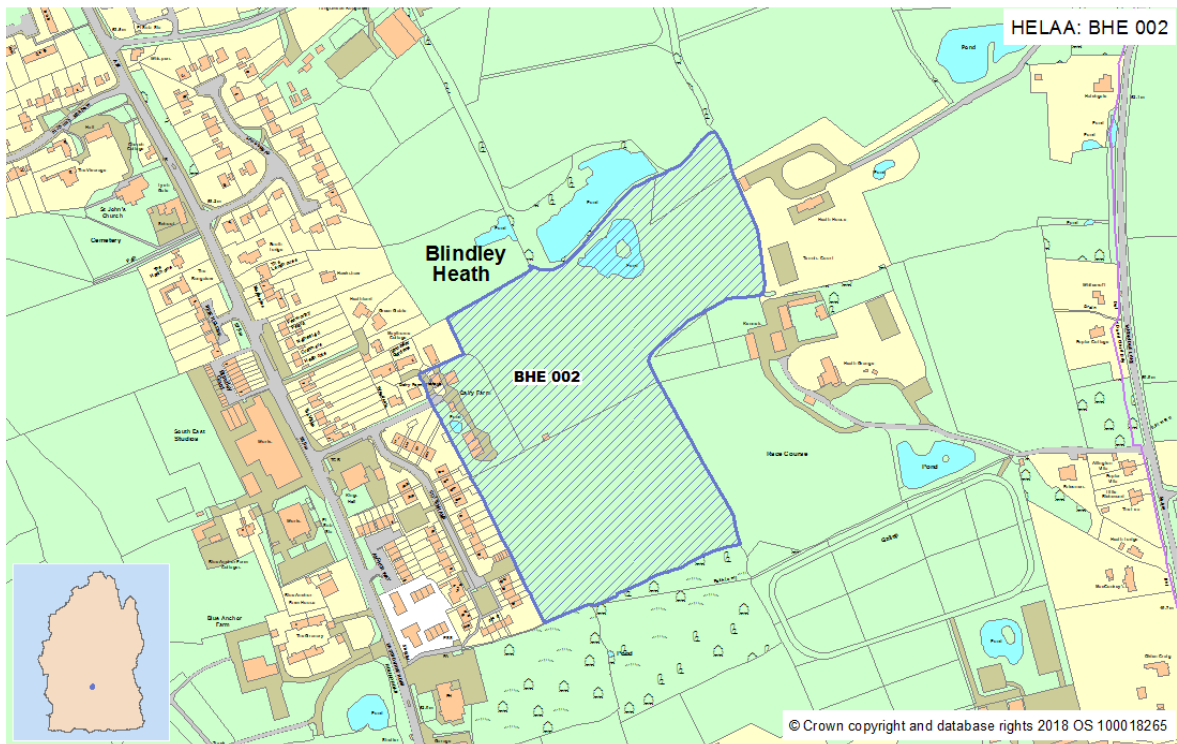


Appendix 3: Deliverable and Developable

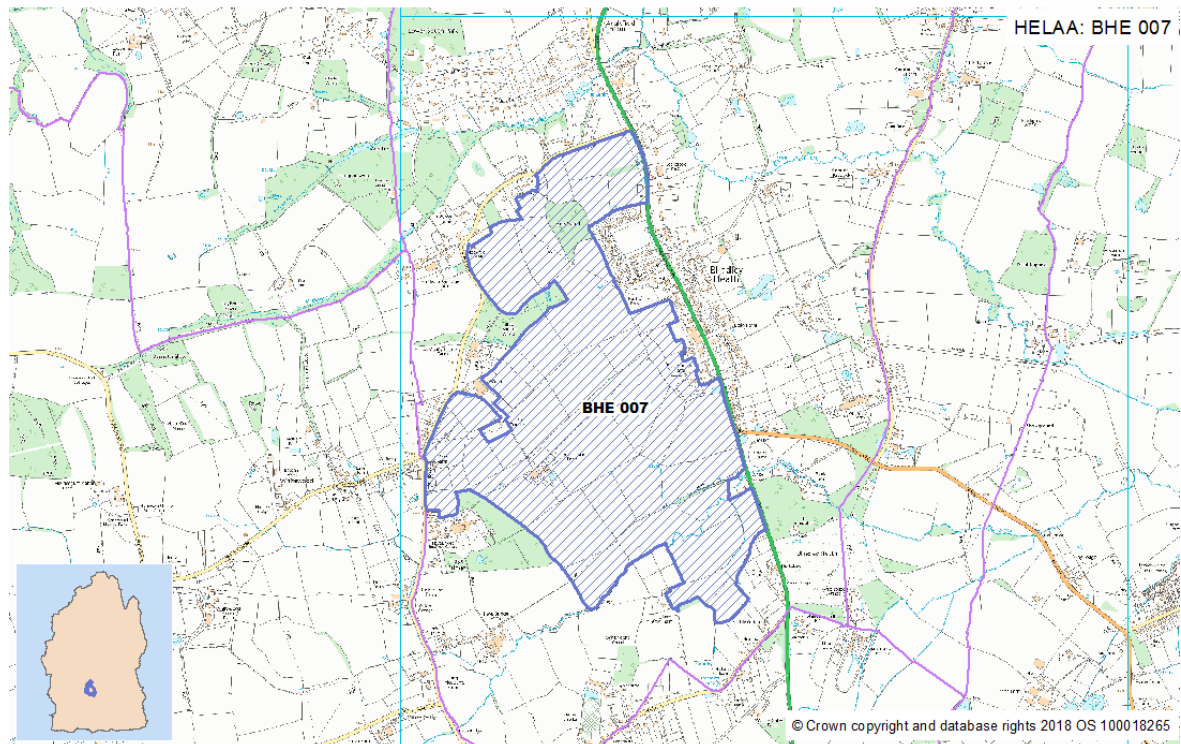
HELAA Reference Number	BHE 002
Address	Dairy Farm, Cottenhams, Blindley Heath



Dairy Farm, Cottenhams, Blindley Heath

Site Size (Hectares)	6.44
Approximate Developable Area (Hectares)	5.1
Site Description	The site is an area of farmland to the east of the settlement of Blindley Heath. The site also contains a residential property.
Suitability	The site has road frontage with Cottenhams and is reasonably flat. To the south east, and partially within the site's border, is an Historic Landfill site and this would need to be considered through the development management process. Overall, the site is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted on behalf of the landowners and is considered immediately available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	64
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	BHE 007
Address	Land to the west of Blue Anchor Farm

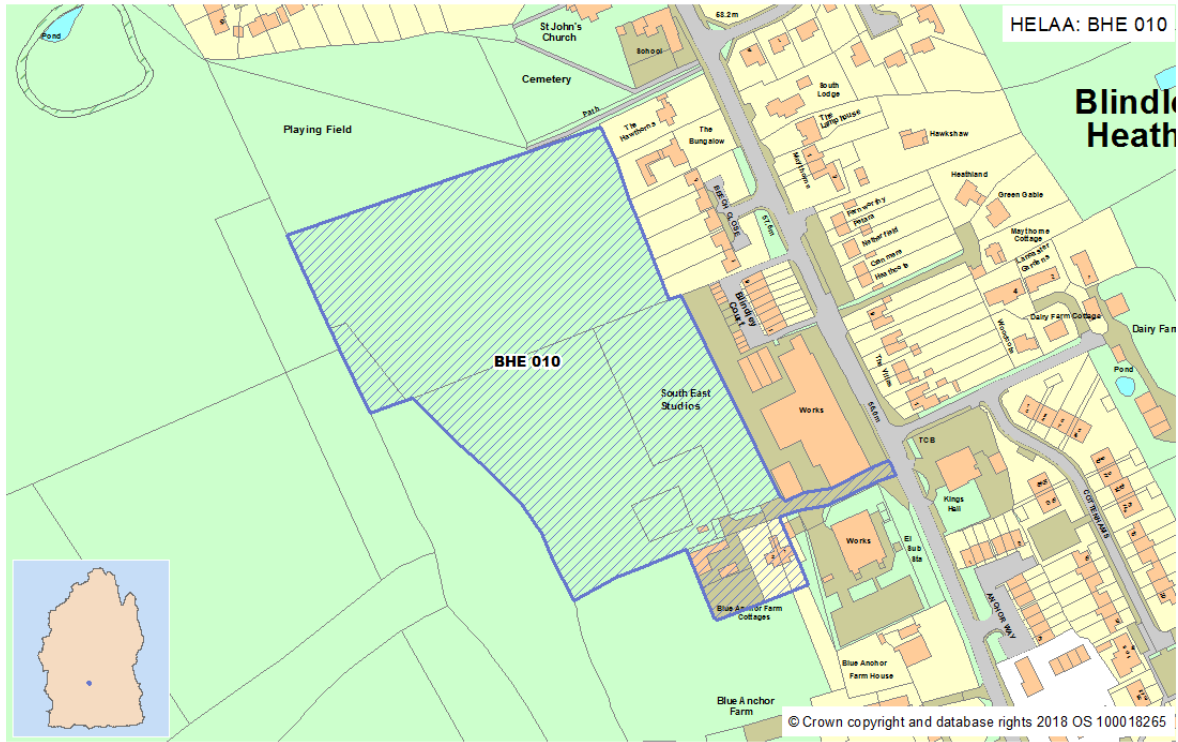


Land to the west of Blue Anchor Farm

Site Size (Hectares)	143.2
Approximate Developable Area (Hectares)	124.1
Site Description	The site is a substantial area of farmland to the west of Blindley Heath. It comprises a number of fields, hedgerows and meadows, as well as associated farm buildings and properties stretching from Byers Lane in the north, down to Ray Brook in the south, along Eastbourne Road. The site has frontages with both these roads. The topography varies slightly with the northern areas at a raised elevation.
Suitability	There are areas of Ancient Woodland to the north of the site, and a buffer will need to be retained for this, which has reduced the developable area. The presence of Flood Zone 3 and a nearby SSSI to the south of the site, will need to be considered through the development management process. These factors are not considered to prevent development of the remainder of the site. Multiple access points are seen able to be created. Overall, the site is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted on behalf of the landowners and is considered immediately available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.

Estimated Site Yield	2,200
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	BHE 010
Address	Land adjacent Blue Anchor Farm, Blindley Heath

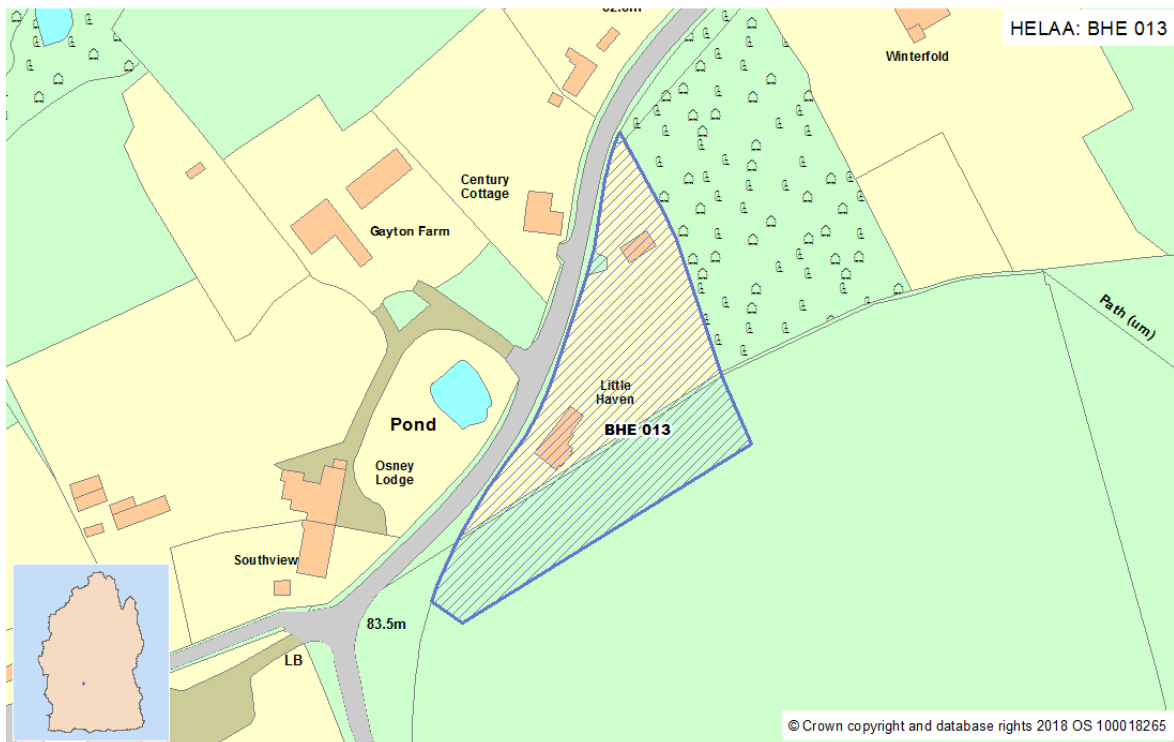


Land adjacent Blue Anchor Farm, Blindley Heath

Site Size (Hectares)	2.85
Approximate Developable Area (Hectares)	2.85
Site Description	This is a site located on the western edge of Blindley Heath and mostly contains farmland and related structures, as well as residential properties. The site is bounded by a mixture of trees, woodland and hedgerows. The site lies adjacent to HELAA submissions BHE 007 and BHE 008.
Suitability	The topography of the site would not inhibit development and it is thought that the existing access from Eastbourne Road could facilitate the development, though it is possible that access could also be provided through neighbouring HELAA sites. There are areas of Flood Zone 3 within the site boundary, that would need to be considered through the development management process, along with the impact on a nearby SSSI. The site is considered able to accommodate development but as the site is in the Green Belt, this designation would need to change in order for the site to be developed.
Availability	The site has been submitted to the Council on behalf of the landowner

	and is considered available.
Achievability	No constraints that could render the site financially unviable, are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	36
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	BHE 013
Address	Little Haven, Byers Lane, Blindley Heath

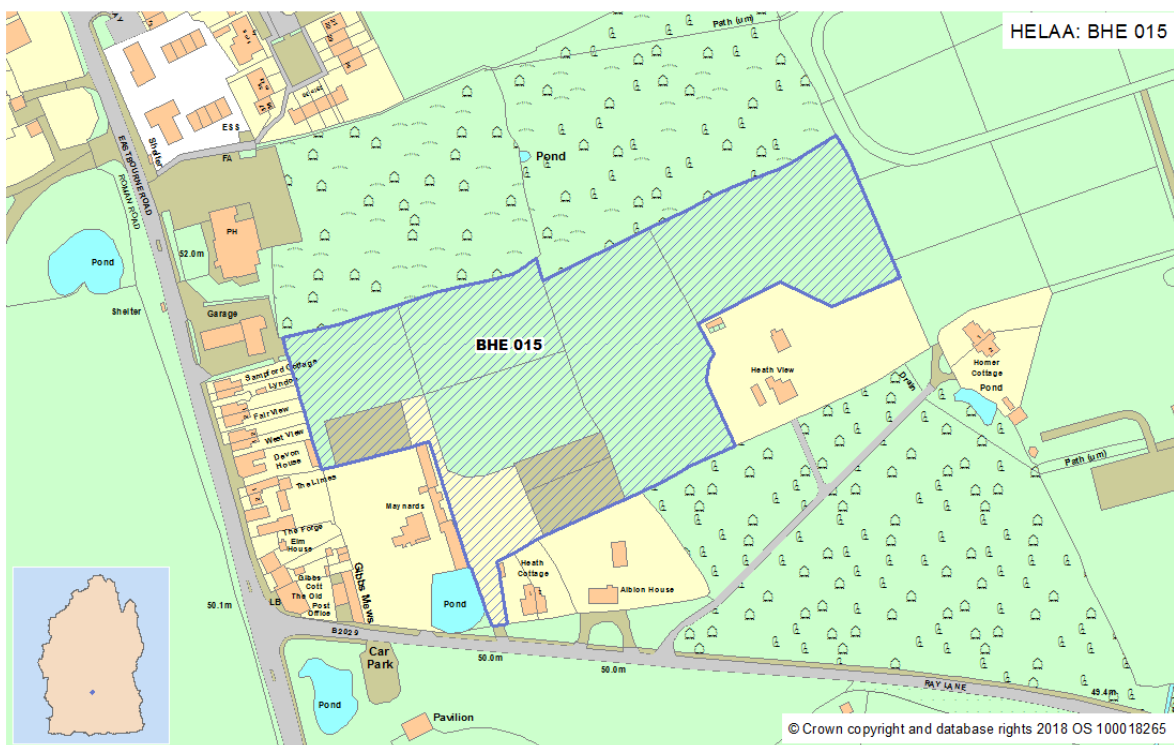


Little Haven, Byers Lane, Blindley Heath, RH9 8JH

Site Size (Hectares)	0.55
Approximate Developable Area (Hectares)	0.55
Site Description	The site contains a residential property as well as related garaging and garden land and has a large frontage with Byers Lane. To the rear of the property and garden is a sizable area of grassland, also included as part of the submission, where long southern views can be seen.
Suitability	Although separated from any settlement, it adjoins BHE 007 and therefore is seen as locationally suitable in respect of Blindley Heath. The topography of the site is flat enough to accommodate additional residential development. The site is seen as developable, although the Green Belt designation would need to change for development of the field to the western side of the site to be considered acceptable.

Availability	The site has been submitted to the Council as part of the process and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	5
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	BHE 015
Address	Land at Heath View and Maynards, Blindley Heath

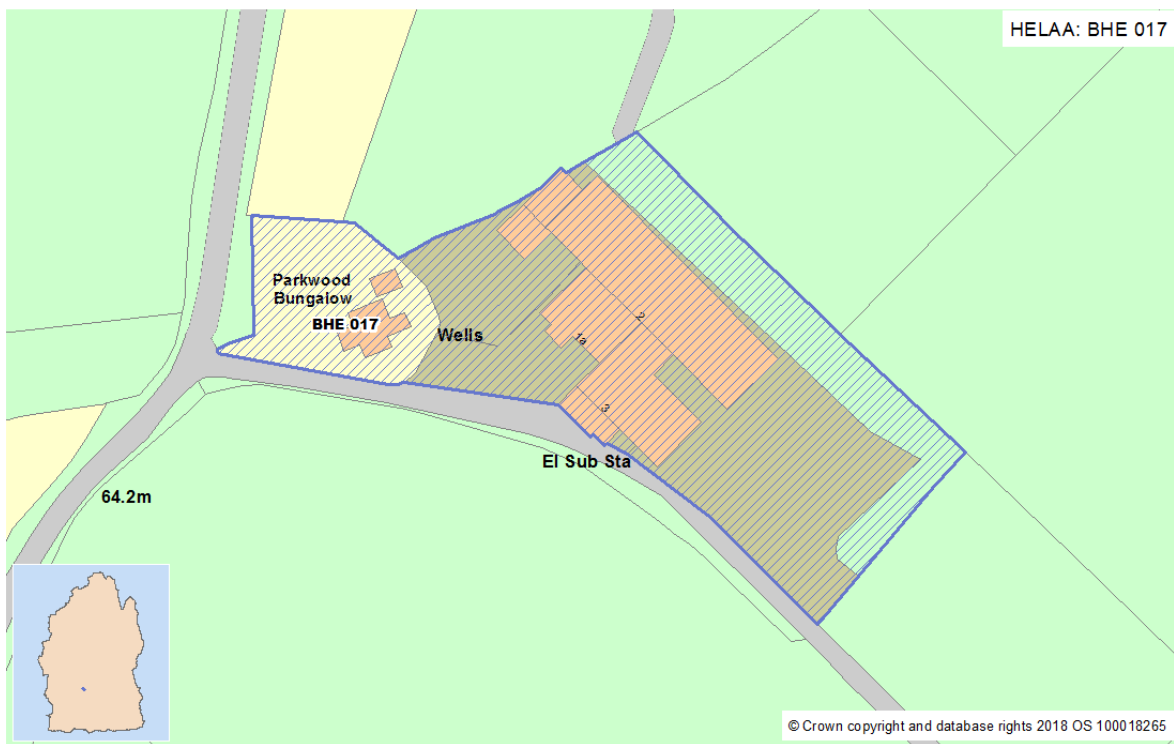


Land at Heath View and Maynards, The Common, Blindley Heath

Site Size (Hectares)	2.5
Approximate Developable Area (Hectares)	2.5
Site Description	The site is used as paddocks associated with the host dwellings. To the north and south of the site is open land, with an equestrian centre to the east and housing to the west.
Suitability	The site appears relatively flat with an existing access point onto Ray Lane. There is an area of Flood Zone 2 to the west of the site, as well as Flood Zones 2 and 3 beyond the southern boundary. The implications of this will need to be considered as part of the development management process, as will the SSSI to the south of the site. The site

	is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowners and is therefore considered available.
Achievability	There is a Grade II listed building to the south west of the site, although the site boundary does not include this property. No constraints that could render the site financially unviable are identified at this time, but the listed building will need to be considered.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	55
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	BHE 017
Address	Parkwood Industrial Estate, Byers Lane, Blindley Heath

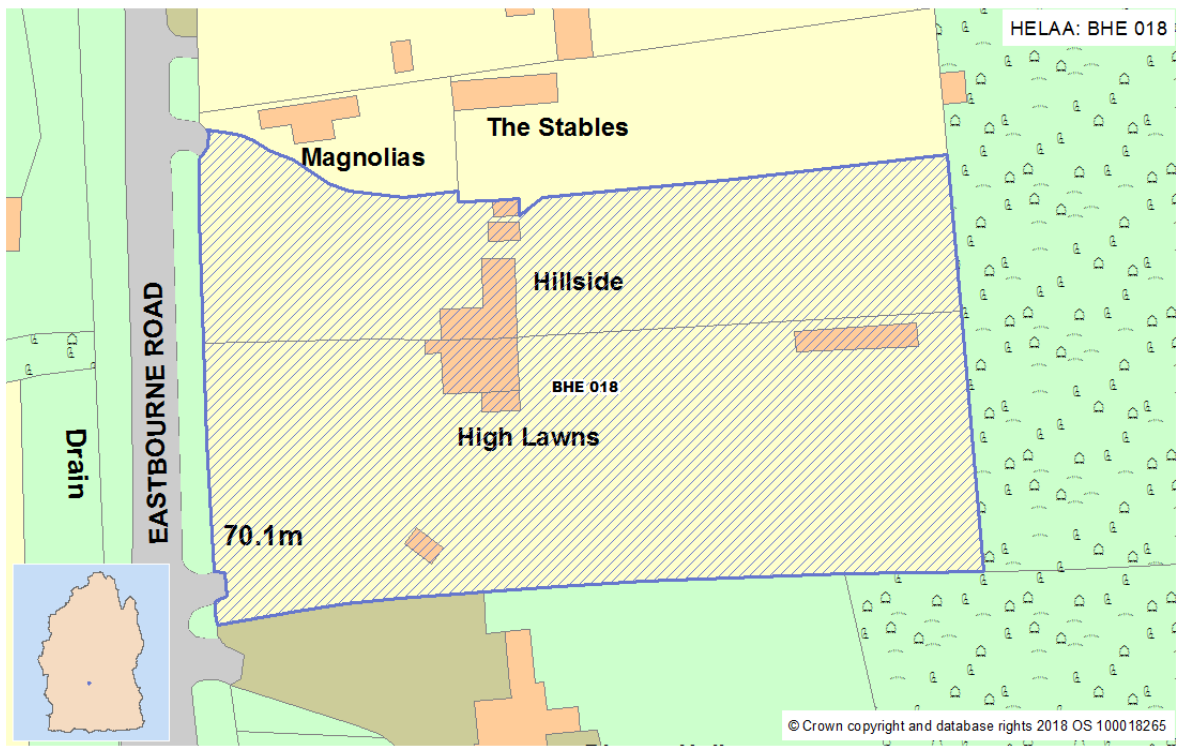


Parkwood Industrial Estate

Site Size (Hectares)	0.85
Approximate Developable Area (Hectares)	0.85
Site Description	The site is an existing industrial estate in a rural setting. There is a collection of buildings with an area of hardstanding used for parking. The site is open to all aspects.

Suitability	The site appears relatively flat with an existing access point onto Byers Lane via Parkwood Lane. There are areas at risk of surface water flooding within the site, and there is a woodland TPO on the opposite side of Byers Lane. Both of these will need to be considered through the development management process. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed. The site is in existing employment use and whether the site could be lost to housing will need to be considered through the Economic Needs Assessment.
Availability	The site has been submitted to the HELAA process on behalf of the landowners and is therefore considered available. Prior approval has been given to convert employment buildings on the site to residential properties (2017/2625/NC and 2017/2622/NC)
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	10
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

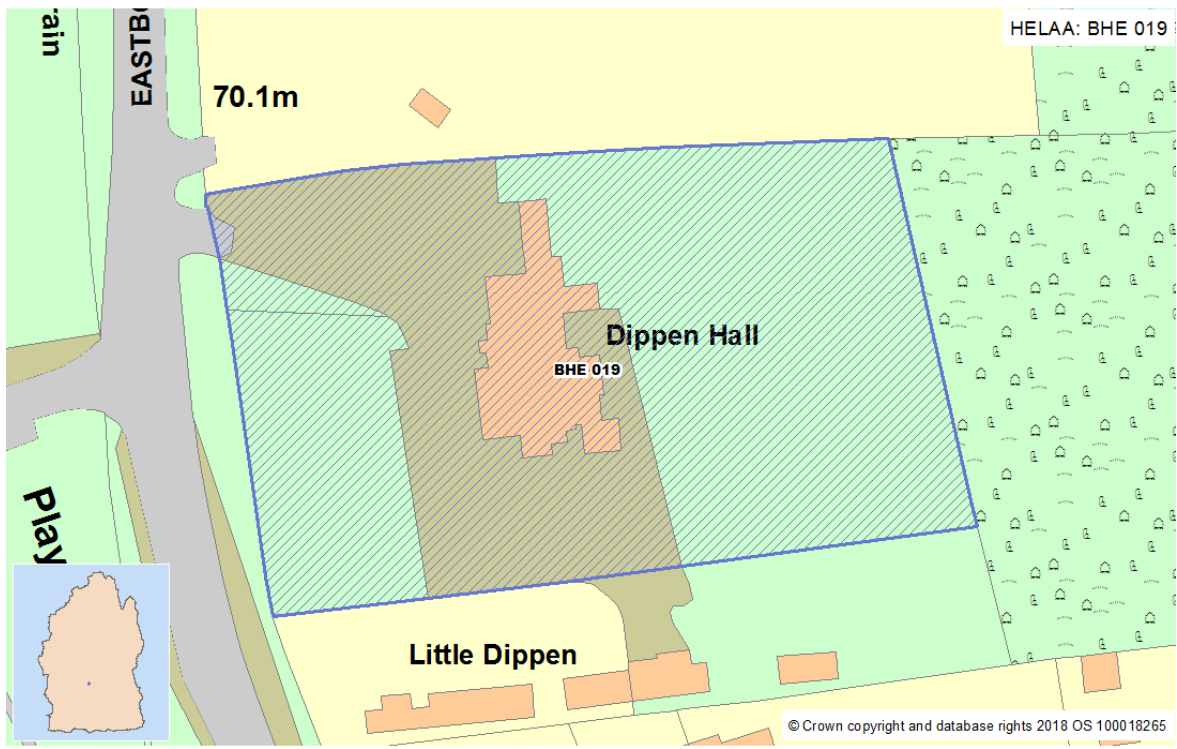
HELAA Reference Number	BHE 018
Address	High Lawns and Hillside, Eastbourne Road



High Lawns and Hillside, Eastbourne Road Blindley Heath Lingfield RH7 6JX

Site Size (Hectares)	0.81
Approximate Developable Area (Hectares)	0.81
Site Description	The site contains two residential properties and gardens. It is bordered by residential properties to the west and south, with more sporadic properties to the north and open land to the east.
Suitability	The site is relatively flat and has direct access onto Eastbourne Road. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process by the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	20
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

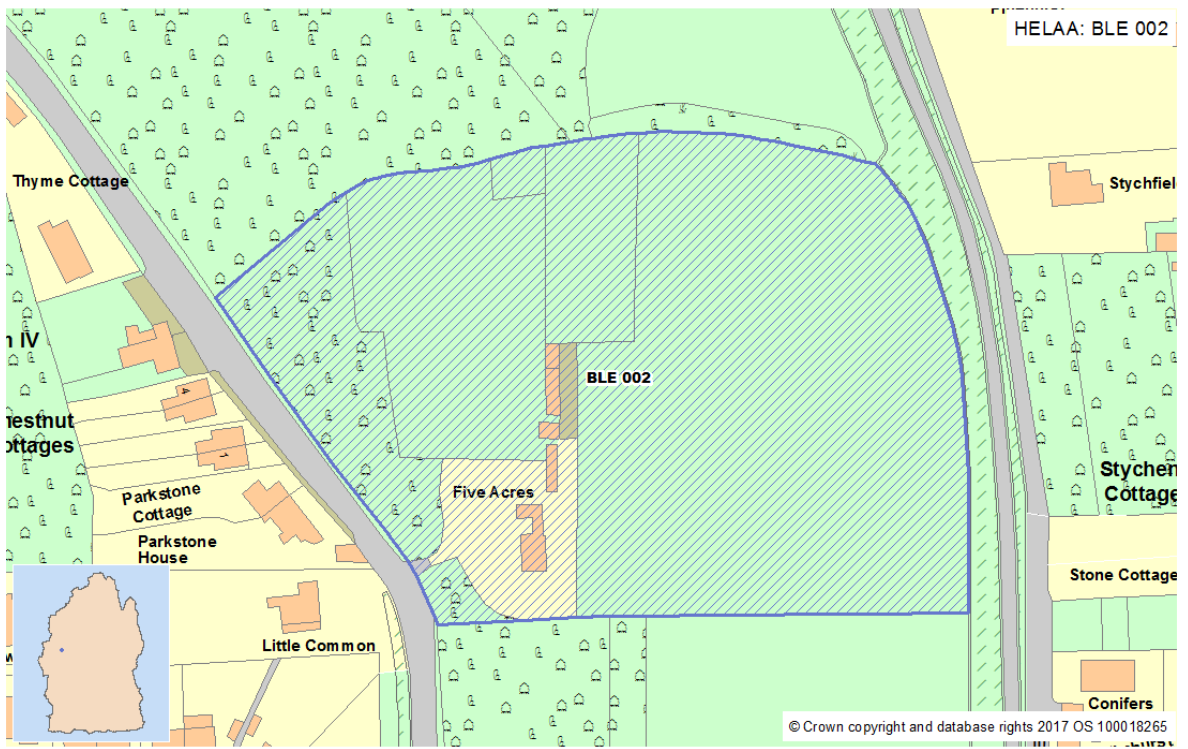
HELAA Reference Number	BHE 019
Address	Dippen Hall, Eastbourne Road, Blindley Heath



Dippen Hall Eastbourne Road Lingfield RH7 6JX

Site Size (Hectares)	0.57
Approximate Developable Area (Hectares)	0.57
Site Description	The site contains a single building, most recently used as offices, with a flat above, in a moderately sized plot. The site is bordered by residential properties to the south, north and west with open land to the east.
Suitability	Access to the site could be gained from Eastbourne Road and the site is relatively flat. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	17
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	BLE 002
Address	Five Acres, Little Common Lane, Bletchingley

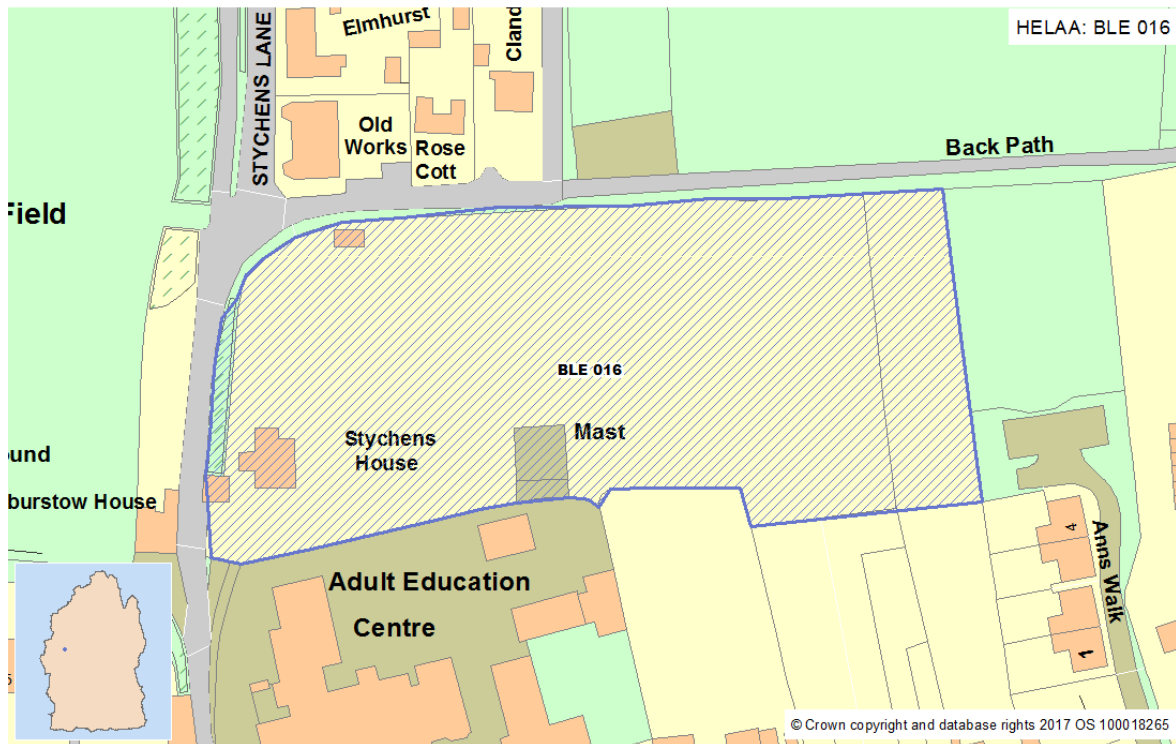


Five Acres, Little Common Lane, Bletchingley RH1 4QG

Site Size (Hectares)	1.71
Approximate Developable Area (Hectares)	1.71
Site Description	The site contains a single residential property, with associated outbuildings and extensive garden land. There is a thick border of trees around the edge of the site. The Defined Village of Bletchingley is to the west of the site, with open land to the north.
Suitability	Access to the site could be gained from Little Common Lane and the site is relatively flat. The northern half of the site is within an area identified in the Surrey Minerals Plan (2011) for safeguarding of an area for mineral development. This would need to be considered as part of the development management process. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan

Estimated Site Yield	34
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	BLE 016
Address	Land to the rear of Stychens House

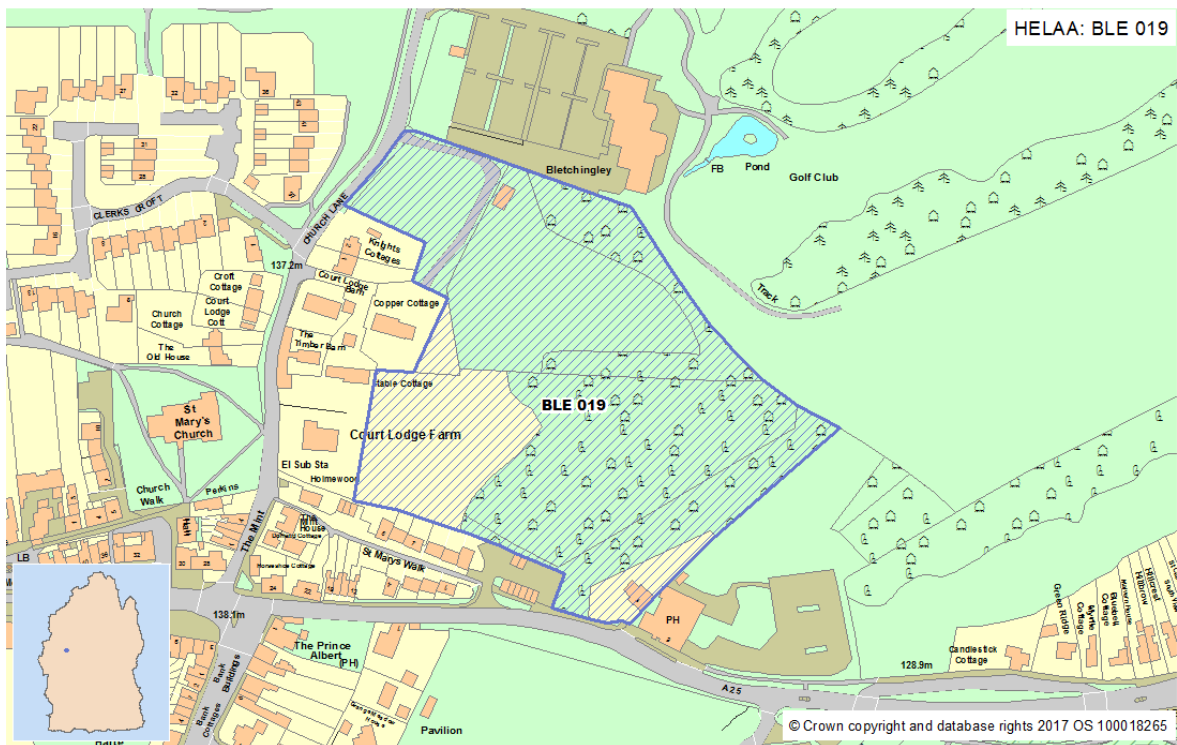


Land to the rear of Stychens House

Site Size (Hectares)	0.82
Approximate Developable Area (Hectares)	0.82
Site Description	The site is a large residential dwelling with an extensive garden. To the immediate south lies the Adult Education Centre and the boundary of the Defined Village of Bletchingley. The site is bounded by trees and hedges, with built form beyond. It has frontage with Stychens Lane and a footpath. The site is reasonably flat though it does slope downwards from the north to the south.
Suitability	The topography would not prevent development from occurring and at this stage it is thought possible that access could be achieved from Stychens Lane. Though the site is in a Conservation Area, it is not thought that this would prevent development of the site but would need to be considered through the development management process. The site is considered able to accommodate development though as the site is in the Green Belt the designation would need to be changed for it to come forward.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable, are

	identified at this time, but the Conservation Area will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	24
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	BLE 019
Address	Land rear of Church Court Farm, Bletchingley, RH1 4LP

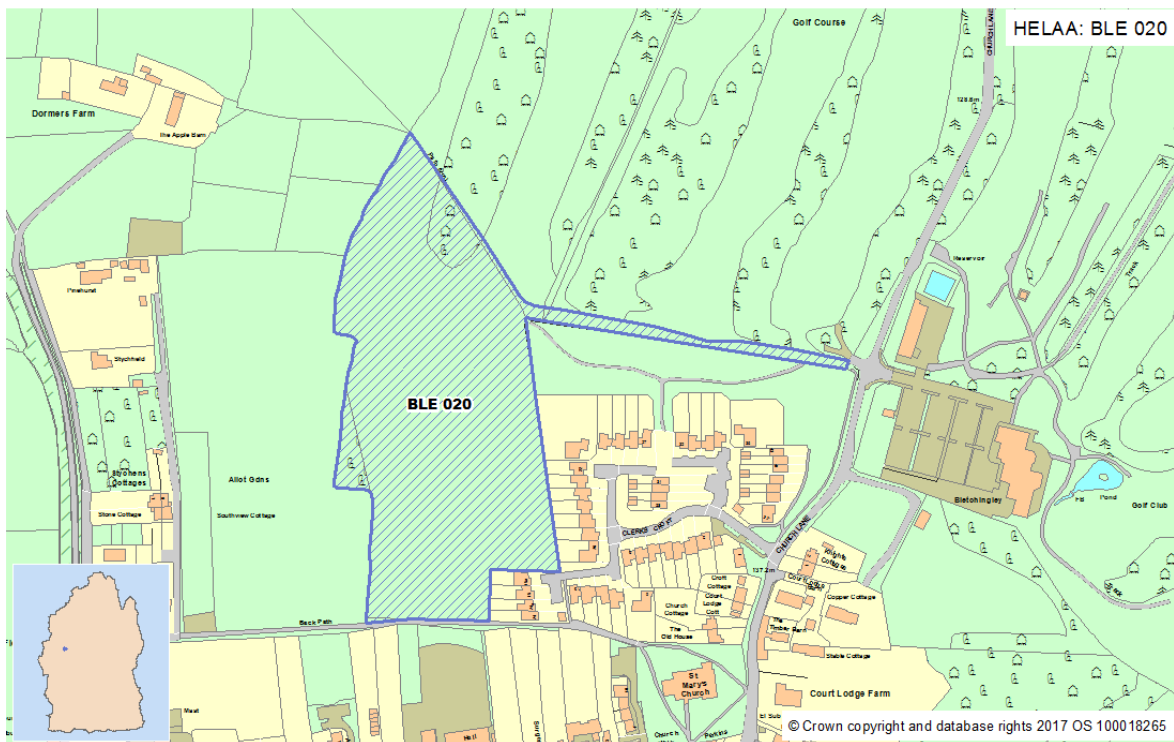


Tandridge District Council Land rear of Church Court Farm, Bletchingley, RH1 4LP

Site Size (Hectares)	2.66
Approximate Developable Area (Hectares)	2.66
Site Description	The site is an area immediately adjacent to Bletchingley that contains empty grassland, agricultural land, manicured gardens and woodland. It also includes a property on the A25. Its border is defined by woodland and neighbouring land uses include a pub, large detached dwellings and a golf course.
Suitability	The site has a slightly sloping topography, though this would not inhibit development and it is thought that existing access points from Church Lane and the A25 could be utilised if the site were to be developed. The site contains a small part of a Conservation Area, to the west. The site is considered able to accommodate development though as the site is in the Green Belt the designation would need to be changed for it to come forward.

Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable, are identified at this time, but the Conservation Area will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	59
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	BLE 020
Address	Land rear of Clerks Croft, Bletchingley , RH1 4LH

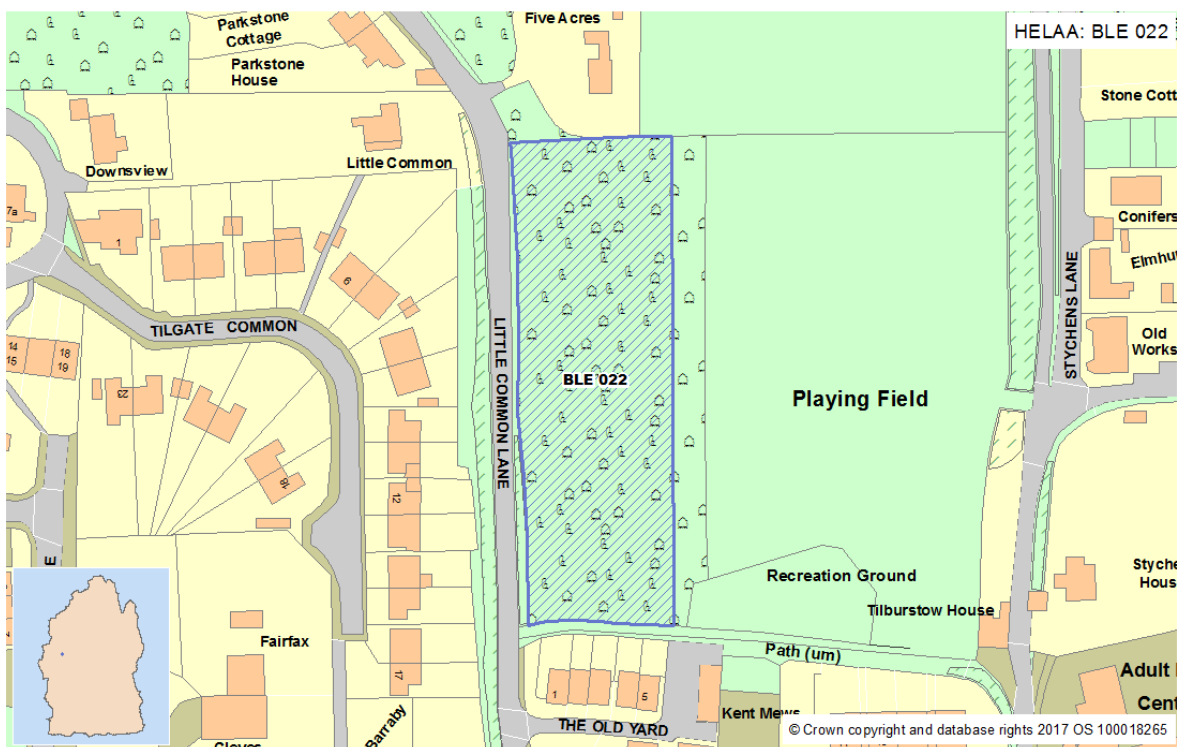


Land rear of Clerks Croft, Bletchingley
RH1 4LH

Site Size (Hectares)	2.91
Approximate Developable Area (Hectares)	1.17
Site Description	The site is an area of open land on the edge of Bletchingley which is predominately defined by trees on three sides (south, west and north) with the western boundary defined by a hedgerow. The topography is varied but broadly slopes from the south to the north west.
Suitability	The northern half of the site is within an area identified in the Surrey Minerals Plan (2011) for safeguarding of an area for mineral development. This would need to be considered as part of the development management process. Whilst sloping, it is envisaged that the site could accommodate development. The agent submitting the site states that access can be achieved from Church Lane and at this

	<p>stage this is seen as possible, though it appears that access could also be achieved through Clerks Croft. The site is adjacent to a Conservation Area.</p> <p>The site is considered as able to accommodate development but as it is in the Green Belt this designation would need to change in order for it to be developed.</p>
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time, but the Conservation Area will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	40
Strategy compliance	Site is not in accordance with the Preferred Strategy.

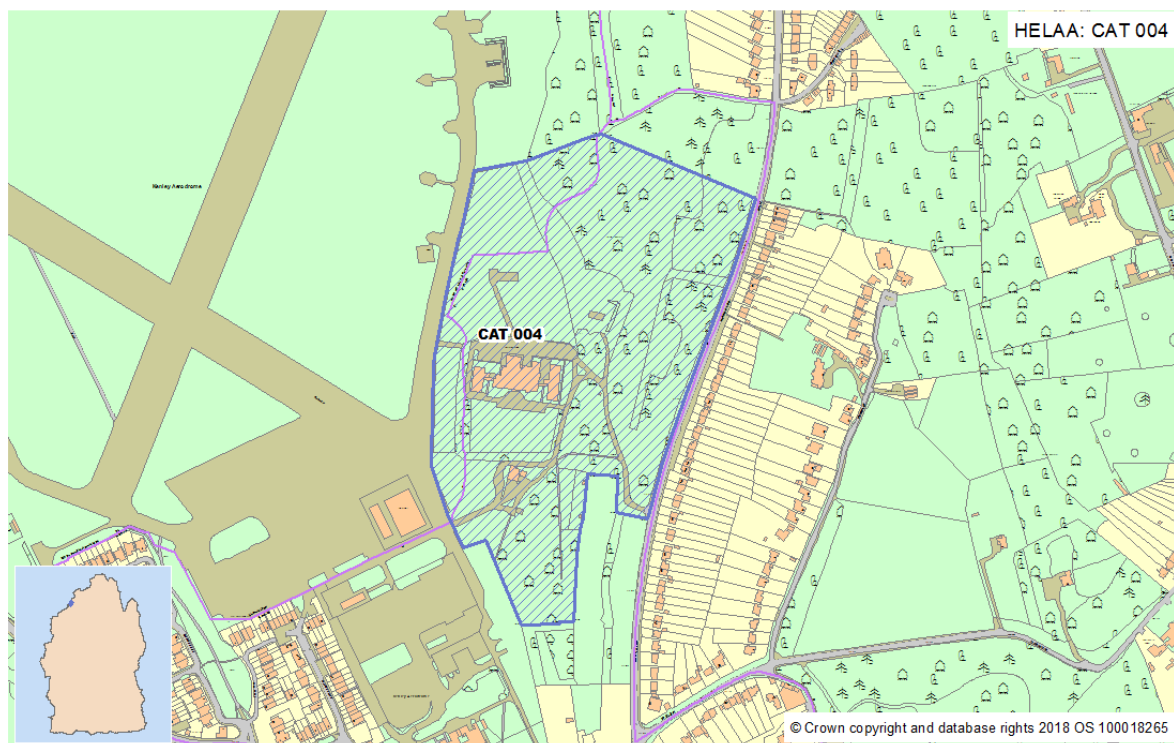
HELAA Reference Number	BLE 022
Address	Land adjacent to Five Acres, Little Common Lane



<p>Tandrige District Council</p>	
Site Size (Hectares)	0.5
Approximate Developable Area (Hectares)	0.5
Site Description	The site is an area of wooded land on the edge of Bletchingley. The

	topography is varied but broadly slopes from the north to the south. Residential properties feature to the south and west, with a playing field to the east.
Suitability	The site has road frontage with Little Common Lane, although there is a steep bank from the site to the road. There is a Conservation Area to the south of the site. The site is considered as able to accommodate development but as it is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time, but the Conservation Area will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	15
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 004
Address	Former Officers Mess, Kenley Aerodrome

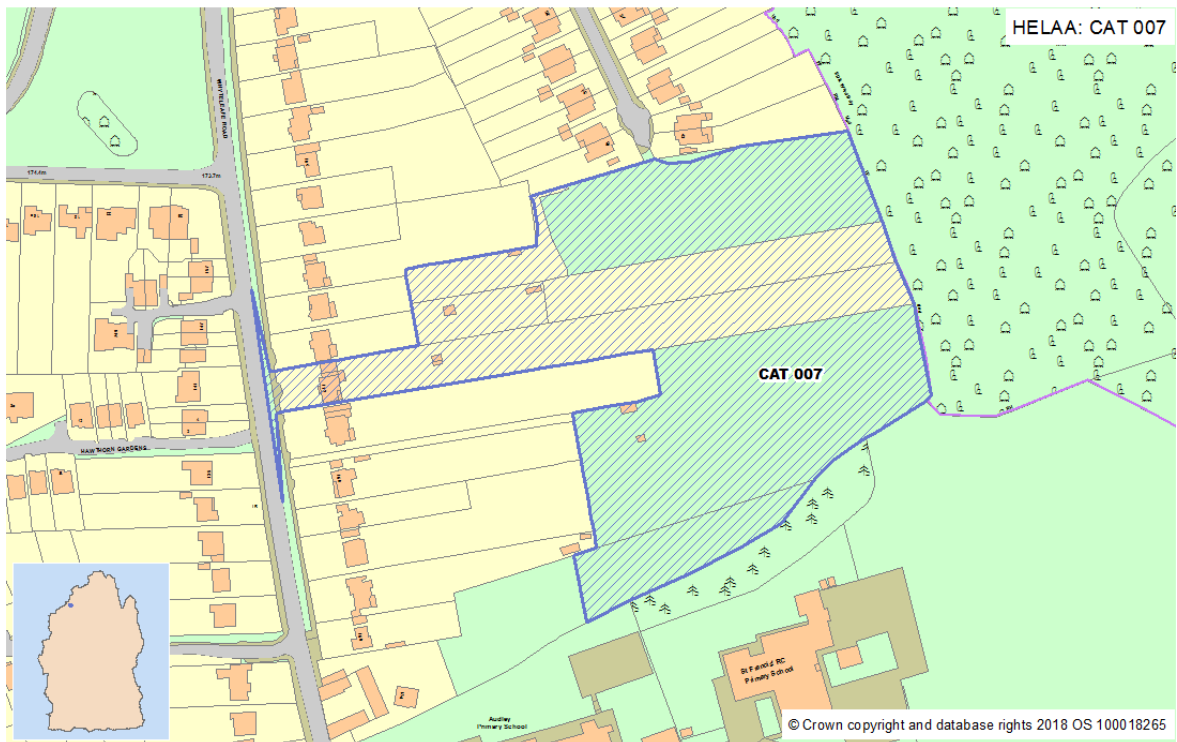


Former Officers Mess, Kenley Aerodrome

Site Size (Hectares)	10.73
Approximate Developable Area (Hectares)	8.2
Site Description	The former Officers Mess at Kenley Aerodrome is a sizable Grade II

	<p>listed building located at the northern end of Caterham on the Hill and in close proximity to residential development along Whyteleafe Hill to the east. The majority of the site falls within the Kenley Airfield Conservation Area.</p> <p>The parts of the site closest to the aerodrome are largely flat, although the north area of the site slopes downwards steeply to Whyteleafe Hill. The site also contains the Portcullis Club which is located in the former sergeant's mess.</p>
Suitability	<p>The presence of Ancient Woodland on the site has reduced the developable area, but the remainder of the site is considered developable.</p> <p>Though the site features TPOs, has a listed building and lies within a Conservation Area, these matters would not prevent development but would need consideration through the development management process. The topography may affect development of the site, but development on the whole site is not sought.</p> <p>The site is considered suitable but as it lies within the Green Belt, this designation would need to change to allow development of the entire site. The estimated yield matches that submitted in the live planning application (2015/1748), which would essentially be a conversion of the existing building.</p>
Availability	<p>The site has been submitted to the HELAA and is considered available. The current planning application (2015/1748), further shows the site's availability.</p>
Achievability	<p>No constraints that could render the site financially unviable are identified at this time. A Conservation Area is present within the site boundary, as well as TPOs and Ancient Woodland and these will need to be considered.</p>
Status	<p>Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.</p>
Estimated Site Yield	53
Strategy compliance	Site is in accordance with the Preferred Strategy.

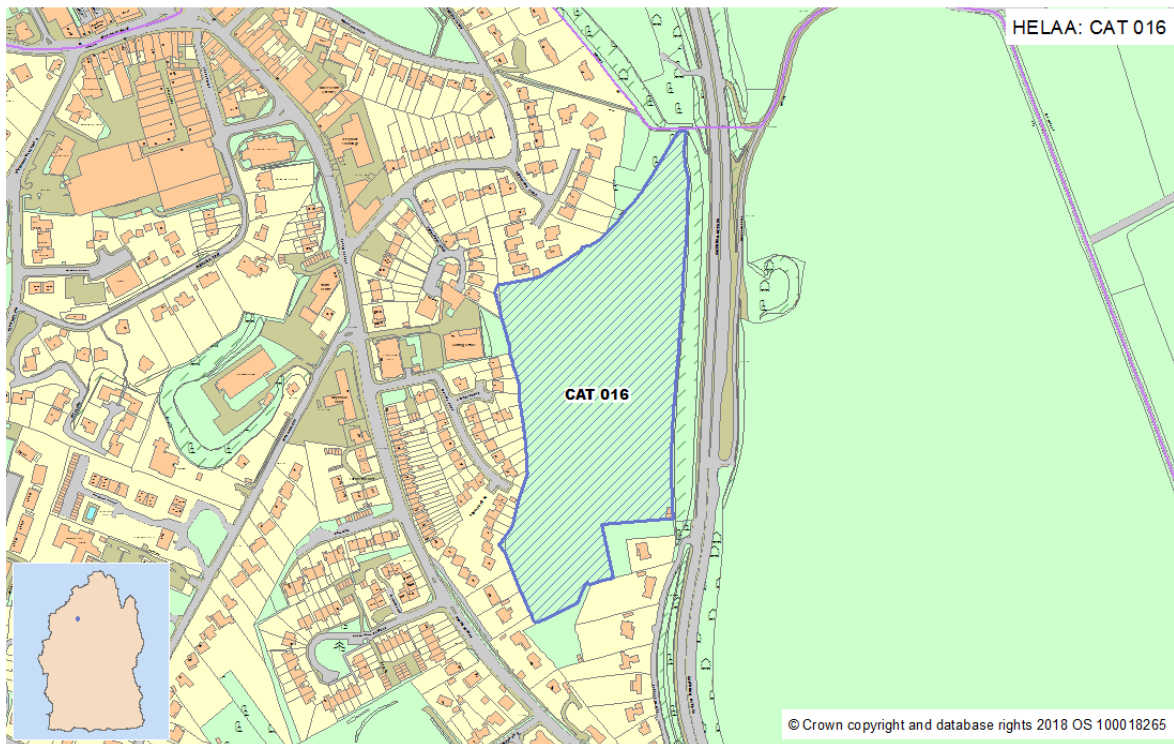
HELAA Reference Number	CAT 007
Address	156-180 Whyteleafe Road, Caterham



Tandridge District Council 156-180 Whyteleafe Road, Caterham

Site Size (Hectares)	2.6
Approximate Developable Area (Hectares)	2.6
Site Description	The site is the former reserved housing land as identified by policy HO5 of the Tandridge District Local Plan 2001. The land is within the built-up area of Caterham where there is no objection in principle to development, with properties and gardens being sited on the west and north of the site, with woodland and 2 schools lying to the east and south, respectively.
Suitability	The site has suitable topography and although there are a number of Tree Preservation Orders present on the site, this is not considered to prevent development. Access is proposed from Whyteleafe Road.
Availability	The site has been submitted to the HELAA and is considered available. The recent planning applications further shows the site's availability.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	58
Strategy compliance	Site is in accordance with the Preferred Strategy.

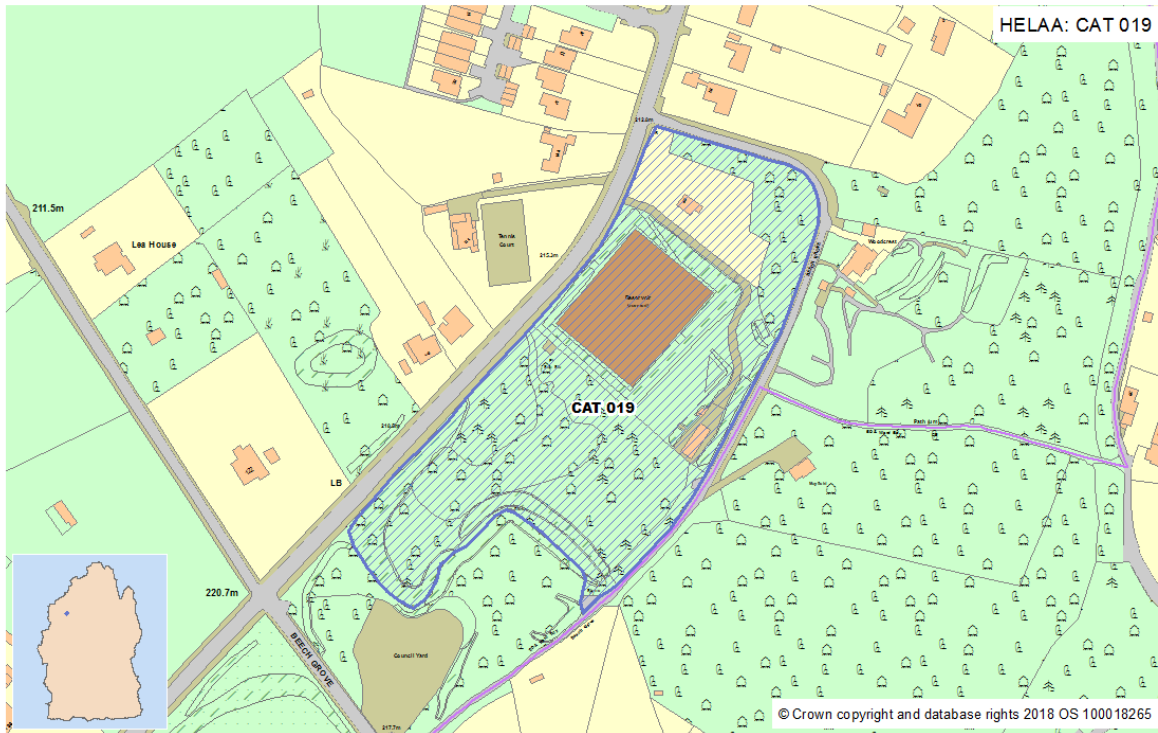
HELAA Reference Number	CAT 016
Address	Land at Godstone Road, Caterham



Land at Godstone Road, Caterham

Site Size (Hectares)	3.96
Approximate Developable Area (Hectares)	3.96
Site Description	The site is a field located adjacent to the built-up area of Caterham. Access to the site is via a gate at the end of Longsdon Way. The site sits on a considerable incline that gets steeper towards the eastern part of the site that is closest to the Caterham bypass.
Suitability	Whilst the bypass generates some noise, the woodland beyond the eastern boundary screens this and could be strengthened. The topography may mean that the eastern part of the site would be difficult to develop, but the developable area has not been reduced. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable, are identified at this time. The AONB lies immediately to the east of the site and a Surrey County Council SSSI is within 2km of the site and will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	59
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 019
Address	Caterham Reservoir Stanstead Road

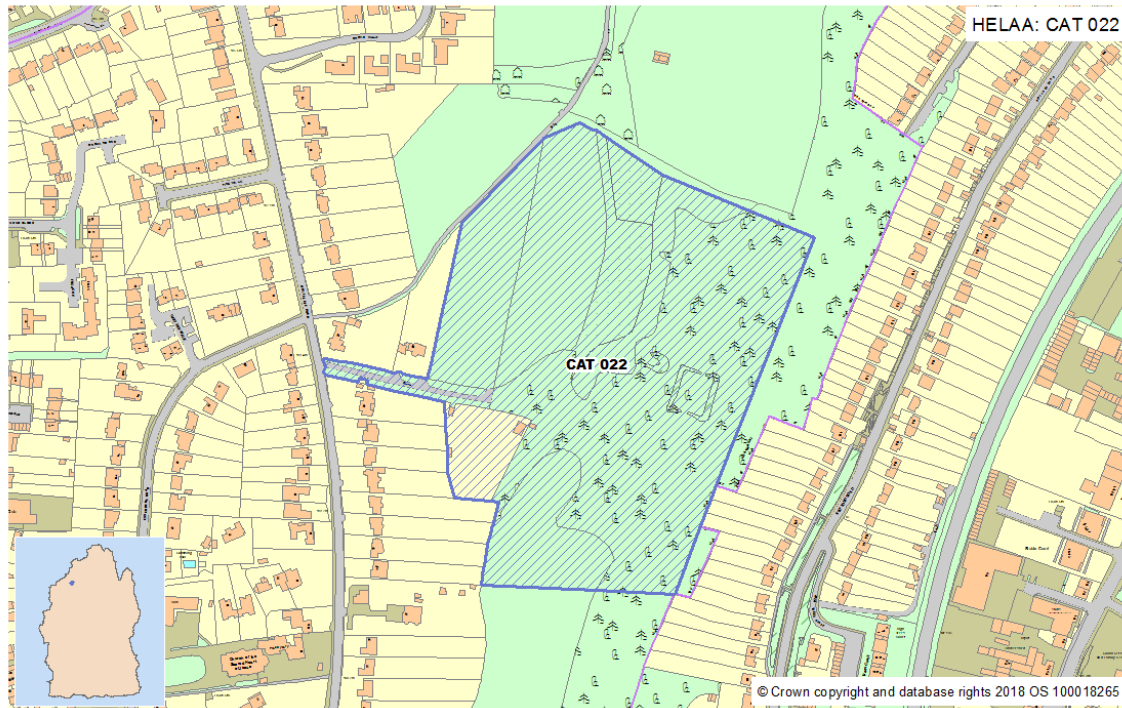


Caterham Reservoir Stanstead Road

Site Size (Hectares)	2.05
Approximate Developable Area (Hectares)	1.12
Site Description	The site is an area on the edge of Caterham that contains a residential property (northern part), a covered reservoir (central part) and an area of land previously used for landfill (southern part). The site slopes from Stanstead Road (broadly the western boundary) down towards the eastern boundary of Beech Grove. The area of land previously used for landfill is bounded by mature trees and is partly covered by trees.
Suitability	The topography of the site would not prevent development and existing access from Stanstead Road could be utilised. The area of land historically used as a landfill site is considered to have a high risk of contamination and there would be a requirement for a risk assessment and site investigation. As such, the developable area has been reduced. It is thought that the other parts of the site could accommodate development, though as it lies within the Green Belt the designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is seen as being available.
Achievability	At this stage it is not clear as to whether the removal of the reservoir would be financially prohibitive. Furthermore, it is not clear if there will be costs involved in decontaminating any land. The land is considered to have high risk of contamination and will need to be considered.

Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	27
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 022
Address	Essendene Park, off Whyteleafe Road, Caterham

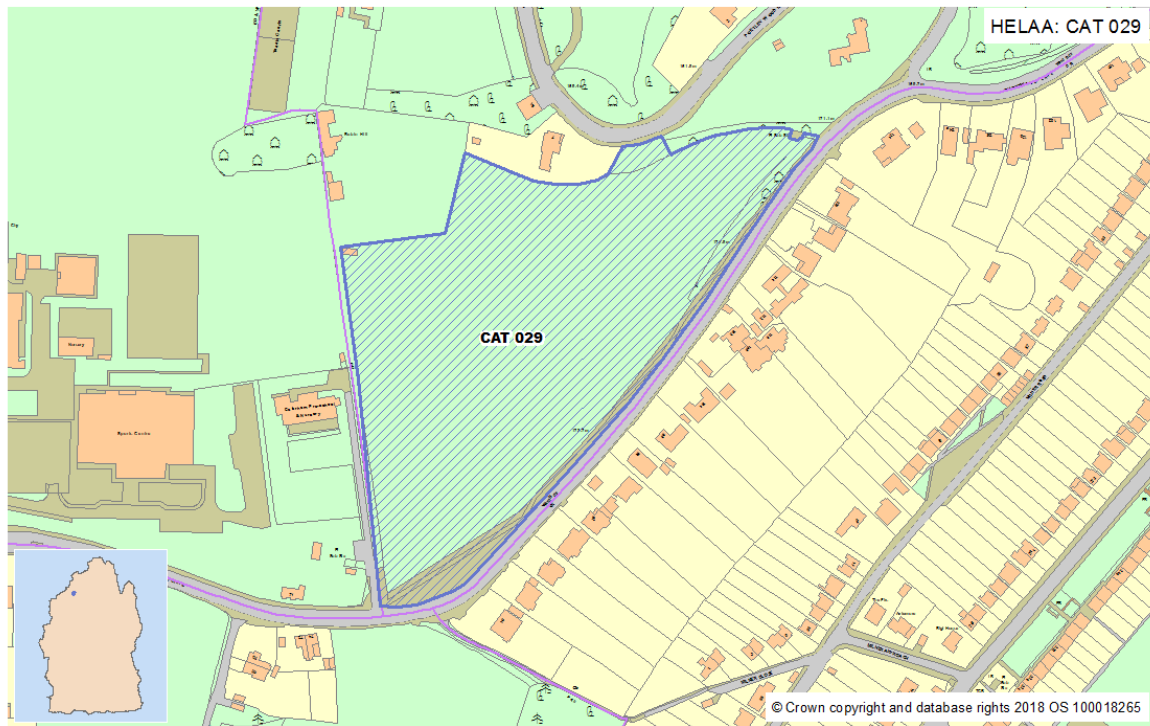


Essendene Park, off Whyteleafe Road, Caterham

Site Size (Hectares)	5.8
Approximate Developable Area (Hectares)	1.4
Site Description	The site is currently used as a grazing paddock and woodland. Parts of the site are fairly heavily wooded. Residential properties border the site to the east and west.
Suitability	Access could be secured via a track leading to Whyteleafe Road. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. There is a woodland TPO to the east of the site and this will need to be considered.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.

Estimated Site Yield	55
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 029
Address	Burntwood Lane, Caterham

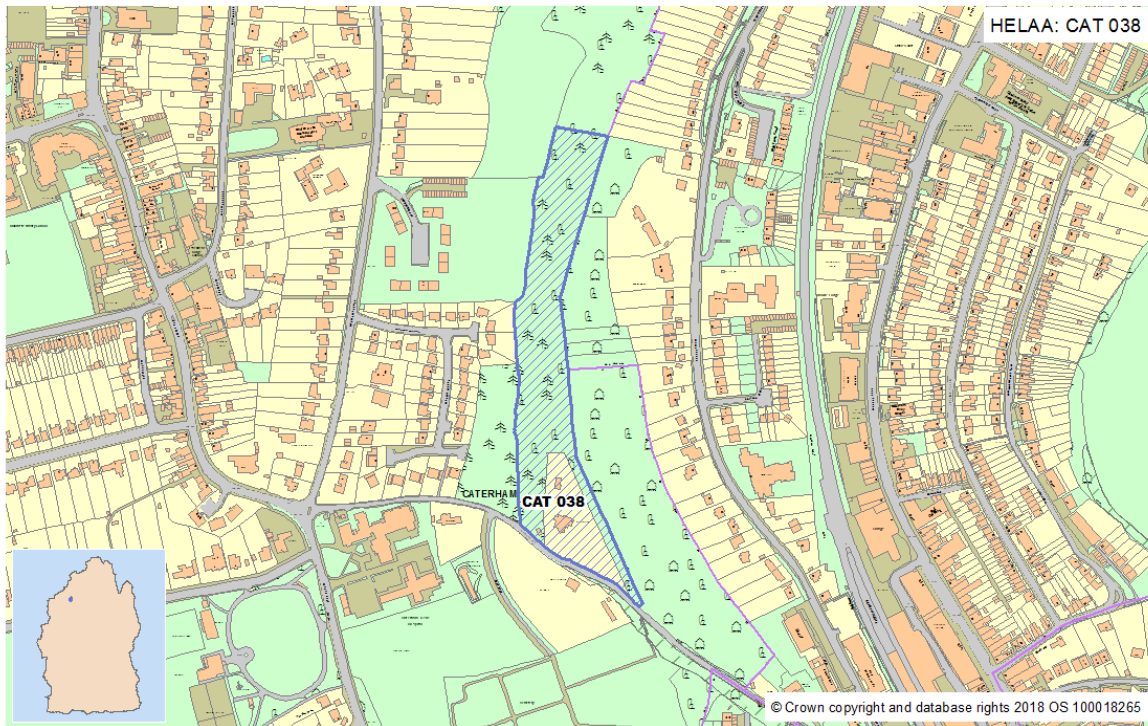


Tandridge
District Council Burntwood Lane, Caterham

Site Size (Hectares)	2.81
Approximate Developable Area (Hectares)	2.81
Site Description	The site is a large field adjacent to the built-up area of Caterham, which sits to the immediate east of De Stafford school and sports centre complex. The site has a long frontage with Burntwood Lane which includes a number of mature trees. The site is relatively flat, although slopes downwards slightly towards the northern area.
Suitability	It is considered that that the topography would not prohibit the site's development and it is considered that suitable access could be provided from the road frontage at Burntwood Lane. There is an area at risk of surface water flooding running north to south through the centre of the site. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time. There is an area at risk of surface water flooding running through the centre of the site, from north to south and this will need to be considered.

Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	65
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 038
Address	Land at Waller Lane, Caterham

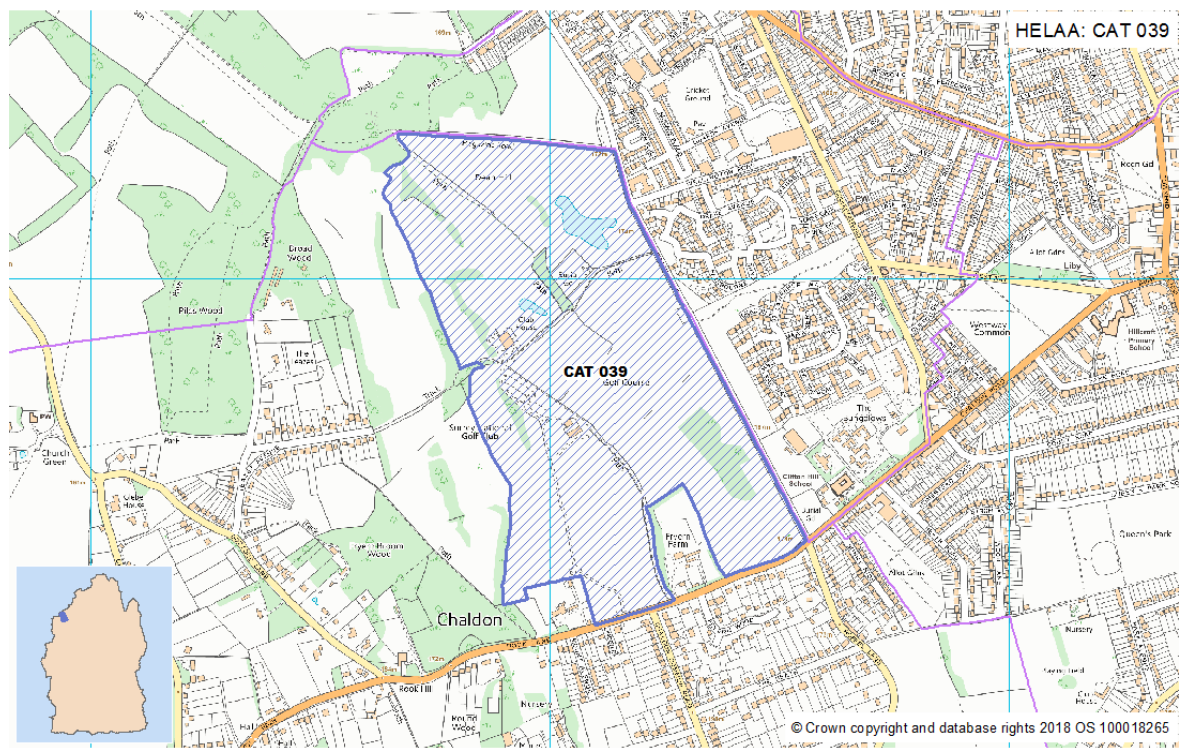


Tandridge
District Council Land at Waller Lane, Caterham

Site Size (Hectares)	2.09
Approximate Developable Area (Hectares)	2.09
Site Description	The site is made up of a large detached dwelling, its garden and an area of woodland situated between Caterham Valley and Caterham on the hill. The woodland is overgrown and contains mostly mature trees. The site is steep sloping and has road frontage with Waller Lane.
Suitability	The topography of the site is steep which may affect development potential. A large part of the site is covered by a TPO which, though it is not a factor that would prevent development, would need to be considered through the development management process. The only access possible is from Waller Lane, a very steep and narrow lane. The County Council identify that current access would be inadequate and that improvements would be needed in order to facilitate development. At this stage, such an issue would not make the site unsuitable as there is a possibility that this could be overcome. Overall, the site is considered able to accommodate development, although as site is within the Green Belt the designation would need to change in order for it to be developed.

Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	The site is considered achievable, though viability may be affected by the need to provide access improvements and the impact of the large woodland TPO on site.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	26
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 039
Address	Surrey National Golf Club, Rooks Lane, Chaldon

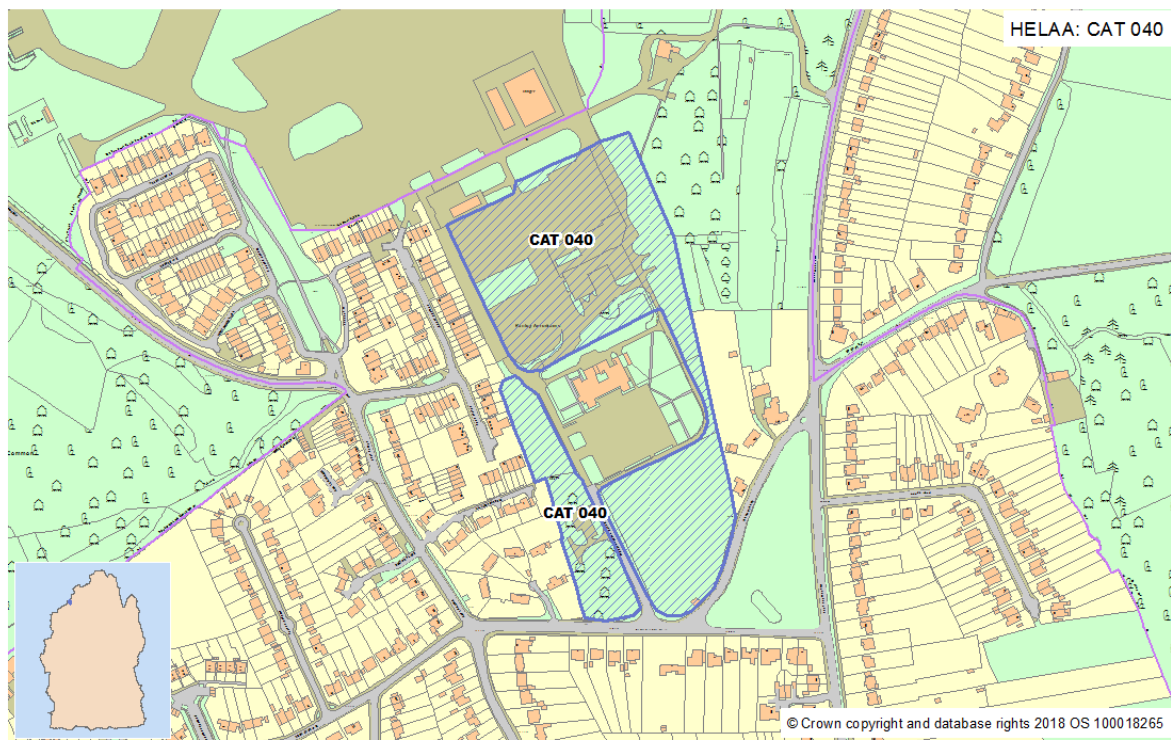


Surrey National Golf Club, Rooks Lane, Chaldon

Site Size (Hectares)	52.3
Approximate Developable Area (Hectares)	49.5
Site Description	The site is a large golf course and includes parking, a club house, and events venue. It is situated between Caterham and Chaldon. The site is predominantly open fields that form the golf course, with areas of woodland and some ponds. A number of public right of ways run through the site. The site's topography varies considerably with some small valleys and hills forming different parts of the golf course.
Suitability	The presence of Ancient Woodland on the site has reduced the developable area slightly. The central access road from Rook Lane could be used to support development of the site. The topography would not prevent development, but could affect development

	potential in the northern part of the site. Overall, the site is considered able to accommodate development, although as site is within the Green Belt the designation would need to change in order for it to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	1200
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 040
Address	Land off Salmons Lane West, Caterham

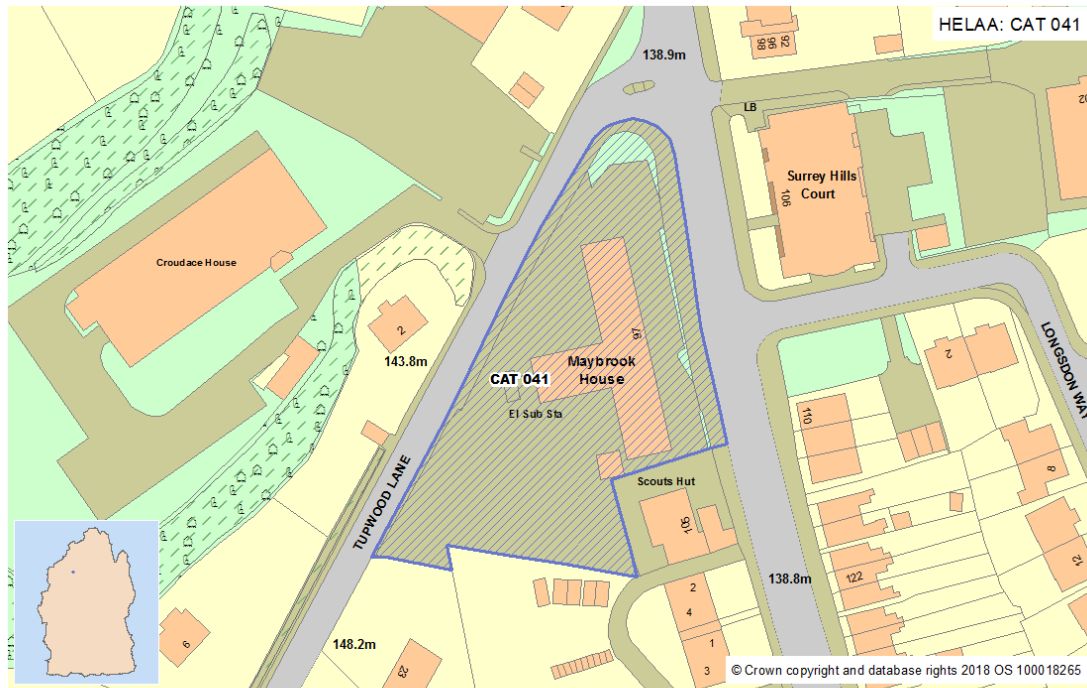


Land off Salmons Lane West

Site Size (Hectares)	4.45
Approximate Developable Area (Hectares)	4.45
Site Description	The site is located within the Kenley Aerodrome Conservation Area and comprises the land surrounding the former NAAFI building. The NAAFI is now in operation as a school and makes use of the southern part of the submitted site for their playing fields. To the west, on the other side of the access road is a flat open area with a number of semi mature trees. The northern part of the site includes redundant workshops, that are not listed, an area of hardstanding and

	there are some deposits of building materials.
Suitability	<p>Whilst the site is in a Conservation Area and the NAAFI is a Grade II listed building, these factors are not considered to prevent development but would need to be considered through the development management process, as would be the TPOs on site. The topography would not prevent development and the site can be accessed from Victor Beamish Avenue.</p> <p>The site is considered able to accommodate development, although as site is within the Green Belt the designation would need to change in order for it to be developed.</p>
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time. A Conservation Area is present within the site boundary and this will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	75
Strategy compliance	Site is in accordance with the Preferred Strategy.

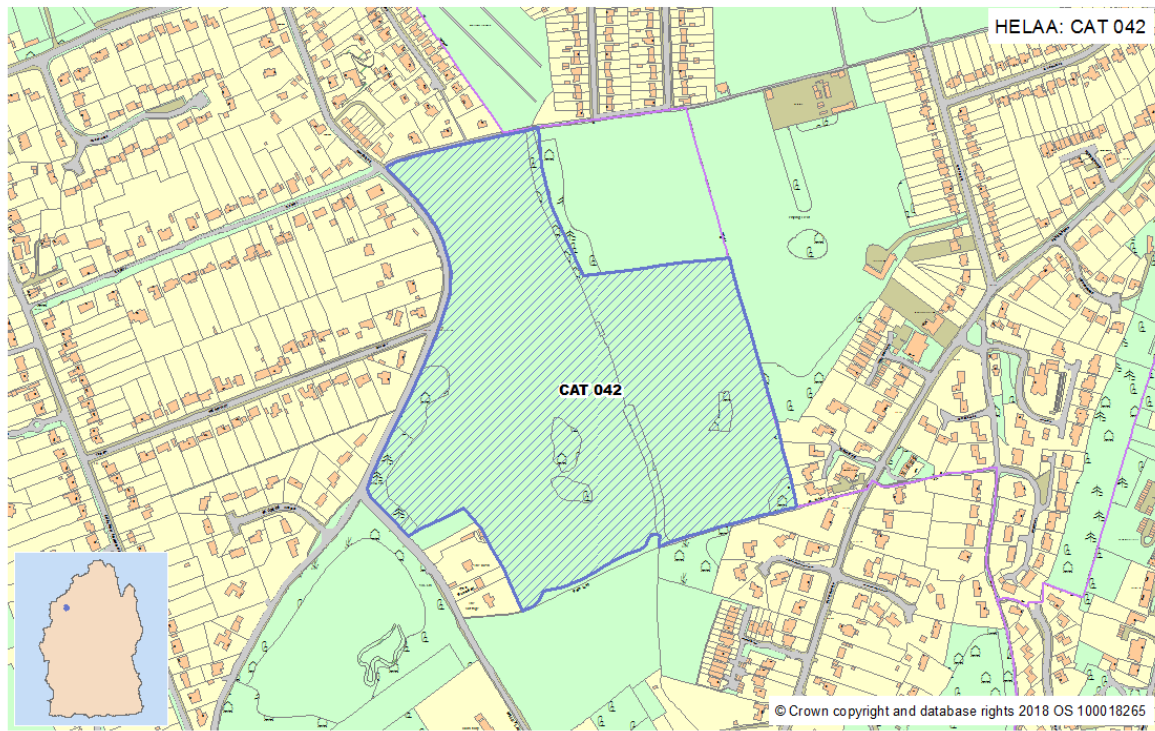
HELAA Reference Number	CAT 041
Address	Maybrook House, Godstone Road, Caterham



Maybrook House, Godstone Road, Caterham

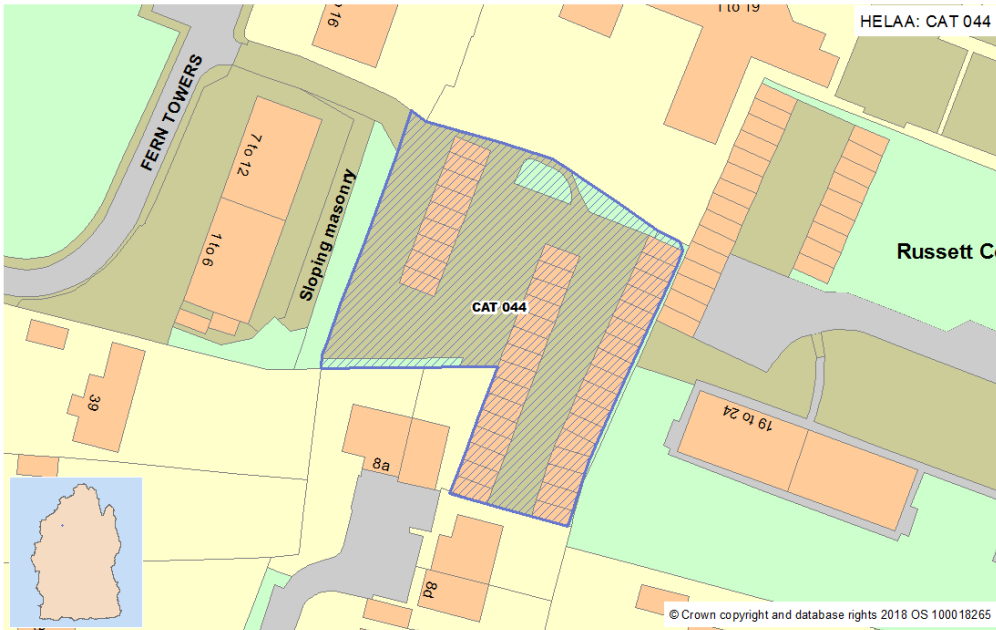
Site Size (Hectares)	0.33
Approximate Developable Area (Hectares)	0.33
Site Description	The site is a large five storey office block and an area of office car parking within the built-up area of Caterham, so there is no objection in principle to development. Residential and commercial properties neighbour the site to all aspects.
Suitability	Access would be possible from Godstone Road and there are no topographical constraints. The site is considered to be able to accommodate residential development.
Availability	The site has been submitted by the landowner and is considered available. Prior approval has been granted to convert the office building to residential flats (2017/488/NC). The yield reflects the number approved.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	26
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 042
Address	Land to the East of Roffes Lane

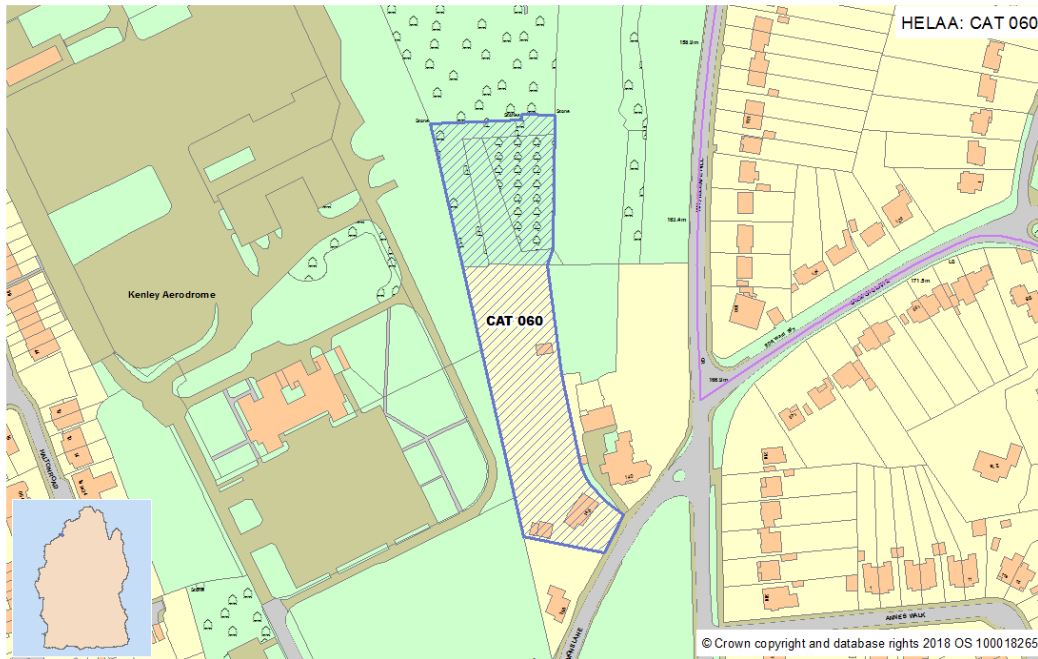


Land to the East of Roffes Lane

Site Size (Hectares)	12.73
Approximate Developable Area (Hectares)	12.73
Site Description	The site is used for grazing and contains two large paddocks. The site is bounded by mature hedgerows and a number of trees. The site has a varied topography, with the areas in the north and east at a greater elevation to the western parts.
Suitability	The inclines are not steep, and would not prevent the site from being developed. Access is considered possible from Roffes Lane. Overall, the site is considered to be suitable, although as it is within the Green Belt this designation would have to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	80
Strategy compliance	Site is in accordance with the Preferred Strategy.

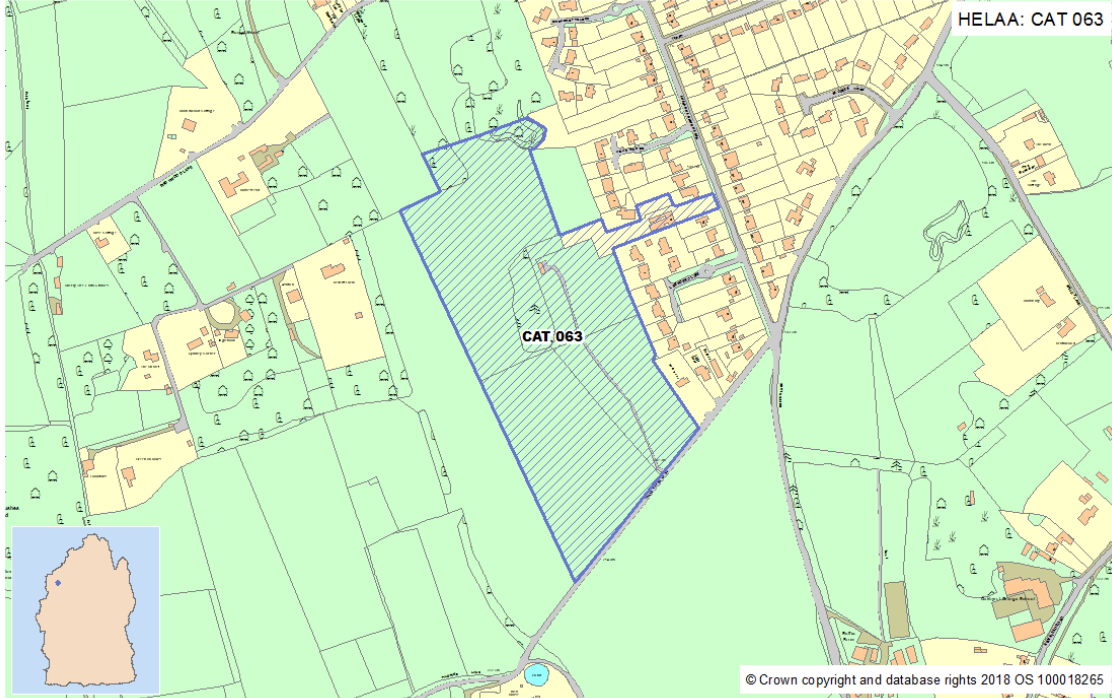
HELAA Reference Number	CAT 044
Address	Land at Fern Towers, Harestone Hill
	
Site Size (Hectares)	0.18
Approximate Developable Area (Hectares)	0.18
Site Description	The site is an area of parking and garaging in the built-up area of Caterham. The site is surrounded by different types of residential properties, although separated from such properties by a mixture of fencing and trees.
Suitability	The site slopes slightly but the topography would not prohibit development and the site already benefits from access which it is thought could be widened if needed. The site is considered able to accommodate development.
Availability	This site is owned by TDC and is being considered for future development potential through the Council's Asset Review and as such is considered available for the purposes of the HELAA. Whether this site continues to be considered available in future, is a decision for the Resources Committee. Any change to site availability will be updated in subsequent HELAA reviews.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	6
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 060
Address	148 Salmons Lane, Caterham



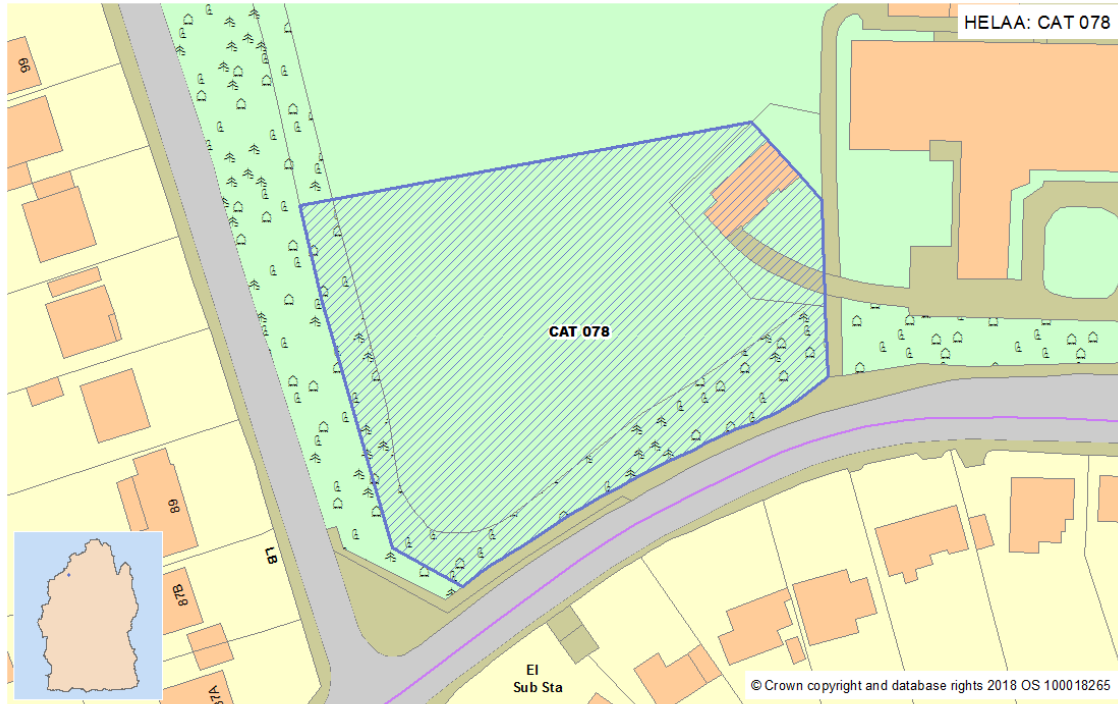
Tandridge District Council 148 Salmons Lane, Caterham

Site Size (Hectares)	0.72
Approximate Developable Area (Hectares)	0.72
Site Description	The site contains a large, detached property and related garden off Salmons Lane in Caterham. Bands of mature trees encloses the site from the neighbouring school and airfield, though glimpses of the neighbouring residential property and gardens can be seen.
Suitability	The topography of the site would not inhibit development and it is thought that access can be provided from the existing entrance of the site. The site features a communications mast but this would not prevent development from occurring. The adjacent Conservation Area would need to be considered as part of the development management process. There is an area TPO near the entrance to the site which would also need to be considered. The site is considered able to accommodate additional development but as the site is in the Green Belt this designation would need to change in order for development to come forward.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	20
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 063
Address	Land at Chaldon Common Road
 <p>Tandridge District Council Land at Chaldon Common Road</p>	
Site Size (Hectares)	7.91
Approximate Developable Area (Hectares)	7.62
Site Description	<p>The site is a large area of farmland that also includes a large detached property off Chaldon Common Road. The site abuts the edge of an built-up area which is in Chaldon Parish, though attached to Caterham. The site slopes down from Willey Farm Lane towards the north of the site. The site is bordered by residential properties to the east, but is open to all other directions.</p>
Suitability	<p>Access is envisioned from Chaldon Common Road through the existing entrance to the residential property and the site proposer identifies that similar entrances have been used to facilitate other development in the past.</p> <p>The topography would not prevent development but the developable area has been reduced to account for the presence of Ancient Woodland and related 15 metre buffer in the north of the site. The site has an elevated risk of contamination and a desk study and preliminary risk assessment would be required.</p> <p>The site is considered able to accommodate development, but as it is in the Green Belt this designation would need to change in order for it to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should

	the site be allocated in the Local Plan.
Estimated Site Yield	74
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 078
Address	De Stafford School, Burntwood Lane, Caterham

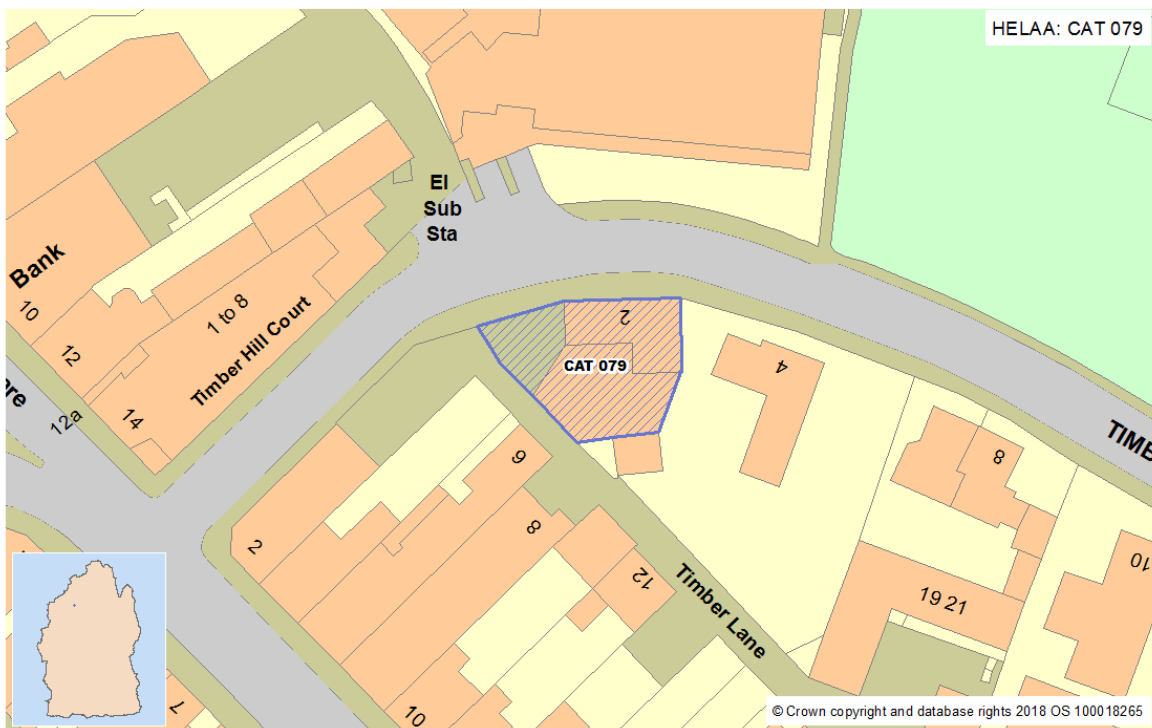


De Stafford School, Burntwood Lane, Caterham

Site Size (Hectares)	0.34
Approximate Developable Area (Hectares)	0.34
Site Description	This site is adjacent to the built-up area of Caterham and currently forms part of the de Stafford School playing fields as well as containing a residential property, converted from a previously disused caretaker's house. The playing field site is not in use and has become scrub land with the adjacent, and much larger, playing field being more widely used. Housing sits to the west and south of the site, with schools to the east and north. The site's roadside boundaries comprise a thick hedge and tree rows, some of which are covered with TPOs, which would need to be considered through the development management process.
Suitability	The site is relatively flat and access could be gained from Burntwood Lane. The site is considered as able to accommodate development but as it is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process by the landowner and is considered available.

Achievability	No constraints that could render the site financially unviable are identified at this time. However, permission would need to be gained from the Secretary of State for the development of playing field land and this will need to be considered
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	5
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 079
Address	Hallmark House, 2 Timber Hill Road, Caterham

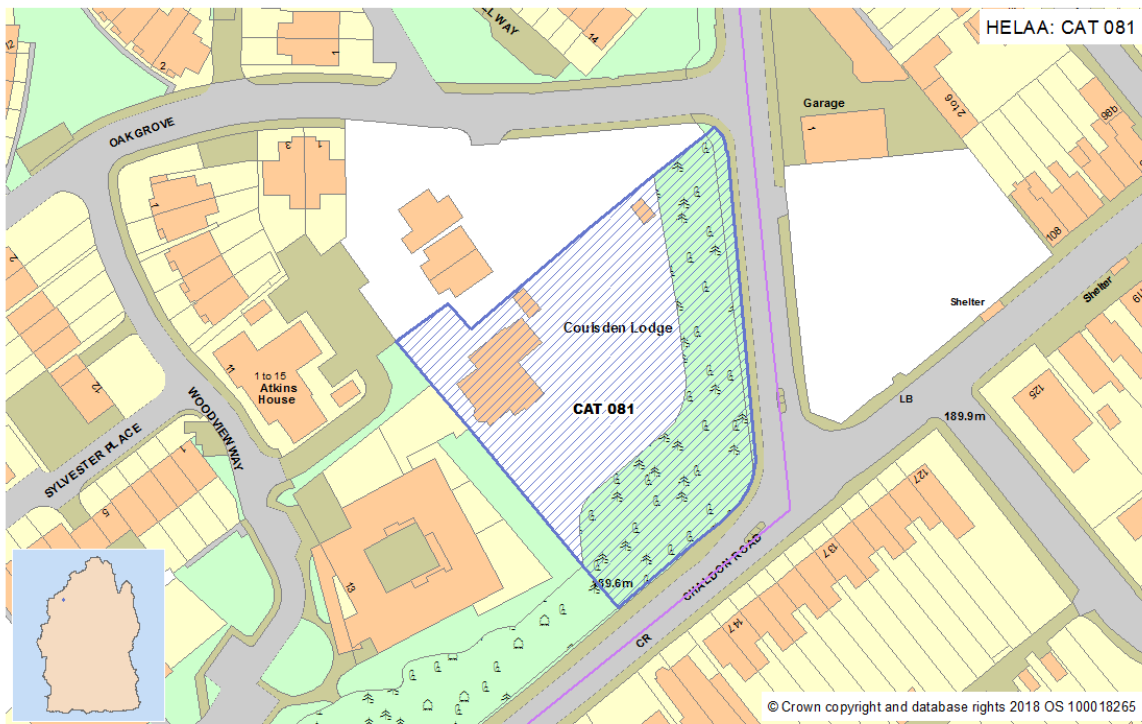


2 Timber Hill Road Caterham CR3 6LD

Site Size (Hectares)	0.02
Approximate Developable Area (Hectares)	0.02
Site Description	The site is in the built-up area of Caterham and sits in close proximity to the main shopping area. The building itself comprises a 2 storey office block with a single storey extension to the rear. Opposite the site are Caterham Police and Ambulance stations. Nearby are mainly commercial premises, as well as Timber Hill Recreation Ground and residential properties further eastwards down the road.
Suitability	The site is relatively flat and could be accessed via Timber Hill Road.
Availability	The site has been submitted to the HELAA process by the landowner and is considered available.

Achievability	No constraints that could render the site financially unviable are identified at this time. Part of the site which borders the road is at risk of surface water flooding and this will need to be considered.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	6
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 081
Address	Coulsdon Lodge, Coulsdon Road, Caterham

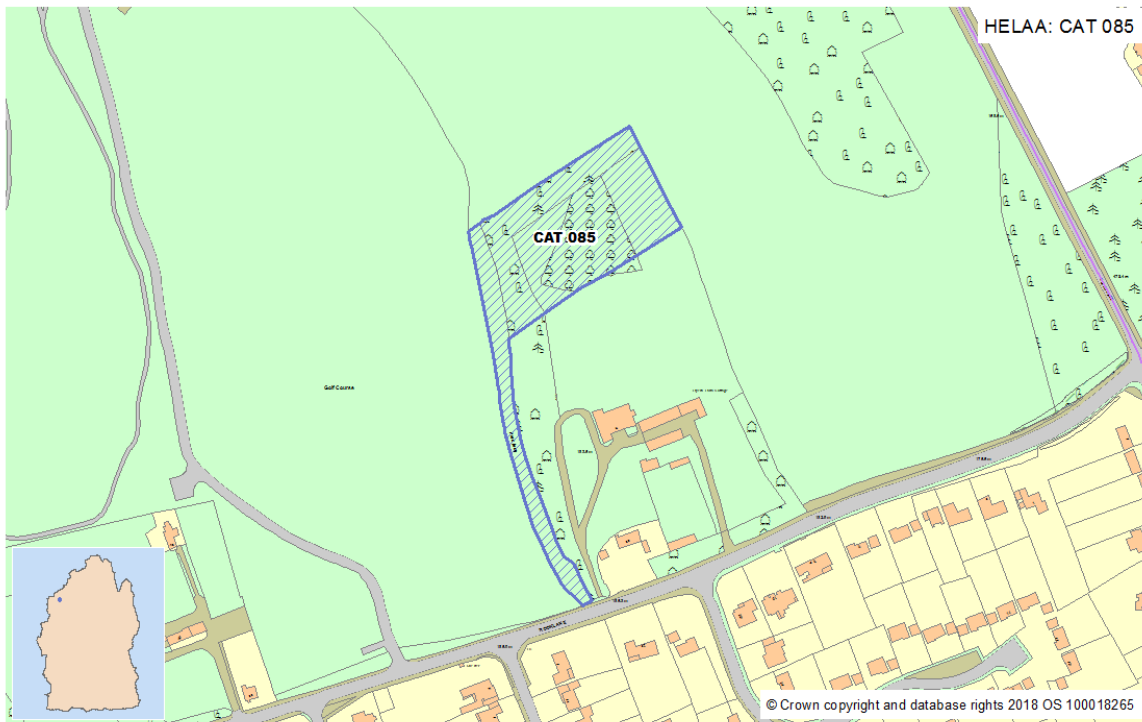


Tandridge
District Council
Coulsdon Road Caterham CR3 5NE

Site Size (Hectares)	0.39
Approximate Developable Area (Hectares)	0.39
Site Description	This is a previously developed site, with the existing building having been originally constructed as a private residence, with more recent conversion to a care home. The site is in the built-up area of Caterham and surrounded by housing in all directions but separated from the main roads by a thick band of trees.
Suitability	The site is relatively flat and could be accessed via Oakgrove, a new development to the north of the site. There is a number of TPOs on and adjacent to the site which will need to be considered through the development management process.
Availability	The site has been submitted to the HELAA process by the landowner and is therefore considered available.

Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	15
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	CAT 085
Address	Rear area of 18 Rook Lane and 24 Rook Lane, Chaldon

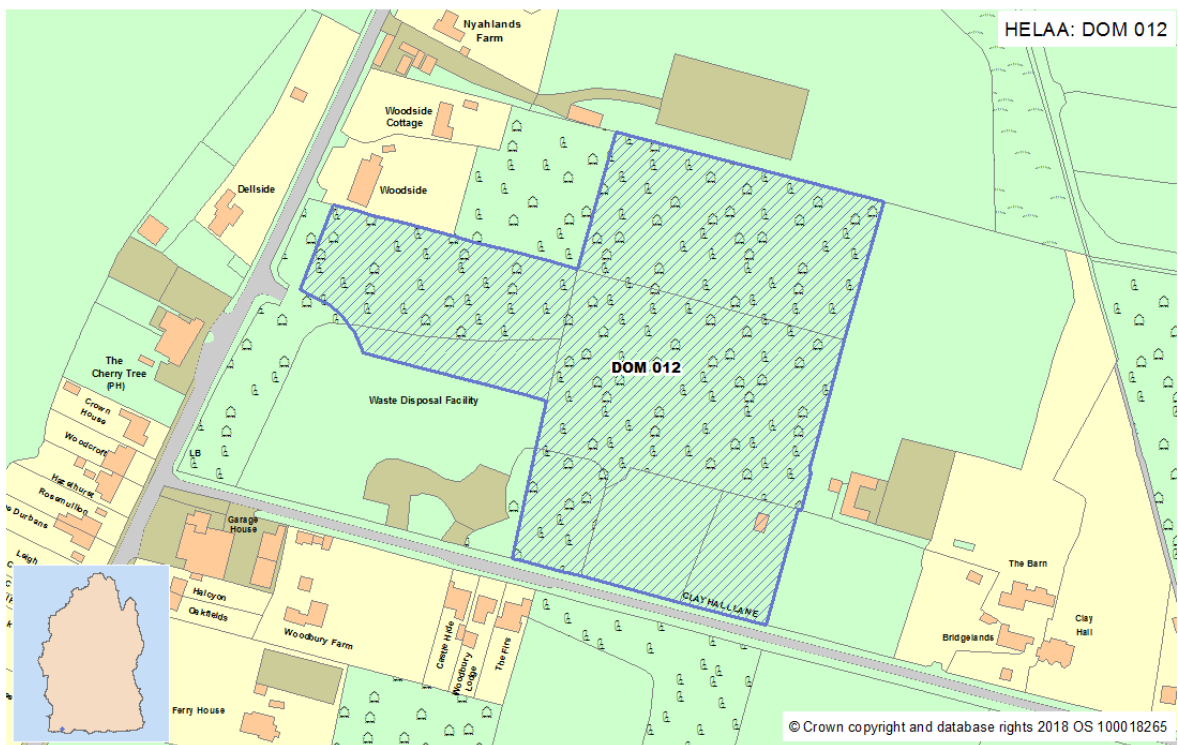


Tandridge District Council Fryern Farm, 24 Rook Lane, Chaldon, CR3 5AA

Site Size (Hectares)	0.78
Approximate Developable Area (Hectares)	0.78
Site Description	The site is suitable based only on the fact that it is adjacent to CAT 039, which is directly adjacent to the settlement boundary. It is an open paddock, to the north of existing properties fronting Rook Lane. The Surrey National Golf Club is to the north, east and west of the site, with residential properties to the south.
Suitability	The potential access to site from Rook Lane is currently a public footpath and would therefore need to be considered through the development management process. The site is considered able to accommodate development, however, as it is located within the Green Belt this designation would have to change in order for the site to be developed.
Availability	The site has been submitted to the HELAA process by the landowner

	and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	13
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	DOM 012
Address	Land at Copthorne Bank Road

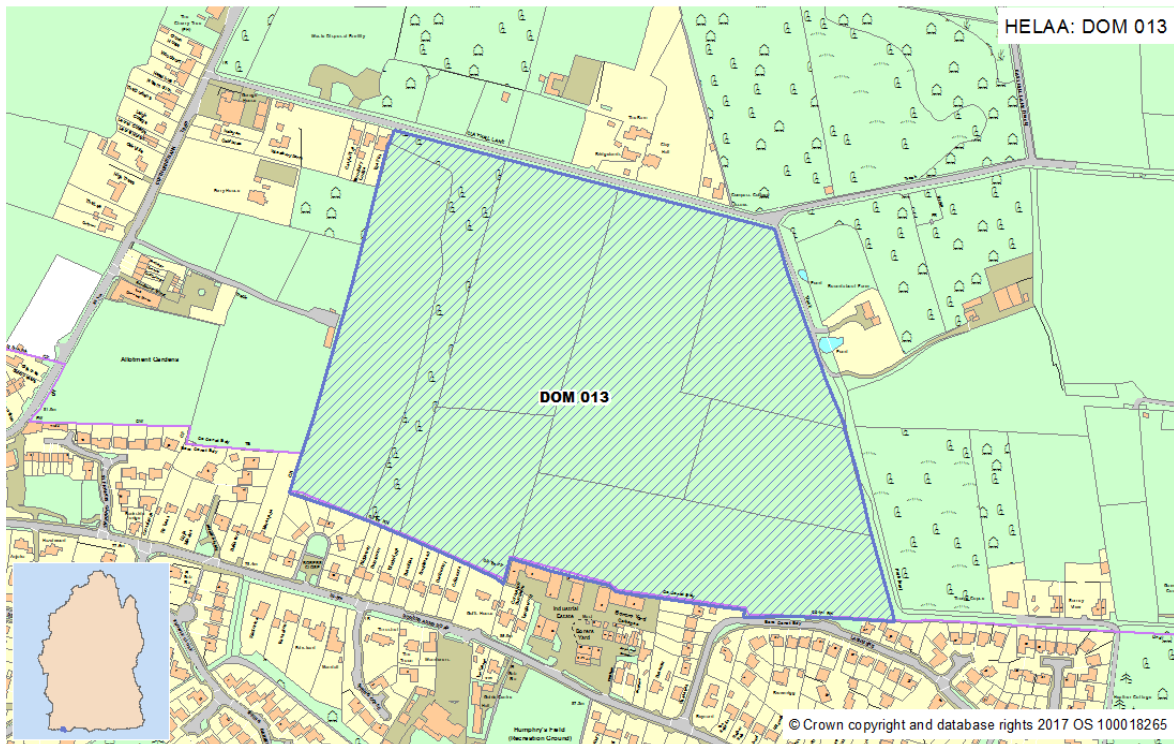


Tandridge District Council Land at Copthorne Bank Road

Site Size (Hectares)	2.85
Approximate Developable Area (Hectares)	2.85
Site Description	The site is located on the eastern side of Copthorne Bank and on the northern side of Clay Hall Lane. It comprises woodland and a field that is used for grazing horses, with a small stable in its south east corner. The site is clustered with DOM 013, DOM 016, DOM 017 and DOM 022.
Suitability	Although the site is currently detached from Copthorne, DOM 013, a suitable site located directly adjacent to Copthorne, lies adjacent to its southern boundary. As such it is considered locationally suitable. The waste transfer station that is immediately adjacent is in the process of being dismantled and would not prevent this site from coming forward. It is believed that access can be achieved from Clay Hall Lane and that the topography would not prevent development.

	The site is considered able to accommodate development, however, as it is located within the Green Belt this designation would have to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	22
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DOM 013
Address	Land west of Roundabouts Farm, Clay Hall Lane, Crawley

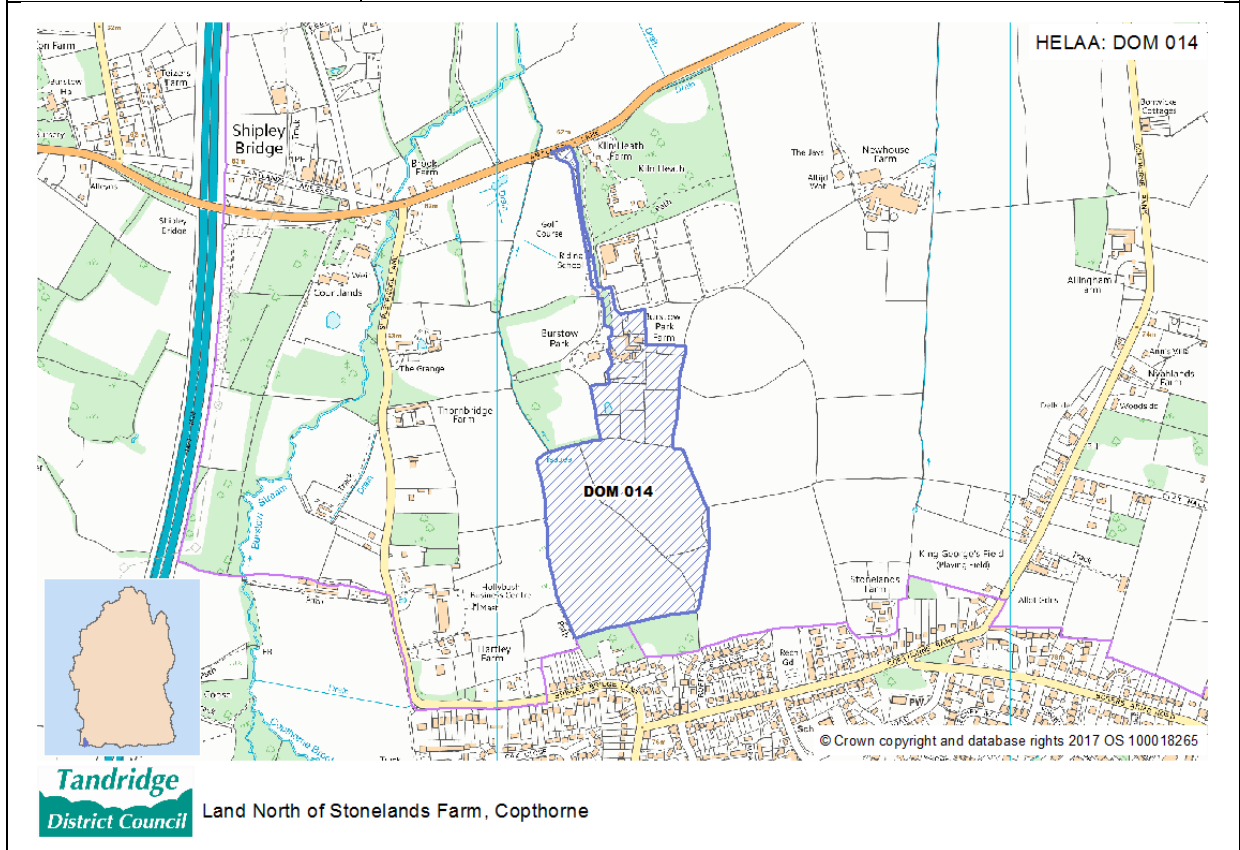


Land west of Roundabouts Farm, Clay Hall Lane, Crawley

Site Size (Hectares)	15.1
Approximate Developable Area (Hectares)	15.1
Site Description	The site is located just within the District boundary and is positioned on the northern boundary of Cophorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is clustered with DOM 012, DOM 016, DOM 017 and DOM 022. The site is made up of a number of parcels of land that are largely flat and open, bounded by rows of mature trees. The land is no longer in use for an agricultural purpose.
Suitability	Access to the site could be created off Clay Hall Lane. There is an area

	at risk of surface water flooding in the eastern part of the site. The site is considered able to accommodate development, however, as it is located within the Green Belt this designation would have to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	453
Strategy compliance	Site is not in accordance with the Preferred Strategy.

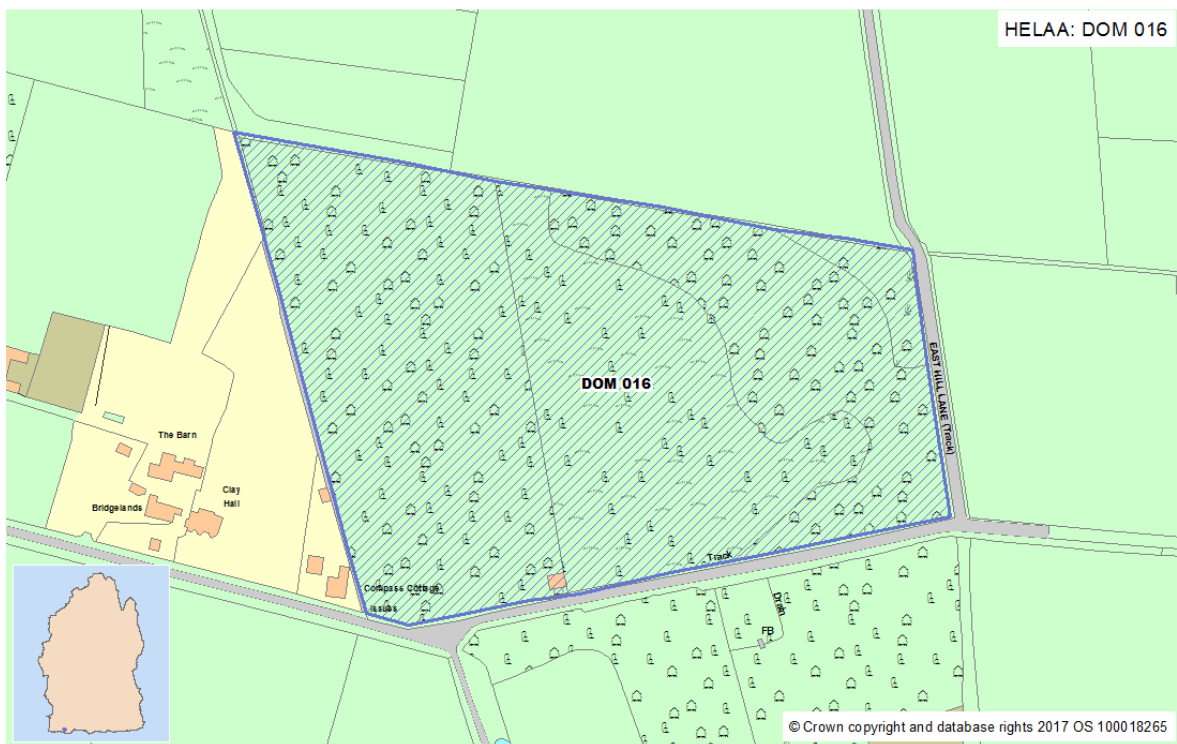
HELAA Reference Number	DOM 014
Address	Land North of Stonelands Farm, Cophorne



Site Size (Hectares)	14.1
Approximate Developable Area (Hectares)	13.5
Site Description	The site is a large area of farmland abutting Cophorne, adjacent to the boundary with Mid Sussex District Council. The site is relatively flat and is defined by a mixture of trees and high hedges.
Suitability	The topography is flat enough to accommodate development and it is understood that access can be obtained from Antlands Lane. The developable area has been reduced due to the presence of Ancient Woodland on the south western edge of the site and the need

	to have a 15 metre buffer. This 15m buffer covers the potential access route so this would need to be considered through the development management process or an alternative access sought. The site is seen as able to accommodate development but as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	250
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DOM 016
Address	Land north of Roundabouts Farm, Clay Hall Lane, Crawley

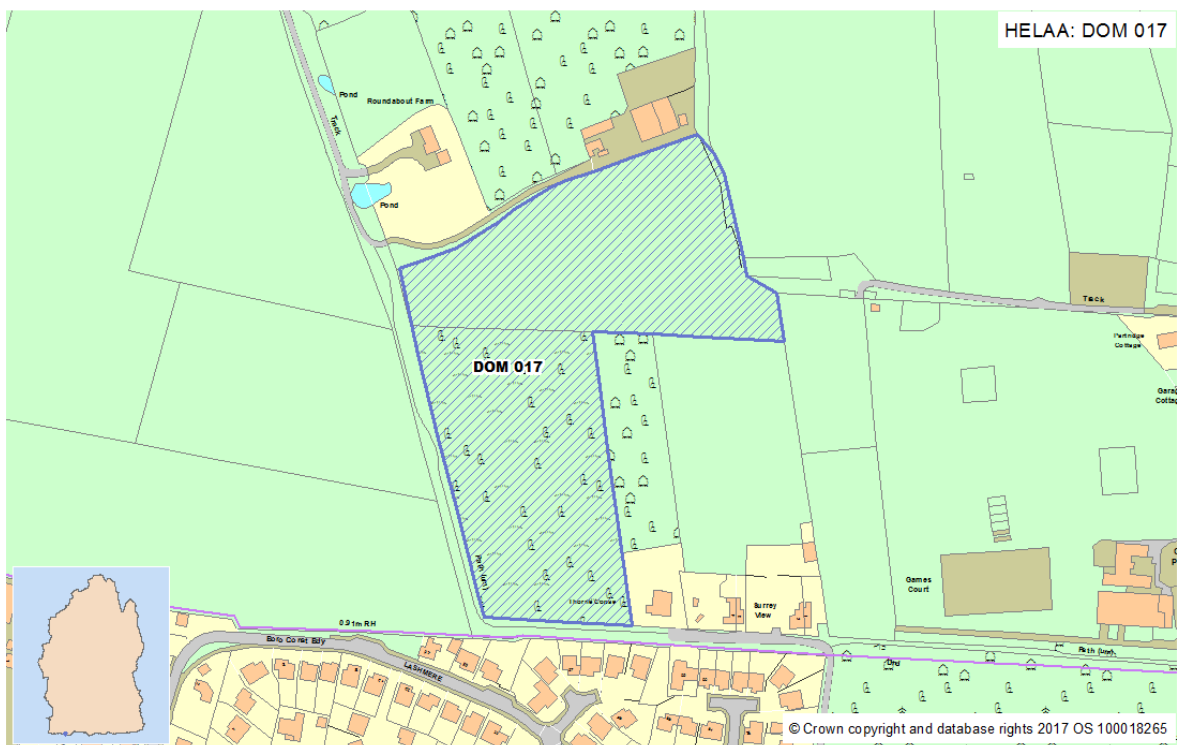


Land north of Roundabouts Farm, Clay Hall Lane, Crawley

Site Size (Hectares)	4.63
Approximate Developable Area (Hectares)	4.59
Site Description	The site is located within the District boundary some 350 metres from the northern boundary of Copthorne which falls within the administrative area of Mid Sussex District Council. The site is clustered with DOM 012, DOM 013, DOM 017 and DOM 022. The site is largely flat and open, with some scrubland and bounded by rows of mature

	trees.
Suitability	<p>The site is considered locationally suitable due to it being adjacent to DOM 013, which is a suitable site located adjacent to the boundary of Cophorne.</p> <p>The topography would not prohibit development and access to the site could be achieved through DOM 013 or off Clay Hall Lane along the track that serves Roundabout Farm. The site is within 2km of a Surrey County Council SSSI and this will need to be considered through the development management process.</p> <p>The site is considered able to accommodate development, however, as it is located within the green Belt this designation would have to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	86
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DOM 017
Address	Land south of Roundabouts Farm, Clay Hall Lane, Crawley

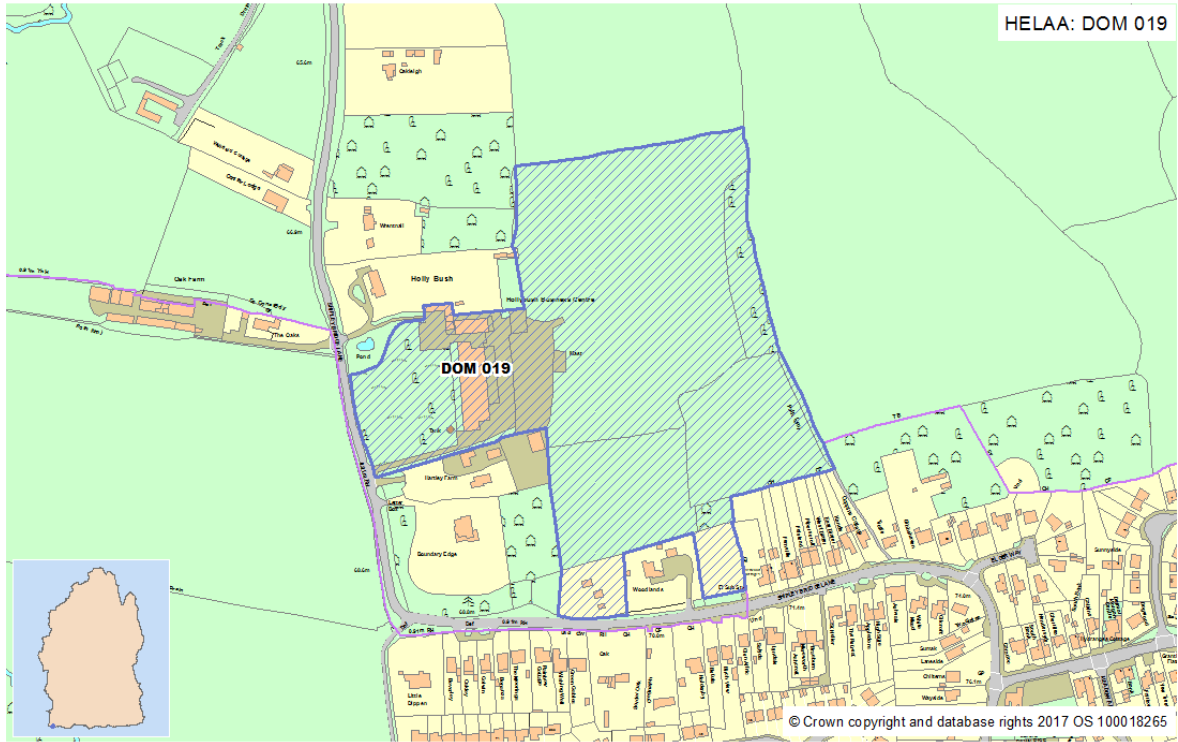


Land south of Roundabouts Farm, Clay Hall Lane, Crawley

Site Size (Hectares)	2.87
Approximate Developable	2.87

Area (Hectares)	
Site Description	<p>The site is located just within the District boundary and is positioned on the northern boundary of Cophorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is clustered with DOM 012, DOM 013, DOM 016 and DOM 022.</p> <p>The site is made up of two parcels of land that are bounded by rows of mature trees. Both of the areas are largely flat, with the northern parcel being used for grazing horses and the southern is open scrubland.</p>
Suitability	<p>The topography would not prohibit development and access to the site could be achieved through DOM 013 or from Clay Hall Lane along the track that serves Roundabout Farm. The site is within 2km of a Surrey County Council SSSI and this will need to be considered through the development management process.</p> <p>The site is considered able to accommodate development, however, as it is located within the Green Belt this designation would have to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	54
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DOM 019
Address	Land north of Stonelands Farm



Site Size (Hectares)	6.76
Approximate Developable Area (Hectares)	6.72
Site Description	<p>The site is located at the south western most corner of the District, on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is adjacent to DOM 014.</p> <p>The site contains Holly Bush Business Centre and some adjacent fields to the east.</p>
Suitability	<p>The topography would not prohibit development and access to the site could be achieved from Shipley Bridge Lane. There is an area TPO at the south of the site which would need to be considered through the development management process.</p> <p>The site is considered able to accommodate development, however, as it is located within the Green Belt this designation would have to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. The site has a moderate risk of contamination, which could be dealt with by condition.
Status	Developable - For the purposes of the HELAA, the site is considered to

	be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	77
Strategy compliance	Site is not in accordance with the Preferred Strategy.

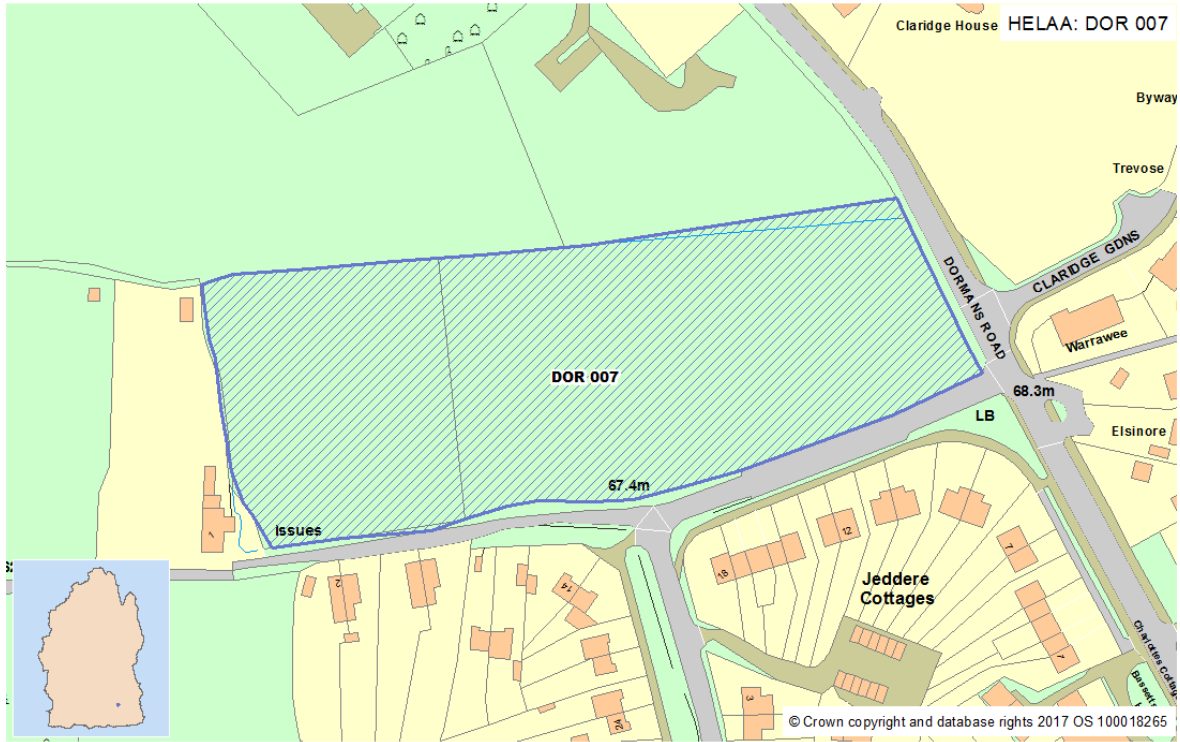
HELAA Reference Number	DOM 022
Address	Land to the south of Ferry House, Copthorne Bank, Surrey, RH10 3JF



Land on the south side of Ferry House, Copthorne Bank, Copthorne, Surrey RH10 3JF

Site Size (Hectares)	2.5
Approximate Developable Area (Hectares)	2.5
Site Description	The site is located at the south western corner of the District, on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is clustered with DOM 012, DOM 013, DOM 016 and DOM 017. The site is adjacent to some residential properties as well as an allotment.
Suitability	The topography of the site is fairly flat and the land can be accessed via a track from Copthorne Bank. The site is considered able to accommodate development, however, as it is located within the Green Belt this designation would have to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	47
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DOR 007
Address	Land west of Dormans Road and north of West Street, Dormansland

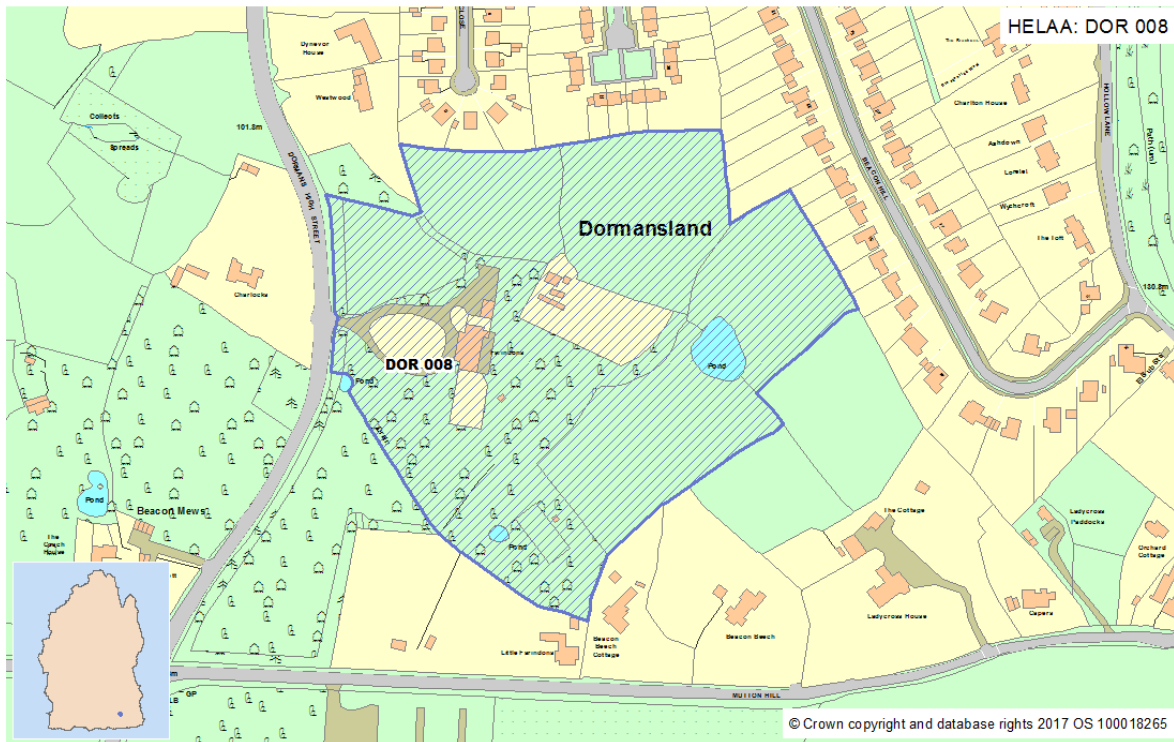


Land west of Dormans Road and North of West Street, Dormansland

Site Size (Hectares)	1.45
Approximate Developable Area (Hectares)	1.45
Site Description	The site is a field bounded by trees, at the north western border of Dormansland. To the south and east are residential properties, with a farm to the north.
Suitability	The topography of the site is fairly flat and the land has road frontage with Dormans Road and West Street. The site has an elevated risk of contamination, which would require a desk study and preliminary risk assessment. The site is therefore considered suitable, although as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan. Outline permission for 26 homes (2017/2111) has been refused but the estimated site yield reflects this scheme.
Estimated Site Yield	26

Strategy compliance	Site is not in accordance with the Preferred Strategy.
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HELAA Reference Number	DOR 008
Address	Land at Farindons, Dormansland

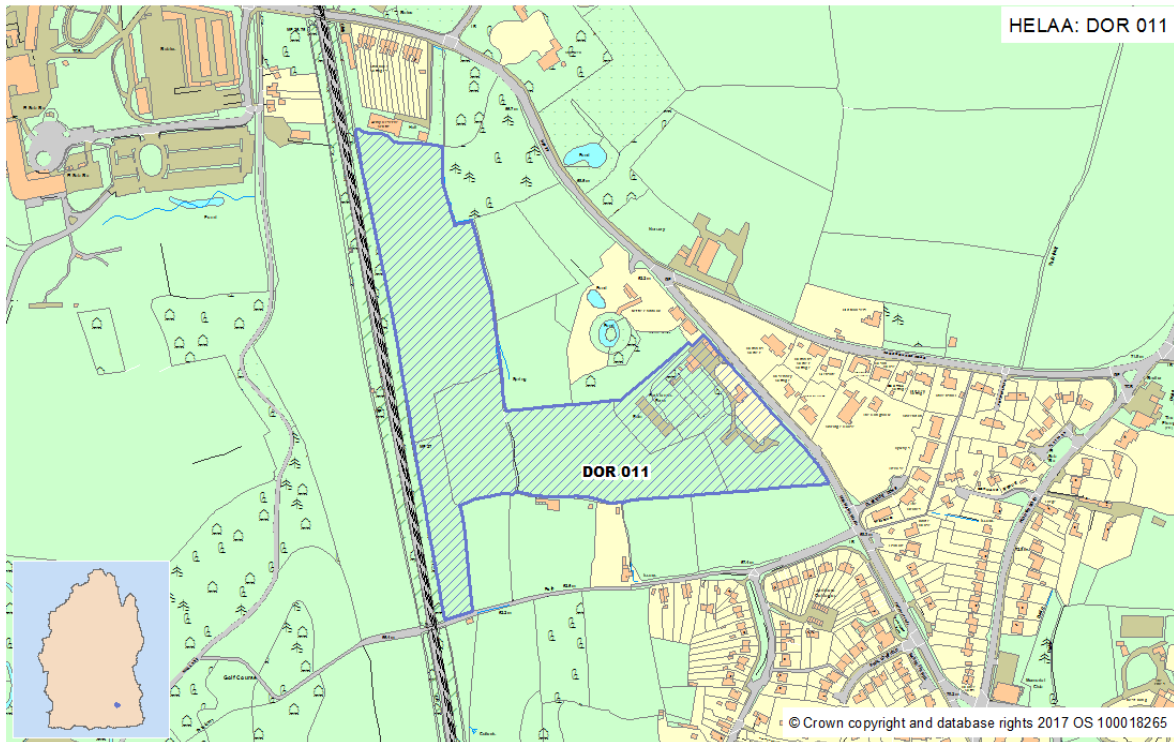


Land at Farindons, Dormansland

Site Size (Hectares)	4.9
Approximate Developable Area (Hectares)	4.9
Site Description	The site contains a large residential property and related gardens and fields located adjacent to the settlement of Dormansland. The site is partially wooded, with belts of trees also separating the site from the settlement of Dormansland, and contains a large pond.
Suitability	Whilst the topography of the site varies in places, this is not considered to prevent development. The site has existing road access onto Dormans High Street. The site is within close proximity to the AONB, and this would need to be considered through the development management process. The site is therefore considered suitable, although as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	50 residential dwellings and up to 50 sheltered living apartments have

	been suggested by the agent.
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DOR 011
Address	Land at Parklands Farm, Dormans Road, Dormansland

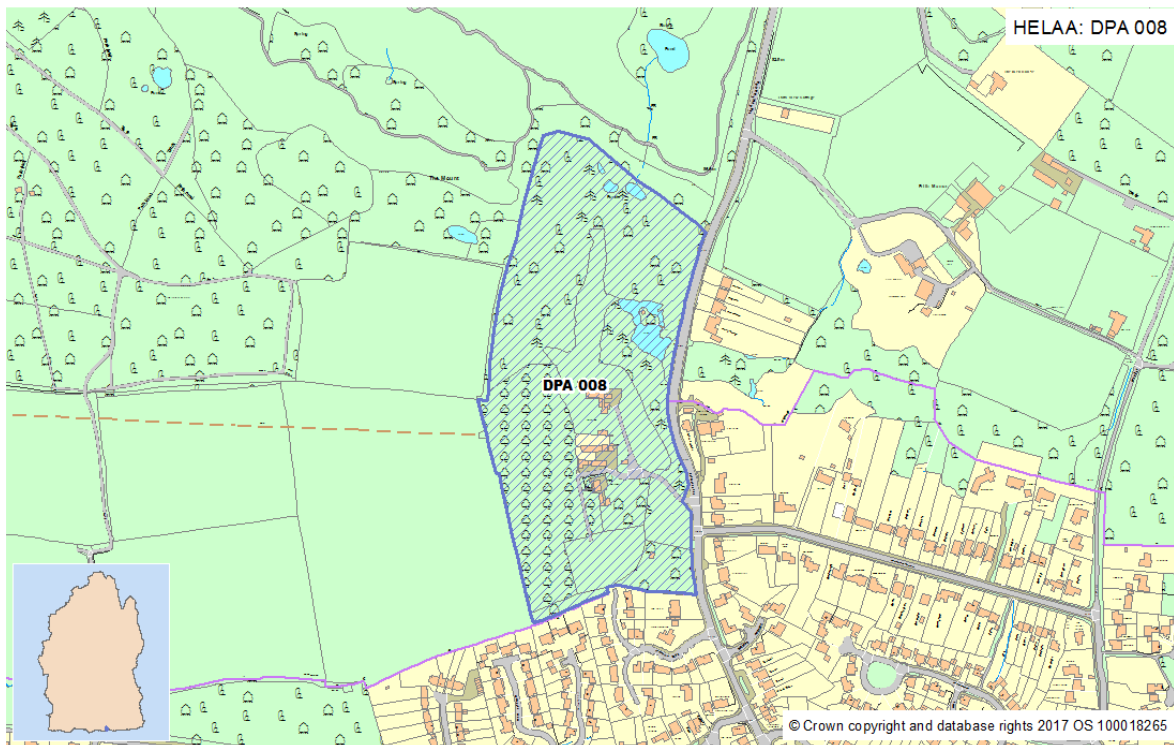


Land at Parklands Farm, Dormansland

Site Size (Hectares)	6.48
Approximate Developable Area (Hectares)	6.48
Site Description	The site comprises a residential dwelling, garden land, outbuildings and hardstanding as well as a large area of paddock and field land. There are a number of bands of trees and hedgerows within and around the edge of the site. The site is on the north western edge of the settlement of Dormansland. The west of the site is bounded by the railway line, with residential properties to the east and partly to the south and north. There is further open land to the north east and south west.
Suitability	The topography of the site is fairly flat. The site has existing access onto Dormans Road. There are areas of surface water flooding throughout the site which will need to be considered through the development management process. The site is therefore considered suitable, although as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.

Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	100
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	DPA 008
Address	Land at Lingfield Road

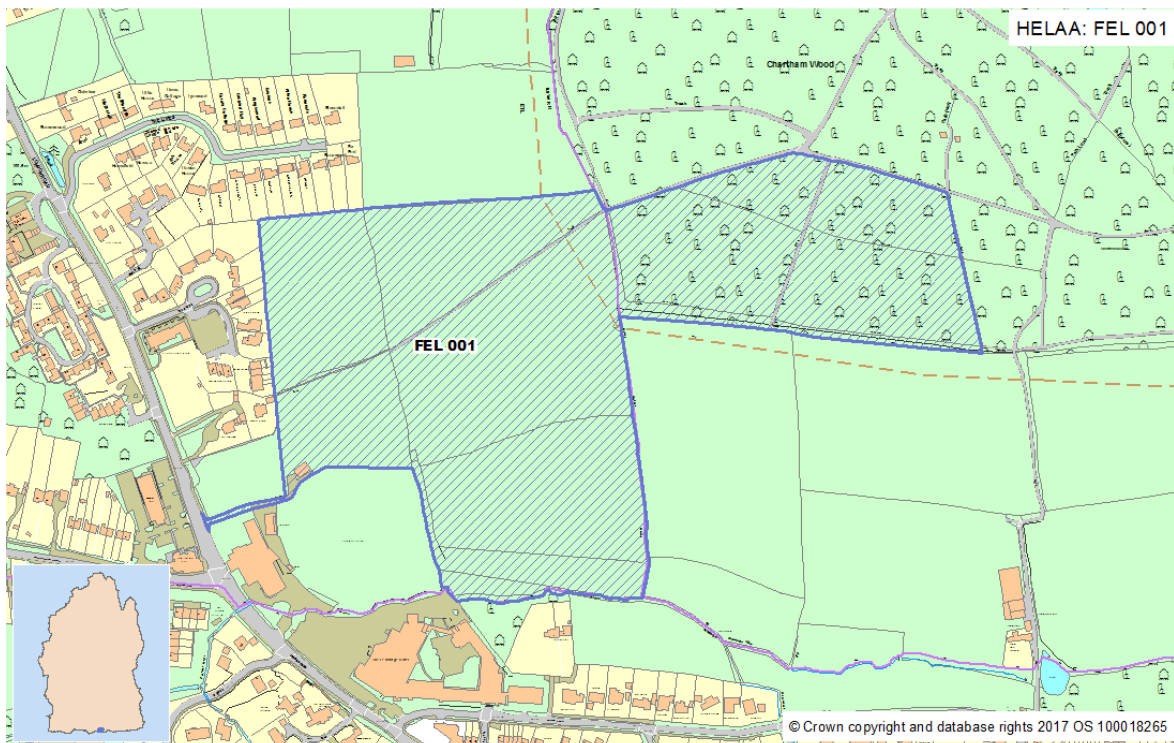


LAND AT THE COACH HOUSE LINGFIELD ROAD EAST GRINSTEAD RH19 2EE

Site Size (Hectares)	7.2
Approximate Developable Area (Hectares)	6.4
Site Description	The site contains a residential property with extensive gardens. Much of the land is heavily wooded, particularly in the northern part of the site. There are residential properties to the south and east of the site, but it is open to all other aspects. The site is adjacent to the southern boundary of the District.
Suitability	The site has existing access from Lingfield Road. The site is relatively flat and is capable of accommodating development. There is an area of Ancient Woodland in the western part of the site, which has resulted in a reduced developable area. There is large woodland TPO to the north western boundary of the site, as well as Chartham Park SNCI. The site is in the Green Belt and this designation

	would need to be changed in order for the site to be developed.
Availability	The site has been submitted by the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	120
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	FEL 001
Address	Land north of Felbridge Hotel, Furze Lane

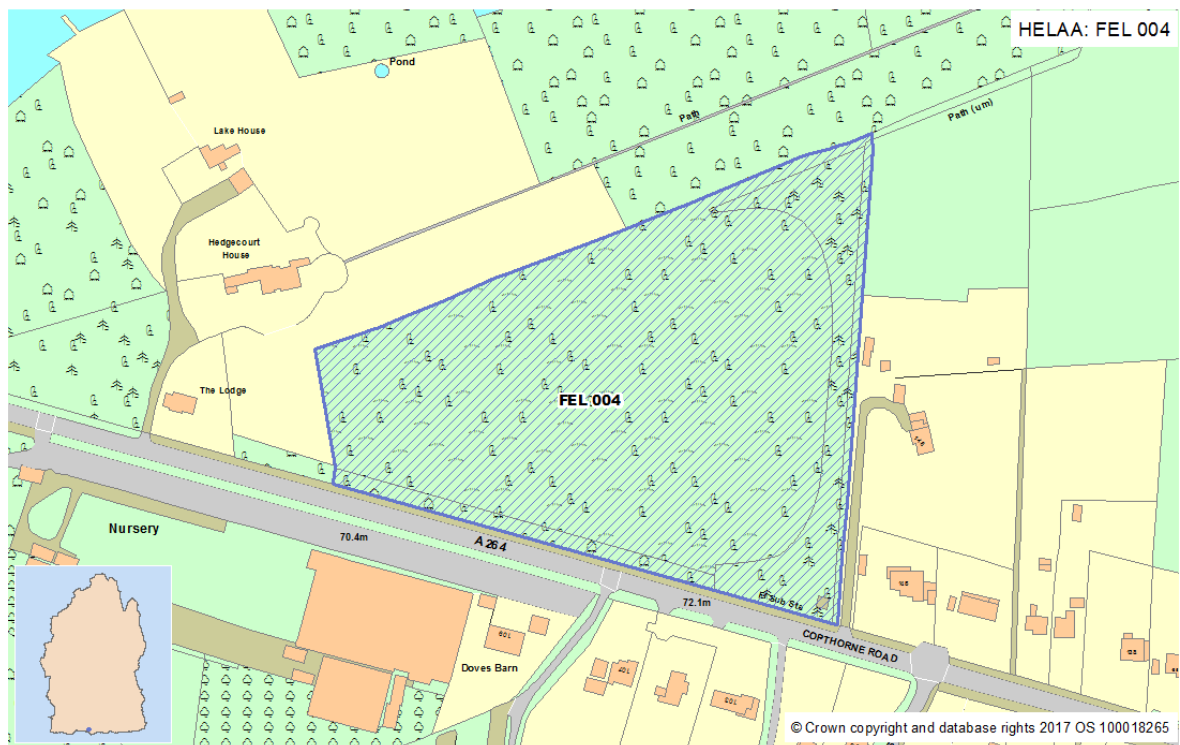


Land North of Felbridge Hotel

Site Size (Hectares)	14.2
Approximate Developable Area (Hectares)	14.2
Site Description	The site is open land at the southern part of the District, to the east of Felbridge. Two tennis courts that are associated with the Crown Plaza hotel occupy part of the site. Residential and commercial properties exist to the south, west and partly to the north of the site, with open land to the east.
Suitability	The site is within 7km of the Ashdown Forest Special Protection Area. To the north west of the site is a woodland TPO and this, along with the presence of an area at risk of surface water flooding to the south

	of the site, would need to be considered through the development management process. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	266
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	FEL 004
Address	Land opposite Doves Barn Nursery

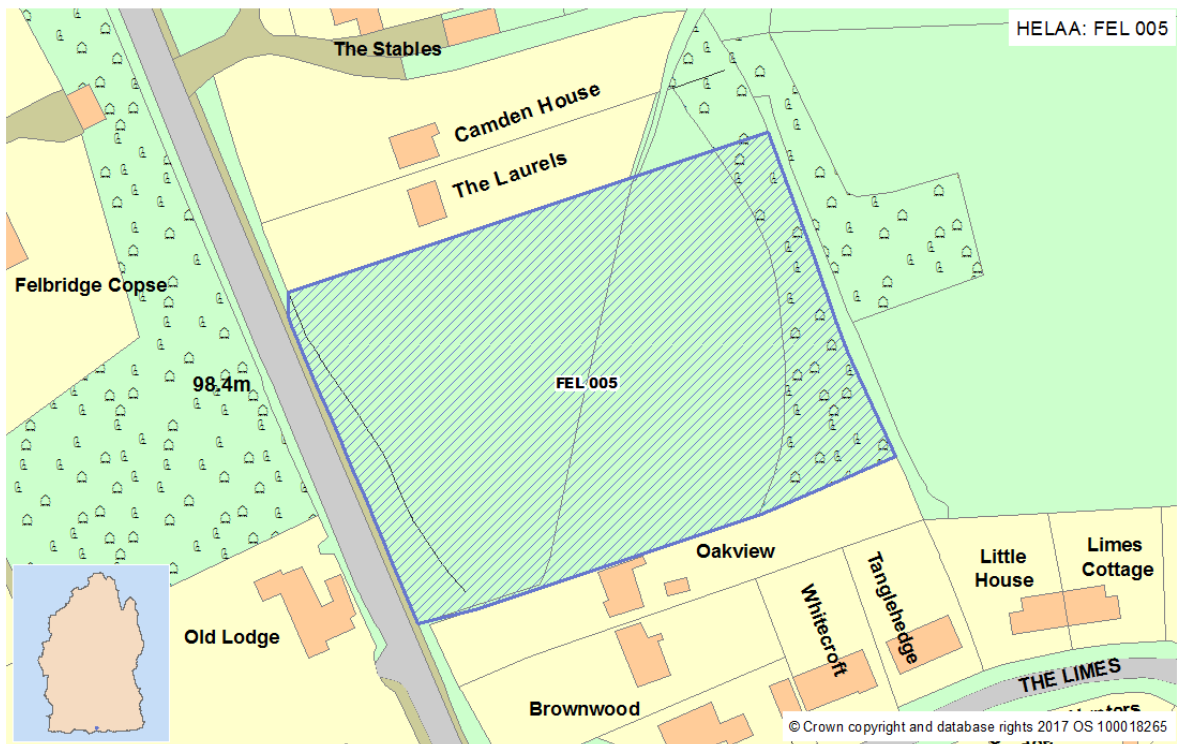


Land opposite Doves Barn Nursery

Site Size (Hectares)	2.93
Approximate Developable Area (Hectares)	2.93
Site Description	The site is a partially wooded area, adjacent to detached properties along Copthorne Road and opposite Doves Barn Nursery on the edge of Felbridge. Thick bands of trees prevent views into and out of the site.
Suitability	The site has road frontage and existing access onto Copthorne Road, which it is thought could be used . The site is relatively flat and is capable of accommodating development. However, the site is in the Green Belt and this

	designation would need to be changed in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	18
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	FEL 005
Address	Land adjoining The Laurels, London Road, Felbridge

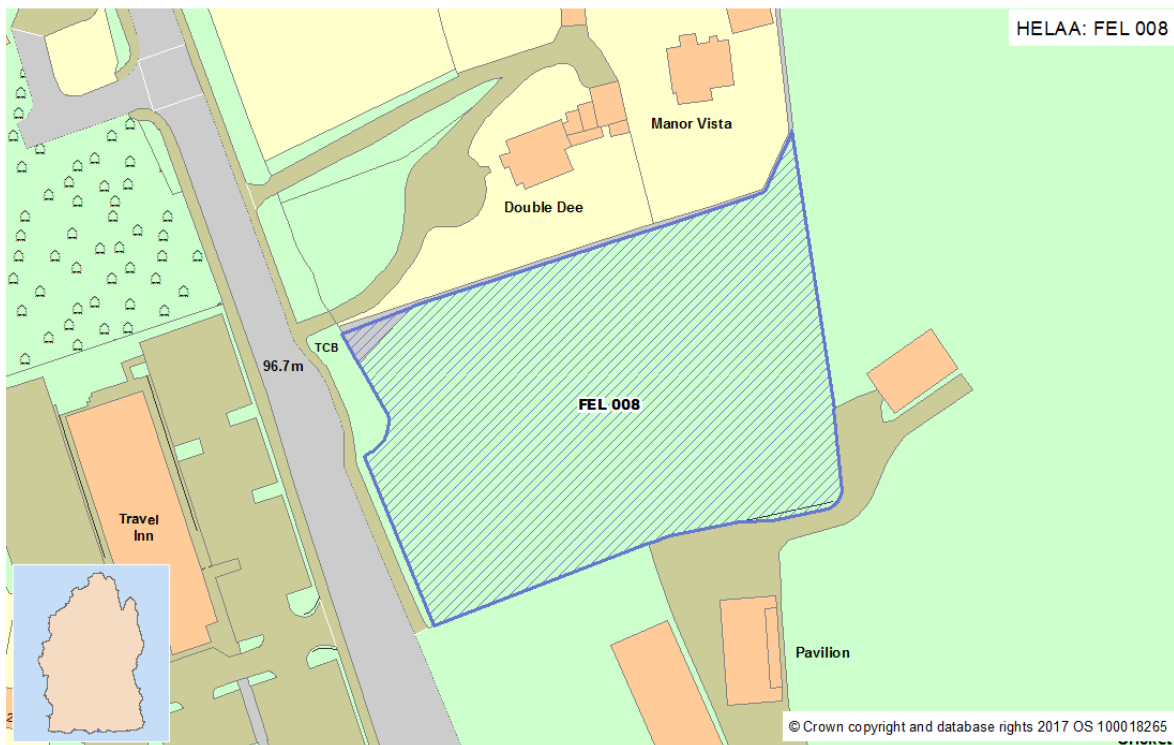


Tandridge
District Council Eastbourne Road Felbridge

Site Size (Hectares)	0.74
Approximate Developable Area (Hectares)	0.74
Site Description	The site is a small greenfield area bordered by trees. Residential properties are adjacent to the site to the north, west and south, with open land to the east.
Suitability	The site fronts onto London Road from which access could be gained. There are some TPOs within the site boundary which would need to be considered as part of the development management process. The site is considered able to accommodate development although as the site

	is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	10
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	FEL 008
Address	Land east of Eastbourne Road, Felbridge

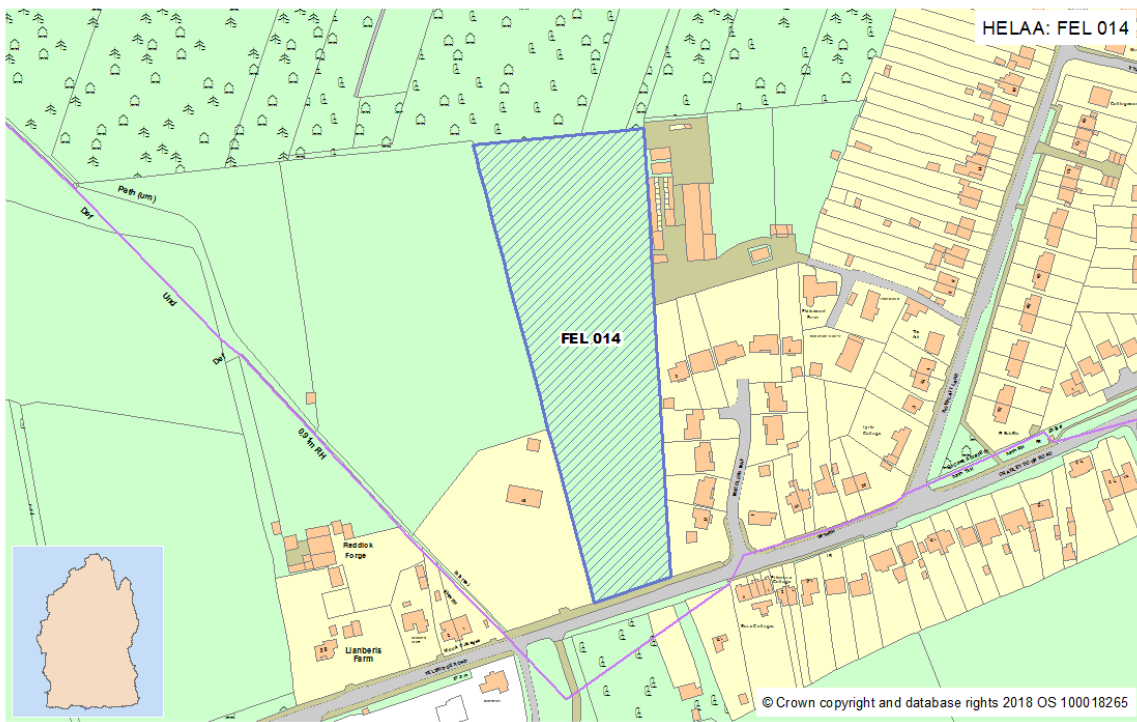


Tandridge
District Council Land East of Eastbourne Road, Felbridge

Site Size (Hectares)	0.4
Approximate Developable Area (Hectares)	0.4
Site Description	The site is adjacent to the settlement of Felbridge. The site is partially wooded, with a thick band of trees on its northern, southern and western boundaries restricting views into and out of the site. It is located immediately north of a car repair shop and opposite a large hotel, which lies across Eastbourne Road to the west of the site.
Suitability	The site has road frontage onto Eastbourne Road, with existing access near to the bus stop. It is seen as possible for the current access to be used if the site was developed and the site is relatively flat enabling it to accommodate development.

	As the site is within the Green Belt, this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. There is a Surrey County Council SSSI within 2km of the site, which will need to be considered through the development management process.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	8
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	FEL 014
Address	Land north of Crawley Down Road

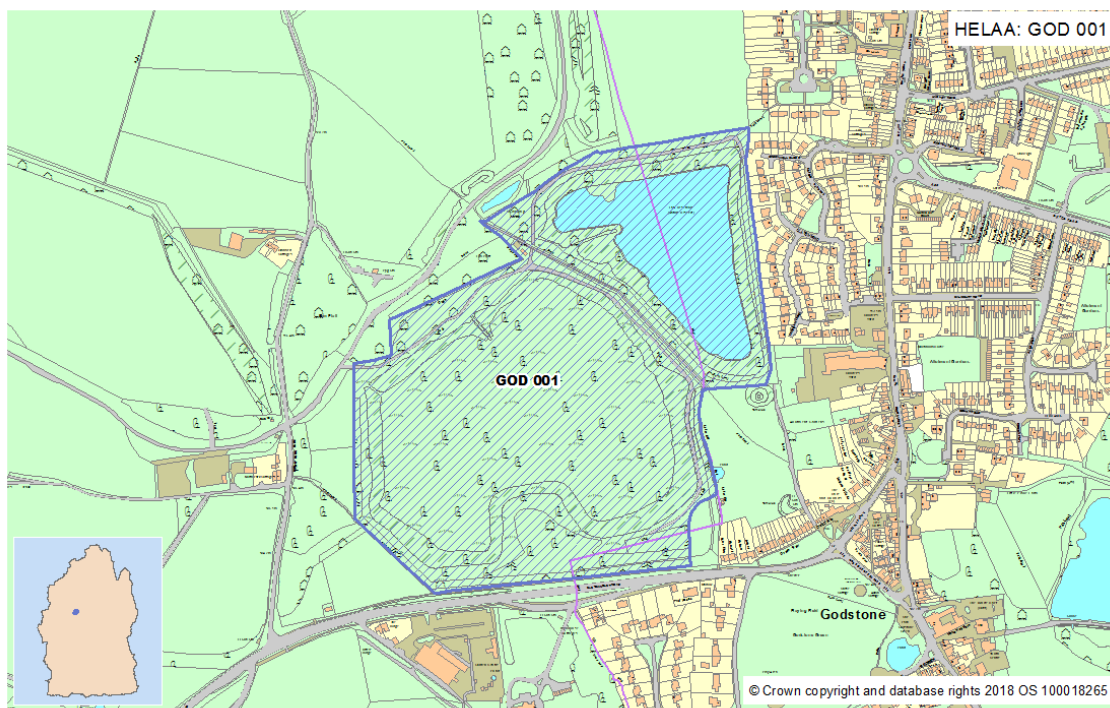


Land north of Crawley Down Road, Felbridge

Site Size (Hectares)	1.49
Approximate Developable Area (Hectares)	1.49
Site Description	The site is an area of grassland adjacent to Felbridge, abutting the administrative boundary with Mid-Sussex. The site is defined by a mixture of mature trees, hedges and fencing. The site is relatively flat and the rear of the properties on Wheelers Way can be seen from the site, as can the neighbouring property on Crawley Down Road.
Suitability	The topography of the site could accommodate development. Although there does not appear to be an existing access point from

	<p>Crawley Down Road, the site fronts the road, so it should be possible to gain access access to the site.</p> <p>The site is considered able to accommodate development but as it is within the Green Belt, the designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowners and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. There is a Surrey County Council SSSI within 2km of the site, which will need to be considered through the development management process.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	25
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	GOD 001
Address	Godstone Reservoirs

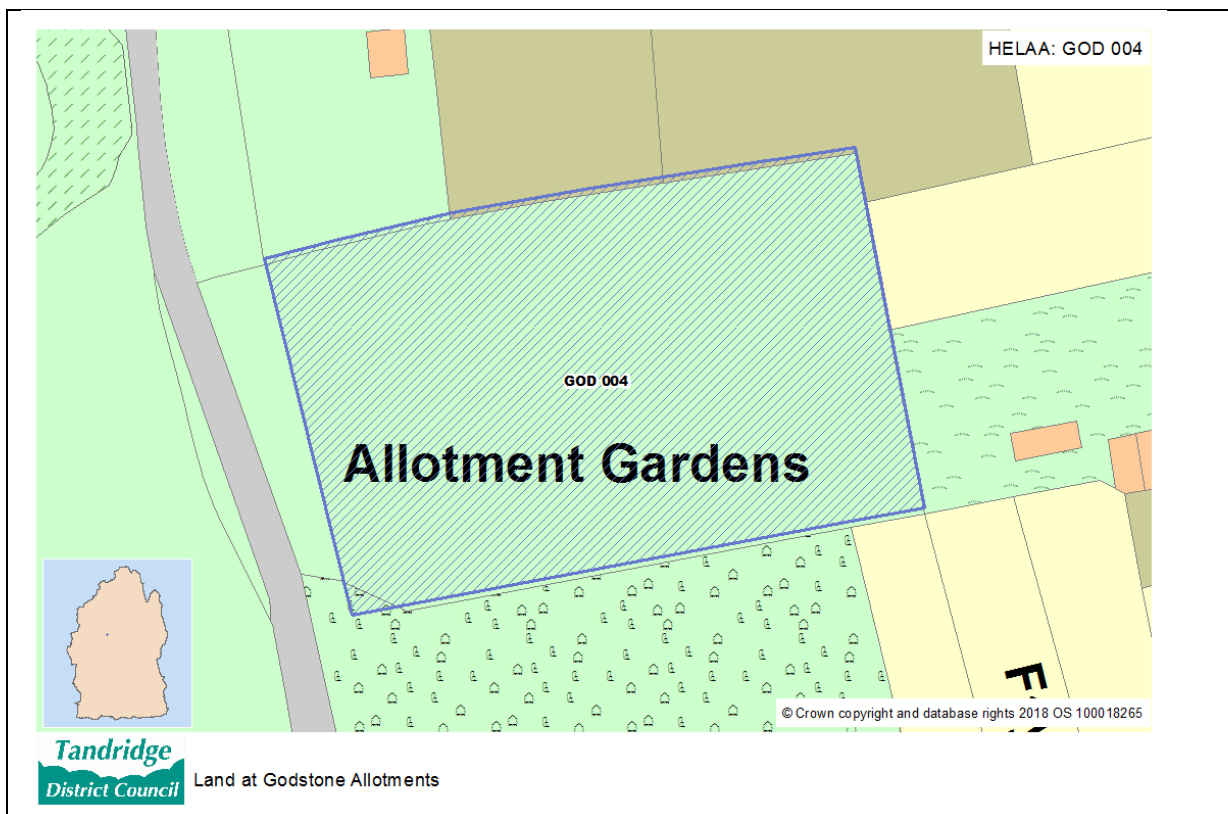


Godstone Reservoirs

Site Size (Hectares)	21.67
Approximate Developable Area (Hectares)	14.89
Site Description	<p>The site is a large area to the west of Godstone. It is informally split into two sections. The larger, south western part of the site contains a historic quarry partially covered in trees and vegetation. It is separated by a public footpath from the north eastern part of the site which contains a reservoir, often used for water sports. The topography of the site is steep in places, particularly in the edges of</p>

	the 'bowl' that define the former quarry site.
Suitability	<p>Whilst the topography is challenging, it is envisaged that development could come forward on most parts of the southern area of the site. Access is thought to be possible from both Bletchingley Road and the HGV access road.</p> <p>The developable area has been reduced in the north east part of the site due to the presence of a reservoir in operational use. A small part of the southern section will need a buffer of 15 metres from Ancient Woodland which has further reduced the developable area.</p> <p>Overall, the site is considered able to accommodate development but as the site is in the Green Belt, this designation would need to change in order for development to come forward.</p>
Availability	The site has been submitted on behalf of the owners and is considered available, though the area featuring the reservoir is no longer considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. However, the site does carry a high risk of contamination so a risk assessment and site investigation would be required and these will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	300
Strategy compliance	Site is in accordance with the Preferred Strategy.

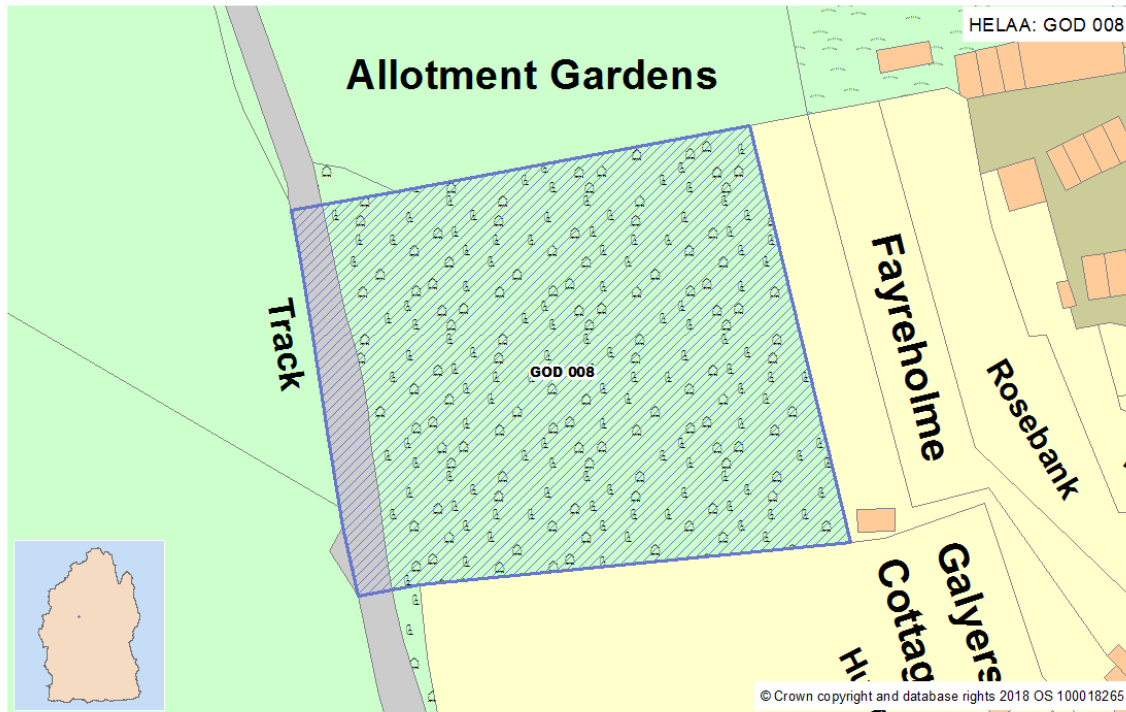
HELAA Reference Number	GOD 004
Address	Land at Godstone Allotments



Site Size (Hectares)	0.2
Approximate Developable Area (Hectares)	0.2
Site Description	The site is used as allotment gardens and is adjacent to the settlement of Godstone, which lies to the east. The site is situated amongst a cluster of other HELAA sites, none of which have direct road frontage, but are accessible via a narrow track which passes through GOD 017, GOD 008 and GOD 019.
Suitability	The site has topography that would be capable of accommodating development. At present it is not considered that there is suitable access to allow for development of the site, but if sites to the north or south were to be developed, then access could be achieved from either Dumville Drive or Bletchingley Road. The site lies in the Conservation Area but this does not necessarily prevent development from occurring. Overall, the site, in conjunction with neighbouring HELAA submissions, could accommodate development but as the site is in the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. The site is opposite an SNCI and this will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	6

Strategy compliance	Site is in accordance with the Preferred Strategy.
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HELAA Reference Number	GOD 008
Address	Land behind the Hare & Hounds Pub, Godstone

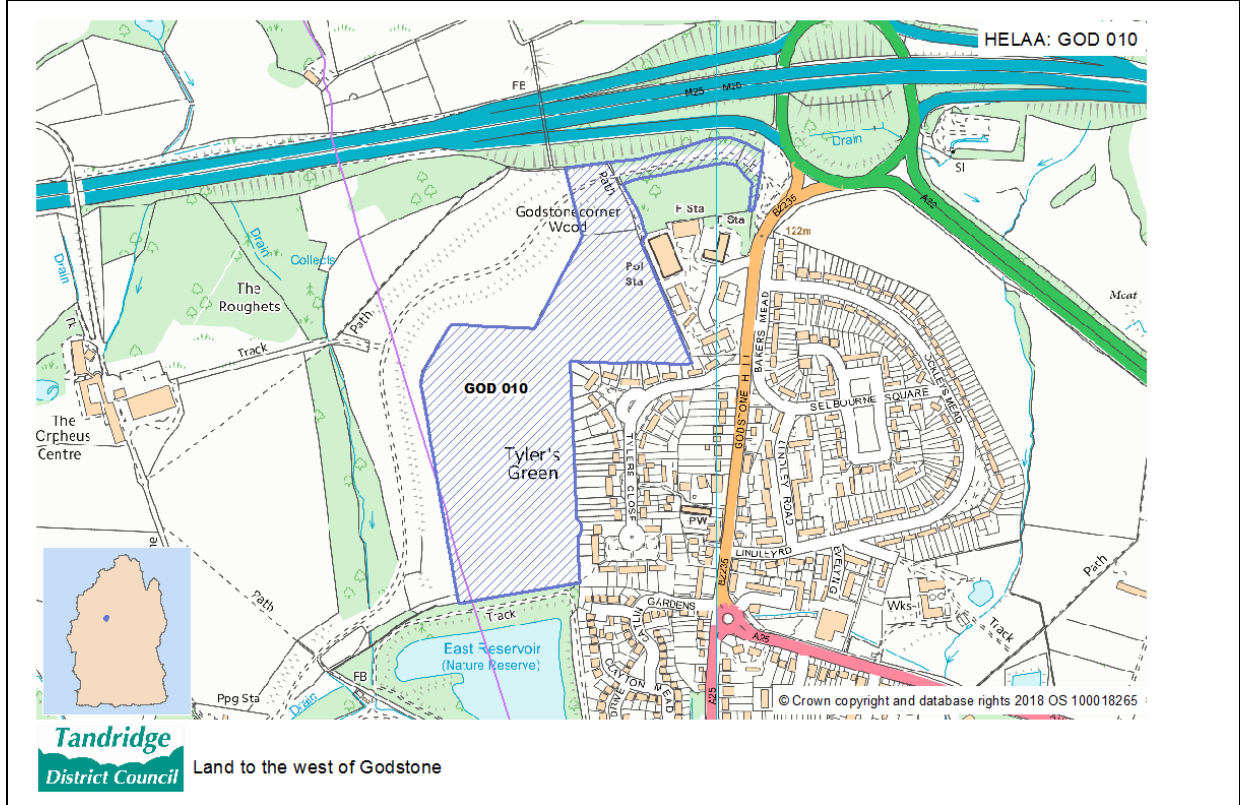


Land behind the Hare & Hounds Pub, Godstone

Site Size (Hectares)	0.25
Approximate Developable Area (Hectares)	0.25
Site Description	The site is a wooded area/scrubland adjacent to the Hare and Hounds Pub, to the immediate west of Godstone. The site is situated amongst a cluster of other HELAA sites, none of which have direct road frontage, but are accessible via a narrow track which passes through GOD 017, GOD 008 and GOD 019.
Suitability	The site has topography that would be capable of accommodating development. At present it is not considered that there is suitable access to allow for development of the site, but if sites to the north or south were to be developed, then access could be achieved from either Dumville Drive or Bletchingley Road. The site lies in the Conservation Area but this does not necessarily prevent development from occurring. Overall, the site in conjunction with neighbouring HELAA submissions, could accommodate development but as the site is in the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable, are identified at this time. The site is opposite an SNCI and this will need to

	be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	8
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	GOD 010
Address	Land to the west of Godstone



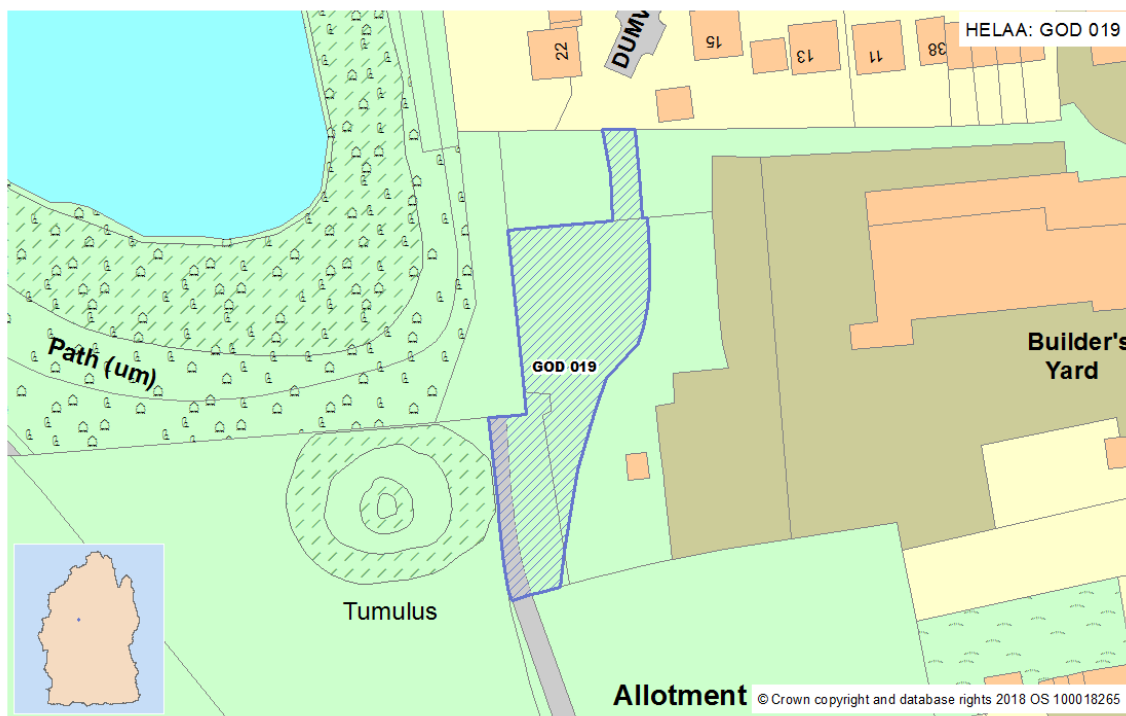
Site Size (Hectares)	10.22
Approximate Developable Area (Hectares)	7.16
Site Description	The site is a sizeable field located immediately west of Godstone, which shares its southern boundary with GOD 001. To the north of the site is the M25, with Junction 6 to the north east. Godstone fire station is immediately adjacent to the north eastern boundary of the site.
Suitability	<p>Currently access to the site is available via an access road that runs through the northern part of the site and then along the western boundary and it is considered that this road would be utilised if development were to occur. This access road is within the current AONB so this would need to be considered as part of the development management process. The site is relatively flat, with the northern area at a slight raised elevation although this would not prevent development. There are areas at risk of surface water flooding in the centre of the site.</p> <p>The site's developable area has been reduced to take into account the AONB designation that covers part of the northern and western parts of the site. The presence of Ancient Woodland has also reduced the</p>

	<p>developable area in the north east of the site.</p> <p>The site is considered able to accommodate development, although as it is within the Green Belt, this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable, are identified at this time. Around one third of the site is within the AONB and this will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	150
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	GOD 017
Address	Land to the rear of Hare and Hounds Pub
<p>HELAA: GOD 017</p> <p>Hunters Cottage</p> <p>The Hare and Hounds (PH)</p> <p>EI Sub Sta</p> <p>GOD 017</p> <p>Tandridge District Council</p> <p>Land to the Rear of Hare and Hounds Pub</p> <p>© Crown copyright and database rights 2018 OS 100018265</p>	
Site Size (Hectares)	0.13
Approximate Developable Area (Hectares)	0.13
Site Description	The site is adjacent to the built-up area of Godstone and contains trees as well as an area of storage. The site is situated amongst a cluster of other HELAA sites, none of which have direct road frontage, but are accessible via a narrow track which passes through GOD 017, GOD 008 and GOD 019.

Suitability	The site has topography that would be capable of accommodating development. The site lies in the Conservation Area but this does not necessarily prevent development from occurring. Overall, the site could accommodate development but as the site is in the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. The site opposite a SNCI and an Ancient Monument and these will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	5
Strategy compliance	Site is in accordance with the Preferred Strategy.

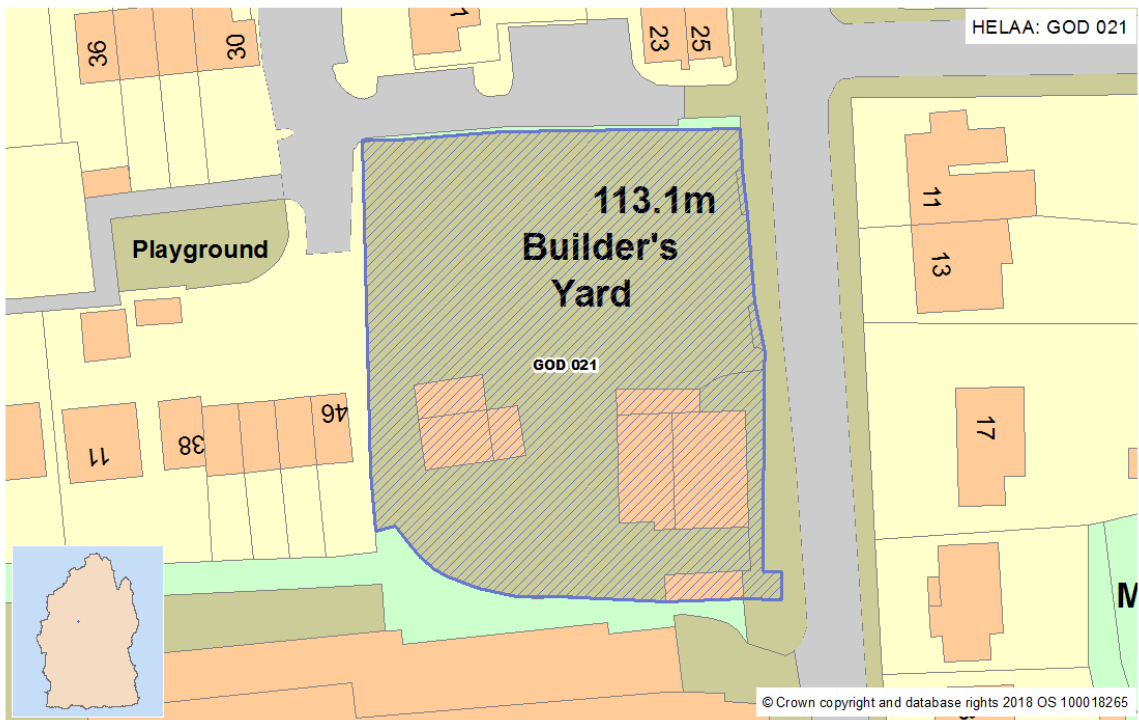

HELAA Reference Number	GOD 019
Address	Land to rear of 44-46 High Street, Godstone and south of Dumville Drive, Godstone



Land to rear of 44-46 High Street, Godstone and south of Dumville Drive, Godstone 1

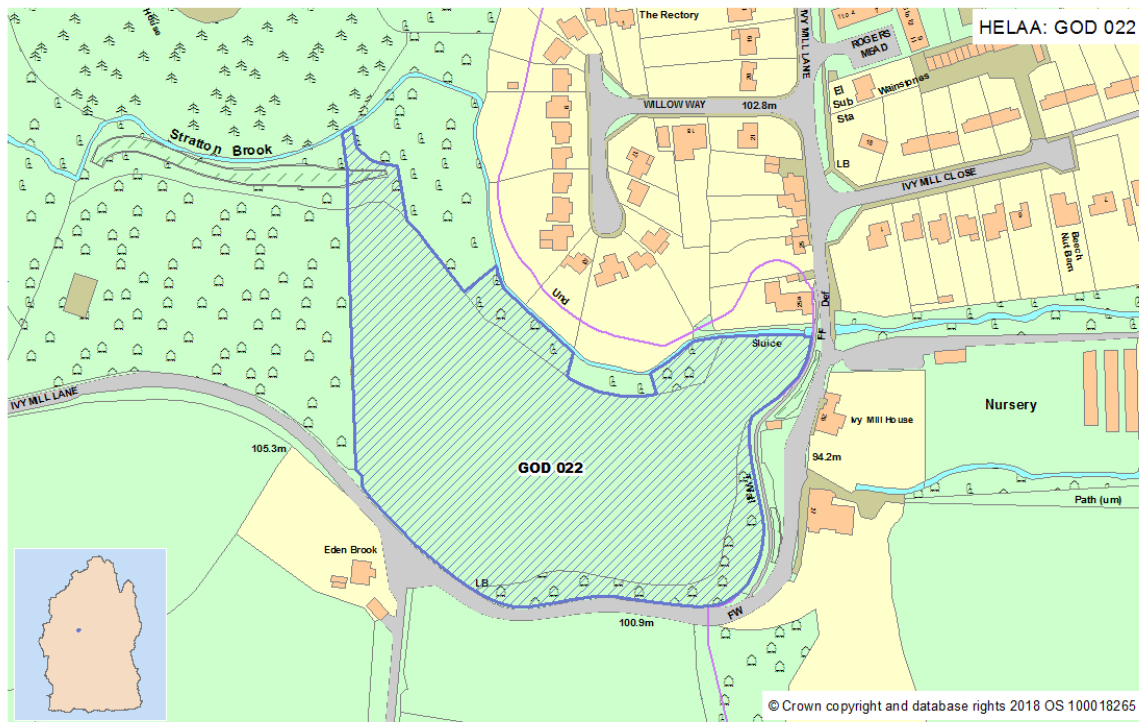
Site Size (Hectares)	0.114
Approximate Developable Area (Hectares)	0.114
Site Description	The site is adjacent to the built-up area of Godstone. The site is open land which lies immediately west of the builders' yard, though it is on a higher elevation and separated by a fence. The site is situated

	amongst a cluster of other HELAA sites, none of which have direct road frontage, but are accessible via a narrow track which passes through GOD 017, GOD 008 and GOD 019.
Suitability	The topography of the site would not inhibit development and it is thought that access could be gained from Dumville Drive, which would also help access other HELAA sites. The site lies partly in the Conservation Area but this does not necessarily prevent development from occurring. Overall, the site could accommodate development but as the site is in the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. There is a moderate risk of contamination at this site, which could be dealt with by condition.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	5
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	GOD 021
Address	William Way Builders Merchants, 38-42 High Street, Godstone
	
 William Way Builders Merchants, 38-42 High Street, Godstone	
Site Size (Hectares)	0.23
Approximate Developable Area (Hectares)	0.23

Site Description	The site was, until recently, an operational builder's yard related to the storage and selling of building materials. It is located within the built-up area of Godstone, and is adjacent to neighbouring residential development as well as another larger builders' yard. Access is currently provided directly onto the A25.
Suitability	<p>The site's topography would not prevent development and it is thought that the existing access would be used should development come forward.</p> <p>Though the site is near a Conservation Area, residential redevelopment of the site could improve the setting of the Conservation Area with a more sensitive use than previous employment. The site is in an area, which historically has potential contamination, but such an area covers neighbouring land which has since been developed as an estate. Therefore this is not seen as an impediment to development, though any contamination would need to be overcome.</p> <p>Overall, the site is considered able to accommodate development but as the site is in the Green Belt, the designation would need to change in order for it to be developed.</p>
Availability	The site has been submitted by an agent on behalf of the landowner and is considered available.
Achievability	The costs of developing a brownfield site and overcoming any contamination are suggested as issues that may impact upon achievability by the agents but the development of the site is not currently understood to be unviable. The site is also within 2km of a Surrey County Council SSSI and this will need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	18
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	GOD 022
Address	Land at Ivy Mill Lane

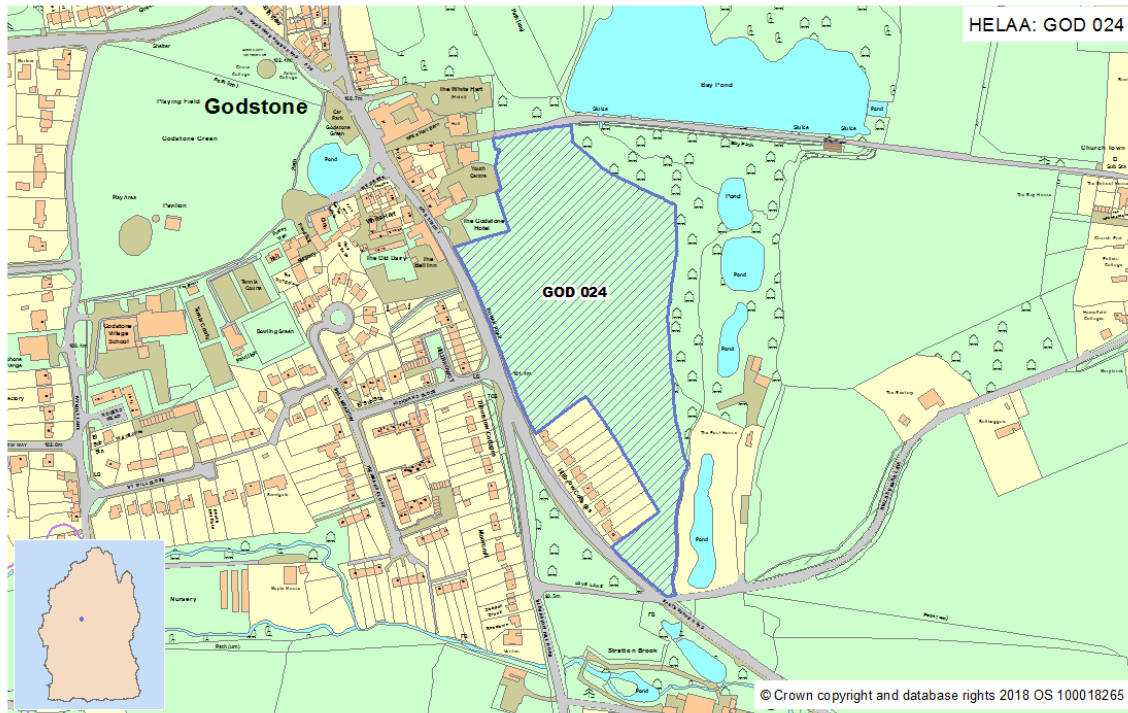


Land north of Ivy Mill Lane

Site Size (Hectares)	1.94
Approximate Developable Area (Hectares)	1.94
Site Description	The site is open land, occasionally used for grazing. It is bordered by thick trees from Ivy Mill Lane and the housing to the north, with more sparse trees forming the western boundary. The village of Godstone sits to the north and east of the site, with open land to the west and south. The site directly fronts Ivy Mill Lane.
Suitability	The site's topography would not prevent development and it is thought that the existing access would be used should development come forward. The site directly fronts Ivy Mill Lane so it is thought that access could be obtained from there. There is an area of Flood Zone 2 to the north east of the site. The site is entirely within a historic landfill site and all of these factors would need to be considered through the development management process. Overall, the site is considered able to accommodate development but as the site is in the Green Belt, the designation would need to change in order for it to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. There is a high risk of contamination at this site, so a risk assessment and site investigation would be required.
Status	Developable - For the purposes of the HELAA, the site is considered to

	be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	58
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	GOD 024
Address	Land to the east of High Street, Godstone

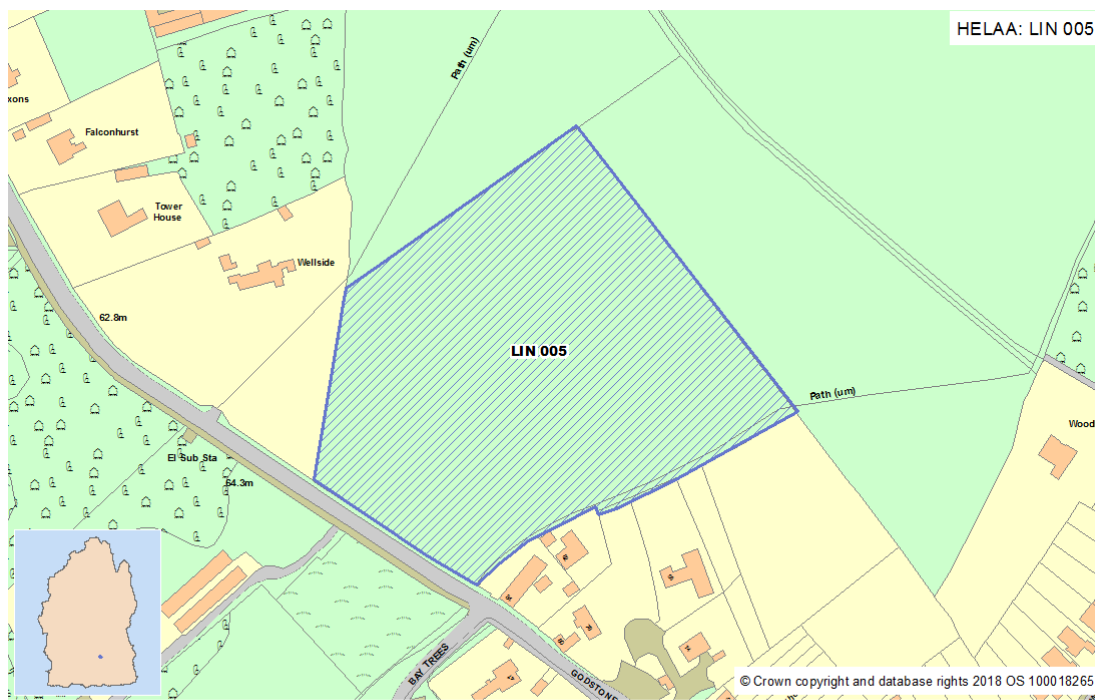


Land to the east of High Street

Site Size (Hectares)	3.5
Approximate Developable Area (Hectares)	3.45
Site Description	The site is agricultural land. It is fairly open to all aspects, with residential property bordering the road where the site meets the High Street.
Suitability	The site's topography is fairly flat and would be suitable for development. The site has immediate frontage with High Street, and it is envisaged that access could be obtained from there. There is an area of Flood Zones 2 and 3 to the east of the site, which would need to be considered through the development management process. Godstone Ponds SSSI sits immediately to the east of the site and this too will have to be considered. The site is at moderate risk of contamination which could be dealt with by condition. Overall, the site is considered able to accommodate development but as the site is in the Green Belt, the designation would need to change in order for it to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner

	and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	62
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 005
Address	Land at Godstone Road, Lingfield

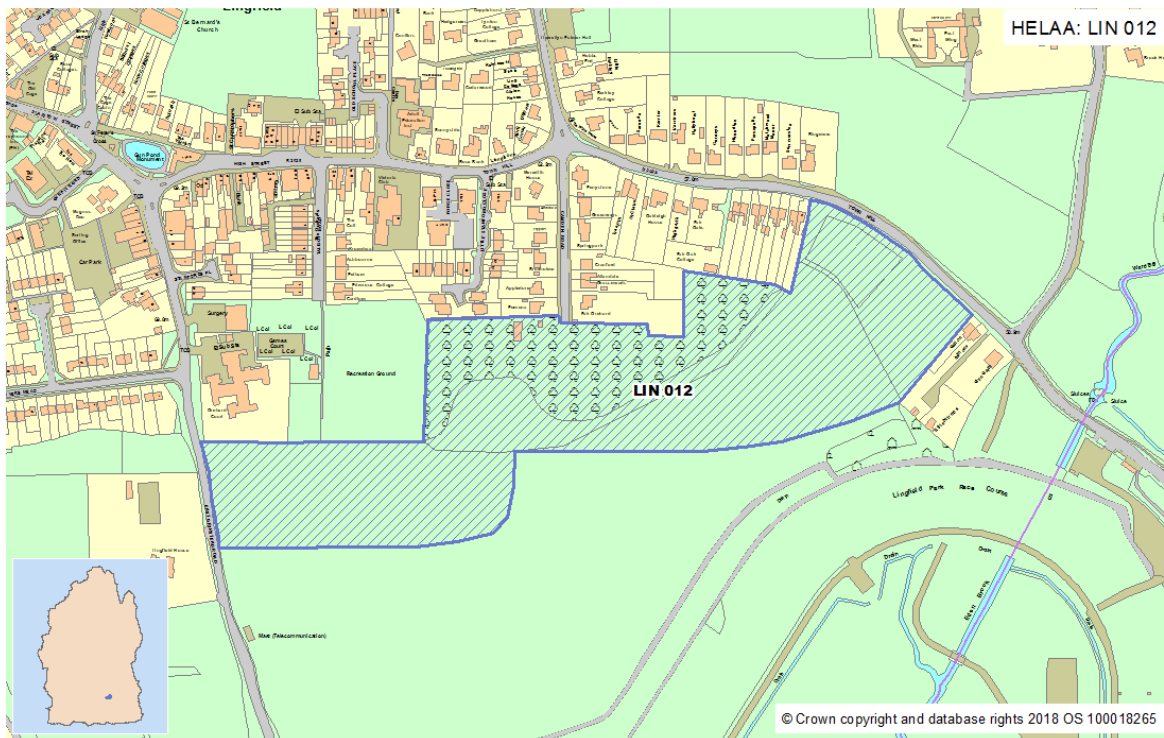


Land at Godstone Road, Lingfield

Site Size (Hectares)	2.22
Approximate Developable Area (Hectares)	2.22
Site Description	The site is a large field adjacent to the north west boundary of Lingfield. The site has road frontage and access onto Godstone Road, with large, detached houses lining this road. Hedges and woodland define the site's boundaries and the site slopes down to the north east.
Suitability	It is envisaged that suitable access can be provided onto Godstone Road and that the topography would not prohibit development. The site is within 2km of a Surrey County Council SSSI. The site is considered able to accommodate development, however as it is within the Green Belt this designation would have to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are

	identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	15
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 012
Address	Land at Lingfield Park, Lingfield, Surrey

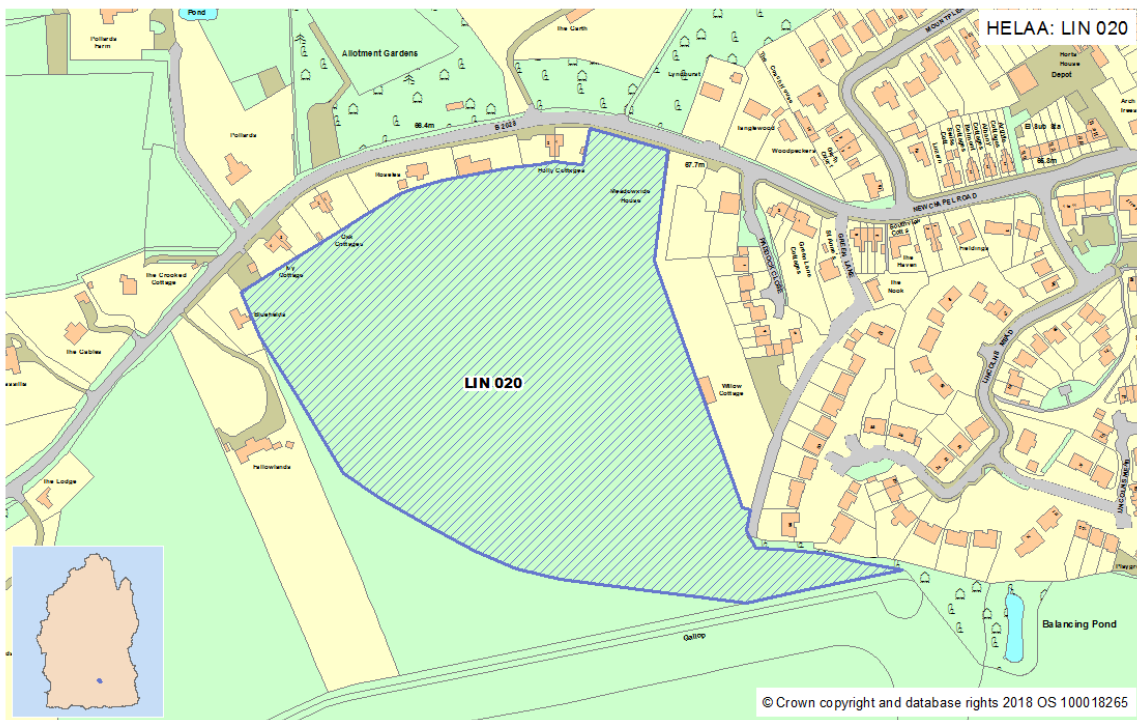


Tandridge District Council Land at Lingfield Park, Lingfield, Surrey

Site Size (Hectares)	6.87
Approximate Developable Area (Hectares)	6.87
Site Description	The site comprises fields and orchards to the immediate south of Lingfield. The site slopes broadly down towards the south, although the eastern and western portions of the site are flatter than the central part which slopes from west down to the east.
Suitability	The site has frontage to both Town Hill and East Grinstead Road and the agent has suggested that access could be secured from these points. The site has an elevated risk of contamination and would require a desk study and preliminary risk assessment. The site is in close proximity to a Conservation Area, which will need to be considered through the development management process. The site is considered able to accommodate development, however as it is within the Green Belt this designation would have to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner

	and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	80
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 020
Address	Land to the south west of Lingfield

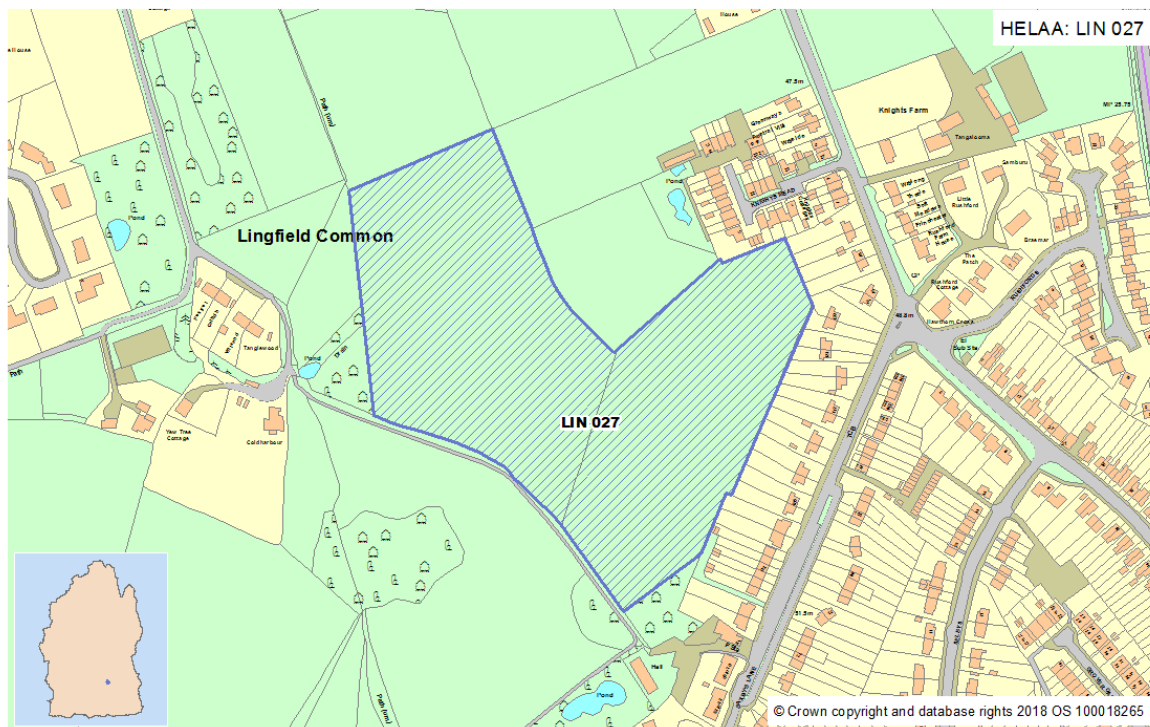


Land to the south west of Lingfield

Site Size (Hectares)	5.28
Approximate Developable Area (Hectares)	5.28
Site Description	The site is a large field to the west of Lingfield. The site has road frontage onto Newchapel Road and slopes downwards slightly to the south. Although there is residential development to the east, the site is fairly open to all other aspects, with a few residential properties scattered nearby.
Suitability	It is not considered that the topography would impact upon development and it is believed that the site can be accessed from Newchapel Road. There is a Grade II* listed building opposite the site which would need to be considered through the development management process. The site is considered able to accommodate development, but as it lies within the Green Belt, this designation would need to change in order for the site to be developed.

Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	100
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 027
Address	Land behind Saxbys Lane

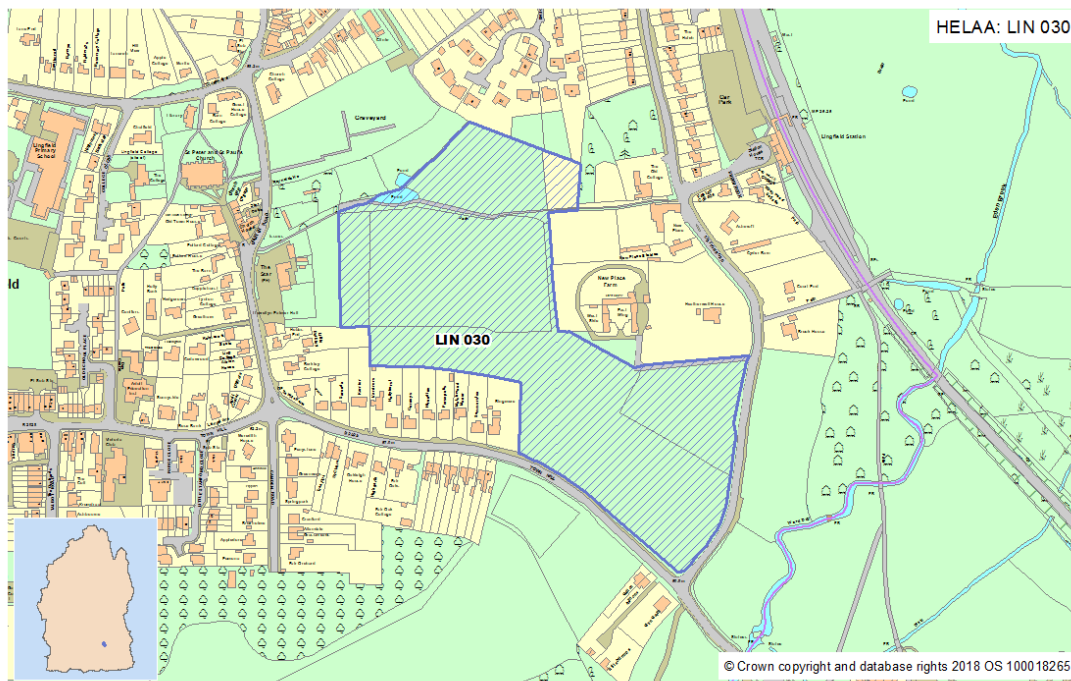


Land behind Saxby's Lane

Site Size (Hectares)	4.56
Approximate Developable Area (Hectares)	4.56
Site Description	The site comprises two flat fields to the rear of Saxbys Lane, adjacent to the settlement of Lingfield. The fields are bound by mature hedgerows and a number of trees. The site is surrounded by agricultural land to the north, residential development to the east and south, and the recreational open space, Bloomers Field, is located to the west.
Suitability	The topography of the site would not prohibit development of the site. The access to this site has been raised as an issue, but LIN 034, a newly submitted site, could now be considered as providing a possible access route.

	The site is considered to be able to accommodate development, although as it is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	72
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 030
Address	Land at the Old Cottage, Station Road, Lingfield

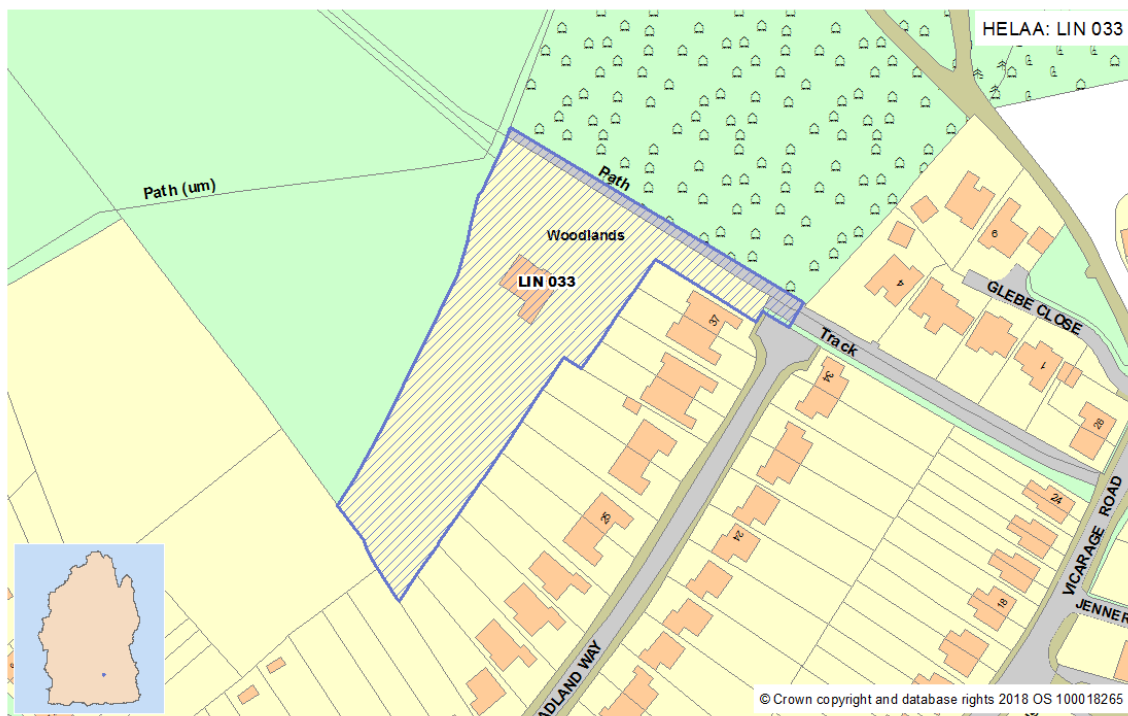


Land at the Old Cottage, Station Road, Lingfield

Site Size (Hectares)	6.1
Approximate Developable Area (Hectares)	6.1
Site Description	The site is an agricultural field, adjacent to the south east boundary of Lingfield. The site has residential properties to the south and west, and a graveyard to the north. The site is within a Conservation Area and a Grade II* listed building sits to the east.
Suitability	The site has road frontage with Town Hill and Station Road and it has been suggested that access could sought from Town Hill. The impact on the Conservation Area and nearby listed buildings would need to be considered through the development management process, as well as a small portion of Flood Zone 2 in the south east corner of the site. The site is considered to be able to accommodate development, although

	as it is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. Over half of the site is within a Conservation Area and this will need to be considered through the development management process. The estimated site yield reflects this constraint.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	50
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 033
Address	Woodlands, Vicarage Road, Lingfield, RH7 6HA

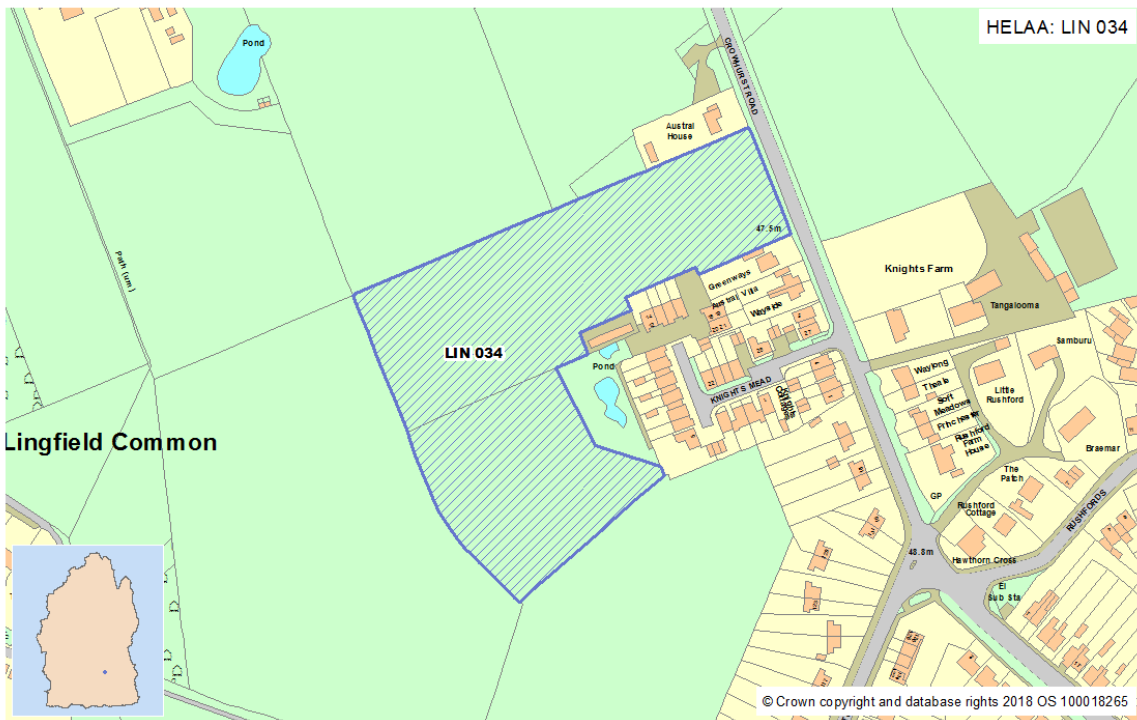


Woodlands Vicarage Road Lingfield

Site Size (Hectares)	0.48
Approximate Developable Area (Hectares)	0.48
Site Description	The site contains a single residential property with a large garden and related outbuildings and hardstanding. It is directly attached to the settlement of Lingfield. It sits behind the properties on Headland Way, although access to the site is from Vicarage Road. The site is bound by

	high mature hedgerows and surrounded by agricultural land.
Suitability	The site is fairly flat and has access onto Vicarage Road. The site is immediately adjacent to Centenary Fields Local Nature Reserve. There is a moderate risk of contamination which could be dealt with by condition. There is a Surrey County Council SSSI within 2km of the site. The site is considered to be able to accommodate development, although as it is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	14
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	LIN 034
Address	Land to the rear of Knights Mead

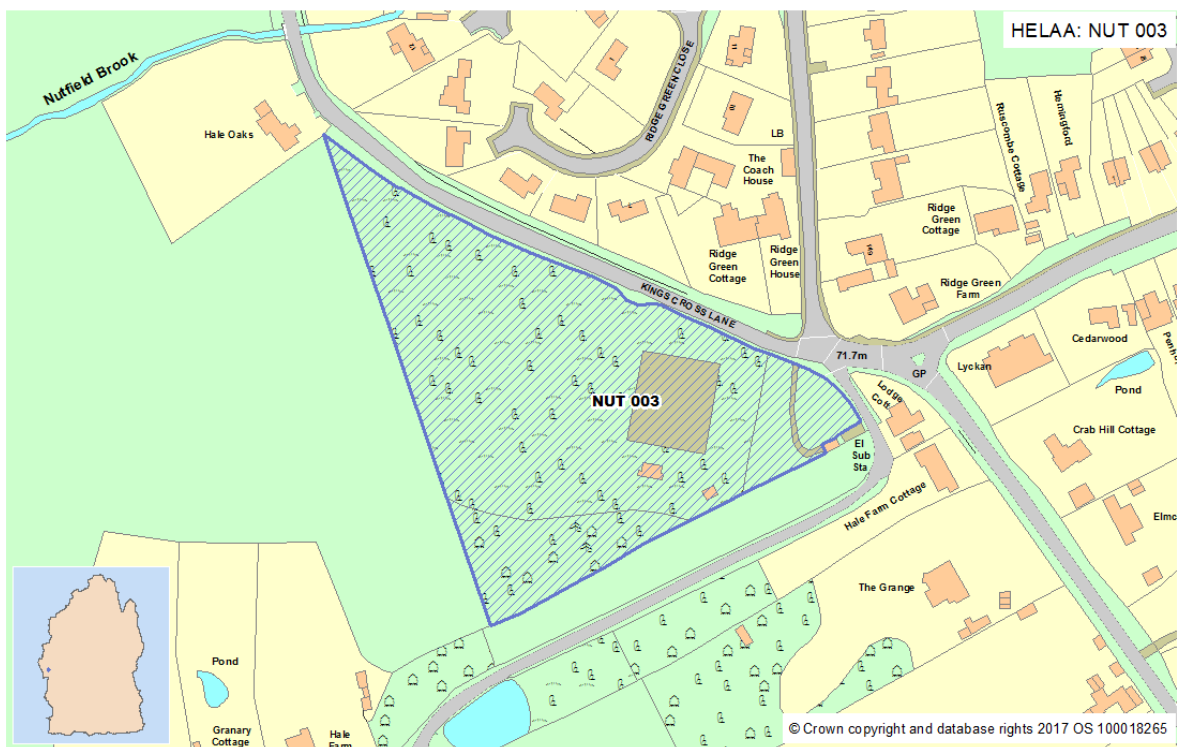


Land rear of Knights Mead Lingfield

Site Size (Hectares)	1.88
Approximate Developable Area (Hectares)	1.18
Site Description	The site contains grazing land to the north of the settlement boundary of Lingfield. It sits to the north west of properties on Knights Mead, a fairly new development, but is open and rural to all other aspects.

	The site is bound by a mix of trees and hedgerows.
Suitability	The site is fairly flat and has access onto Crowhurst Road. The site is immediately adjacent to LIN 027 which is considered unsuitable on the basis that access could not be confirmed. The site has areas at risk of flooding, with over half the site being in Flood Zones 2 or 3, including the potential access route. This will have to be subject to the exceptions test. There is a public footpath at the northern border of the site. All of these factors would need to be considered through the development management process. The site is considered to be able to accommodate development, although as it is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	48
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	NUT 003
Address	Land at Kings Cross Lane, South Nutfield

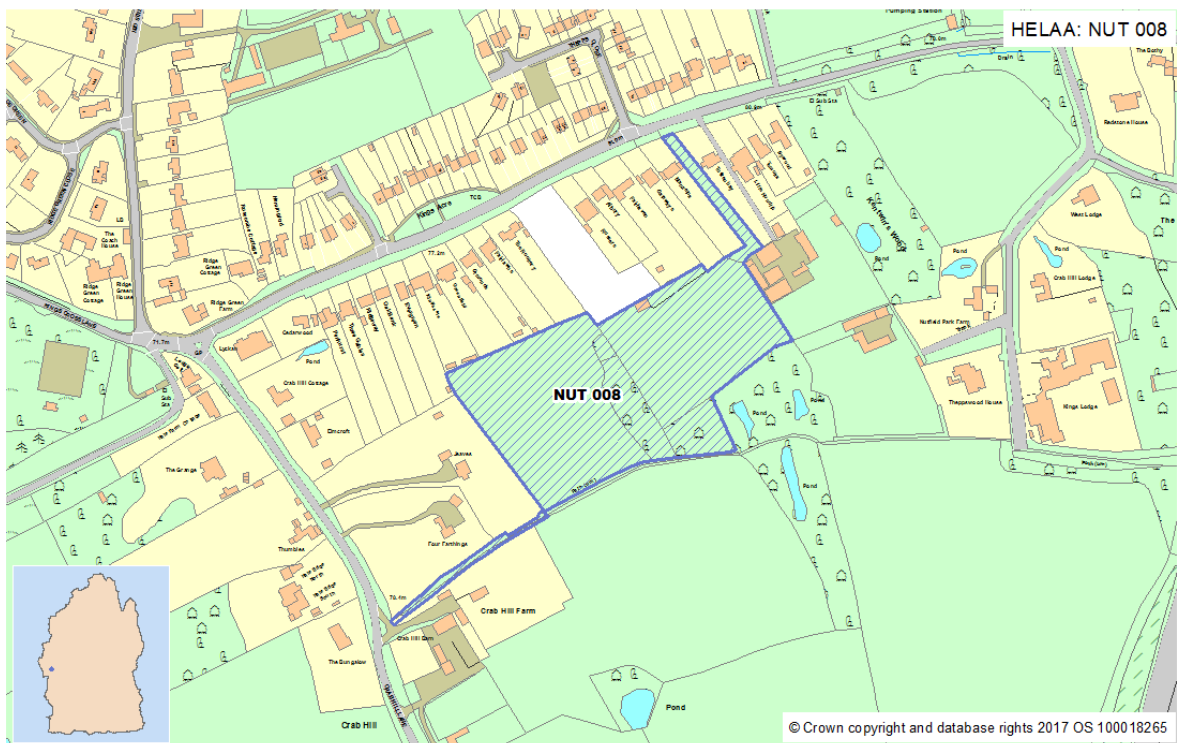


Land at Kings Cross Lane South Nutfield

Site Size (Hectares)	1.65
Approximate Developable	1.65

Area (Hectares)	
Site Description	The site is a small, triangular piece of land to the south west of South Nutfield. It is open, overgrown land with a redundant tennis court to the eastern side.
Suitability	The topography of the land is not envisaged to limit development, and access could be gained from Kings Cross Lane, via the now overgrown gateways. There is a moderate risk of contamination which could be dealt with by condition. There is also risk of surface water flooding on this site. The site is considered capable of accommodating development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available. An application for 16 dwellings on part of the site was approved in 2015 (2014/1977).
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	27
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	NUT 008
Address	Land to the rear of properties on Kings Cross Lane, South Nutfield

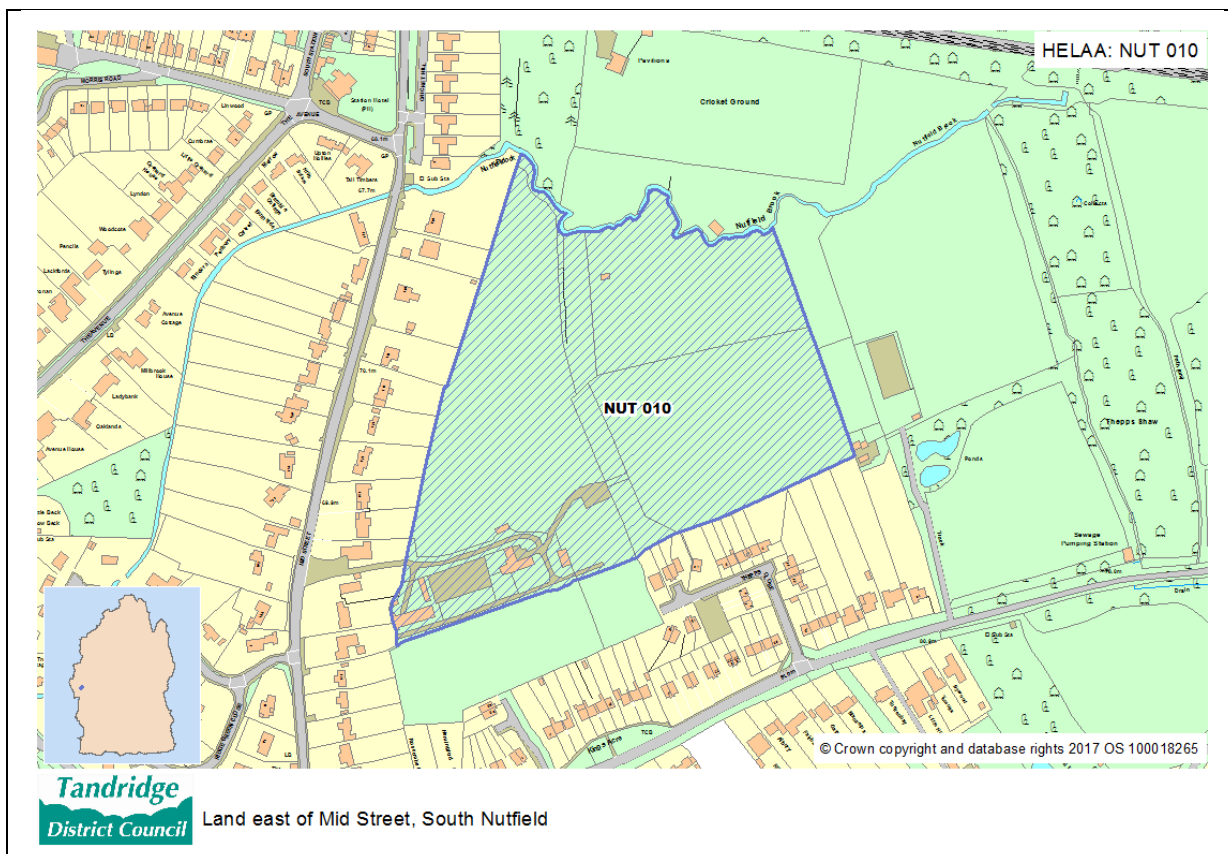


Land to the rear of properties on Kings Cross Lane, South Nutfield

Site Size (Hectares)	2.37
Approximate Developable	2.29

Area (Hectares)	
Site Description	The site comprises two large fields adjacent to the southern part of South Nutfield. There are residential properties to north and west, with a small amount of development to the east and rural land to the south.
Suitability	The site has two existing access points from Kings Cross Lane and Crab Hill Lane, albeit it is not considered possible that the latter access point could be widened to allow for a vehicular entrance. The site is partially wooded and the topography flat, neither of which would prevent the site from accommodating development, although the developable area has been reduced to take into account the presence of Ancient Woodland on the site's south eastern boundary. The site is considered capable of accommodating development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	30
Strategy compliance	Site is not in accordance with the Preferred Strategy.

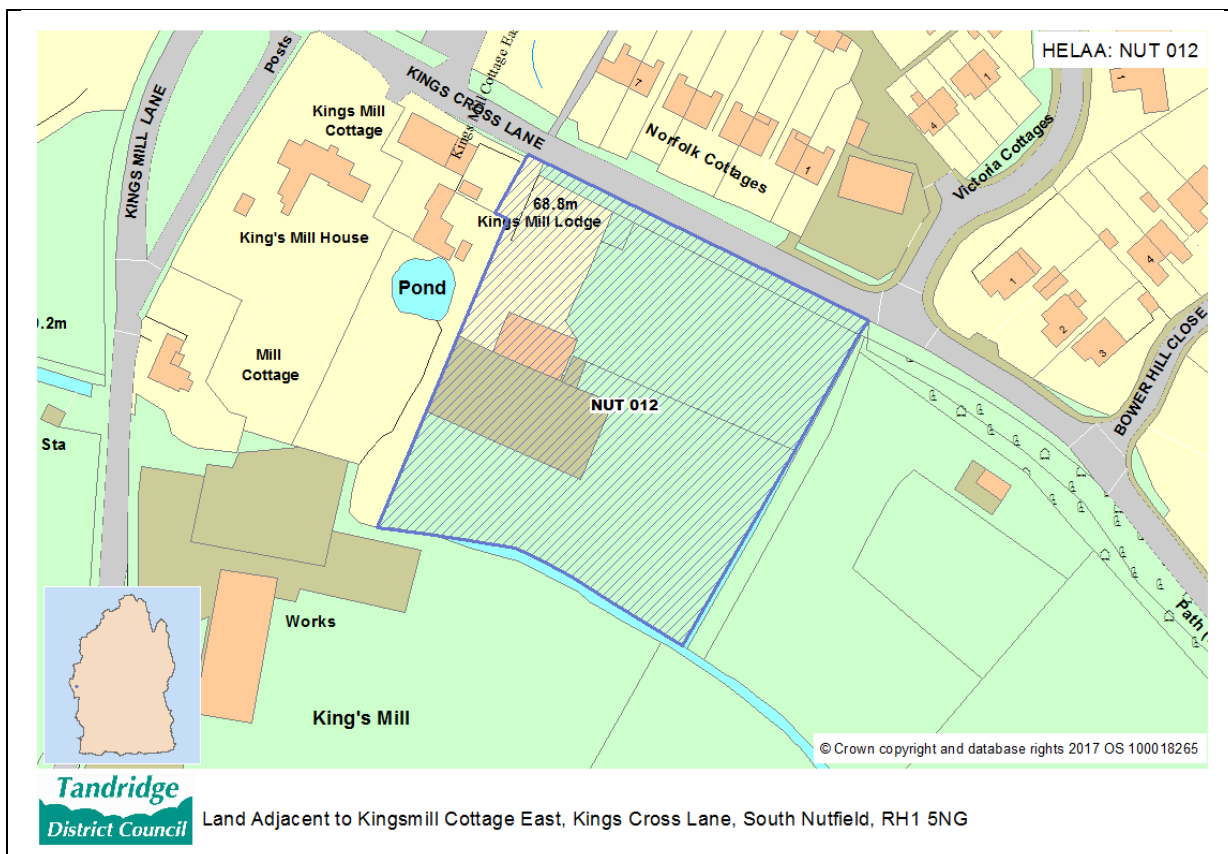
HELAA Reference Number	NUT 010
Address	Land east of Mid Street, South Nutfield



Site Size (Hectares)	6.05
Approximate Developable Area (Hectares)	5.87
Site Description	The site is a large area of farmland, with related structures, primarily used for grazing. It lies immediately adjacent to the built-up area of South Nutfield and is mainly bound by mature trees and hedgerows. It adjoins NUT 014, which lies to its south west. Though the topography varies, it broadly slopes north towards Nutfield Brook.
Suitability	<p>The site is currently accessed from a relatively wide entrance from Mid Street and it is thought that access could be provided from entry roads for NUT 014, too. Though the site has varying topography it is not thought that this would prevent development.</p> <p>The developable area has been reduced owing to the presence of land in Flood Zone 3, at the northern part of the site, where it borders Nutfield Brook, but this would not prevent development of the majority of the site.</p> <p>This site is seen as able to accommodate development but as the site is in the Green Belt, this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by an agent on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	71

Strategy compliance	Site is not in accordance with the Preferred Strategy.
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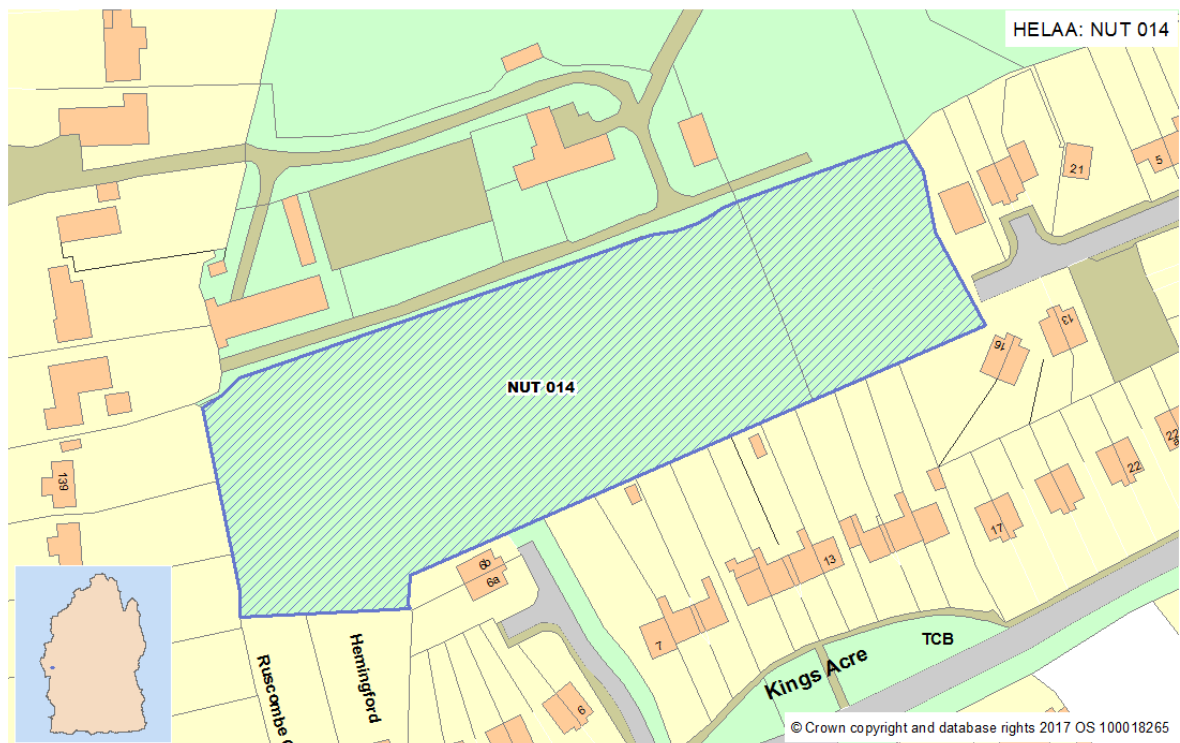
HELAA Reference Number	NUT 012
Address	Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield, RH1 5NG



Site Size (Hectares)	0.84
Approximate Developable Area (Hectares)	0.84
Site Description	The site is located adjacent to the edge of South Nutfield and comprises stables and paddocks bounded by trees at all edges.
Suitability	There is existing access on Kings Cross Lane and though the site slopes slightly downwards from north to south, this would not prevent the site from being developed. There is an area of Flood Zone 3 to the south of the site, which is less than 20m from the border of the site and this may need to be considered through the development management process, as well as an area at risk of surface water flooding at the east of the site. The site is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	16
Strategy compliance	Site is not in accordance with the Preferred Strategy.

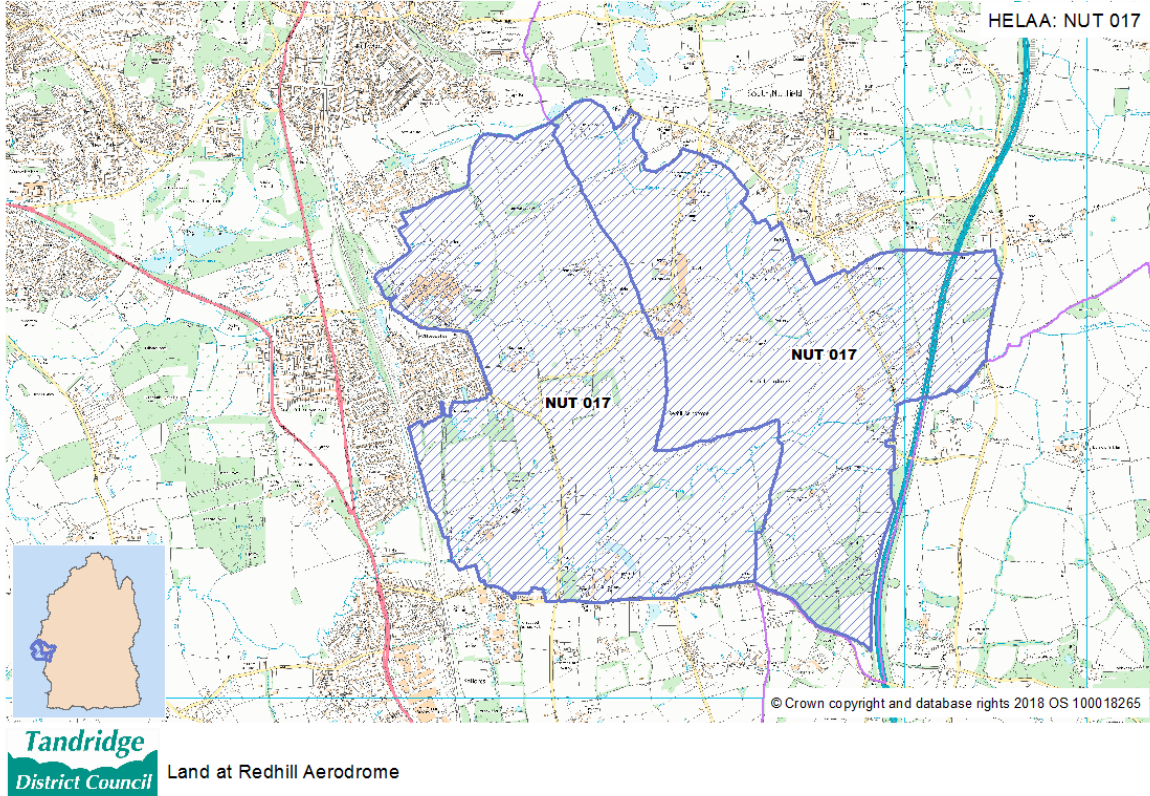
HELAA Reference Number	NUT 014
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Address	Land to the east of 131 Mid Street
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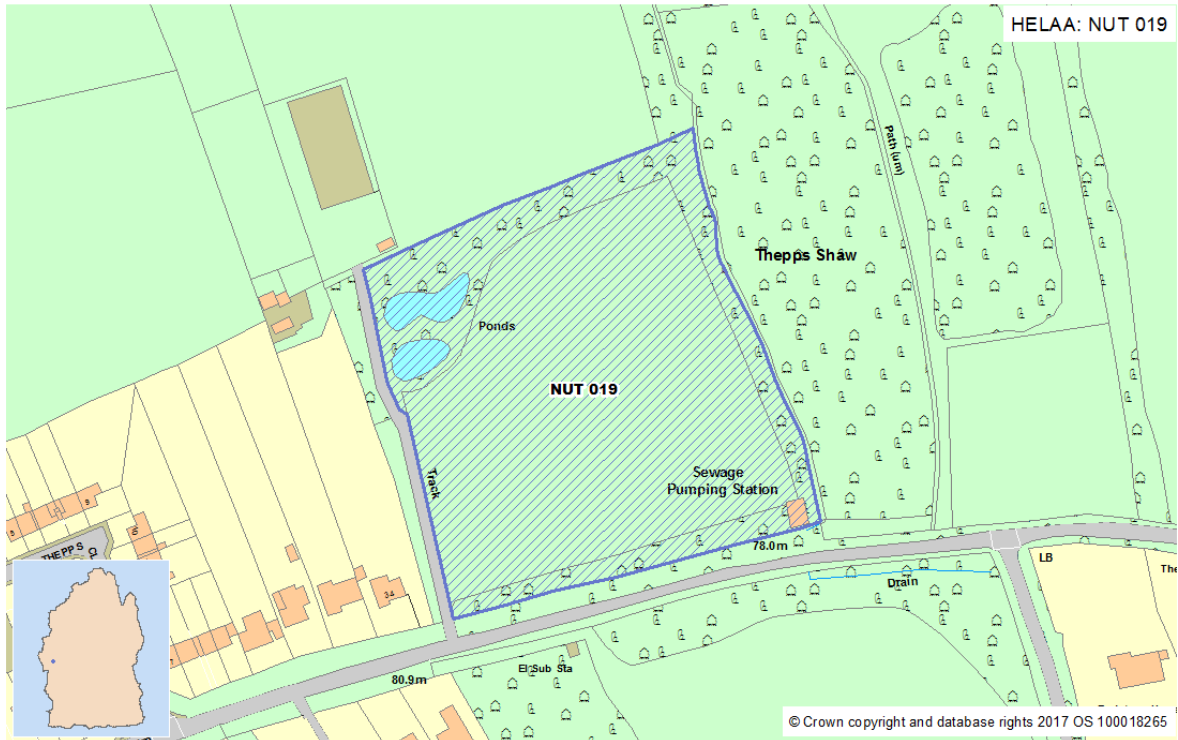
Land to the east of 131 Mid Street

Site Size (Hectares)	1.02
Approximate Developable Area (Hectares)	1.02
Site Description	This site is a relatively small area of grazing land, lying adjacent to the edge of South Nutfield. To its north lies NUT 010. The site slopes slightly down towards the south and its boundary is defined by a mixture of hedges, fencing and trees which allow for views of neighbouring properties.
Suitability	It is thought possible that access could be created off Thepps Close or from Kings Cross Lane, with there also being the possibility that the site could be accessed from the entrance of NUT 010 if both sites were to come forward. It is not thought that the topography would inhibit development. The site is considered to be able to accommodate development but as the site is in the Green Belt, the designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	17
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	NUT 017
Address	Redhill Aerodrome
	
Site Size (Hectares)	616.9 (291.9ha in Tandridge and 325ha In Reigate and Banstead)
Approximate Developable Area (Hectares)	538
Site Description	This site is at the western edge of the District, crossing into the administrative area of Reigate and Banstead. The surrounding areas vary, being open to the south and east, with sparse development to the north and east. There are a number of settlements that are in close proximity. The M23 largely forms the eastern border, with existing development in Reigate and Banstead forming the western border. Salfords Stream runs east to west through the southern part of the site.
Suitability	The site is relatively flat although largely sits within a bowl shape with the surrounding landscape having views down into it. The current access to the site from Tandridge is reliant on a rural road network which has no current direct access to the strategic road network. The site is considered to be able to accommodate development but as the site is in the Green Belt, the designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should

	the site be allocated in the Local Plan.
Estimated Site Yield	8,000 (approximately 4,000 within TDC).
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	NUT 019
Address	Land to the north west side of Kings Cross Lane, Nutfield

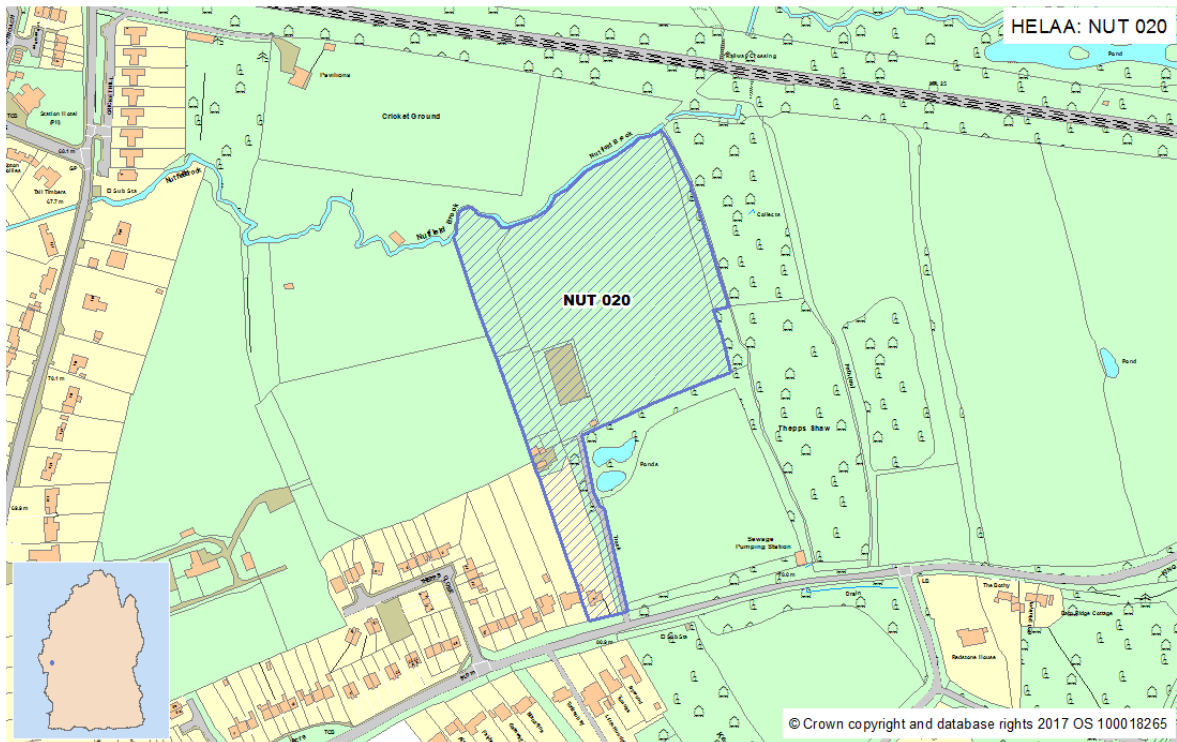


Land at Kings Cross Lane South Nutfield

Site Size (Hectares)	1.77
Approximate Developable Area (Hectares)	1.03
Site Description	The site is open land to the east of existing residential properties in South Nutfield. Open land exists to the north, south and east. There is a small pond in the north west corner of the site. It is closely related to NUT 020, and a band of Ancient Woodland sits at the northern and eastern borders of the site.
Suitability	Access could be achieved via a track to the side of a property fronting Kings Cross Lane. The presence of Ancient Woodland would have to be considered through the development management process, and the buffer applied to this is represented in the developable area. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.

Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	22
Strategy compliance	Site is not in accordance with the Preferred Strategy.

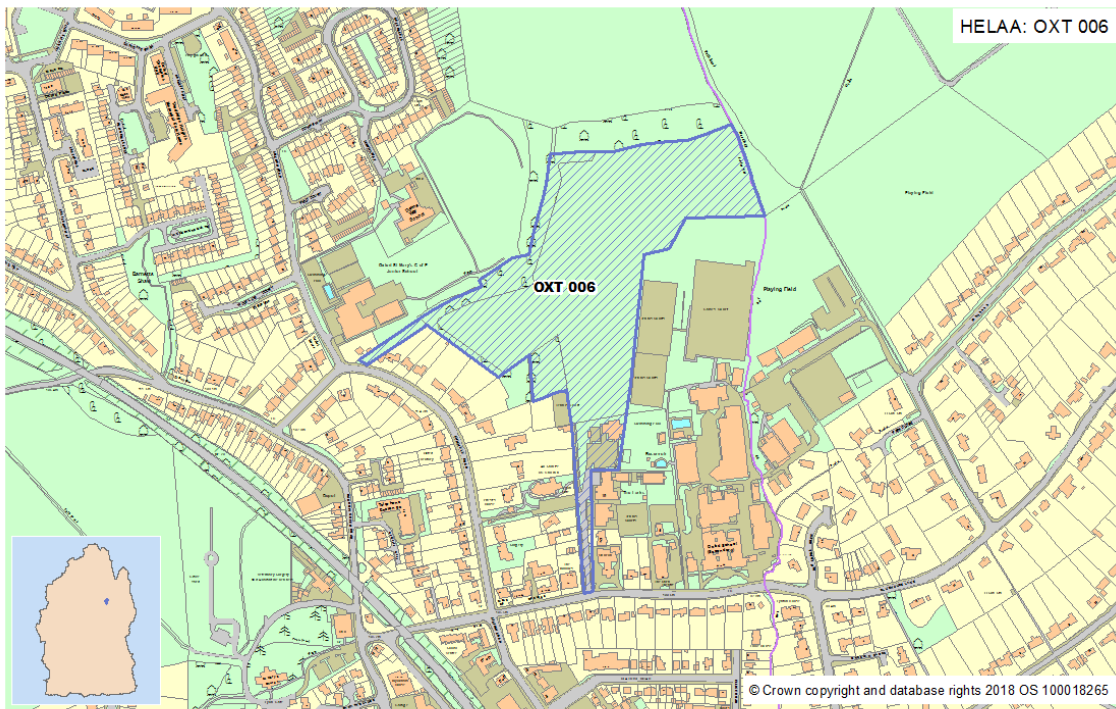
HELAA Reference Number	NUT 020
Address	Land to the rear of 34 Kings Cross Lane, Nutfield



Site Size (Hectares)	3.19
Approximate Developable Area (Hectares)	2.4
Site Description	<p>The site is open land to the north east of existing residential properties in South Nutfield. It is currently used for equestrian purposes and there is an area of hard standing in the south west corner of the site, used as a sand school. Open land exists to the north, south, west and east.</p> <p>There is a band of Ancient Woodland just outside the southern and eastern borders of the site.</p>
Suitability	<p>Access could be achieved via a track to the side of a property fronting Kings Cross Lane. The presence of Ancient Woodland would have to be considered through the development management process, and the buffer applied to this is represented in the developable area. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.</p>

Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	40
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 006
Address	Land adjacent to Oxted and Laverock School

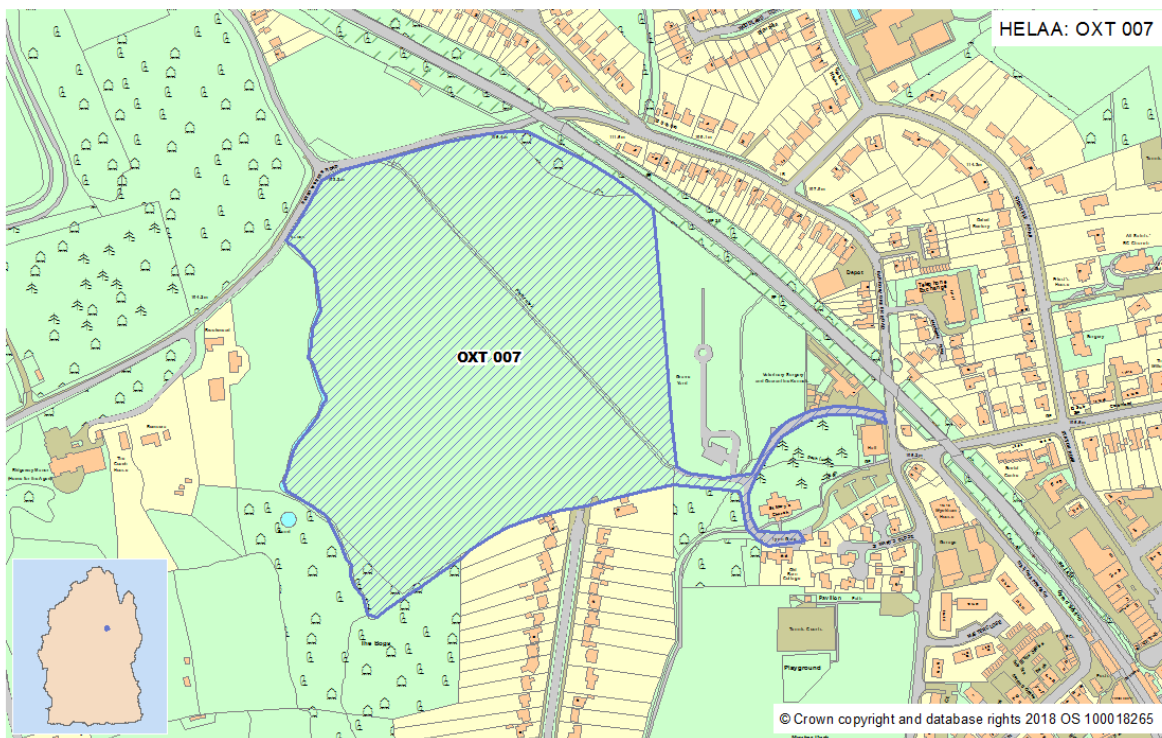


Tandridge District Council Land adjacent to Oxted and Laverock School

Site Size (Hectares)	5.74
Approximate Developable Area (Hectares)	5.25
Site Description	The site is a large field located to the immediate south of the AONB, to the north of Oxted. It lies adjacent to a number of schools and related playing fields as well as large properties on Chichele Road. The site's topography is largely flat, with the western, northern and eastern corners sloping downwards slightly from the centre.
Suitability	The topography would not prevent the site from being developed and although there are a number of Tree Preservation Orders within or adjacent to the site, this would not prevent the site from being developed but would need to be taken into consideration during the development management process. The developable area has been reduced slightly to take into account the presence of Ancient Woodland on the site's north western boundary.

	Access is available from Chichele Road (although this is currently blocked) and Bluehouse Lane (via a track). The site can be considered suitable, although as it is within the Green Belt this designation would have to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	150
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 007
Address	Land adjacent to The Graveyard and St Mary's Church



Land adjacent to The Graveyard and Sy Mary's Church

Site Size (Hectares)	9.88
Approximate Developable Area (Hectares)	9.56
Site Description	The site is a large field located west of the built-up area of Oxted, it is used for agriculture and lined by trees and hedges. It is located adjacent to a cemetery to the east and to large detached residential properties to the south. A right of way runs across the site and appears in regular use for recreation.
Suitability	The site slopes broadly from east to west, but the topography would not prevent development. Although there are a number of Tree

	<p>Preservation Orders on the site, this would not prevent development, either. The developable area has been reduced slightly in order to maintain a 15 metre buffer from Ancient Woodland on the south western boundary of the site. This would have to be considered through the development management process.</p> <p>The site can be accessed from Barrow Green Road and Wheeler Avenue. The site is considered able to accommodate development, but as it is currently in the Green Belt this would have to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	250
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 016
Address	Oxted Gas Holder, Station Road East, Oxted

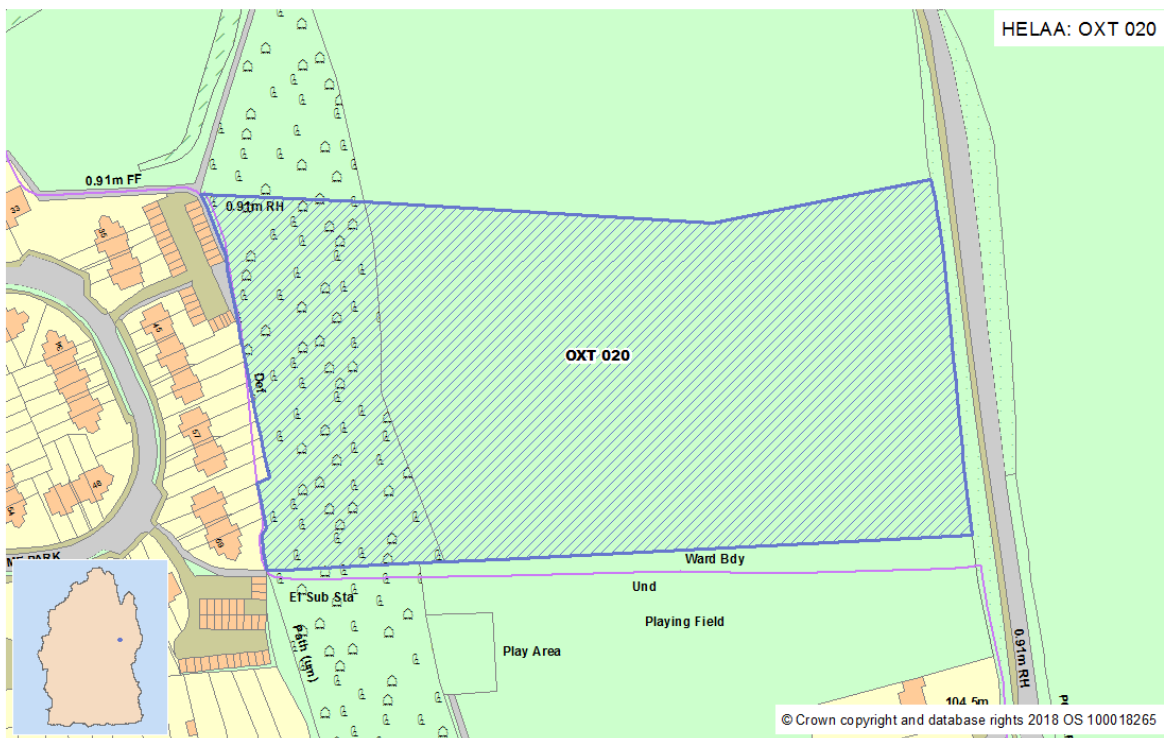


Oxted Gas Holder, Station Road East, Oxted

Site Size (Hectares)	0.91
Approximate Developable Area (Hectares)	0.91
Site Description	The site comprises a disused gasholder, a small car park and the grounds of a demolished nursery. It is bound by homes and shops to the north, east and south and by an elevated railway line to the west.

Suitability	The site is within the built-up area and is therefore considered locationally suitable. Whilst the site is not flat, with land rising at the north western part of the site, this would not prevent redevelopment. The site has access onto Station Road East and from Johnsdale to the south. The site has a high risk of contamination and a risk assessment and site investigation would be required. The site is considered suitable for development, subject to potential contamination issues being resolved.
Availability	The land has been made available for redevelopment. Planning permission has been granted for two different schemes, with the latest scheme including the Johnsdale Car Park, which the estimated site yield reflects.
Achievability	Viability may be affected by costs associated with dismantling the gasholder and remediating any contaminated land but at this stage the site is seen as being achievable.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	77
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 020
Address	Land at Pollards Wood Road, Hurst Green



Tandridge District Council Land at Pollards Wood Road, Hurst Green

Site Size (Hectares)	2.67
Approximate Developable Area (Hectares)	2.67

Site Description	The site is a small field adjacent to the built-up area of Oxted. The site slopes slightly from east to west and is bound by a thick band of woodland on its western edge, separating it from properties on Home Park.
Suitability	The site has road frontage with Pollards Wood Road and is relatively flat, with the potential to create an additional access route through OXT 052, a site to the immediate south. The site's topography would not prevent development. Overall, the site is considered able to accommodate development, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	35
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 021
Address	Land west of Red Lane, Hurst Green, Oxted

HELAA: OXT 021

OXT 021

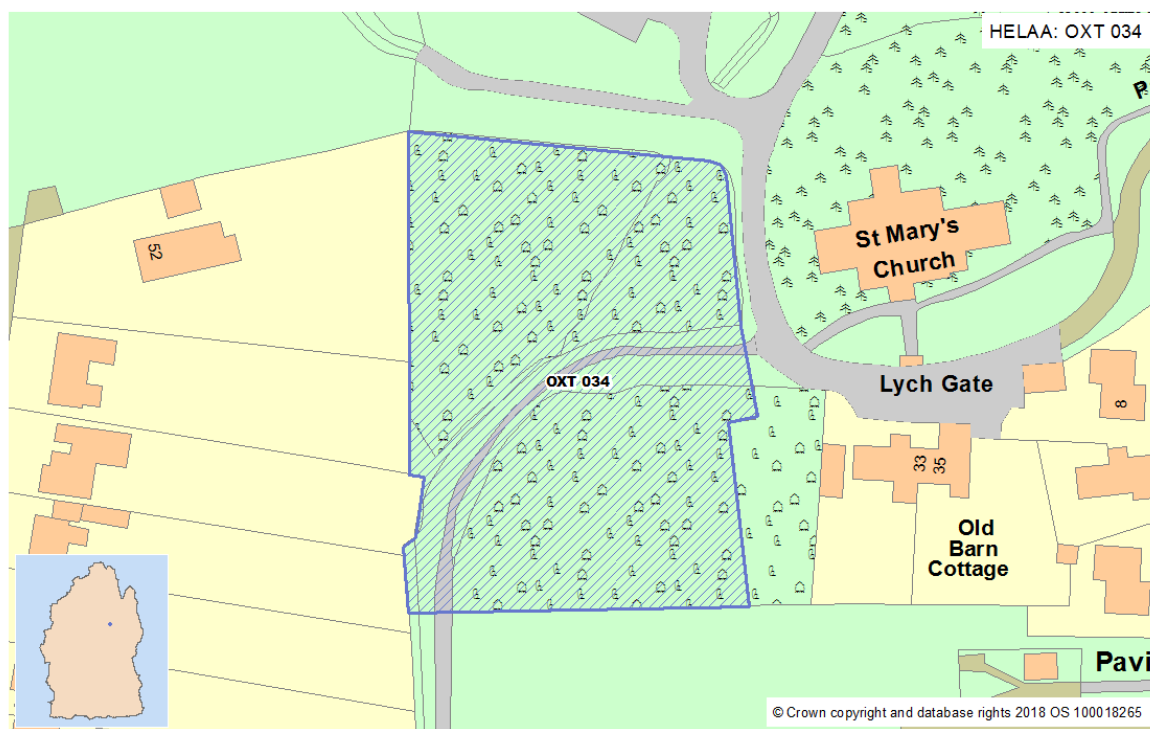
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Tandridge District Council Land west of Red Lane, Hurst Green, Oxted

Site Size (Hectares)	2.77
Approximate Developable Area (Hectares)	2.77
Site Description	The site is an amalgamation of three HELAA sites (OXT 021, 048 and 063). It contains fields and two residential properties. It is located

	south of Hurst Green, adjacent to the built-up area. The railway line borders the site from north to south on the western boundary.
Suitability	The site is largely flat and has a existing access from Red Lane. The site is considered able to accommodate development, however, as it is within the Green Belt the designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowner and is seen as being available. It is being promoted alongside OXT 048.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	60
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 034
Address	Land adjoining St Mary's Church, Oxted

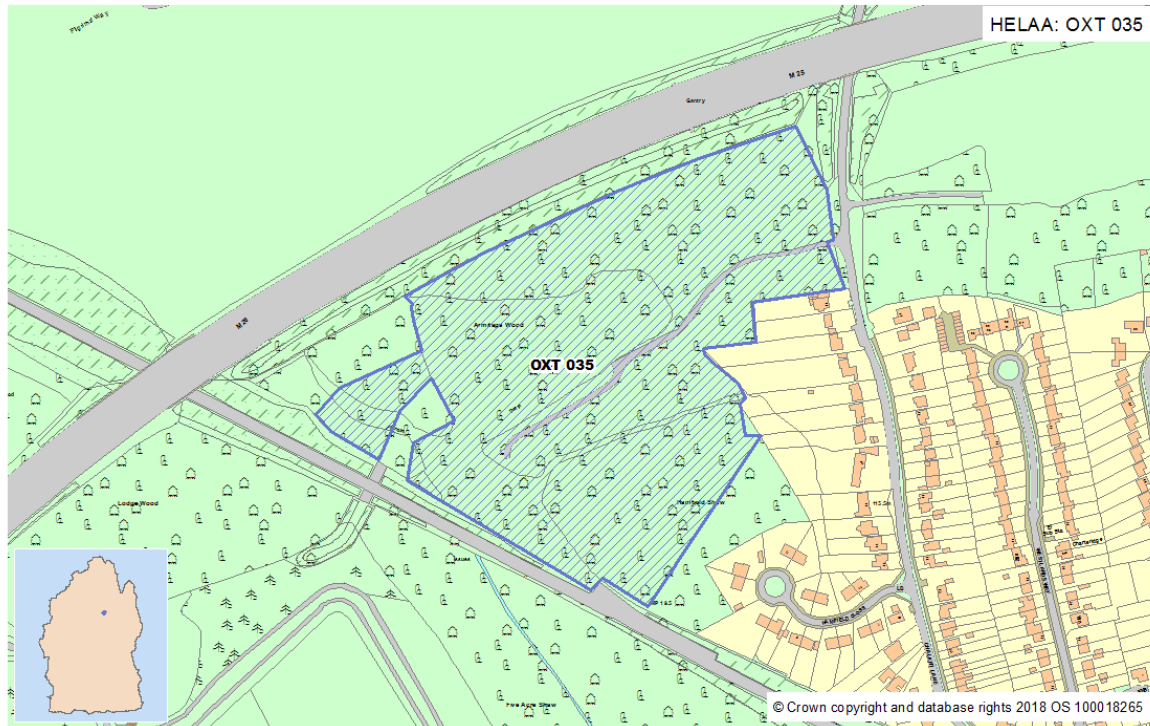


Tandridge District Council Land adjoining St Mary's Church, Oxted

Site Size (Hectares)	0.49
Approximate Developable Area (Hectares)	0.49
Site Description	The site is a small area of woodland to the north west of Oxted, lying to the immediate north of Master Park.
Suitability	It is heavily wooded and there is a TPO on one tree within the site, as well as on others on the site's boundaries. Listed buildings, including

	<p>the Grade I St. Mary's Church lie close by. There is a public footpath through the centre of the site, leading down to Master Park and areas in the centre of the site are at risk of surface water flooding. These factors would need to be carefully considered during the development management process but are not considered to rule out the site on suitability grounds.</p> <p>The site can be accessed from Court Farm lane, a very narrow lane leading from Barrow Green Road and it is likely that improvements would be needed to facilitate development, but at this stage this would not make the site unsuitable as it is thought that improvements could be made.</p> <p>The site is considered able to accommodate development but as the site is in the Green Belt, this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by an agent and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	12
Strategy compliance	Site is in accordance with the Preferred Strategy.

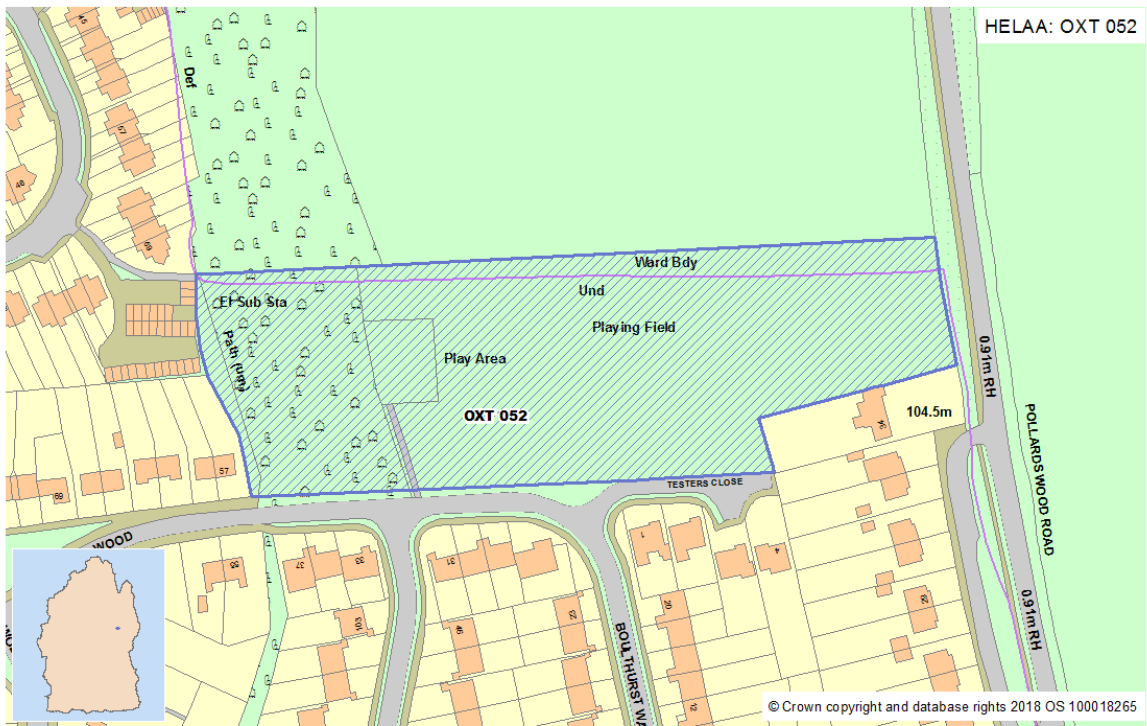
HELAA Reference Number	OXT 035
Address	Land at Chalkpit Lane Oxted adjacent to the railway line



Land at Chalkpit Lane Oxted adjacent to the railway line

Site Size (Hectares)	6.78
Approximate Developable Area (Hectares)	2.59
Site Description	This site is an area to the north west of Oxted, just south of the M25 and bounded by a railway line to the west, containing woodland, some of which has been cleared. The site has some hardstanding and access onto Chalkpit Lane.
Suitability	The topography and existing access would enable the site to be developed. However, due to the presence of Ancient Woodland within the site and the need to have at least a 15 metre buffer from such a designation, the developable area has been substantially reduced. It is not considered that the presence of the M25 and TPOs would affect suitability but would need to be considered through the development management process. Armitage Wood and Hamfield Shaw SNCI is within the site boundary, and this too would need to be considered through the development management process. The developable area is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed
Availability	The site has been submitted by an agent and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time. The presence of the identified constraints would need to be considered.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	35
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 052
Address	Boulthurst Way Open Space, Hurst Green

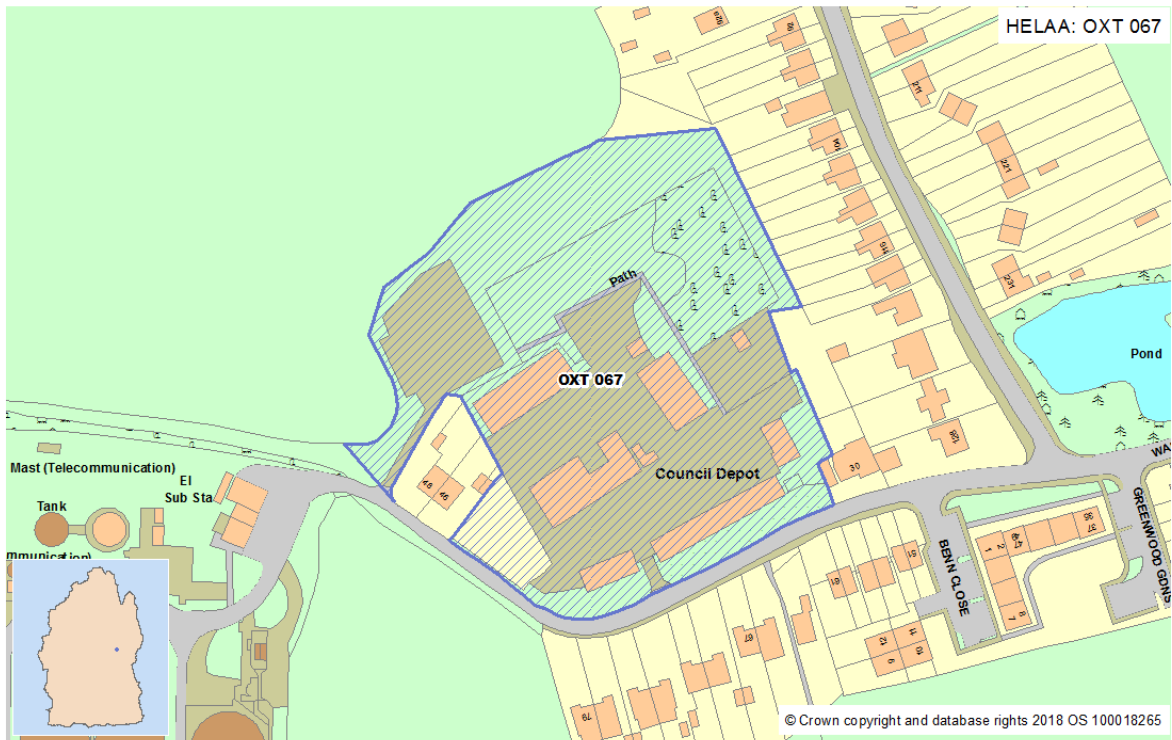


Boulthurst Way Open Space, Hurst Green

Site Size (Hectares)	1.49
Approximate Developable Area (Hectares)	1.49
Site Description	The site is a small recreation ground within the built-up area of Hurst Green, which contains a play area and a small, thick band of woodland to the west.
Suitability	The site is relatively flat and has a wide road frontage with Boulthurst Way, where it is possible that access could be created. The site is not subject to Green Belt designation but is currently open space/ recreation grounds. As the site currently provides open space for residents, an Open Space Assessment of this site needs to be carried out. The findings of that assessment may alter the conclusions reached in the subsequent HELAA reviews but at this stage the site is considered able to accommodate development.
Availability	The site is owned by TDC and is being considered for future development potential through the Council's Asset Review and as such is considered available for the purposes of the HELAA. Whether this site continues to be considered available in future, is a decision for the Resources Committee. Any change to site availability will be updated in subsequent HELAA reviews. The site currently has outline planning permission for 24 residential dwellings (2017/1723).
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be deliverable

	and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	24
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 067
Address	Warren Lane Depot, Oxted

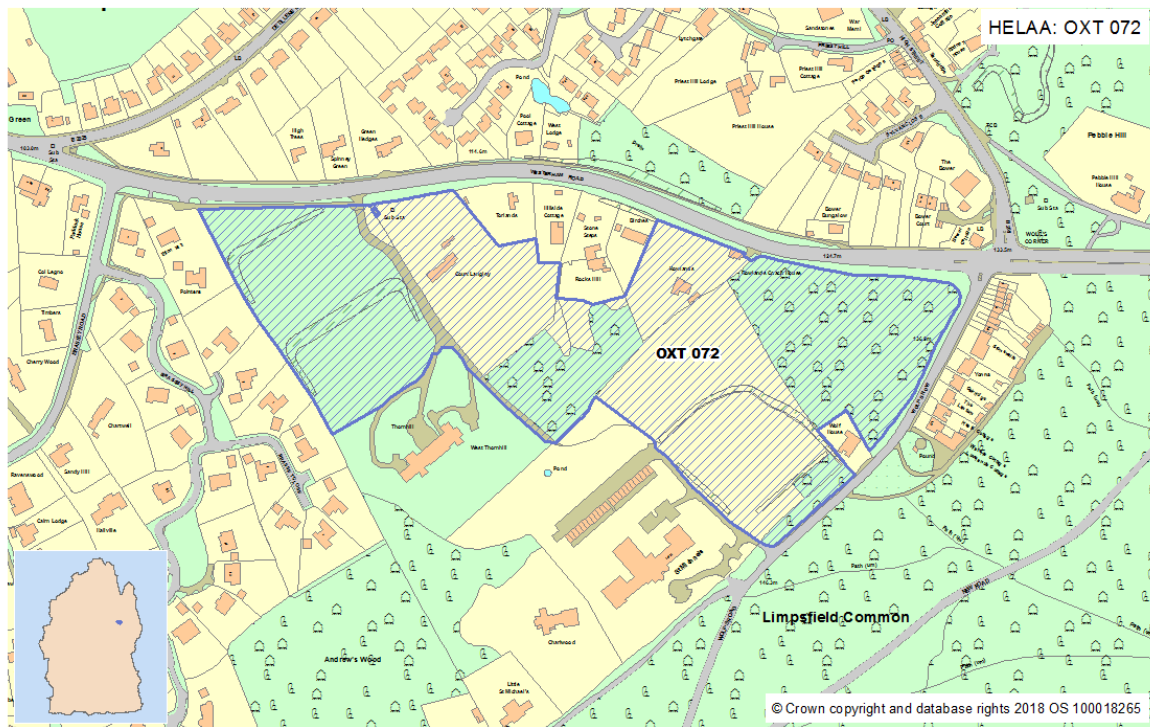


Warren Lane Depot, Oxted

Site Size (Hectares)	1.62
Approximate Developable Area (Hectares)	1.62
Site Description	The site is a Waste & Recycling Depot on the edge of Oxted and it is likely that the facilities on site will need to be relocated. It contains a number of buildings, as well as storage and parking areas related to its current use. It lies adjacent and opposite properties on Mill Lane & Warren Lane, as well as to open land to the site's north west.
Suitability	The site's topography would not prohibit development and the current access point could be utilised. Owing to its current use there may be land contamination issues, but it is not thought that such issues are incapable of being overcome. The site is considered able to accommodate development, although a small strip of land at the north of the site is in the Green Belt, and this designation would need to change in order for the site to be developed.
Availability	This site is owned by TDC and is being considered for future development potential through the Council's Asset Review and as such is considered available for the purposes of the HELAA. Whether this site continues to be considered available in future, is a decision for the

	Resources Committee. Any change to site availability will be updated in subsequent HELAA reviews.
Achievability	Viability may be affected by costs associated with site clean up but at this stage the site is considered achievable.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	50
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 072
Address	Land south of Westerham Road

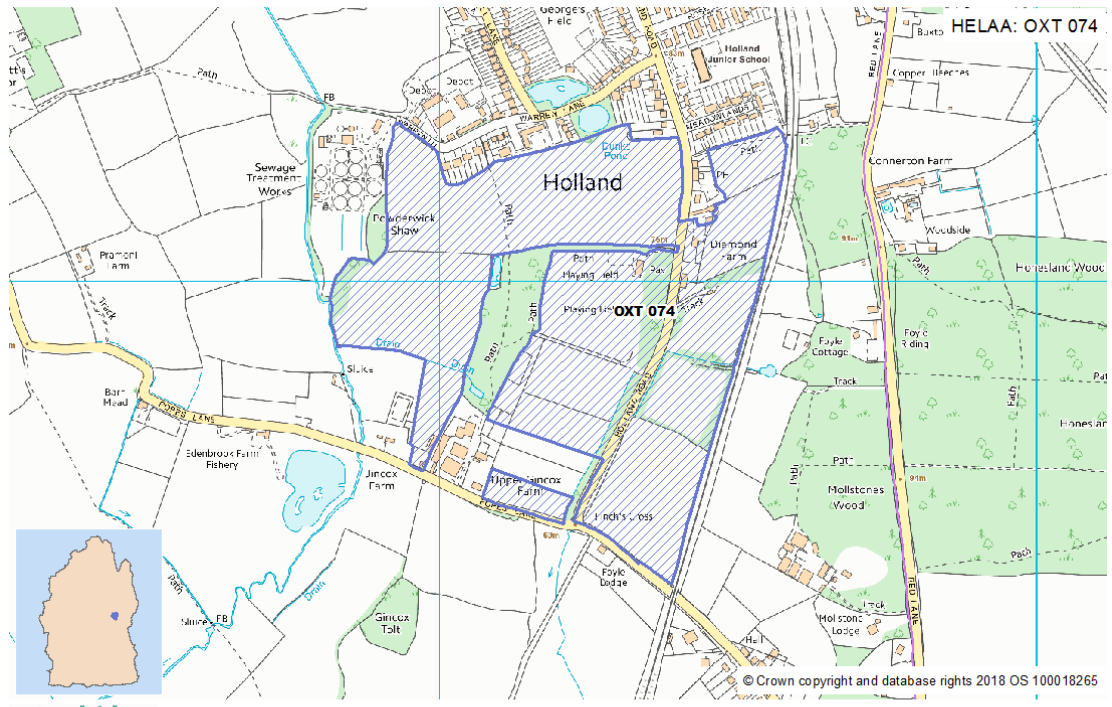


Rocks Hill Westerham Road Limpsfield Oxted RH8 0ED

Site Size (Hectares)	7.3
Approximate Developable Area (Hectares)	7.3
Site Description	This is an amalgamation of sites from the HELAA, including OXT 024, OXT 055, OXT 072, OXT 056, OXT 054 and OXT 022. It contains a mix of residential properties and gardens, fields and overgrown former allotments.
Suitability	The site has frontage onto both Wolfs Row and the A25 and it is considered that access can be achieved. Whilst the land slopes from the south east of the site down towards the north, it is not thought that this would impact on the ability of the site to accommodate development. The adjacent Conservation Area and SNCI would need to be considered as part of the development management process but would not rule out development of this site. The site is considered suitable although as it is within the Green Belt

	this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowners and is seen as being available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	70
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 074
Address	Land at Holland Road, Hurst Green

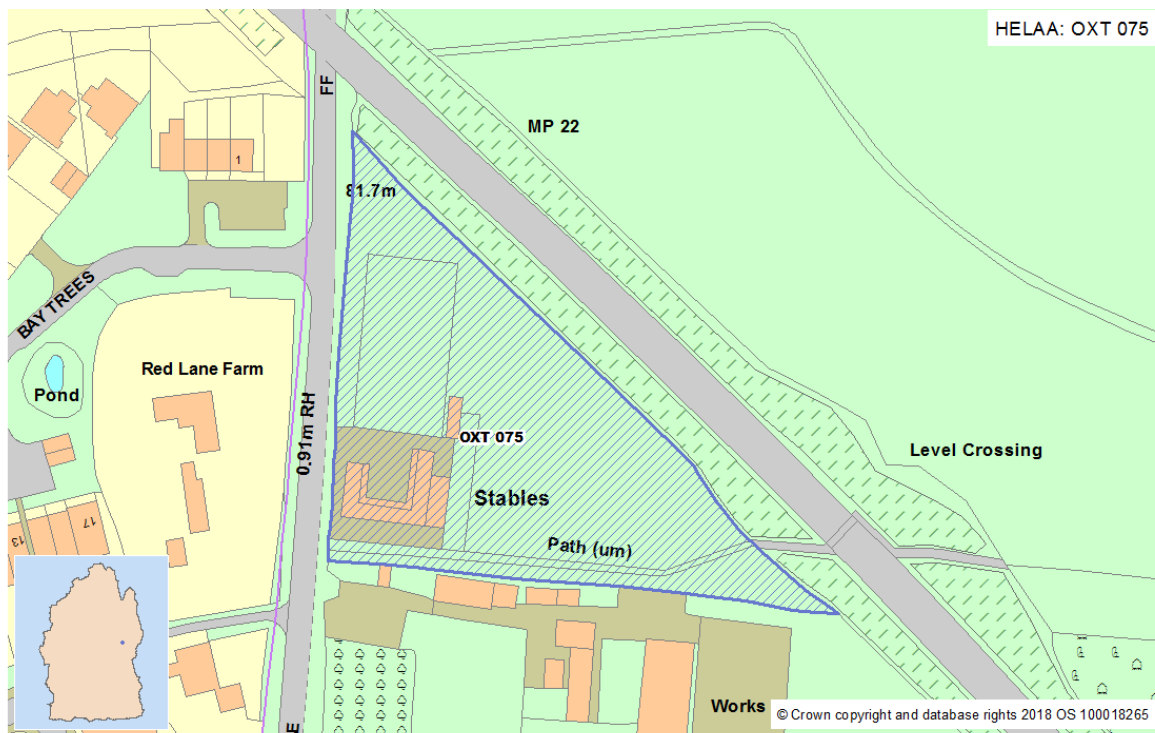


Tandridge District Council
Land at Holland Road, Hurst Green

Site Size (Hectares)	31.3
Approximate Developable Area (Hectares)	29.68
Site Description	The site contains sites that have been included in the HELAA before, including OXT 025, 040, 046, 053, 059, 061 and 071, but is now being considered as one site. The site is surrounded by open land to the south and west, with the railway line defining the eastern boundary, and the built-up area of Hurst Green to the north. The site contains a number of fields and a gym and tennis courts. The site is situated on both sides of Holland Road. Open land borders the site in all directions with a few houses in the vicinity.
Suitability	There is an area TPO at the centre of the site, but this does not fall

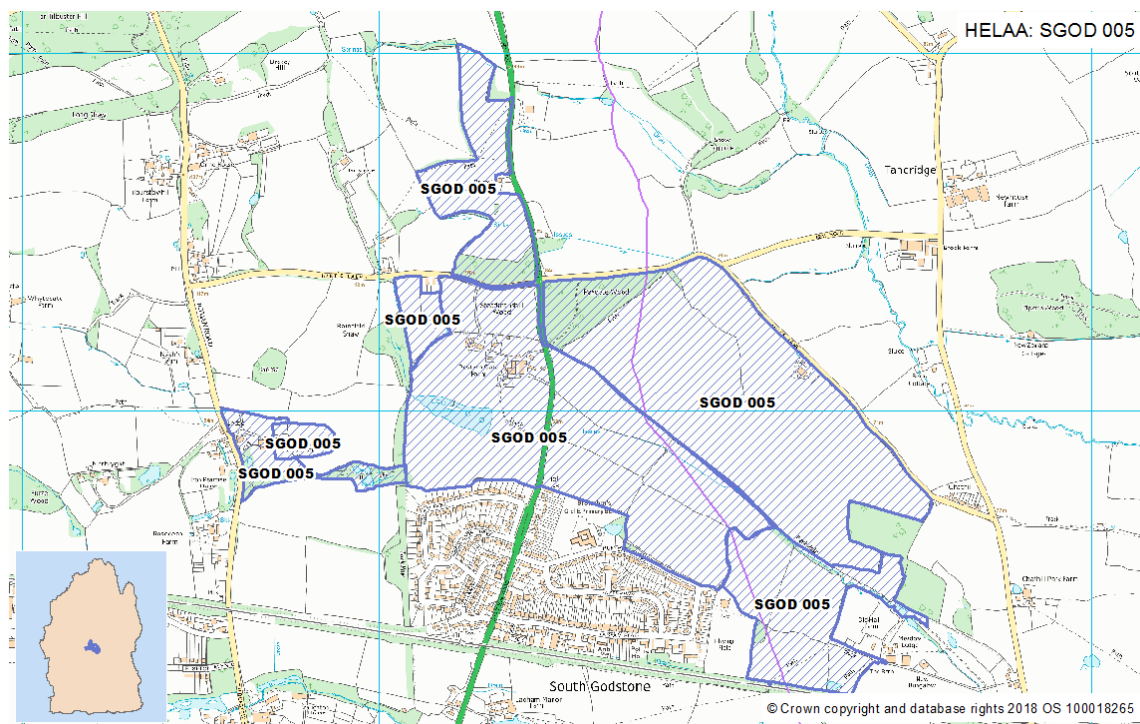
	<p>within the site boundary. The site is an unusual shape but there are areas of the site that front the road (either Holland Road or Popes Lane) and these could potentially be used for access. The site features 2 public footpaths, but it is not thought that this would impact on the site's availability to accommodate development. A Waste Water Treatment Works lies to the north west of the site and odours would need to be considered through the development management process. There are areas of the site at risk of surface water flooding and there is a small area of Ancient Woodland at the east of the site. These constraints would need to be considered through the development management process.</p> <p>The site is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by an agent and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	720
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 075
Address	Land at Red Lane Stables, Hurst Green



Site Size (Hectares)	0.57
Approximate Developable Area (Hectares)	0.57
Site Description	The site is located to the east of Hurst Green, surrounded by open fields to the south, a railway line to the north and new housing development to the west. Roughly half of the site contains a stable block, hard standing and a small sand school. The rest of the site is open land.
Suitability	The site is bounded to the north by the railway line, next to which is an area of surface water flooding. Both of these would need to be considered through the development management process, as would the group TPO to the south of the site. The site is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	16
Strategy compliance	Site is in accordance with the Preferred Strategy.

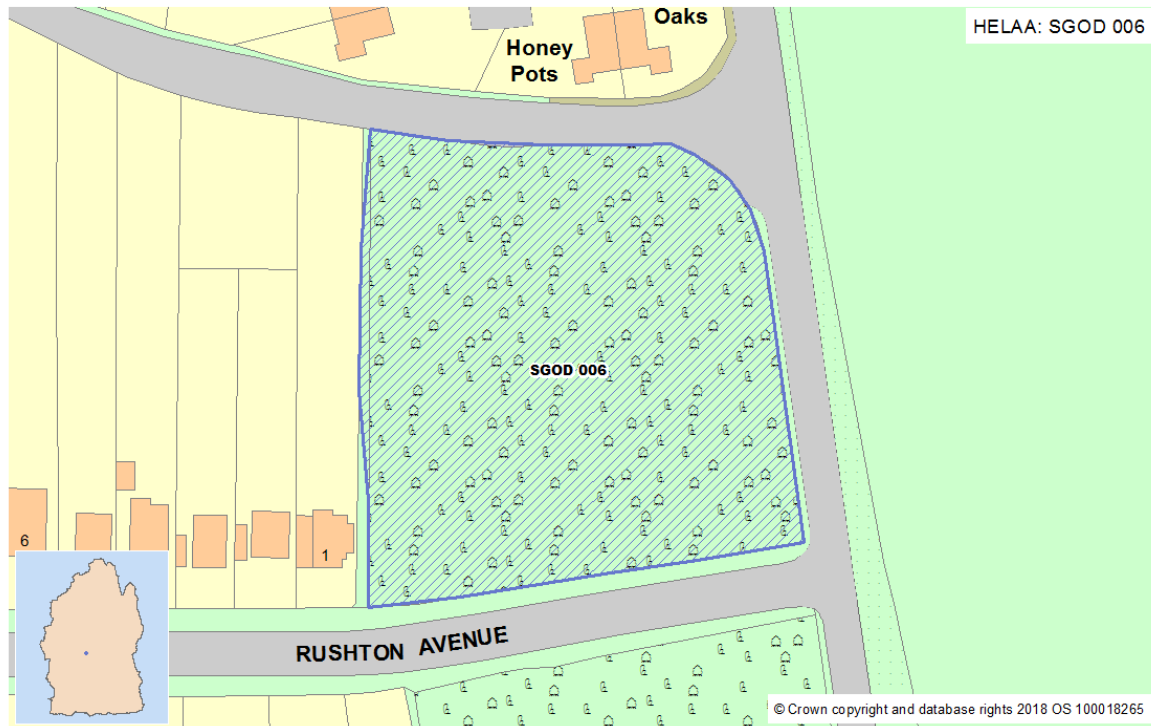
HELAA Reference Number	SGOD 005
Address	Posterngate Farm, South Godstone



Posterngate Farm, South Godstone

Site Size (Hectares)	113.46
Approximate Developable Area (Hectares)	97
Site Description	The site is considerably larger than in the last iteration of the HELAA and contains land that has been considered as part of a potential Garden Community location. The site is made up of various parcels of agricultural land, on either side of Eastbourne Road (A22), directly north of the built-up area of South Godstone. The site's topography varies, with parts of the site sloping downwards towards the village.
Suitability	<p>It is not thought that the topography would prevent the site from accommodating development. There are areas of Ancient Woodland within the site boundary, as well as areas at risk of surface water flooding and historic landfill sites at the south west of the site. These will all need to be considered as part of the development management process.</p> <p>Being split by Eastbourne Road, the site has a wide frontage so access could be created to accommodate development, including the utilisation of existing access points.</p> <p>The site is considered able to accommodate development, however as it is within the Green Belt this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	1700
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	SGOD 006
Address	Land at King's Farm North

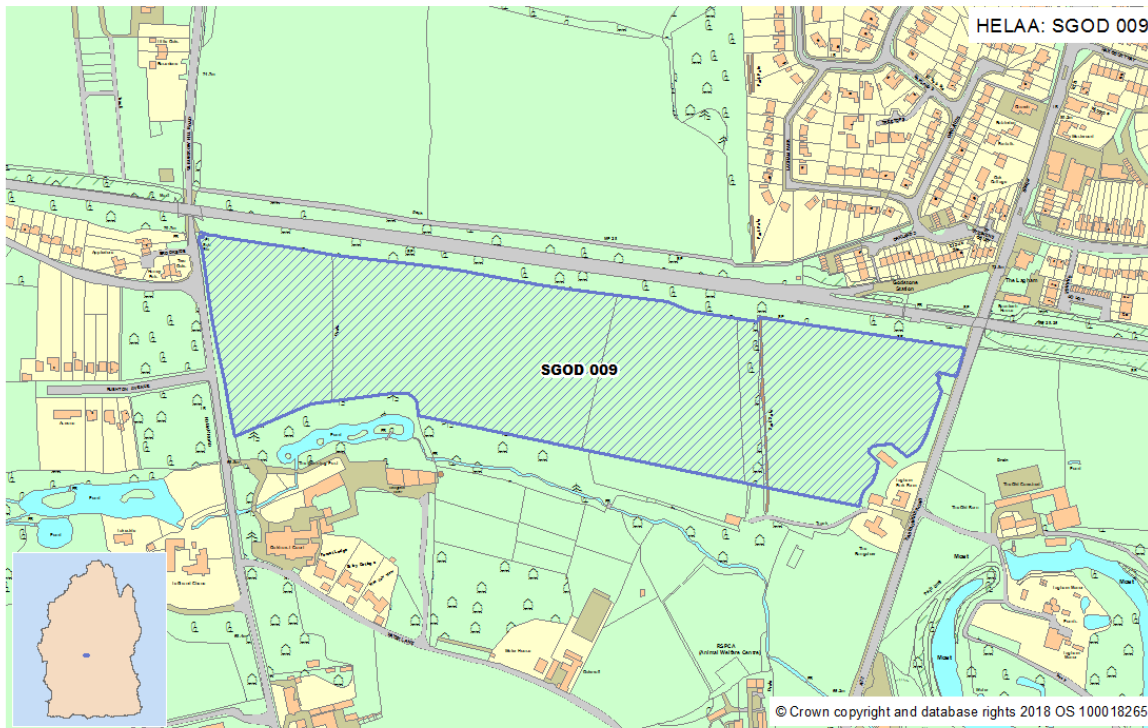


Land at King's farm North

Site Size (Hectares)	0.56
Approximate Developable Area (Hectares)	0.54
Site Description	This is a flat wooded site which is bound by Terracotta Road to the north, where there are a number of residential properties situated just south of the railway line. Tilburstow Hill Road lies to the east and beyond this are fields which have also been submitted to the HELAA process for consideration. Rushton Avenue is to the site's south which hosts a ribbon of residential development.
Suitability	Although a Tree Preservation Order has been placed on the entire site, this does not necessarily mean that the site would be unable to be developed. Access is considered possible and the topography is not considered to affect development potential. As a result, this site is considered suitable but as the site is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	10
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan:

	Garden Villages Consultation.
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HELAA Reference Number	SGOD 009
Address	Lagham Park Farm

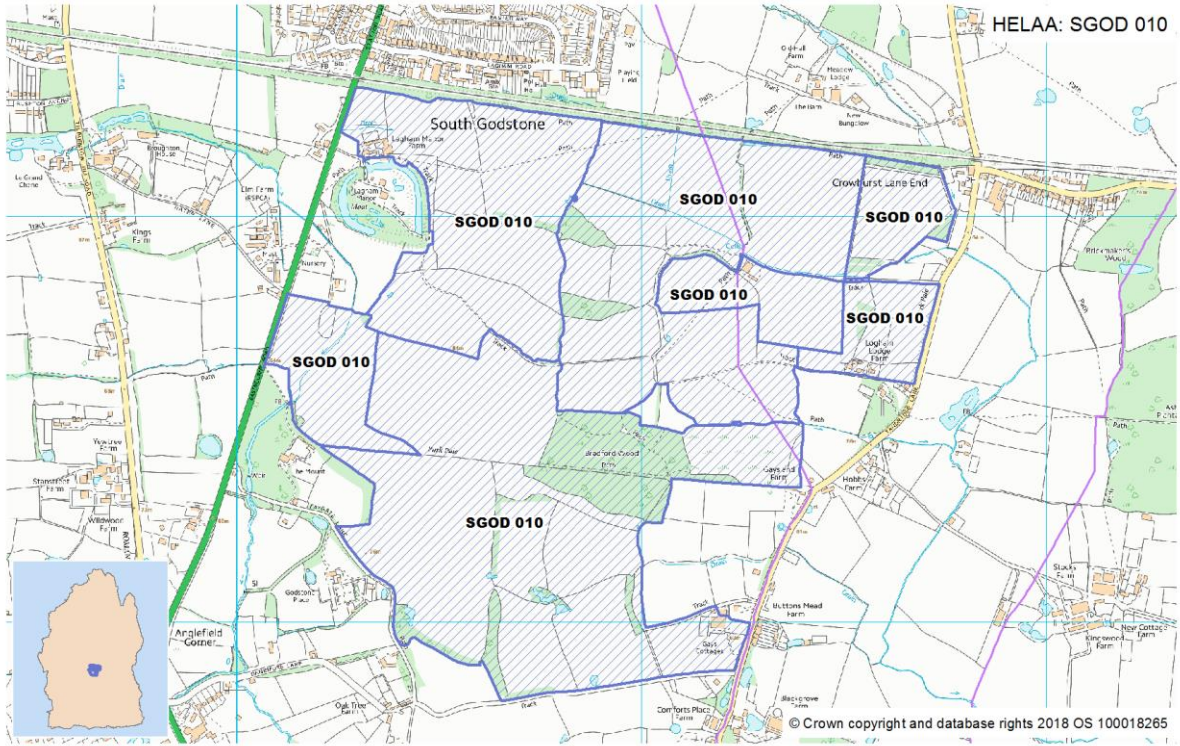


Tandridge
District Council Lagham Park Farm

Site Size (Hectares)	9.28
Approximate Developable Area (Hectares)	9.28
Site Description	The site comprises fields to the south west of South Godstone. The site is flat and bound to the north by a wooded bank leading up to the railway line. Eastbourne Road borders the site to the east, Tilburstow Hill Road to the west and agricultural land (SGOD 011) to the south.
Suitability	The site has suitable topography and it is believed access could utilise frontages with Eastbourne or Tilburstow Hill Road. Though surrounding land is identified as being at risk of flooding, there is not an identified risk of flooding on this site. As a result, this site is considered suitable but as the site is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.

Estimated Site Yield	205
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	SGOD 010
Address	Land at South Godstone

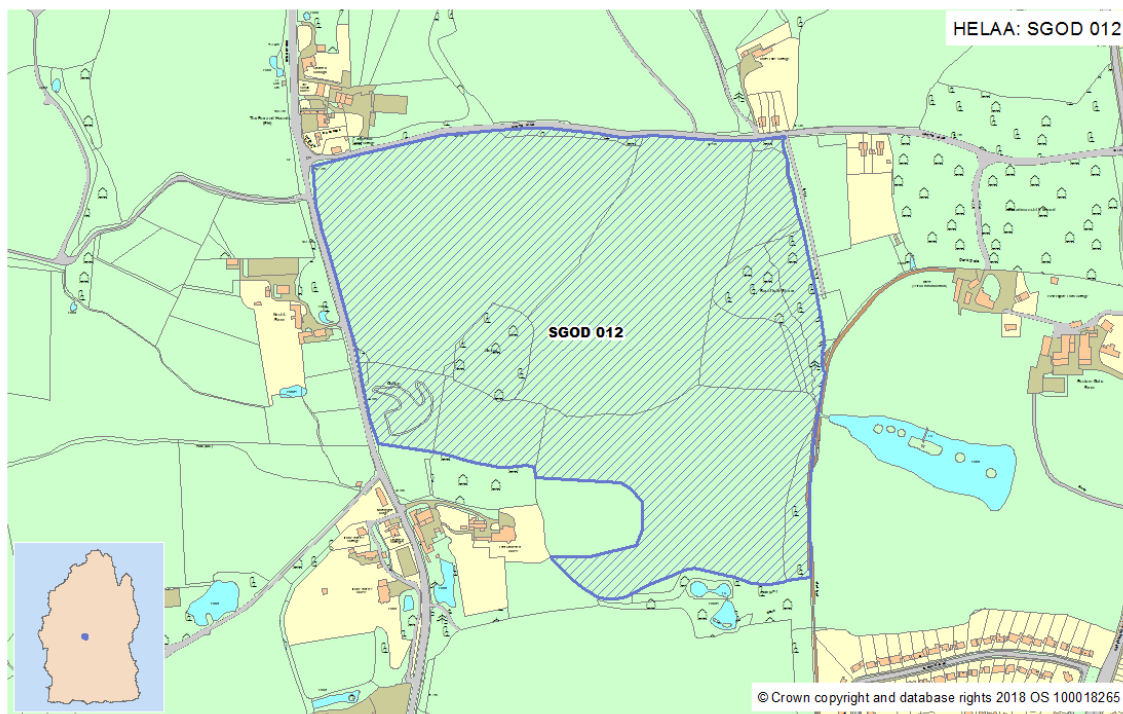


Tandridge
District Council Land at South Godstone

Site Size (Hectares)	158.8
Approximate Developable Area (Hectares)	134
Site Description	The site is a combination of land parcels to the south of South Godstone. The site is contained by the railway line to the north, Eastbourne Road to the west, Tandridge Lane to the east and a track to the south. It is formed largely of agricultural land.
Suitability	The site has varying topography but is suitable for development and it is believed access could utilise frontages with Eastbourne Road and the surrounding road network. Though there are areas within the site that are in Flood Zones 2 and 3, areas that contain Ancient Woodland and potential SNCIs, it is considered that these could be dealt with through the development management process. The impact on a nearby

	east and is open to the north and south.
Suitability	There is an area within Flood Zone 3 to the south of the site, which extends into the south eastern corner of the site and the developable area has been reduced as a result. This will need to be considered through the development management process. The site is fairly flat and has road frontage with Tilburstow Hill Road and Harts Lane.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	60
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

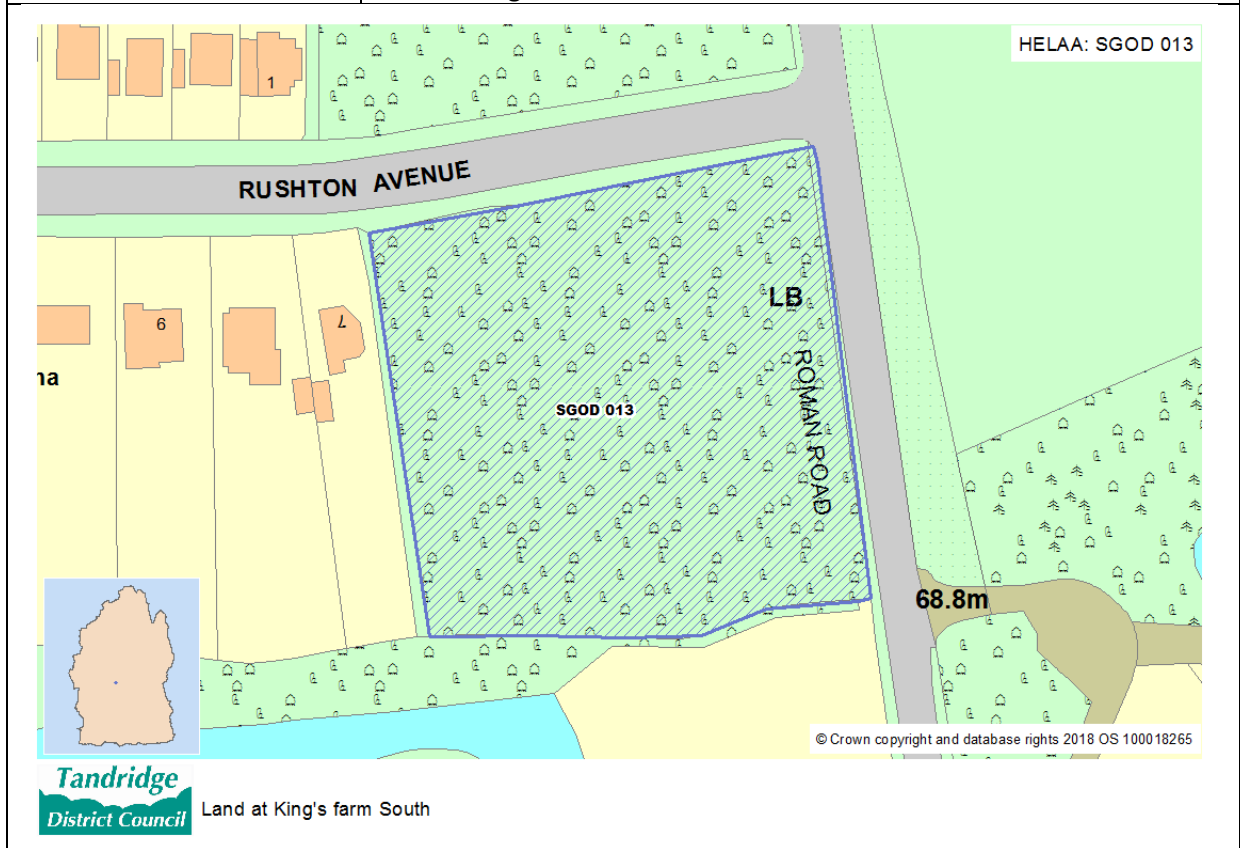
HELAA Reference Number	SGOD 012
Address	Land west of South Godstone



Site Size (Hectares)	25.04
Approximate Developable Area (Hectares)	22.7
Site Description	The site is a large area of farmland to the west of South Godstone. It is bordered by Harts Lane to the north, Tilburstow Hill Road to the west and agricultural land to the south and east.
Suitability	There is an area of Ancient Woodland at the eastern boundary of the

	site and the developable area has been reduced as a result. An area at risk of surface water flooding runs through the centre of the site, from east to west, with some areas at risk in the northern part too. These factors will need to be considered through the development management process. The site is fairly flat and has road frontage with Tilburstow Hill Road and Harts Lane.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	500
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

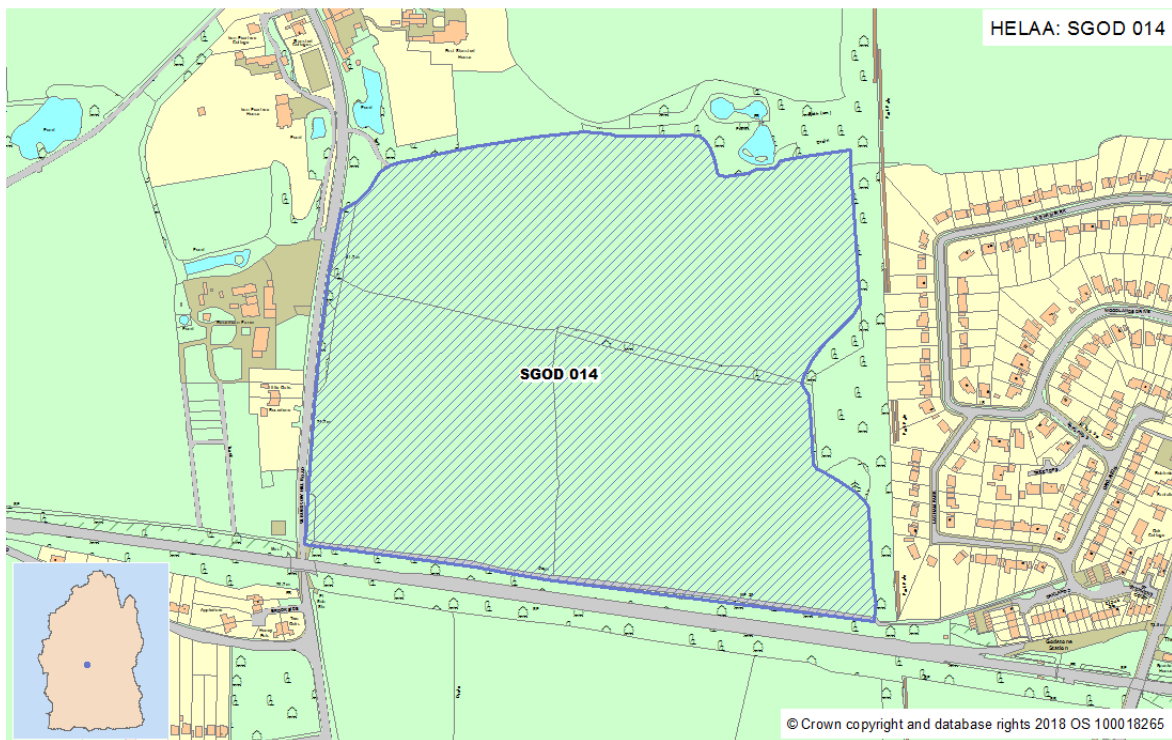
HELAA Reference Number	SGOD 013
Address	Land at King's Farm South



Site Size (Hectares)	0.51
Approximate Developable Area (Hectares)	0.51
Site Description	This is a flat wooded site which is bound by Rushton Avenue to the north which leads to a ribbon of residential development to the west. Tilburstow Hill Road lies to the east and beyond this are fields which

	have also been submitted to the HELAA process for consideration.
Suitability	Although a Tree Preservation Order has been placed on the entire site, this does not necessarily mean that the site would be unable to be developed. Access is considered possible and the topography is not considered to affect development potential. As a result, this site is considered suitable but as the site is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	10
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

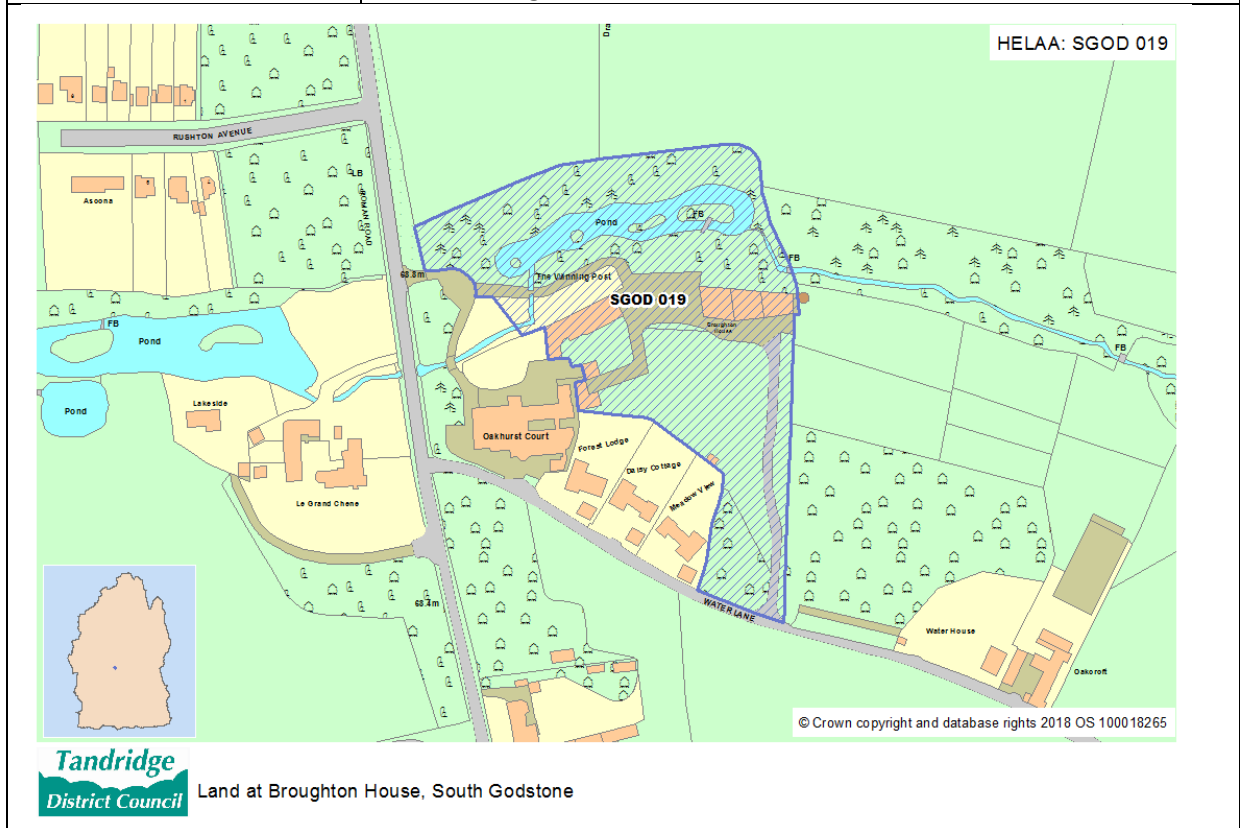
HELAA Reference Number	SGOD 014
Address	Land to the west of Latham Park



Site Size (Hectares)	16.7
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Approximate Developable Area (Hectares)	15.9
Site Description	The site is a large area of farmland to the west of South Godstone. It is bordered by Tilburstow Hill Road to the west, the railway line to the south and agricultural land to the north and east.
Suitability	There is an area of Ancient Woodland at the eastern boundary of the site and the developable area has been reduced as a result. An area at risk of surface water flooding runs along the southern border of the site, from east to west. These factors will need to be considered through the development mangement process. The site is fairly flat and has road frontage with Tilburstow Hill Road and Harts Lane.
Availability	The site has been submitted on behlf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	350
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

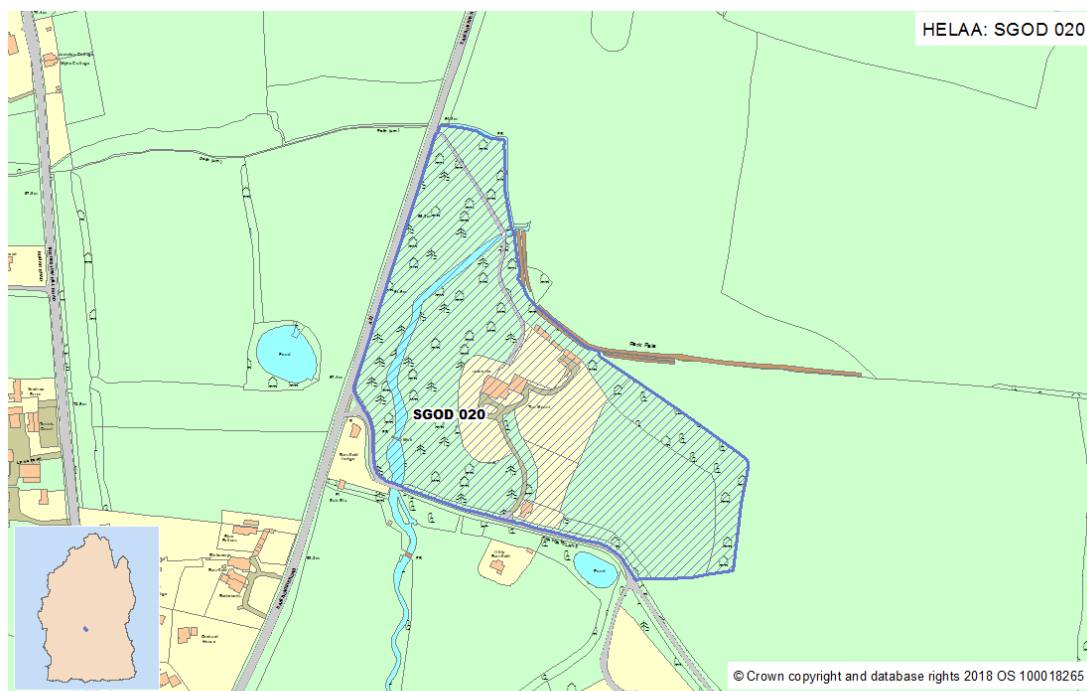
HELAA Reference Number	SGOD 019
Address	Land at Broughton House, South Godstone



Site Size (Hectares)	2.05
Approximate Developable	2.05

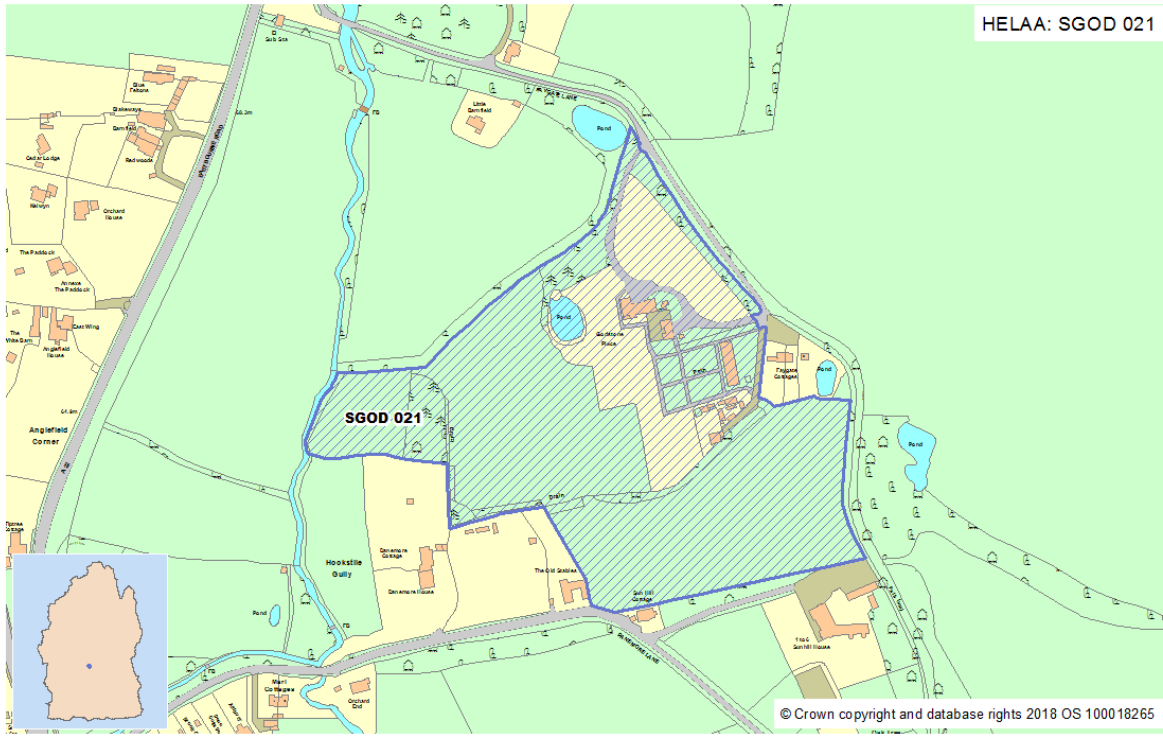
Area (Hectares)	
Site Description	This is an area of open land, currently used for grazing, to the south of The Bungalow. The site is bounded by trees and there is a single tree in the centre of the site. The RSPA South Godstone Animal Centre sits to the south west of the site, but is open to all other directions.
Suitability	The site has frontages with Tilburstow Hill Road and Water Lane. The site slopes to the south. This site is considered suitable but as the site is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	26
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	SGOD 020
Address	The Mount, Faygate Lane



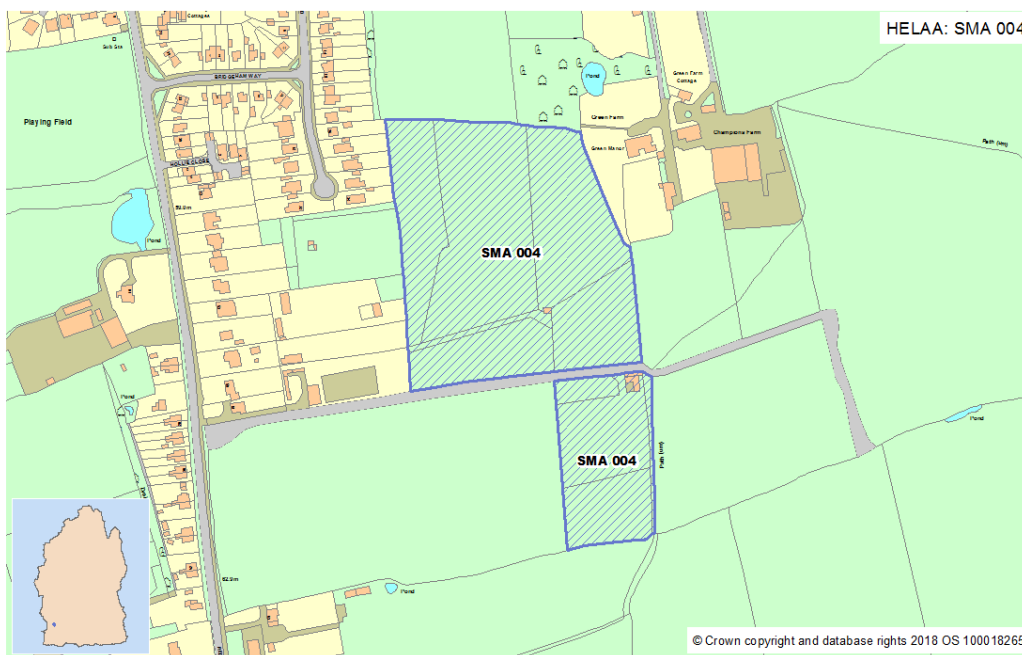
Site Size (Hectares)	6.79
Approximate Developable Area (Hectares)	4.96
Site Description	The site lies to the east of the A22 and is currently a large residential dwelling and an extensive garden. The site is bounded by trees.

Suitability	The west of the site is within a potential SNCI, contains a strip of land at risk of surface water flooding and also an area of land in Flood Zone 3. These things would need to be considered through the development management process. The site is accessed directly from Faygate Lane, off Eastbourne Road. This site is considered suitable but as the site is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	110
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	SGOD 021
Address	Godstone Place, Faygate Lane, South Godstone
 <p>HELAA: SGOD 021</p> <p>SGOD 021</p> <p>© Crown copyright and database rights 2018 OS 100018265</p> <p>Tandridge District Council</p> <p>Godstone Place Faygate Lane South Godstone RH9 8JD</p>	
Site Size (Hectares)	6.17
Approximate Developable Area (Hectares)	6.06
Site Description	The site lies to the east of the A22 and comprises a large residential dwelling and an extensive garden. The site is bounded by trees.
Suitability	To the west of the western border is an area at risk of surface water

	flooding and to the south east of the site is an area of Ancient Woodland. Both of these factors would need to be considered through the development management process. The site is accessed directly from Faygate Lane, off Eastbourne Road. This site is considered suitable but as the site is in the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	134
Strategy compliance	Site is in accordance with the Preferred Strategy. Please note that this site falls within a broad location, considered as part of the Local Plan: Garden Villages Consultation.

HELAA Reference Number	SMA 004
Address	Land off Redehall Road

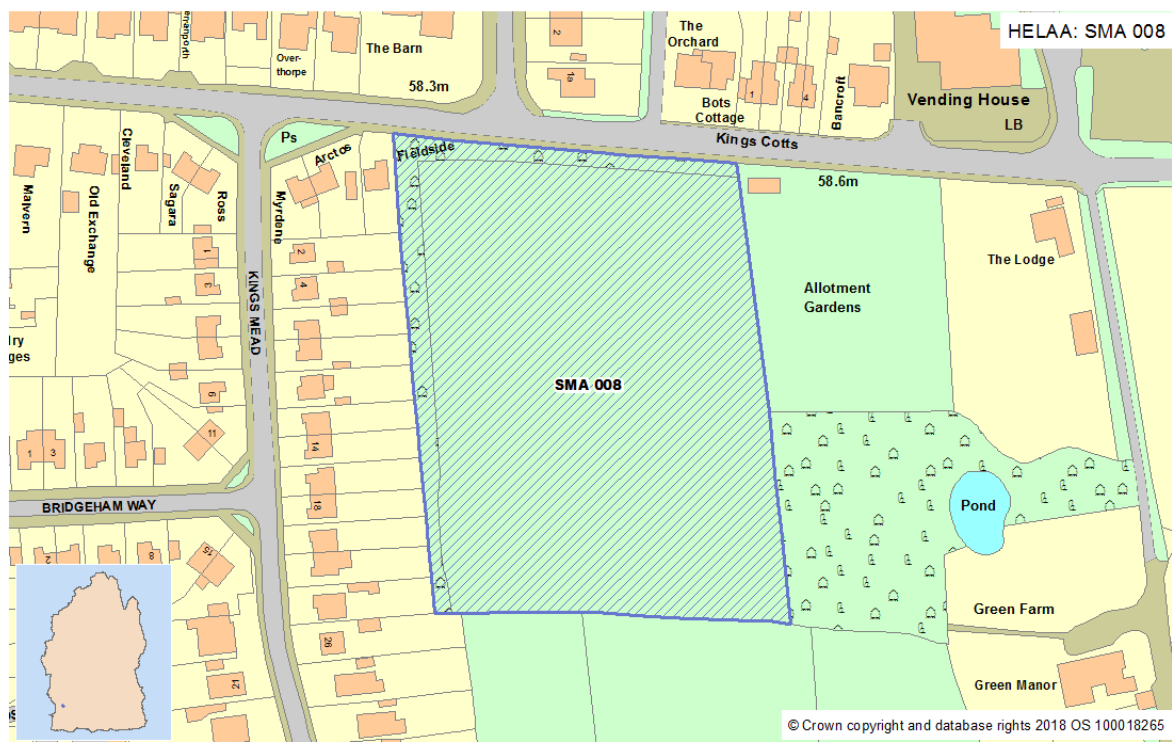


Tandridge
District Council
Land off Redehall Road

Site Size (Hectares)	3.79
Approximate Developable Area (Hectares)	3.79
Site Description	The site is an area on the southern edge of Smallfield, with residential properties to the west and north. The site has access from Redehall Road where a narrow access track exists, which dissects the site from west to east. The site is in existing use as agricultural land.
Suitability	It is considered that the site has acceptable topography and it is thought that access could be provided by widening the existing

	access. The site is considered able to accommodate development but as the site is in the Green Belt, the designation would need to change in order for it to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	108
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 008
Address	Land at Plough Road, Smallfield

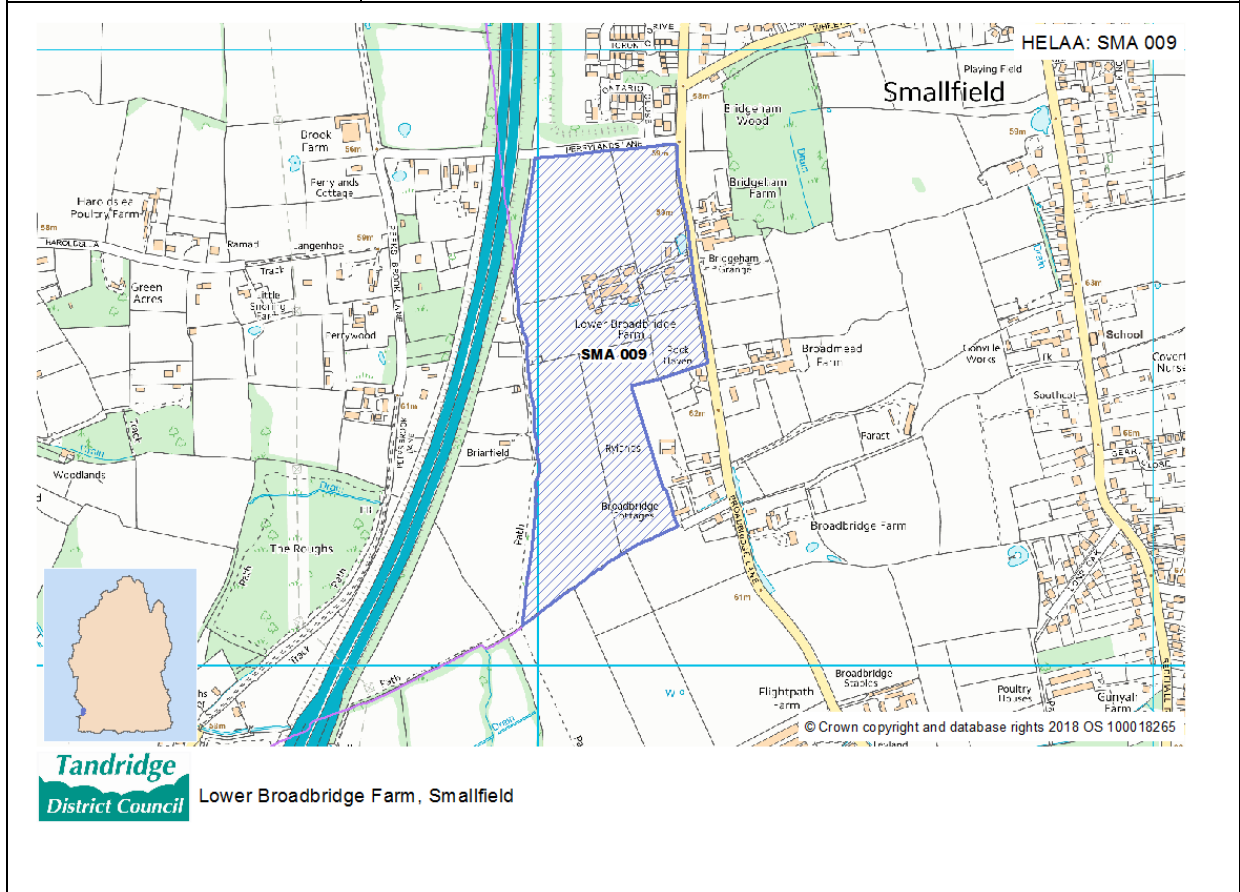


Tandridge
District Council Land at Plough Road, Smallfield

Site Size (Hectares)	1.43
Approximate Developable Area (Hectares)	1.43
Site Description	The site is a field adjacent to the settlement of Smallfield. Residential properties are to the west and north, with allotments to the east and open land to the south (SMA 004).
Suitability	The site has road frontage with Plough Road and it is considered that access could be created there. The topography would enable the site to accommodate development. The northern part of the site is subject to a risk of surface water flooding. The site has a moderate risk of

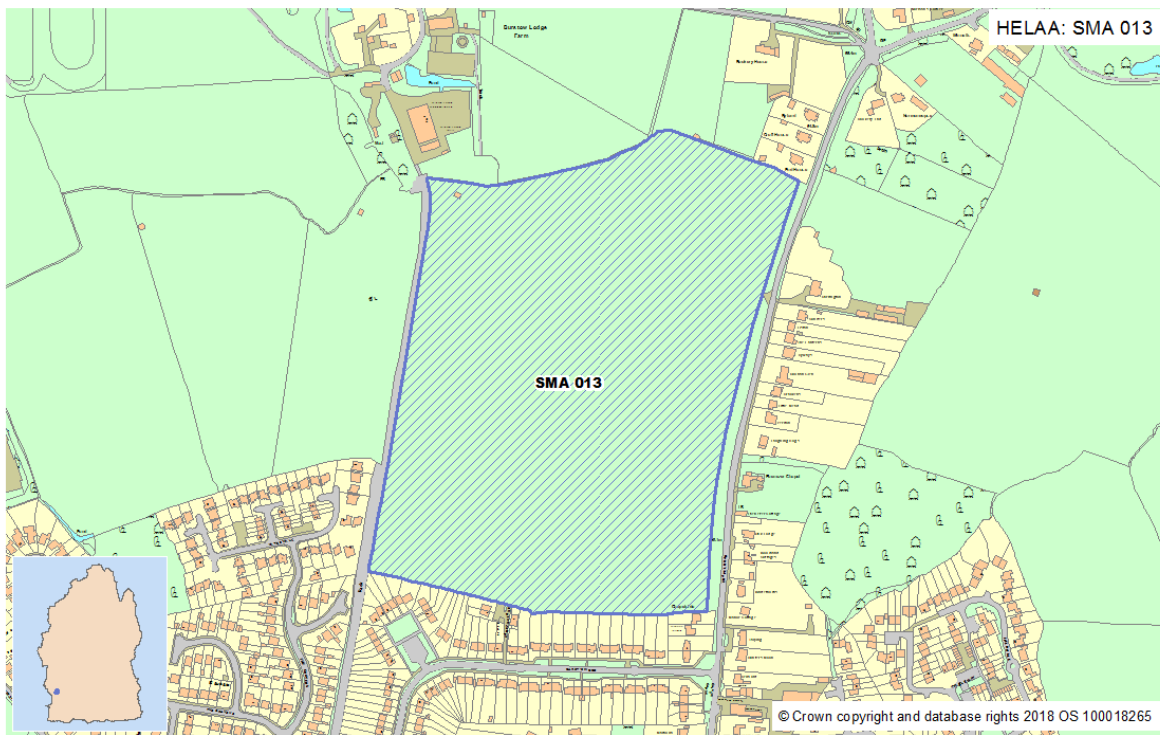
	contamination which can be dealt with by condition. As the site is within the Green Belt, this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	40
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 009
Address	Lower Broadbridge Farm, Smallfield

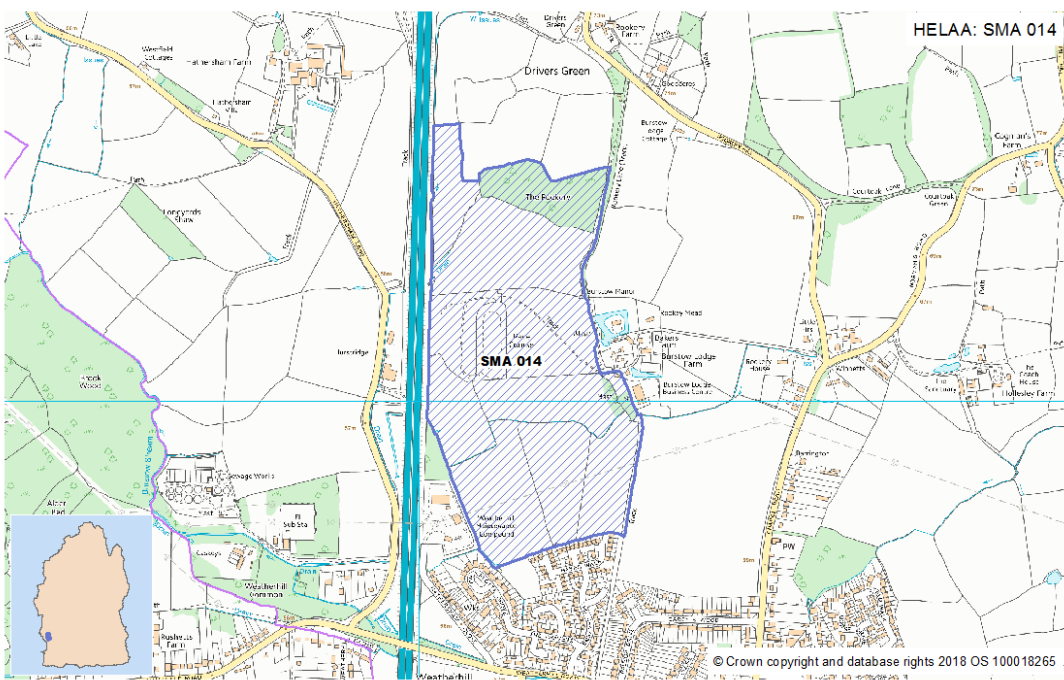


Site Size (Hectares)	16.3
Approximate Developable Area (Hectares)	16.3
Site Description	The site is a large area of farmland at the western edge of the District. The M23 runs to the west of the site, with open land to the east and south and the settlement of Smallfield to the north east.
Suitability	There is existing access onto Broadland Farm from Broadbridge Lane and the site has road frontage with Broadbridge Lane and Perrylands Lane, if additional access points were needed. The site has a moderate risk of contamination which can be dealt with by condition. There is an

	area at risk of surface water flooding to the south of the site as well as Flood Zone 2. These would have to be considered through the development management process. The site is relatively flat and can be considered suitable, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	279
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 013
Address	Land at Chapel Road, Smallfield
 <p>Tandridge District Council Land at Chapel Road, Smallfield (rear of Careys Wood)</p>	
Site Size (Hectares)	14.95
Approximate Developable Area (Hectares)	12.2
Site Description	The site is a large field which lies to the immediate north of the built-up area boundary of Smallfield. The boundary of the site is defined by relatively dense mature tree coverage on the western, northern and southern sides, with the eastern boundary more porous. An overhead power line lies in the northern portion of the site and extends across the site in an east - west direction.

Suitability	Whilst the site is slightly sloping, the topography would not prevent the site being developed and it is believed that access can be achieved from Chapel Road. The developable area has been reduced as it is not considered that development would be sought beyond the overhead power lines to the north. The site is considered able to accommodate development, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	370
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 014
Address	Land off Rookery Hill, Smallfield
 <p>HELAA: SMA 014</p> <p>© Crown copyright and database rights 2018 OS 100018265</p> <p>Tandridge District Council Land off Rookery Hill, Smallfield</p>	
Site Size (Hectares)	38.16
Approximate Developable Area (Hectares)	33.09
Site Description	The site is a substantial area of land to the north of Smallfield. Though the site contains mostly farmland and related structures, the centre of the site contains a small race track. The southern area of the site lies directly adjacent to the built-up area boundary and the western boundary is defined by the M23. The southern portion of the site features overhead power lines.

Suitability	The site has existing access from a number of points including onto Rookery Hill and through into Smallfield via a track, although it is likely these would need to be improved or alternative access points created if the site was to be developed. Whilst TPOs and surface water flooding issues exist on the site, it is not considered that these factors would prevent development from being accommodated. The presence of Ancient Woodland on the northern boundary of the site has reduced the developable area. All of these factors would need to be considered through the development management process. The site is considered able to accommodate development, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	The site is considered achievable, however, for the majority of the site to be brought forward it is likely that overhead power lines would have to be moved underground which may impact on the site's viability.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	560
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 015
Address	Chapel Road

HELAA: SMA 015

WOODLANDS

CHURCH ROAD

ORCHARD ROAD

NEW ROAD

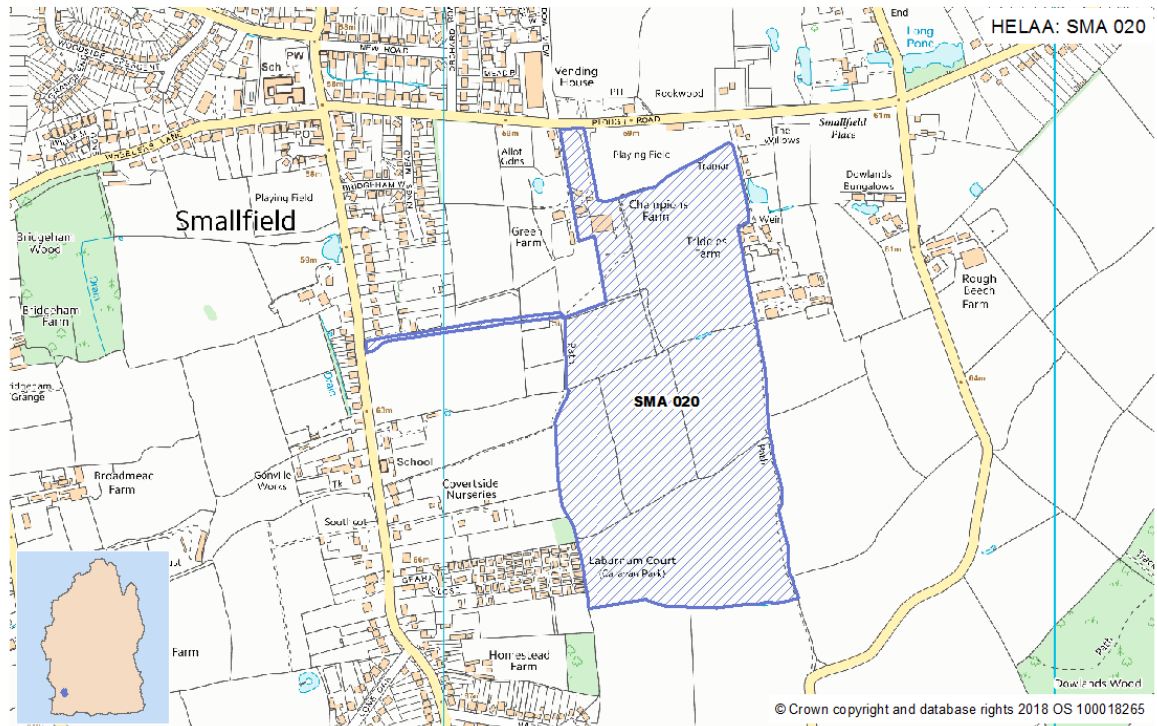
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Tandridge District Council Chapel Road

Site Size (Hectares)	0.54
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Approximate Developable Area (Hectares)	0.54
Site Description	This is a commercial site within the built-up area of Smallfield. The site is accessed from an existing entrance on Chapel Road and is surrounded by residential development. The site is currently a scaffolding yard and contains a number of storage sheds as well as an office building that is believed to be vacant.
Suitability	The site is locationally suitable and benefits from existing access and suitable topography. The site is predominantly in Flood Zone 3, with most of the rest of the site being in Flood Zone 2. Though this does not completely rule out development, it would have to be shown through the development management process that mitigation measures could be put in place and that the development of the site would not increase flood risk elsewhere. The site is seen as able to accommodate development should flooding issues be overcome.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	The site would likely need to provide for flood mitigation. At this stage it is not thought that this would impact on the achievability of development on this site.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	15
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 020
Address	Land at Green Farm Cottage

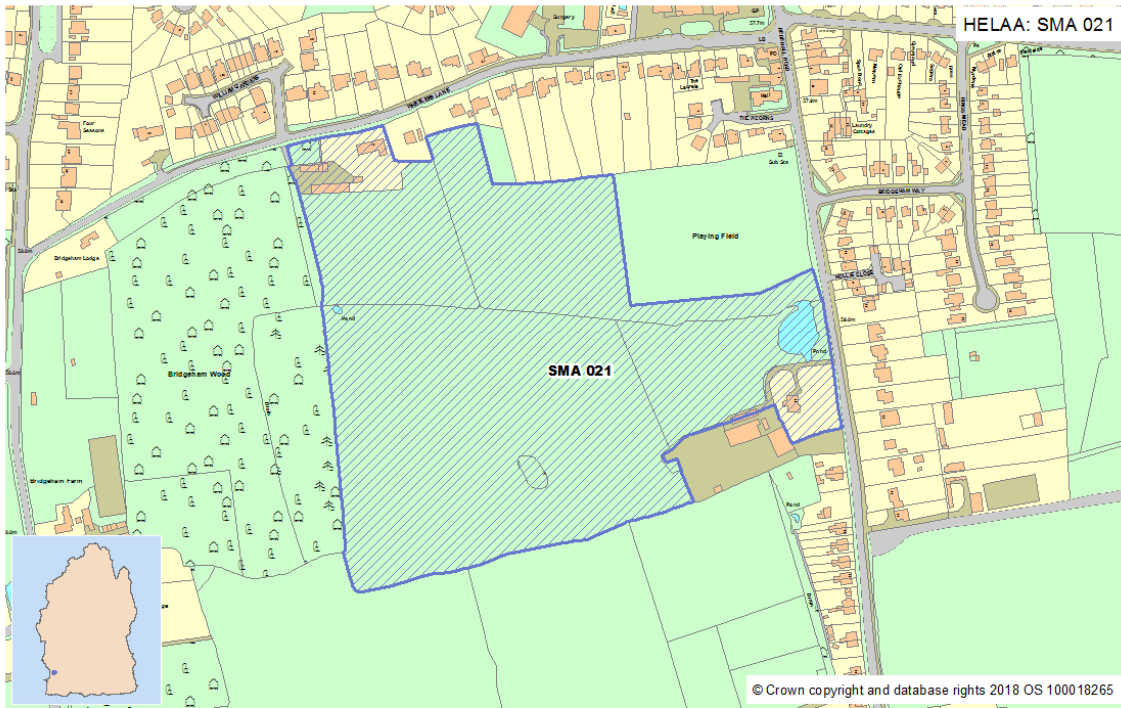


Tandridge District Council Land at Green Farm Cottage

Site Size (Hectares)	22.56
Approximate Developable Area (Hectares)	22.56
Site Description	The site is a large area of farmland to the south of Smallfield. It comprises a number of fields used for grazing. It also contains some related buildings and structures in the north of the site, some of which are used to support a storage business.
Suitability	<p>Whilst some fields in the centre slope down to the north, the site is generally flat and would not impact upon development potential. Access to the site could be provided from Plough Road, through the centre of SMA 004 and there is also potential to access the site from Redehall Road, however the this access route is currently very narrow. The access from Plough Road would be entirely within Flood Zone 2 and this would need to be considered through the development management process.</p> <p>The site is considered suitable, however as it is within the Green Belt this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	425

Strategy compliance	Site is in accordance with the Preferred Strategy.
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HELAA Reference Number	SMA 021
Address	Land at Greenleas House, Smallfield

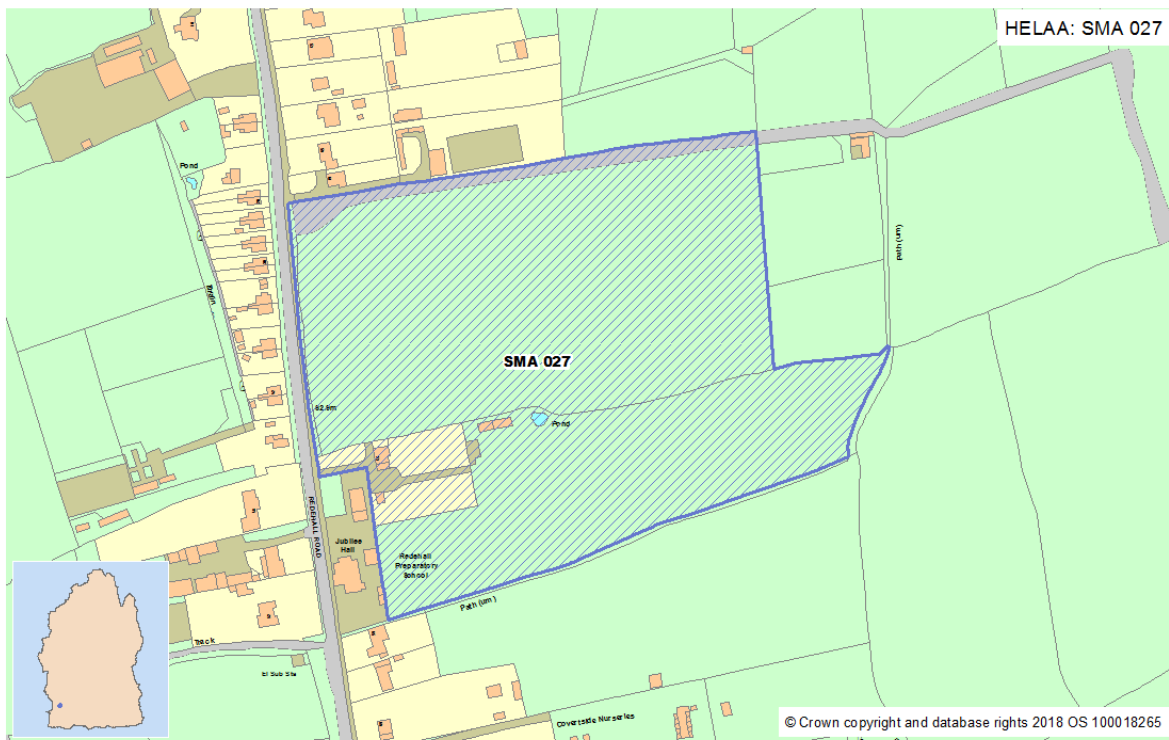


Land at Greenleas House, Smallfield

Site Size (Hectares)	8.78
Approximate Developable Area (Hectares)	8.67
Site Description	The site contains a number of fields and wooded areas adjoining Smallfield. In the north west corner of the site is a car workshop /scrapyard.
Suitability	<p>Drainage is an issue on the site as the land dips down in the middle with water then flowing east into the pond just off Redehall Road but it is seen as being capable of being overcome. The site has the potential to be accessed from Wheelers Lane and/or Redehall Road. Though the presence of Ancient Woodland on the north western boundary of the site has reduced the developable area, it would not prevent the remaining area from being developed.</p> <p>The site has an elevated risk of contamination and would require a desk study and preliminary risk assessment. There is a public footpath that leads from Wheelers Lane, through the centre of the site and out to the east onto Redehall Road.</p> <p>The site is considered suitable, however as it is within the Green Belt this designation would need to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are

	identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	260
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 027
Address	Land at May Cottage

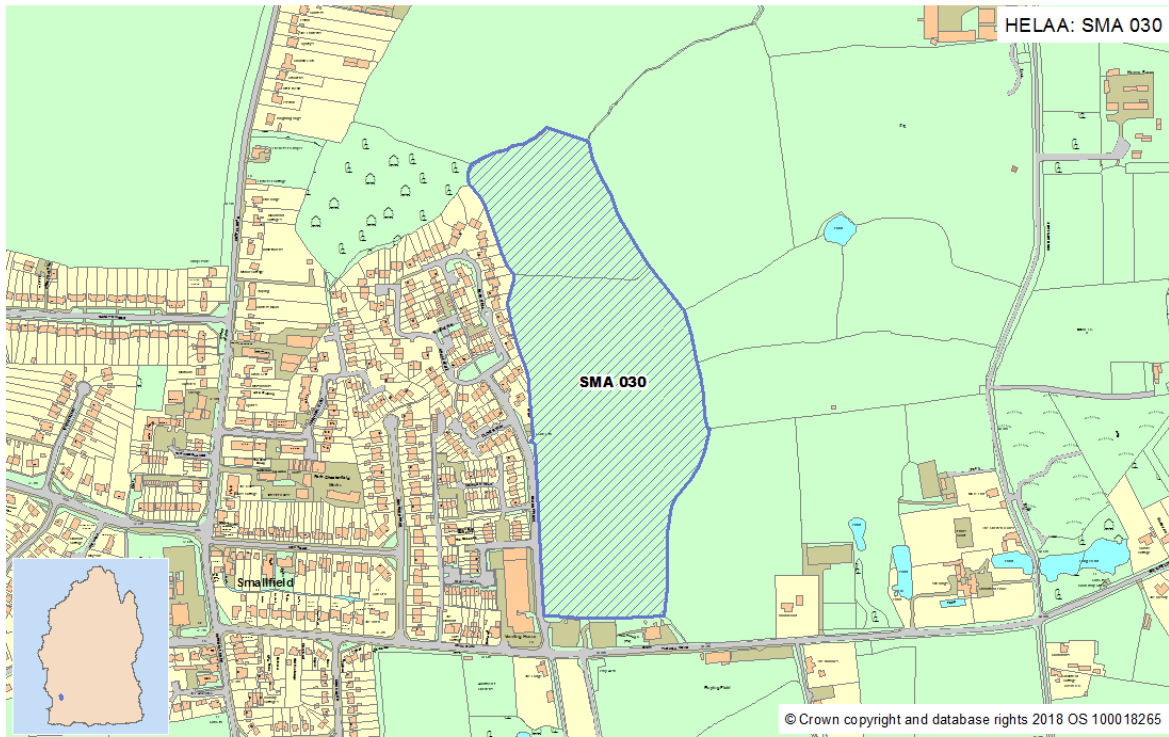


Land at May Cottage

Site Size (Hectares)	5.48
Approximate Developable Area (Hectares)	5.48
Site Description	The site lies south of Smallfield and is currently used as agricultural land and a single dwelling. The site is predominately flat and the fields are bound by rows of mature trees. It directly borders SMA 004, and the access to SMA 020 runs along the northern border of the site.
Suitability	The site has frontage with Redehall Road and there is an access point to the north of the site, which leads along to SMA 020. There is an elevated risk of contamination which would require a desk study and preliminary risk assessment The site is considered suitable, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are

	identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	100
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 030
Address	Land north of Plough Road, Smallfield

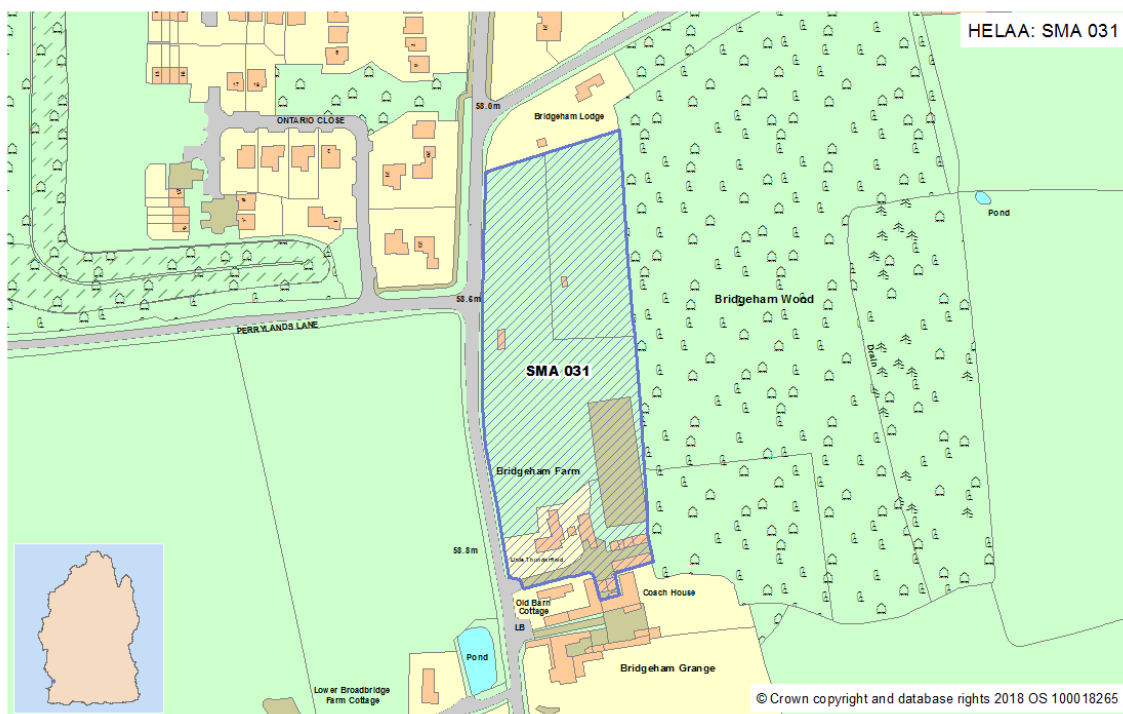


Land North of Plough Road, Smallfield

Site Size (Hectares)	9.23
Approximate Developable Area (Hectares)	9.05
Site Description	The site is a large area of agricultural land comprising two fields immediately to the east of Smallfield. The site is bound by a mixture of hedgerows and trees with residential properties to the west, and open land in other directions.
Suitability	Whilst the site is slightly sloping, the incline would not impact upon the ability of the site to accommodate development. It is thought that access could be achieved via Meadow View. A large proportion of the site is at risk of surface water flooding, which would need to be considered through the development management process, as would the area of Flood Zone 2 to the south of the site. Though the developable area of the site has been slightly reduced due to the presence of Ancient Woodland on its north western boundary, the remainder of the site is considered able to accommodate development. However, as the site is currently in the Green Belt, the

	designation would have to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	120
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 031
Address	Bridgeham Farm

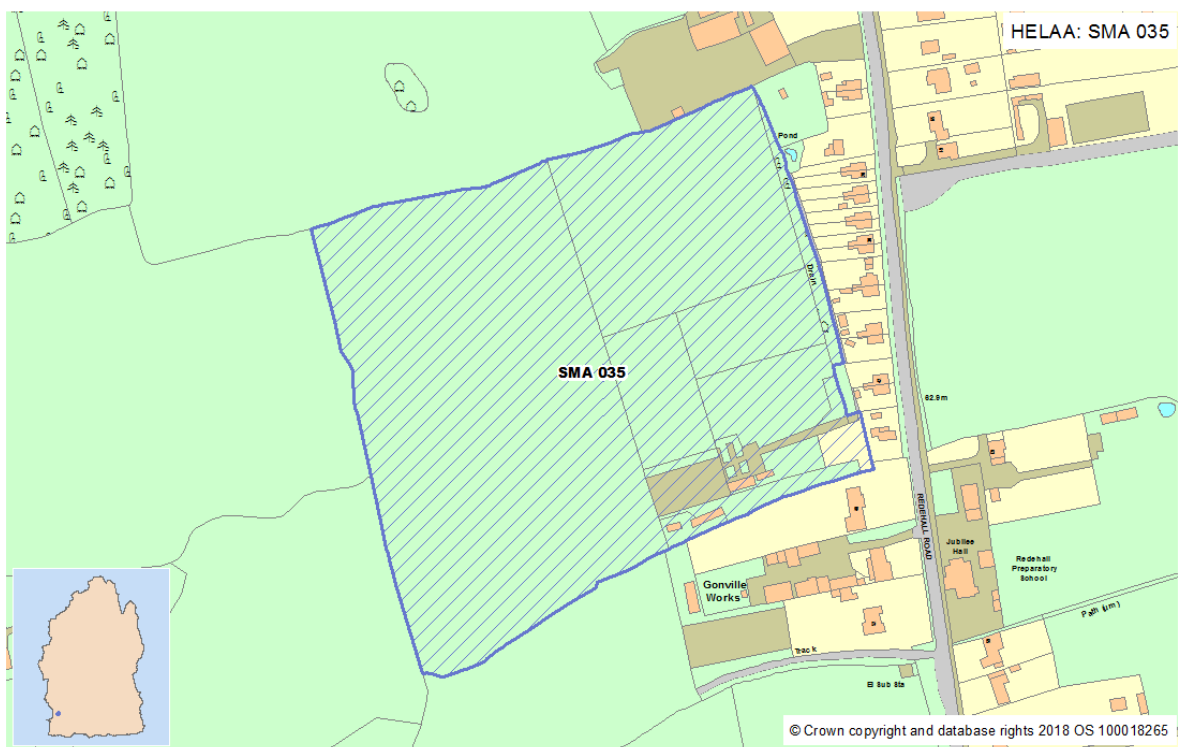


Tandridge District Council Bridgeham Farm

Site Size (Hectares)	1.42
Approximate Developable Area (Hectares)	1.1
Site Description	The site is located to the immediate south of Smallfield. It contains a large house, stables, a sand school and grazing land. To the west lies Broadbridge Lane and to the east lies Ancient Woodland. The site is bounded by trees.
Suitability	The site has an existing access from Broadbridge Lane and it is thought that other access points could be created, if needed, due to its wide road frontage. The area of land that fronts the road is subject to a risk of surface water flooding and this would need to be considered as part of the development management process. The land is flat and therefore topography is not consider an issue but the site's

	developable area has been reduced due to the presence of Ancient Woodland to the east of the site. The site is currently in the Green Belt, the designation would have to change in order for the site to be developed.
Availability	The site has been submitted on behalf of the landowner and is considered as available. There is an approved planning application on this site to convert existing buildings to three cottages (2017/2292) but it is not envisaged this will affect the developable area of the site.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	24 - If the approved scheme is built out, this could affect the proposed yield.
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 035
Address	Land to the rear of 46 Redehall road, Smallfield

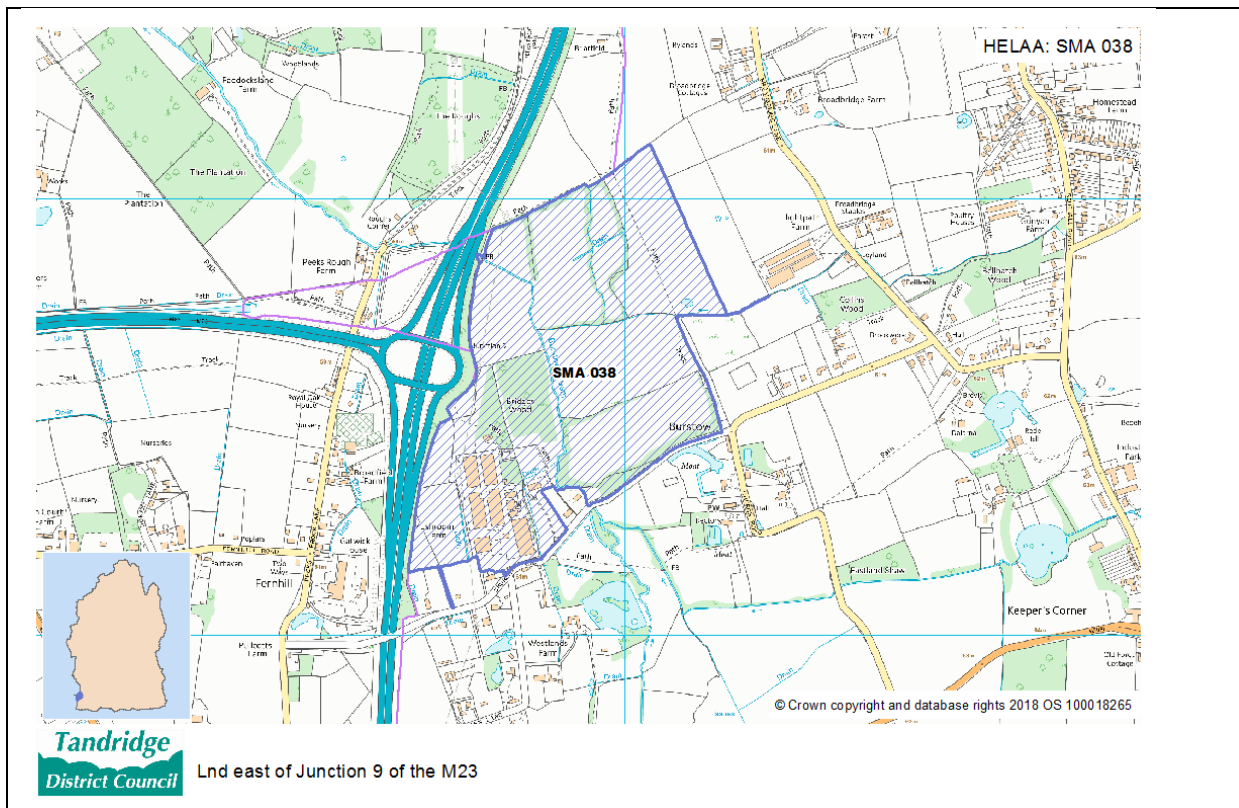


Land to the rear of 46 Redehall Road, Smallfield

Site Size (Hectares)	5.26ha
Approximate Developable Area (Hectares)	2.77ha
Site Description	This site comprises three relatively level fields, one used for horse-

	grazing, and equestrian related structures in the south eastern corner. It is currently accessed via Redehall Road, utilising the access to 46 Redehall Road. It includes hedging internally but is bounded by trees To the east it abuts residential properties, whilst to the north is vacant commercial buildings and to the south is recent residential development. Beyond these it abuts open countryside.
Suitability	Although separated from the settlement boundary, this site is located immediately adjacent to SMA 021, and would need to secure access either via SMA 021, or a currently unidentified access from Redehall Road. Its topography is relatively. However, it contains pockets of land at risk of surface water flooding to the south and north and there are underground cables. Both of these factors would need to be considered through the development management process. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	83
Strategy compliance	Site is in accordance with the Preferred Strategy.

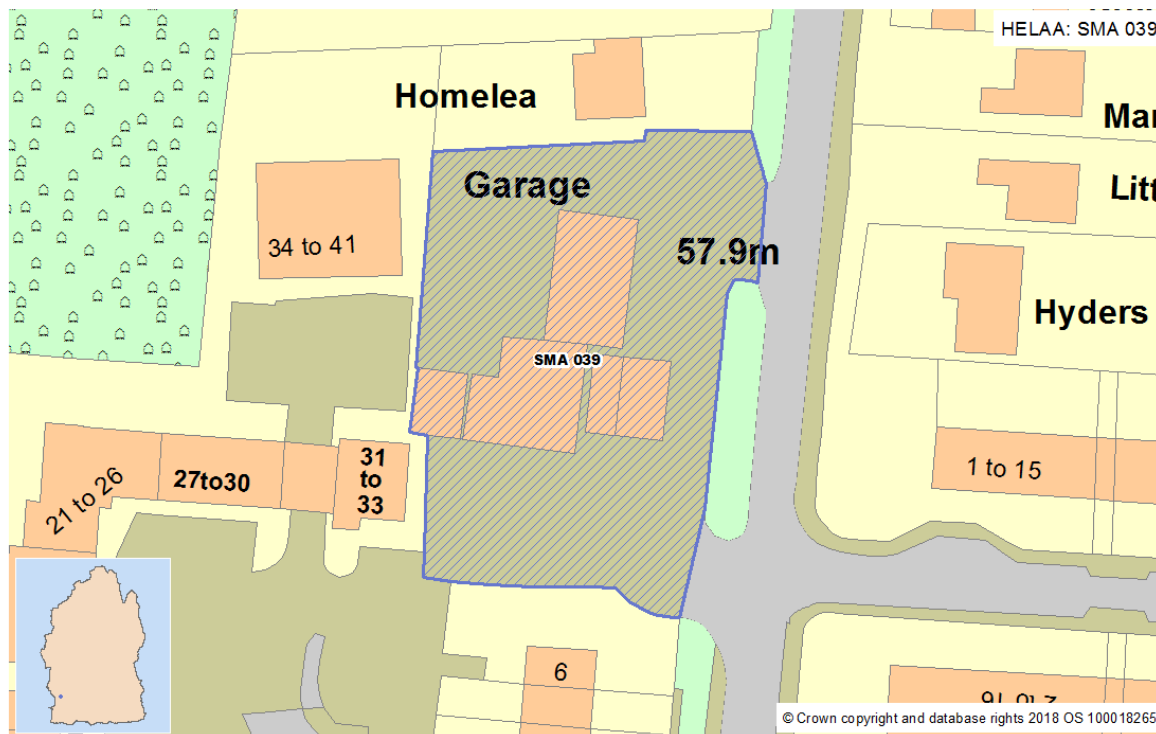
HELAA Reference Number	SMA 038
Address	Land east of j9, M23, including Bridges Wood, Church Lane, Burstow



Site Size (Hectares)	41.9
Approximate Developable Area (Hectares)	25.5
Site Description	This is a large site at the western edge of the District, currently used for agriculture, with an area of woodland. There is some existing employment use on the site
Suitability	There is existing access to the site from Church Lane and a new access point has been proposed by the developers from junction 9 of the M23. The site has moderate risk of contamination which can be dealt with by condition. There are substantial areas of Flood Zones 2 and 3 within the site and this would need to be considered through the development management process. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time, although the presence of the Flood Zones could have some impact and this would need to be considered.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan
Estimated Site Yield	The agents have suggested 100,000-125,000m ² mix of B1a/b/c, B2, B8, C1 hotel, airport parking and a park and ride service).
Strategy compliance	Site is not in accordance with the Preferred Strategy for employment.

HELAA Reference Number	SMA 039
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Address	Woodlands Garage, Smallfield
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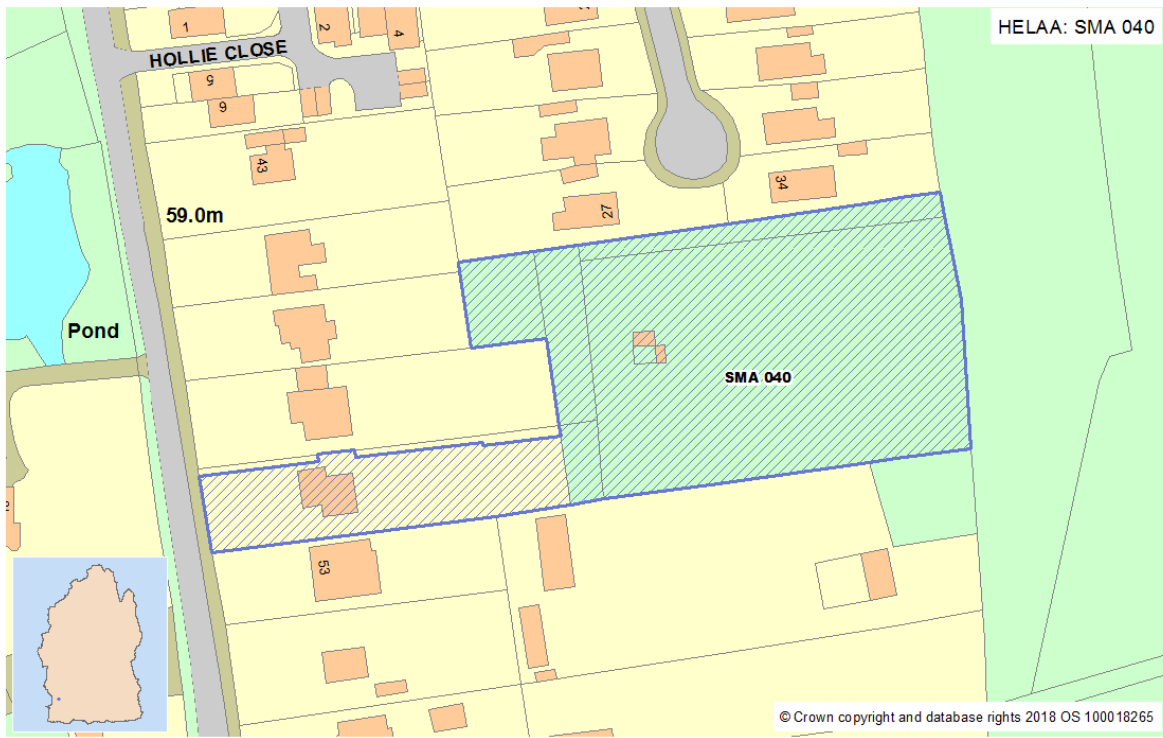


Woodlands Garage Chapel Road Smallfield RH6 9NN

Site Size (Hectares)	0.18
Approximate Developable Area (Hectares)	0.159
Site Description	The site is a previously developed site in the built-up area of Smallfield. There is an existing car garage, petrol station and office premises. Residential development surrounds the site to the north, east and south, and there is a woodland Tree Preservation Order to the west of the site.
Suitability	The site has existing access from Chapel Road and the topography is not considered to prohibit development. The TPO would need to be considered through the development management process. The site is not in the Green Belt but given the existing use, a contamination risk study would be required.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available. There is a pending planning application at this site to erect 6 dwellings and 4 flats (2017/2311); which is currently underdetermined; the proposed yield reflects this.
Achievability	No constraints that could render the site financially unviable are identified at this time, although the presence of the Flood Zones could have some impact and this will need to be considered.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.

Estimated Site Yield	10
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	SMA 040
Address	51 Redehall Road, Smallfield



Tandridge District Council
51 Redehall Road Smallefield RH6 9QA

Site Size (Hectares)	0.6
Approximate Developable Area (Hectares)	0.6
Site Description	The site contains a single residential dwelling, its garden and an agricultural field. It is immediately adjacent to the boundary of Smallfield. Open land (SMA 004 and SMA 021) exist to the east and west, respectively. Residential properties border the site to the north and south.
Suitability	The site has existing access from Redehall Road as well as an existing potential access gate from Kings Mead. The topography is flat and therefore not considered to prohibit development. The site would be suitable for development, however, as it is within the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.

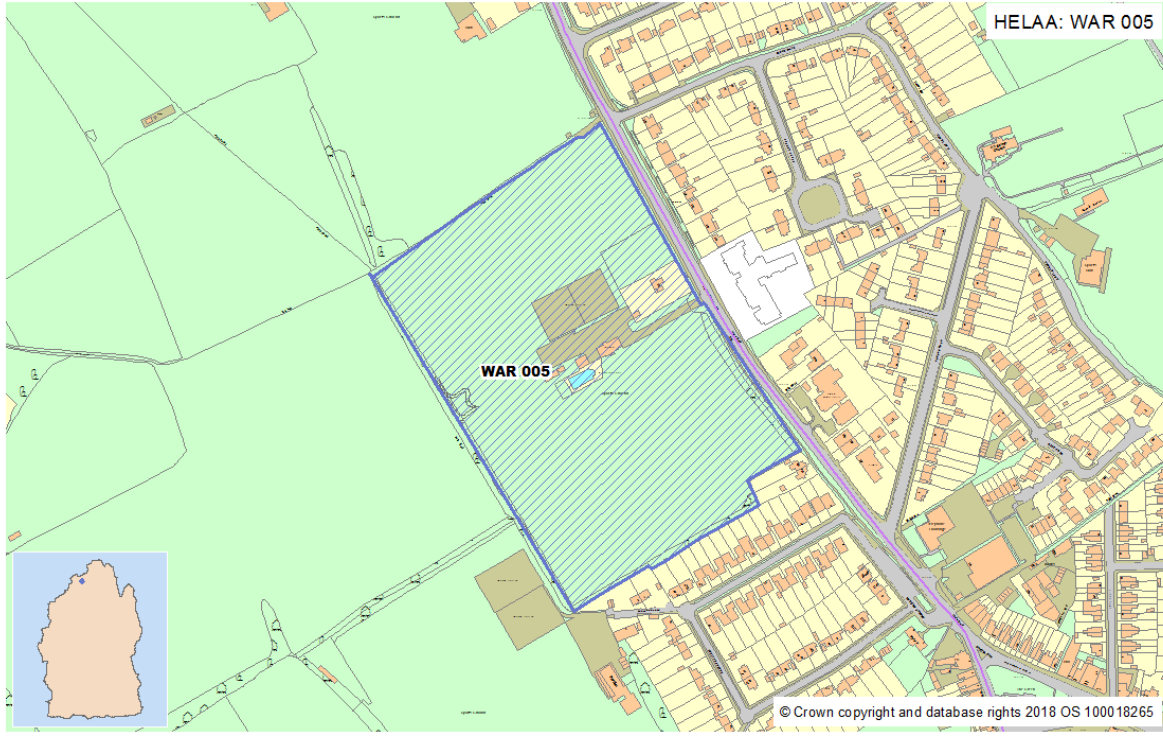
Estimated Site Yield	9
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	TAT 005
Address	Land to the rear of Paynesfield Road, Tatsfield



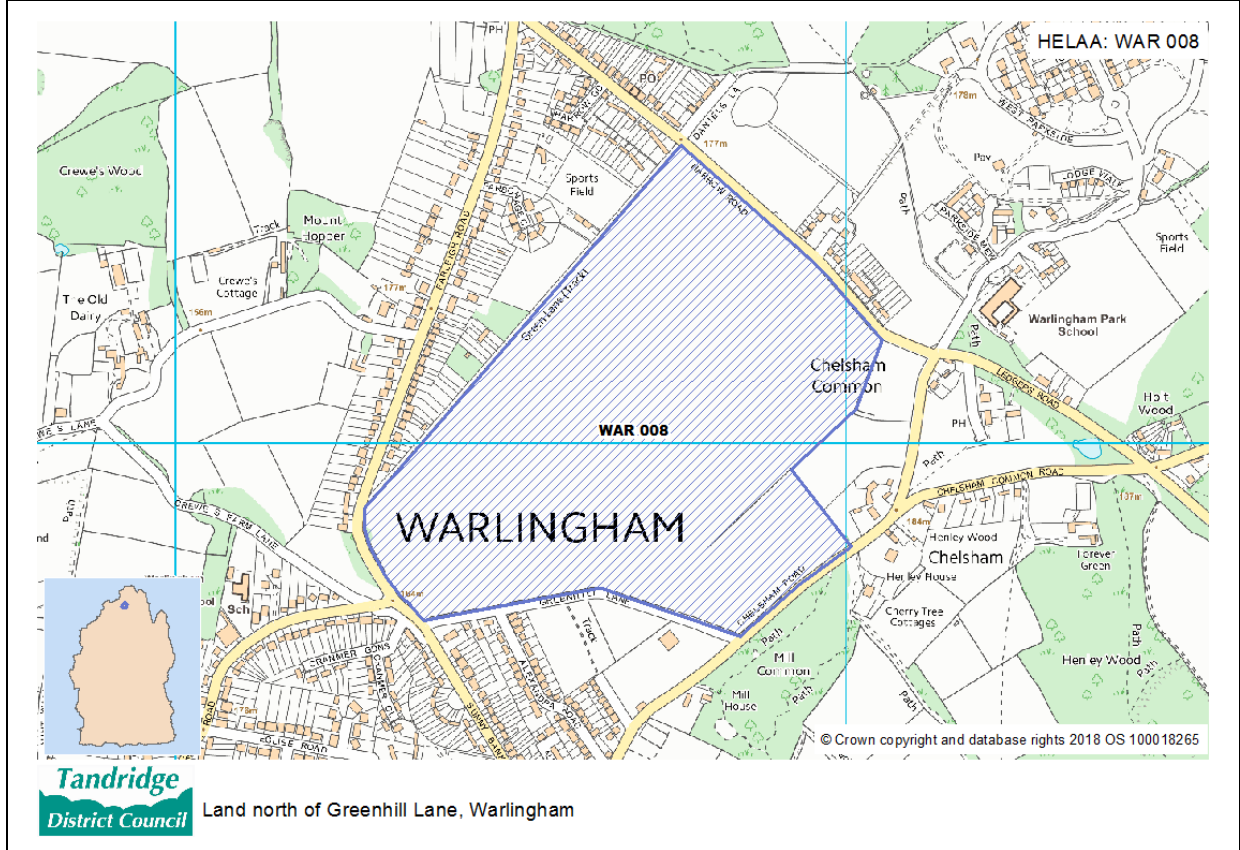
Land to the rear of Paynesfield Road, Tatsfield

Site Size (Hectares)	0.37
Approximate Developable Area (Hectares)	0.37
Site Description	The site comprises a number of residential gardens to the rear of properties that front Paynesfield Road, with frontage along Westmore Road. On the opposite side of Westmore Road are mostly detached properties. The site slopes from east to west, although the southern part of the site is flatter, and there are a number of sizeable trees along Westmore Road.
Suitability	The topography would not prevent development and nor would the presence of trees. Westmore Road could provide access but is currently a track and would require improvement for this site to come forward, although this is seen as possible. The site is considered capable of accommodating development, although as it lies within the Green Belt, this designation would need to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	5
Strategy compliance	Site is not in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 005
Address	282 Limpsfield Road, Warlingham
 <p>Tandridge District Council 282 Limpsfield Road, Warlingham</p>	
Site Size (Hectares)	6.86
Approximate Developable Area (Hectares)	6.86
Site Description	<p>The site is a recreation ground, comprising playing fields, an outdoor swimming pool, club house, car parking, and hard standing pitches (for five a side football and netball) in Warlingham. It is unclear if the site is in regular use and the swimming pool is in disrepair and fenced off. The site is relatively flat, with existing access along its wide frontage with Limpsfield Road. To the rear (north) of the club house and hard pitches is an overgrown field, with fly tipping evident. The site is surrounded by woodland on its north and eastern boundaries, which screen it from the surrounding fields. To the south and east is the built-up area of Warlingham.</p>
Suitability	<p>There is an area TPO running along part of the site which fronts the Limpsfield Road and through the middle of the site down the existing access. There are also areas at risk of surface water flooding and both of these would need to be considered as part of the development management process. The site is considered to be able to accommodate development, although as it is within the Green Belt this designation would need to change in order for it to be developed.</p>
Availability	<p>The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available</p>
Achievability	<p>There are no constraints considered to affect the site's achievability if the site was developed solely for housing. Should the site come</p>

	forward as part of a mixed use development featuring a school, this will need to be considered through viability testing.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	90
Strategy compliance	Site is in accordance with the Preferred Strategy.

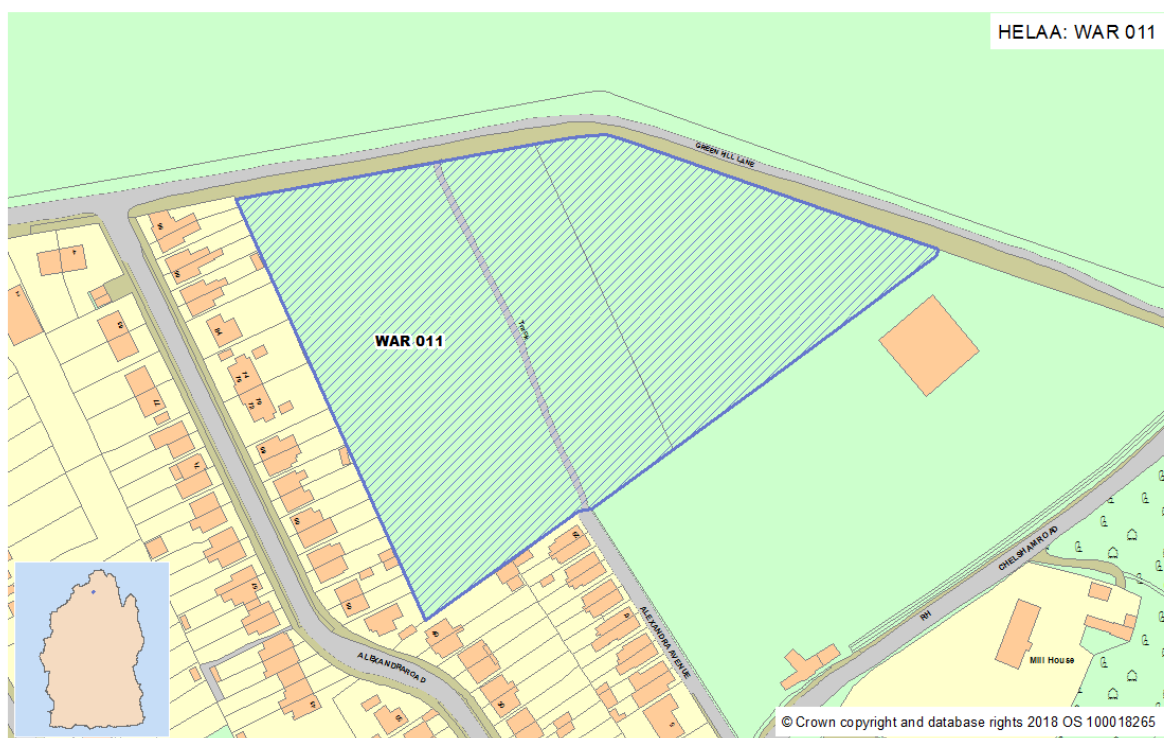
HELAA Reference Number	WAR 008
Address	Land north of Greenhill Lane, Warlingham



Site Size (Hectares)	33.15
Approximate Developable Area (Hectares)	33.15
Site Description	The site is a large field situated next to the built-up area of Warlingham. It is partially surrounded by properties on Farleigh Road, Greenhill Lane and Harrow Road and lies adjacent to sites WAR 018, WAR 023 and also WAR 011, which is under the same ownership and is being jointly promoted. There are some shops nearby, and a number of bus routes stop along the boundary of the site.
Suitability	The site is relatively flat, although there is a slight slope downwards towards the south western corner but this would not prevent development. Access is available from multiple existing entrances, one on Chelsham Road and another on Harrow Road to the north and the size of the site would allow for additional access points. There are some shops nearby, and a number of bus routes stop along the boundary of the site. The site is capable of accommodating

	development. However, it is within the Green Belt, so this designation would have to be changed in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	320
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 011
Address	Green Hill Lane, Warlingham

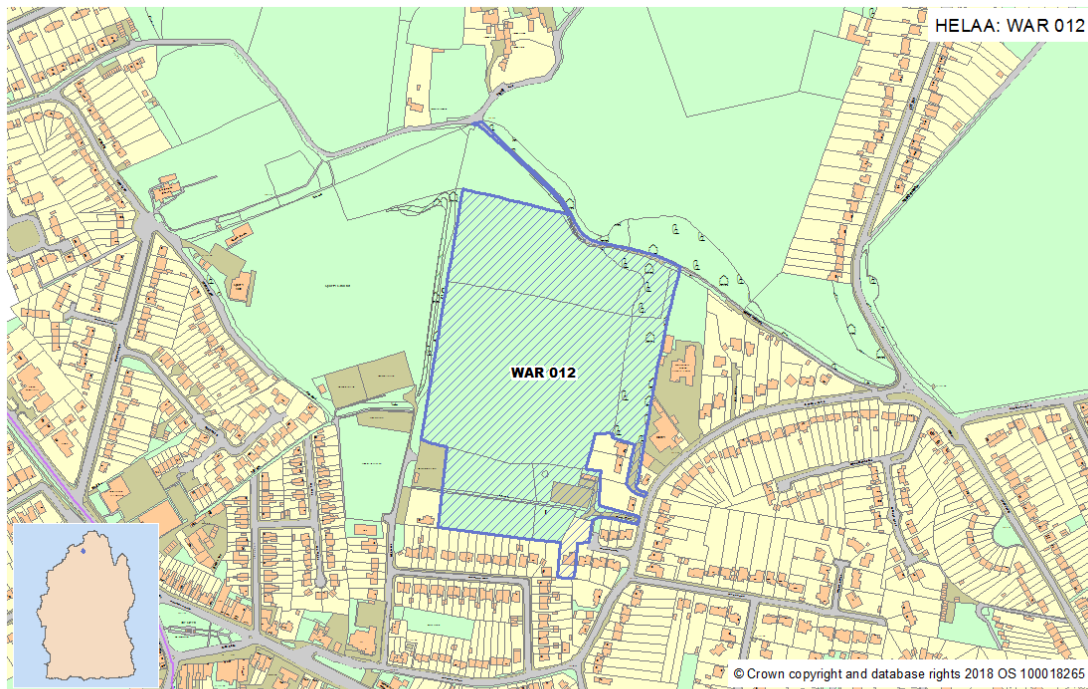


Green Hill Lane, Warlingham

Site Size (Hectares)	1.71
Approximate Developable Area (Hectares)	1.71
Site Description	The site comprises woodland (some of which has been partially cleared) and a grazing field. To the west and south west lie properties in Alexandra Road and Alexandra Avenue, which represent the edge of the built-up area of Warlingham. The site also lies adjacent to WAR 023 and also WAR 008, which is under the same ownership and is being jointly promoted. Access onto the site is via Alexandra Avenue (an unmade road) and Greenhill Lane (a track).
Suitability	Access would need to be improved to accommodate development but this is not seen as being unachievable. The site has a mild incline downwards to the Greenhill Lane track, but the topography is not

	considered to restrict development potential. The site is therefore considered suitable, but could only come forward if the Green Belt designation was changed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	25
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 012
Address	Land at Farleigh Road

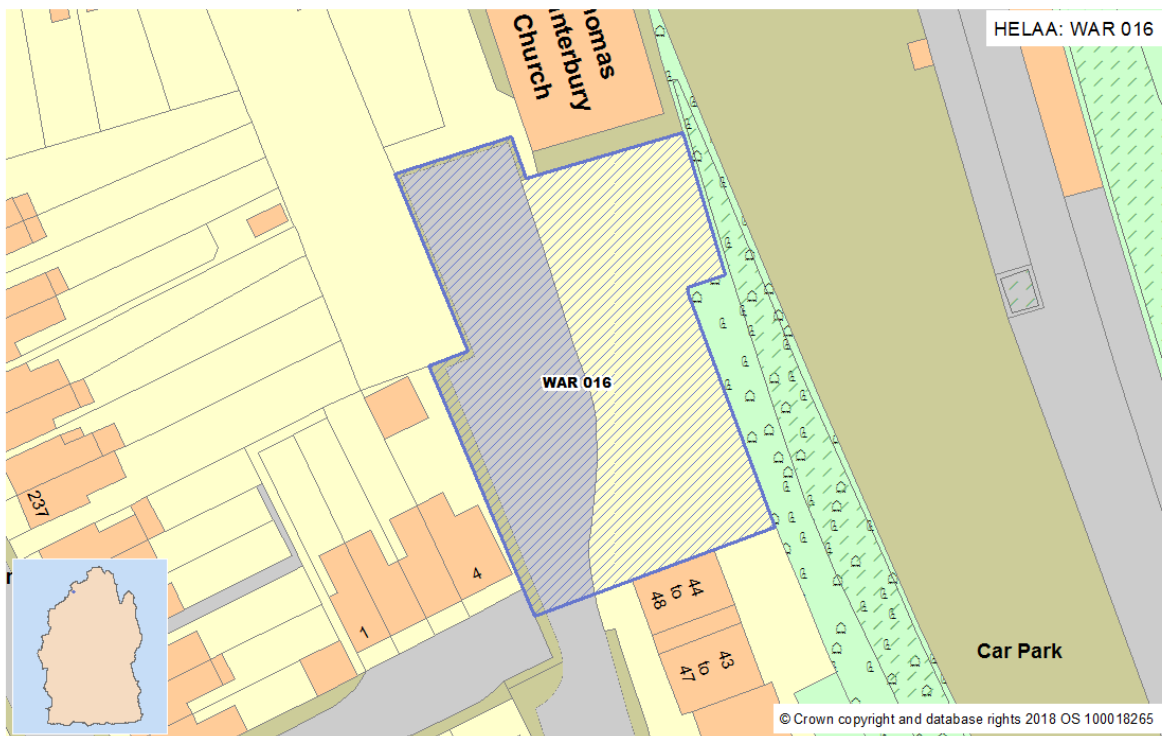


Land at Farleigh Road

Site Size (Hectares)	6.54
Approximate Developable Area (Hectares)	6.54
Site Description	The site is currently in use as a grazing paddock and riding school, adjacent to the built-up area of Warlingham. The site borders residential properties gardens to the south and east and open land to the north, separated to some extent by a wooded boundary. The site has a mild sloping gradient from east to west down towards a low point, before the land rises in a westerly direction.
Suitability	Whilst the topography varies, it is not thought that it or other physical constraints that would prevent the site from accommodating development. There is an area of Ancient Woodland to the north east, which would need to be considered in the development management

	<p>process and the presence of which has reduced the developable area. There is also an area at risk of surface water flooding in the centre of the site to be considered. It is thought that access could be achieved through Park Lane, although there is existing access currently available from a track via Farleigh Road. The site has an elevated risk of contamination and would require a desk study and preliminary risk assessment. A public footpath runs through the middle of the site which would need to be considered as part of the development management process.</p> <p>However, as the site is in the Green Belt, the designation would have to change in order for the site to be developed.</p>
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	50
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 016
Address	Edgeworth Close, Warlingham

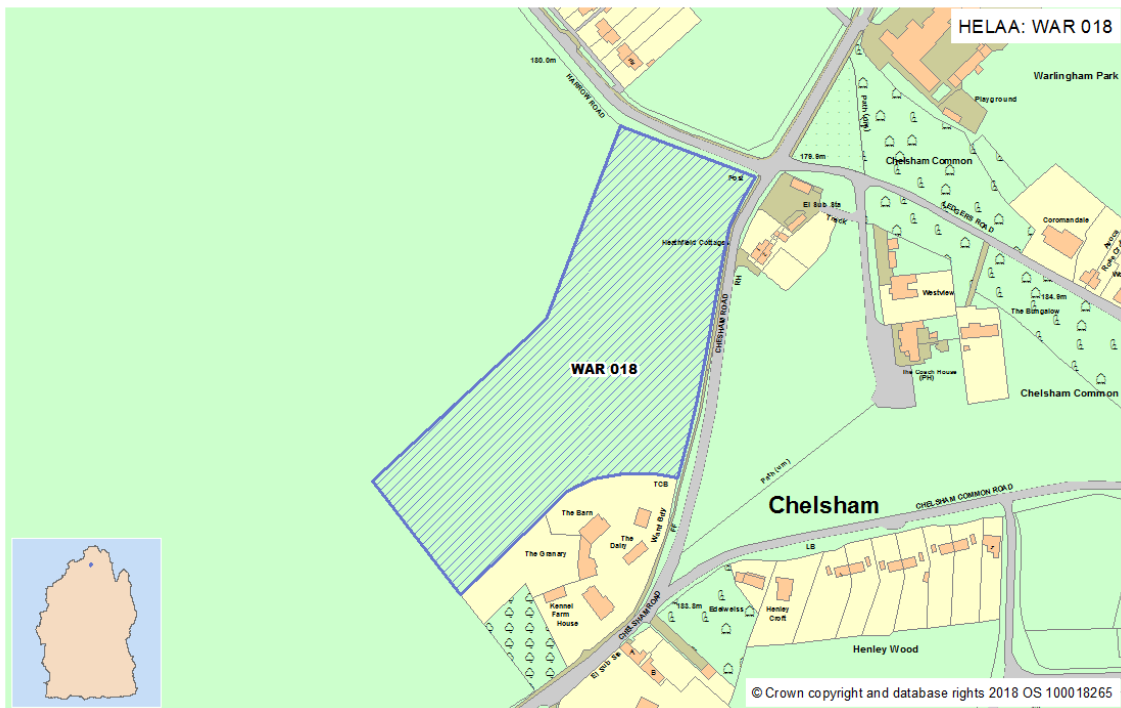


Edgeworth Close, Warlingham

Site Size (Hectares)	0.16
Approximate Developable Area (Hectares)	0.16
Site Description	The site is a small piece of amenity land for nearby residents located

	adjacent to flats on Edgeworth Close. The car park for Upper Warlingham Station is to the immediate east albeit it is screened off to some extent by a band of trees. Residential properties surround the rest of the site.
Suitability	The site is located within the built-up area where there is no objection, in principle, to development. The site slopes upward from west to east but would not prevent development. Access to the site would be via Edgeworth Close. In addition, the site lies in very close proximity to Upper Warlingham Railway Station which may reduce the need for private modes of transport. There is moderate risk of contamination which could be dealt with by condition.
Availability	This site is owned by TDC and is being considered for future development potential through the Council's Asset Review and as such is considered available for the purposes of the HELAA. Whether this site continues to be considered available in future, is a decision for the Resources Committee. Any change to site availability will be updated in subsequent HELAA reviews.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be deliverable and would be capable of being delivered within the first five years of the Local Plan period should it be allocated.
Estimated Site Yield	6
Strategy compliance	Site is in accordance with the Preferred Strategy.

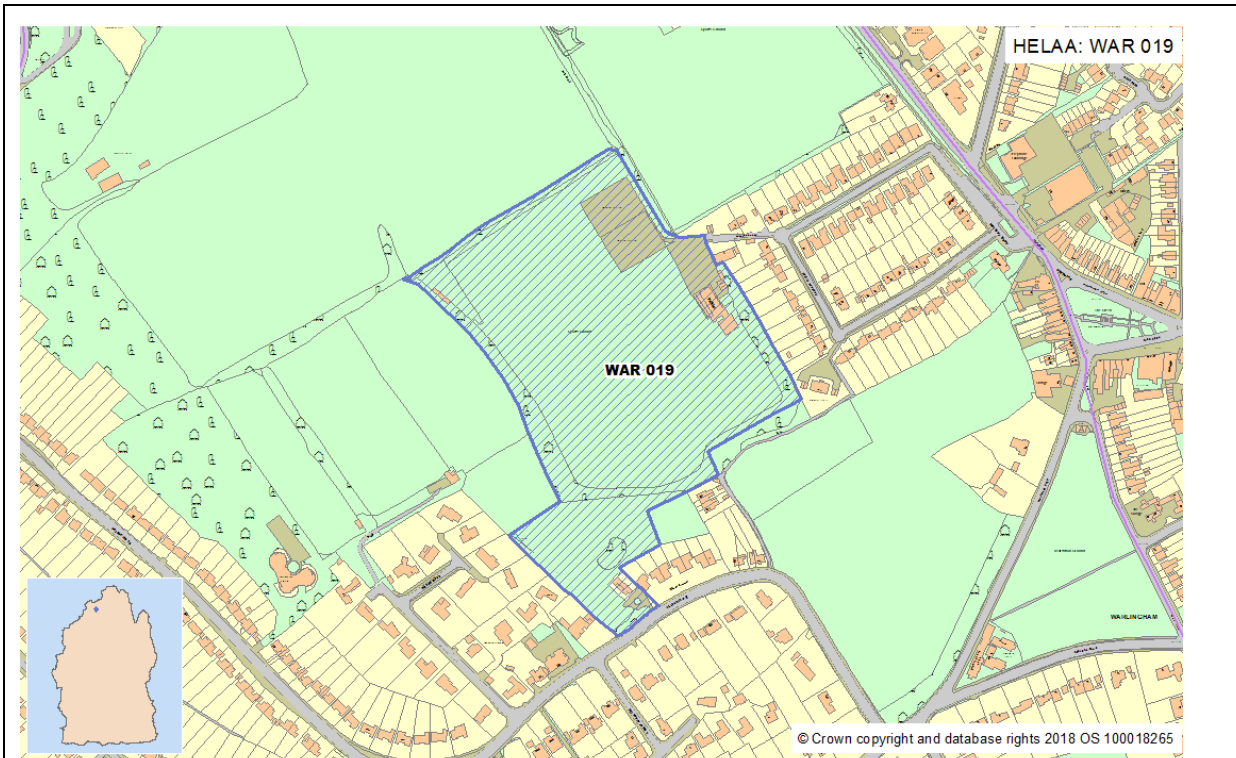
HELAA Reference Number	WAR 018
Address	Land adjacent to Kennel farm, Chelsham



Land adjacent to Kennel farm, Chelsham

Site Size (Hectares)	2.25
Approximate Developable Area (Hectares)	2.25
Site Description	The site is a field located near to Chelsham. It is bounded by trees and hedges which separate it from the adjacent fields of WAR 008 which lie to the west and south west of the site and large properties on its south eastern boundary.
Suitability	<p>The site is relatively flat, and although there are some large trees present they would not restrict the ability of the site to accommodate development. There is an area at risk of surface water flooding to the north of the site which would need to be considered through the development management process.</p> <p>The site has a wide frontage on Chelsham Road and a smaller frontage on Harrow Road so suitable access could be provided. The site is considered locationally suitable as it lies adjacent to WAR 008, which borders the built-up edge of Warlingham.</p> <p>Overall, the site is considered capable of accommodating development, although as it is in the Green Belt, the designation would have to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowners and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	22
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 019
Address	Former Shelton Sports Club, Warlingham

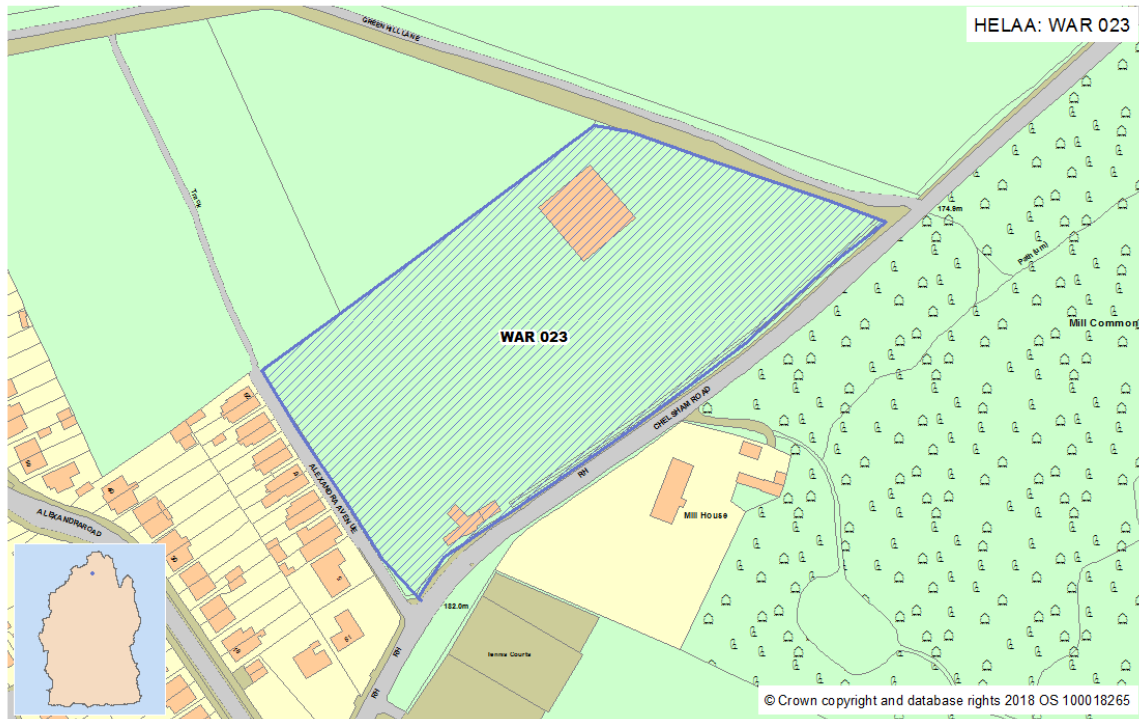


Former Shelton Sports Club, Waringham

Site Size (Hectares)	6.27
Approximate Developable Area (Hectares)	6.27
Site Description	The site is a former sports and recreation facility adjacent to the built-up area of Waringham which appears to have been vacant for some time. The former club house facilities are in disrepair and the sports fields, hard standing and car parking areas overgrown. The site is surrounded by woodland, which serves to screen it from the surrounding development and fields beyond the northern and western boundaries, and there are residential properties to the south and east. It is immediately adjacent to other HELAA sites (WAR 005 and WAR 038).
Suitability	The site has access from Shelton Close, although included within the submission is land adjacent off Hillbury Road. The submission indicates this could be used to create a new access road. The site is very flat and thus the topography would not prevent development of the site. The site is considered to be suitable however, as it is within the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.

Estimated Site Yield	110 There is a pending planning application for 96 residential properties and 50 extra care units (2016/1895); it is currently undetermined.
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 023
Address	Land at Alexandra Avenue

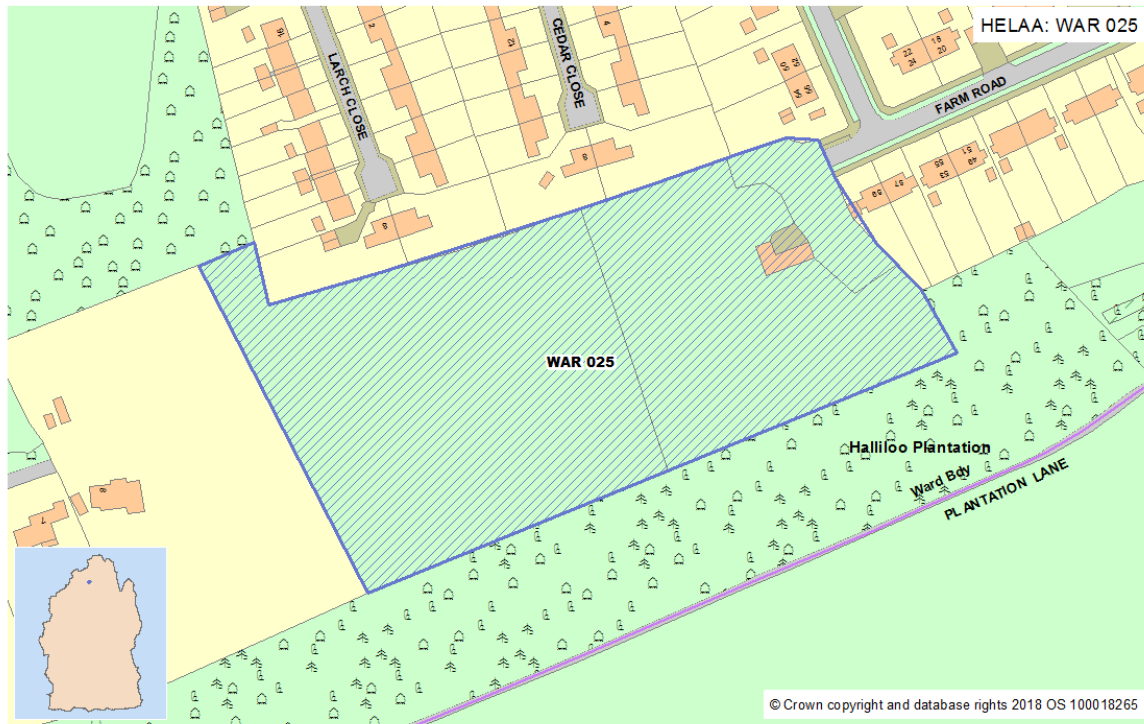


Land at 263 Alexander Avenue

Site Size (Hectares)	1.4
Approximate Developable Area (Hectares)	1.4
Site Description	The site contains a horse paddock, a hay storage facility and allotment. It lies opposite to a row of semi-detached properties along Alexandra Avenue (an unmade road), properties which represent the edge of the built-up area of Warlingham. The site also lies adjacent to HELAA sites WAR 011 and WAR 008. The site has a slight downward slope towards Green Lane.
Suitability	The topography would not prevent the site being developed. There is existing access from an opening on the corner of Chelsham Road and Alexander Avenue which could be utilised. There is a moderate risk of contamination which could be dealt with by condition. Overall, the site is considered able to accommodate development but as the site is within the Green Belt this designation would need to change in order for it to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.

Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	25
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 025
Address	Land at Farm Road, Warlingham

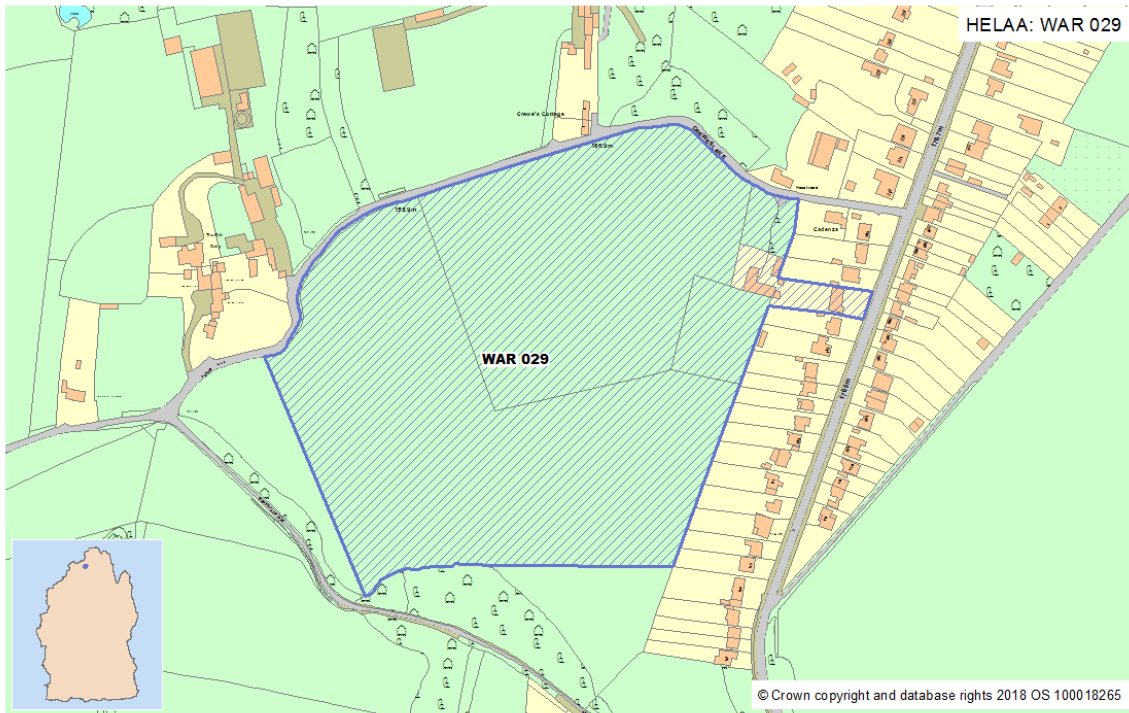


Land at Farm Road, Warlingham

Site Size (Hectares)	1.68
Approximate Developable Area (Hectares)	1.36
Site Description	The site is a rectangular area adjacent to the built-up area of Warlingham. It contains stable blocks and grazing land and slopes down to the south. It is bordered by woodland which helps to screen it from adjacent properties.
Suitability	The developable area has been reduced due to the presence of Ancient Woodland that lies on the site's southern boundary. Beyond that is Dukes Dene Scarp SNCI. Access can be obtained from the existing gated entrance from Farm Road and the topography would not rule out development. Overall the site is considered able to accommodate development but as it lies within the Green Belt, the designation would need to change in order for the site to be developed.
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.

Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	22
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 029
Address	West of Farleigh Road

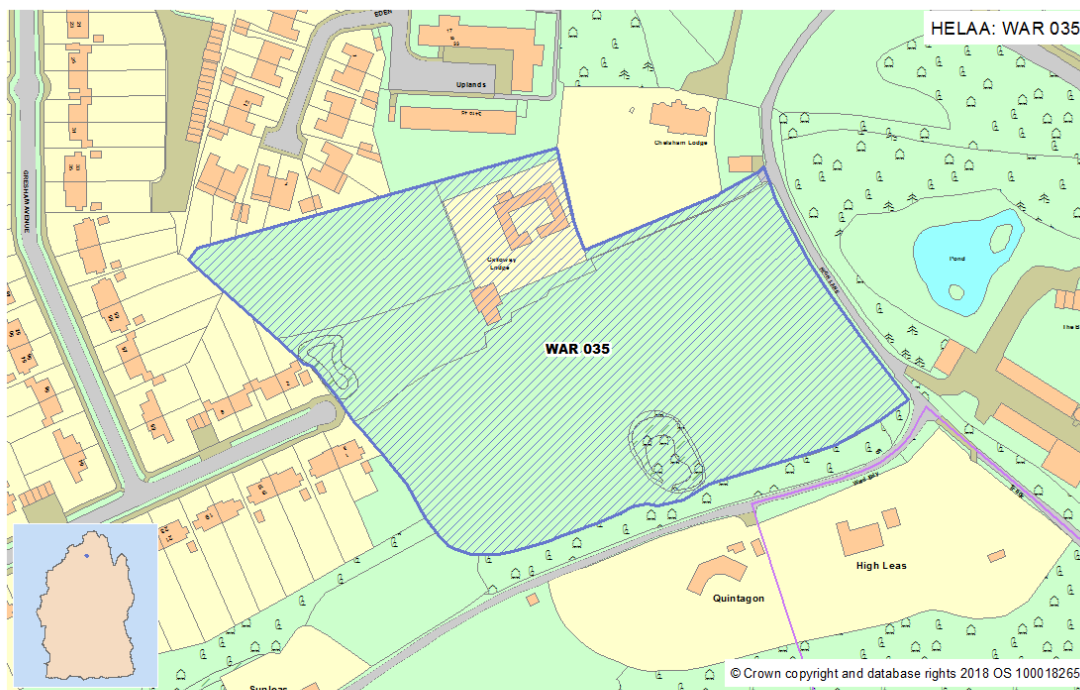


Tandridge
District Council West of Farleigh Road

Site Size (Hectares)	7.24
Approximate Developable Area (Hectares)	7.08
Site Description	The site is a large area to west of Farleigh Road in Warlingham. It is currently used as paddocks and grazing land for horses. The site has a rolling, uneven topography that rises in the north east and south west and falls broadly in the centre. The land is bounded by a mixture of hedges and trees/woodland, as well as with properties to its east on Farleigh Road, which are afforded views of the site.
Suitability	Included within the submission is the property is the land of 199 Farleigh Road and it is envisioned that access would be achieved through this land to the wider site. Whilst the site does have frontage onto Crewes Lane, this is currently a narrow bridleway and it is not thought likely that it could be improved to provide safe vehicular access if the site were to be developed. The site is immediately adjacent to Warlingham and therefore is seen as locationally suitable. The developable area of the site has been reduced due to the presence of Ancient Woodland on its south western boundary and this, along with a TPO to the north, would need to be considered as part of the

	<p>development management process.</p> <p>The topography may impact on the density of development but would not prohibit the site from being developed.</p> <p>Overall, the site is considered suitable and able to accommodate development but as the site is in the Green Belt, the designation would have to be changed in order for it to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	48
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 035
Address	Galloway Lodge, High Lane, Warlingham

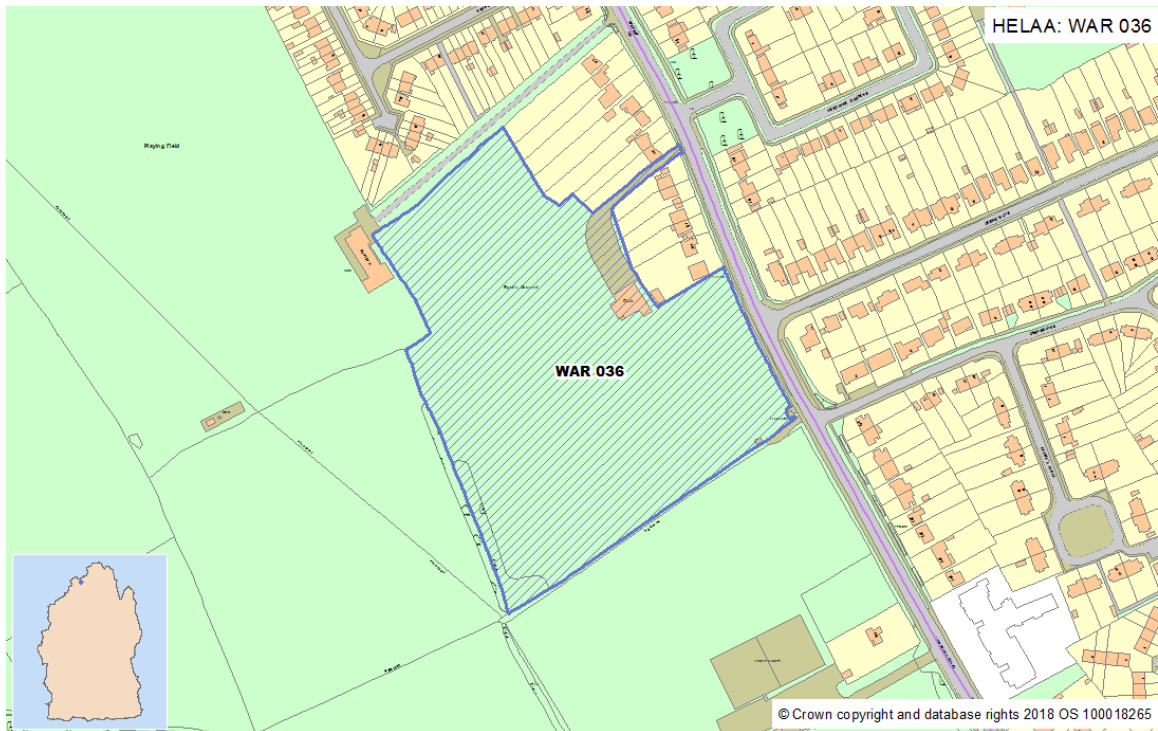


Galloway Lodge, High Lane, Warlingham

Site Size (Hectares)	2.35
Approximate Developable Area (Hectares)	2.35
Site Description	The site is an area immediately adjacent to the built-up area of Warlingham. The northern part of the site is relatively flat and contains a residential property, as well as disused block of stables and a sand school. The southern part of the site is a set of grazing fields that slopes to the south. The site is bound by trees.
Suitability	Access is currently achieved from High Lane. As noted in the planning

	<p>application (TA/2014/1568), this is a narrow track not capable of supporting two-way traffic and there are questions of whether this could be achieved. It is thought possible that access could however be created from Farm Road.</p> <p>There is a woodland TPO to the east of the site which may need to be considered through the development management process.</p> <p>The topography and existing structures are not likely to rule out the ability of the site to be developed.</p> <p>Overall, the site is considered able to accommodate development but as the site is within the Green Belt this designation would need to change in order for it to be developed.</p>
Availability	The site has been submitted by the agent and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	40
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 036
Address	Land to the west of Limpsfield Road, Warlingham

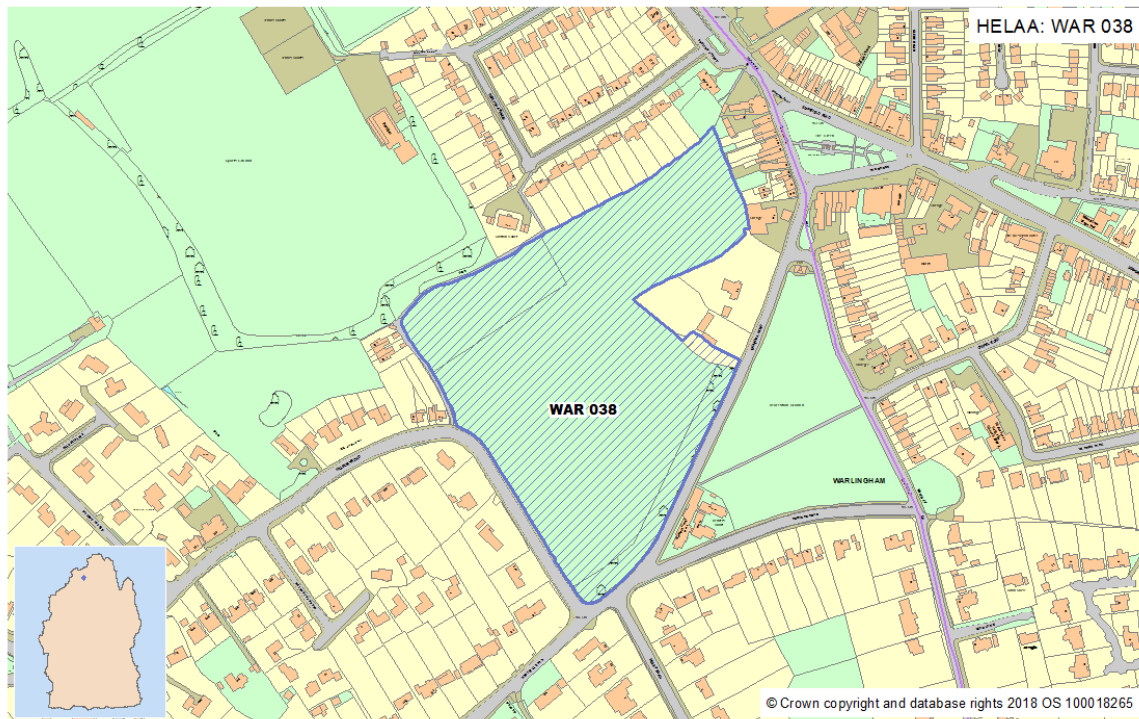


Land to the west of Limpsfield Road, Warlingham

Site Size (Hectares)	3.95
Approximate Developable Area (Hectares)	3.95
Site Description	The total site submission contains not only the land proposed for

	residential development (3.95ha), but also land to the west of that would be redeveloped to provide enhanced sporting facilities (approximately 8ha).The site contains a small paddock, existing sports ground and grazing land. The proposal would be that the existing sports ground would be redeveloped to provide housing development in order to develop new and enhanced facilities on adjacent land, identified as part of this site. Housing is to the east and north of the site, with a sports ground to the south and open land to the west.
Suitability	Access to the site could be gained via Limpsfield Road. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	100
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 038
Address	Land west of The Green and land at Westhall Road, Warlingham

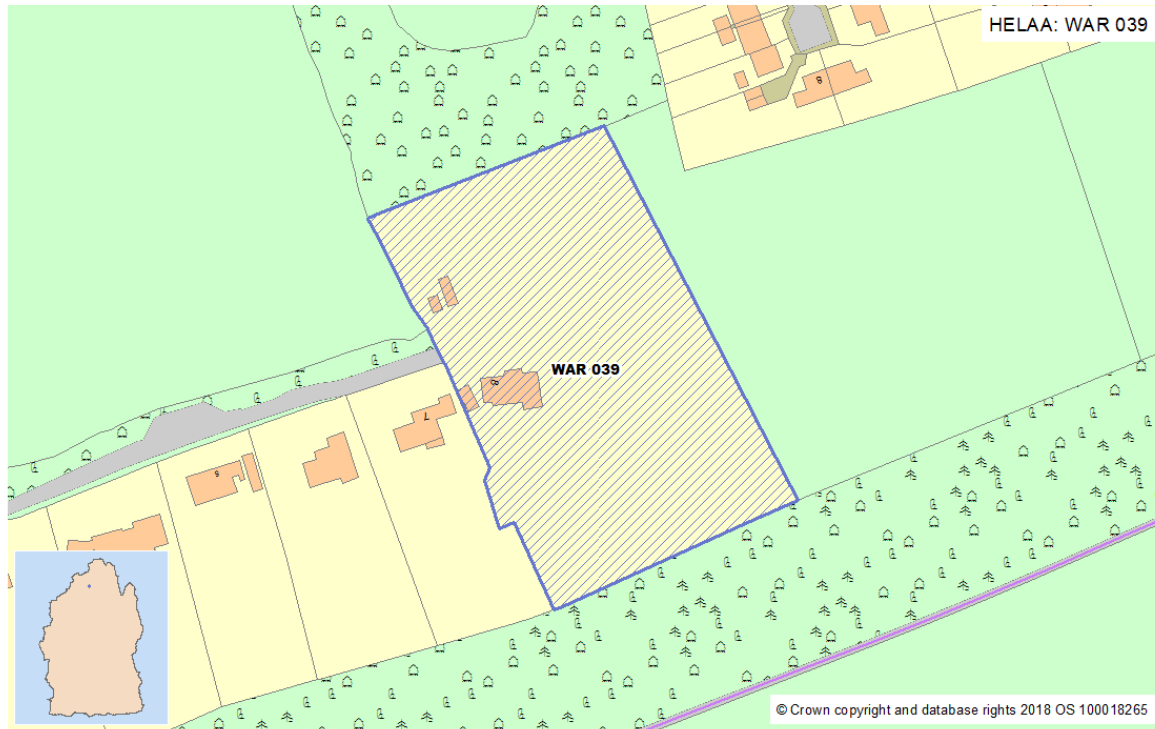


Land west of The Green and Land at Westhall Road

Site Size (Hectares)	4.69
Approximate Developable Area (Hectares)	4.69
Site Description	The site is fairly central in the settlement of Warlingham, but is within the Green Belt. The site contains grazing land and allotments and has a road frontage with Hillbury Road and Westhall Road. The site is immediately adjacent to WAR 019, a disused sports field. Residential properties border the site to the south west and north east, with open land to the north west and south east.
Suitability	There is a Grade II listed building to the east of the site, as well as some TPOs; both of which would need to be considered through the development management process. There are also allotments within the site submission boundary. Whether these are surplus to requirement or not will be presented as an outcome in the Open Space Study. Access is proposed by the agent via Hillbury Road. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.

Estimated Site Yield	50
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WAR 039
Address	8 Beechwood Lane, Warlingham

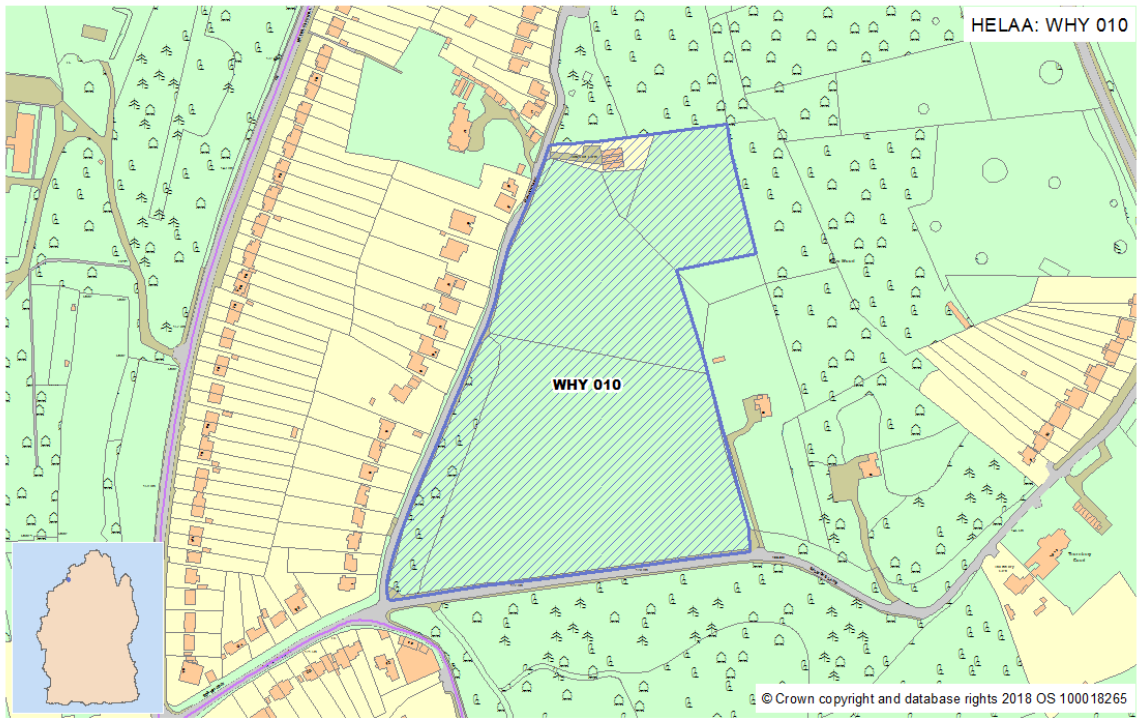


8 Beechwood Lane Warlingham CR6 9LT

Site Size (Hectares)	0.8
Approximate Developable Area (Hectares)	0.69
Site Description	The site contains a single residential property and large curtilage in the southern part of Warlingham. There are residential properties to the west, and WAR 025 is immediately adjacent to the east. Woldingham golf course is in close proximity to the south and open land to the north (an SNCI).
Suitability	Blanchman's Farm SNCI is to the north of the site, and Ancient Woodland to the south. Both of these would need to be considered through the development management process and the presence of the Ancient Woodland has reduced the developable area. Access could be achieved from Beechwood Lane or potentially through the adjacent HELAA site. The site is considered able to accommodate development although as the site is within the Green Belt, this designation would have to change in order for it to be developed.
Availability	The site has been submitted to the HELAA process on behalf of the landowner and is therefore considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.

Status	For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	10
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	WHY 010
Address	Land at Torwood Farm, Whyteleafe



Land at Torwood Farm, Whyteleafe

Site Size (Hectares)	4.4
Approximate Developable Area (Hectares)	3.73
Site Description	This is a large site in Whyteleafe, used as an animal sanctuary. Whilst most of the site is split into horse paddocks, the northern area houses stables and a number of smaller structures used for the upkeep of animals. The topography of the site varies with the western part of the site relatively flat before sloping down in an easterly direction. The site is bound by trees which screen it well from the surrounding area, though some of the detached properties on Torwood Lane can be glimpsed from some vantage points through the trees.
Suitability	Though the land is sloping it is not thought that it would prevent development. The existing access may not be appropriate but the wide road frontage with Salmons Lane and Torwood Lane make it possible that access to facilitate development would be possible. The developable area has been reduced due to the presence of Ancient Woodland in the south western corner of the site and just outside the site boundary to the north east and the requisite 15 metre buffer but it is thought that the remaining area could come forward.

	Overall it is considered that the site could accommodate development but as the site is in the Green Belt, this designation would need to change in order for the site to be developed.
Availability	The site has been submitted by an agent on behalf of the landowners and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	37
Strategy compliance	Site is in accordance with the Preferred Strategy.