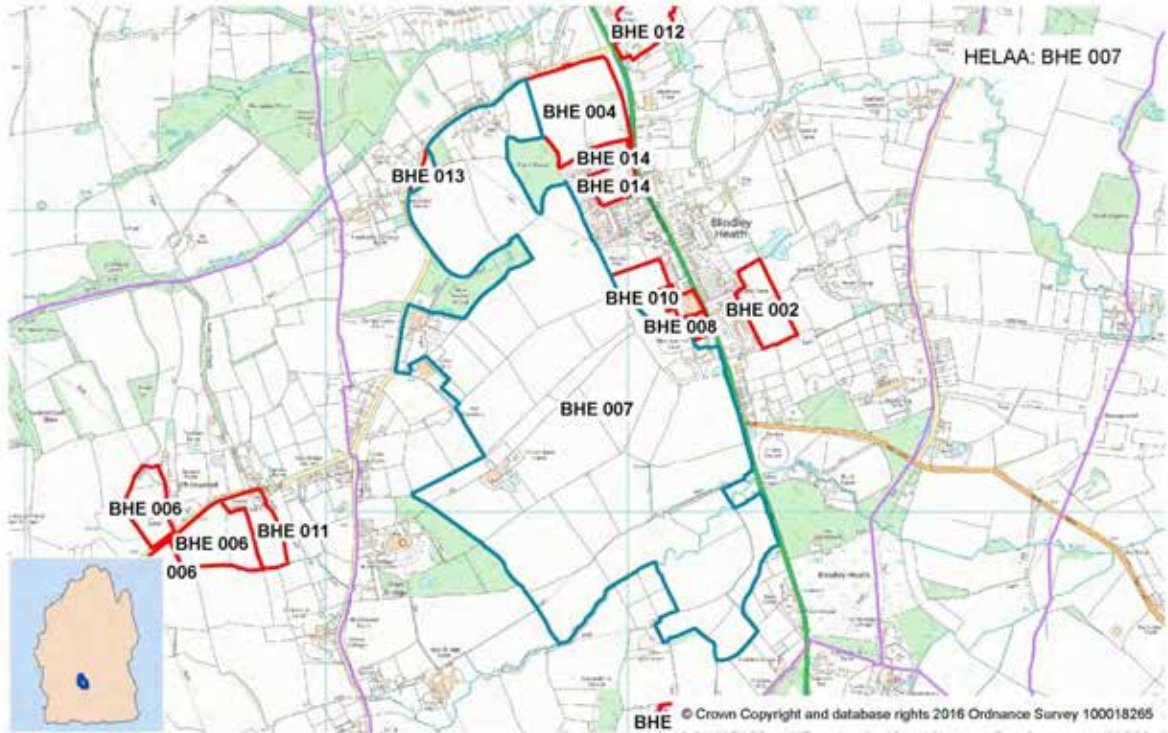


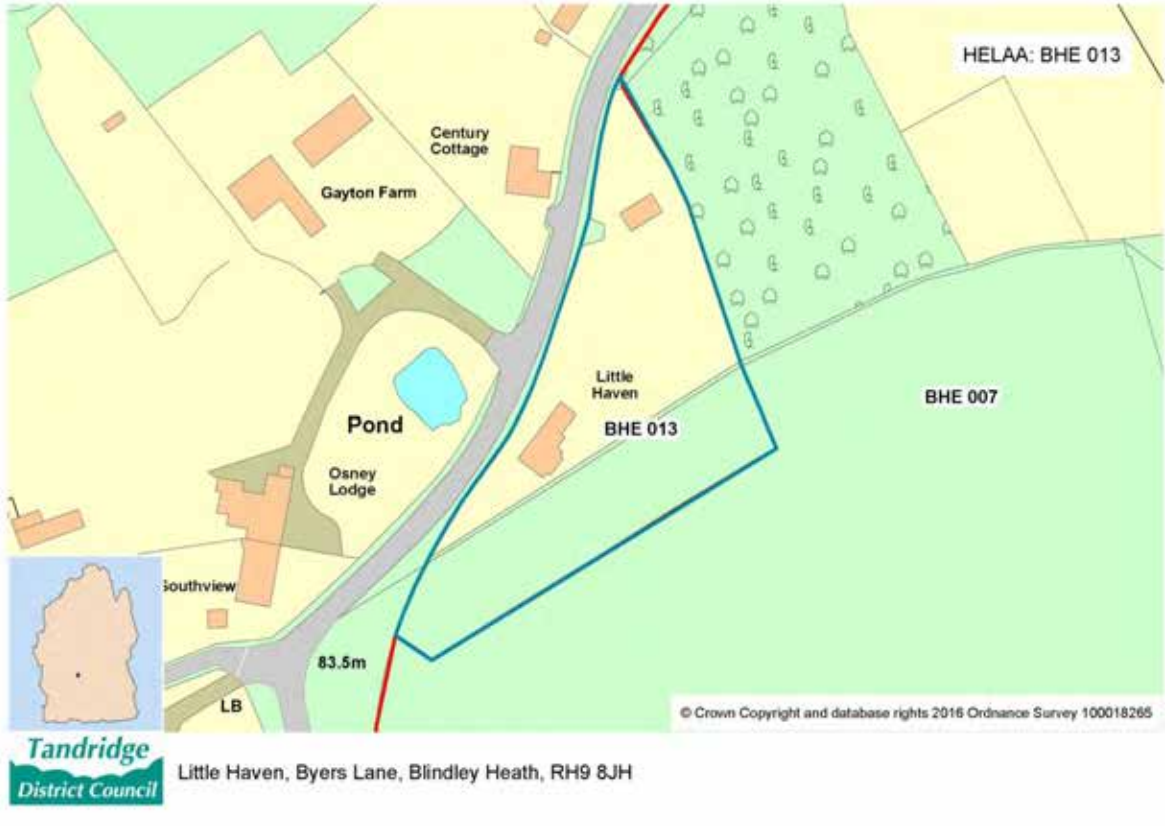
Tandridge District Council


HELAA 2016 Appendix 3

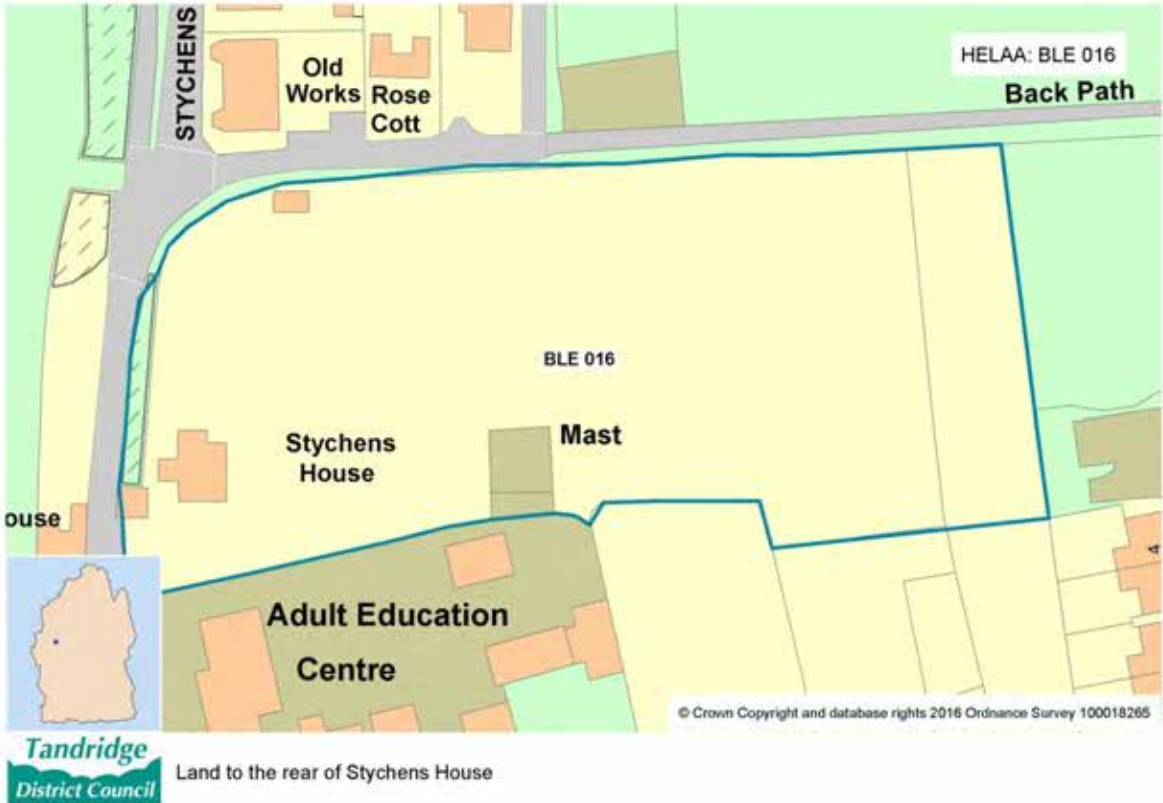
Deliverable and Developable Housing Sites

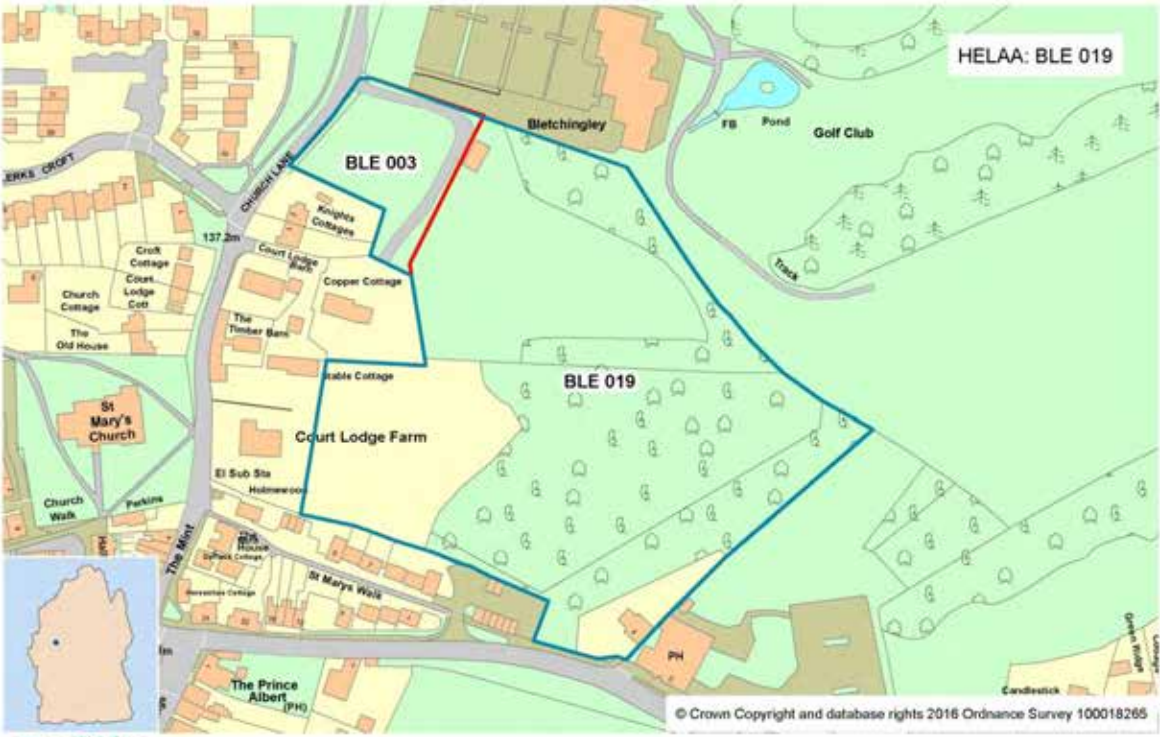
HELAA Reference Number	BHE 007
Address	Land to the west of Blue Anchor Farm
 <p>Tandridge District Council Land to the west of Blue Anchor Farm</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p>	
Site Size (Hectares)	121.93
Approximate Developable Area (Hectares)	105.95
Site Description	The site is a substantial area of farmland to the west of Blindley Heath. It comprises of 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	Though ancient woodland in the north of the site and the presence of Flood Zone 3 in part of the south of the site has reduced the developable area, these factors would not 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	2200


HELAA Reference Number	BHE 010
Address	Land adjacent Blue Anchor Farm, Blindley Heath
<p>The map displays the site BHE 010, outlined in blue, situated on the edge of Blindley Heath. It is adjacent to other HELAA sites: BHE 007 to the west, BHE 008 to the east, and BHE 003 to the south. The site includes a playing field, a cemetery, and various structures. The map also shows surrounding residential areas and landmarks like the South East Studios and Works. A red line marks the site boundary. An inset map shows the site's location within the Tandridge District Council area.</p>	
Site Size (Hectares)	2.85
Approximate Developable Area (Hectares)	2.85
Site Description	This is a site located on the edge of Blindley Heath and mostly contains farmland and related structures, as well as a property. The site is bound 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 could facilitate development, though it is possible that access could be provided through neighbouring HELAA sites. 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	50


HELAA Reference Number	BHE 013
Address	Little Haven, Byers Lane, Blindley Heath
	
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 which has a large frontage with Byers Lane. To the rear of the property and gardens 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

HELAA Reference Number	BHE 014
Address	Featherstone Open Space
 <p>Tandridge District Council Open Space Featherstone</p>	
Site Size (Hectares)	1.61
Approximate Developable Area (Hectares)	1.61
Site Description	The site is a large area of open space within Blindley Heath, surrounded by residential properties on three sides and the A22 to the east. It contains an area of play equipment near the site's eastern boundary.
Suitability	The site slopes from north down to the south, though it is not expected that this would impact upon development. The site is within the Green Belt and this designation would need to change in order for the site to be developed. 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 subsequent HELAA reviews but at this stage 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	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

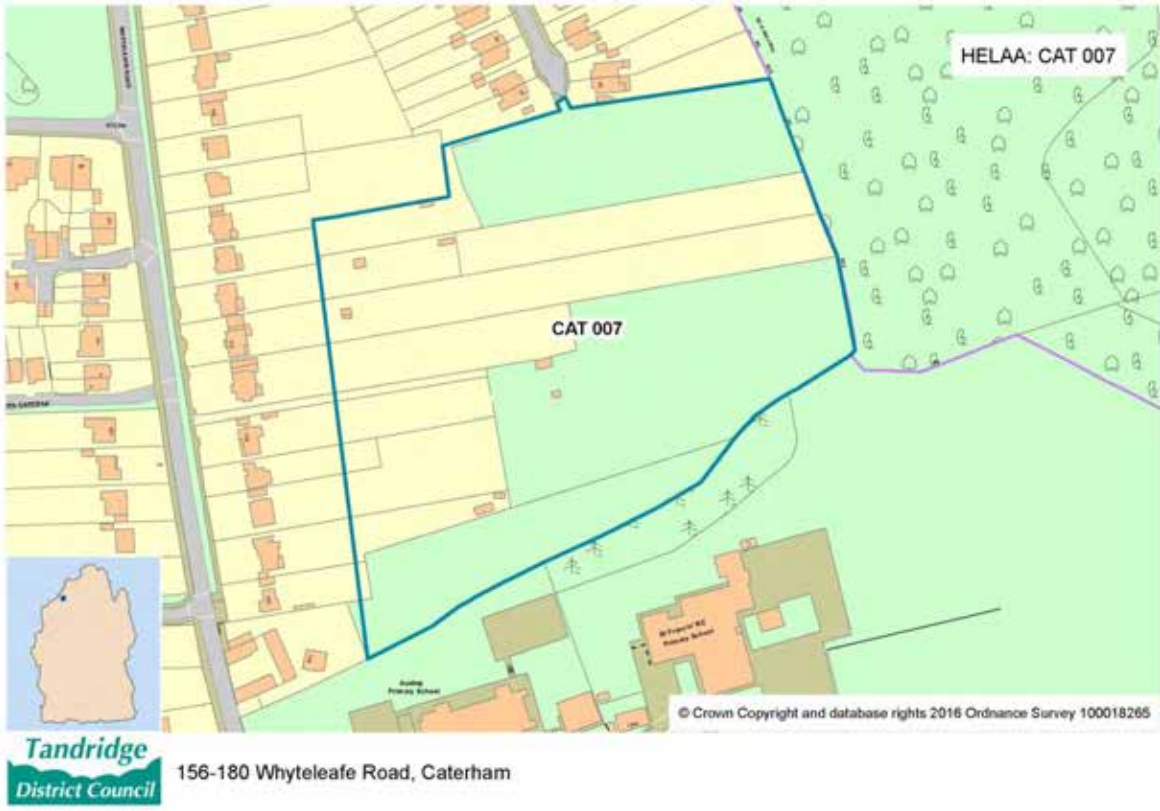
HELAA Reference Number	BLE 016
Address	Land to the rear of Stychens House
	
Site Size (Hectares)	0.82
Approximate Developable Area (Hectares)	0.82
Site Description	The site is a large residential dwelling and related garden and recreation grounds. To its immediate south lies the Adult Education Centre singalling Bletchingley. The site is bounded by trees and hedges and 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 though possible that access could be achieved through Anns Walk. Though the site is in the 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.
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

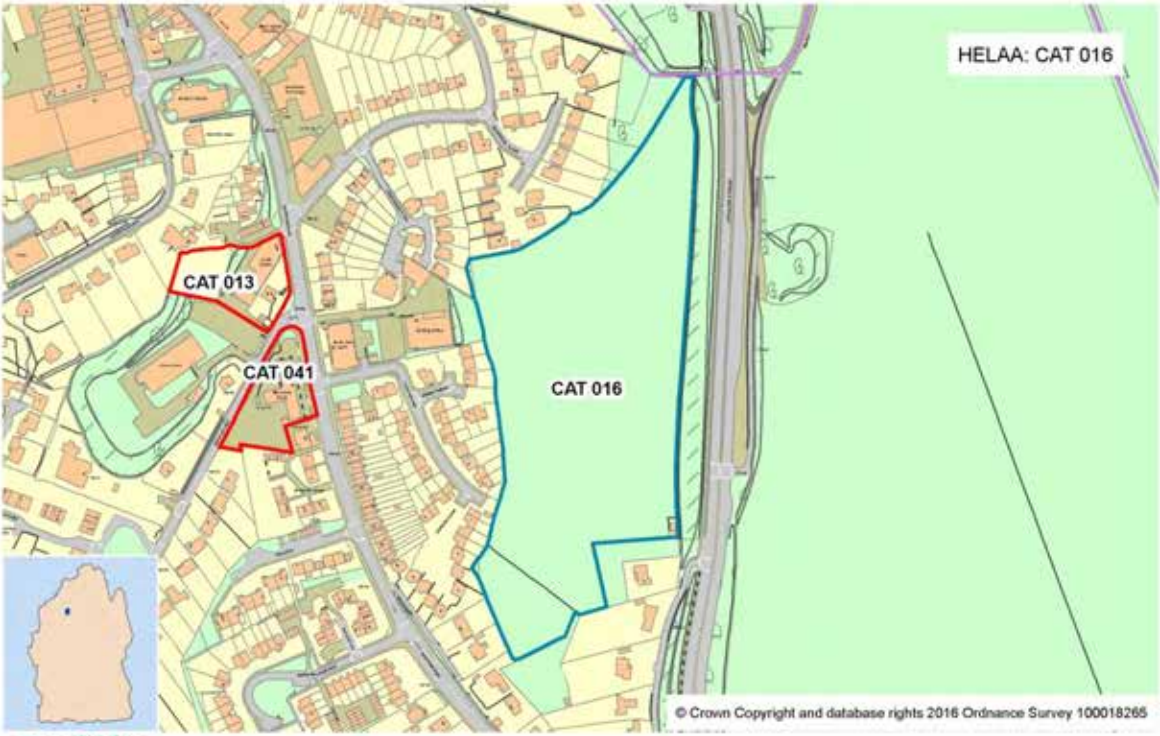
HELAA Reference Number	BLE 019
Address	Land rear of Church Court Farm, Bletchingley, RH1 4LP
	
Site Size (Hectares)	2.63
Approximate Developable Area (Hectares)	2.63
Site Description	The site is an area immediately adjacent to Bletchingley that contains empty grassland, agricultural land, manicured gardens 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	Though the site has a slight 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 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.
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

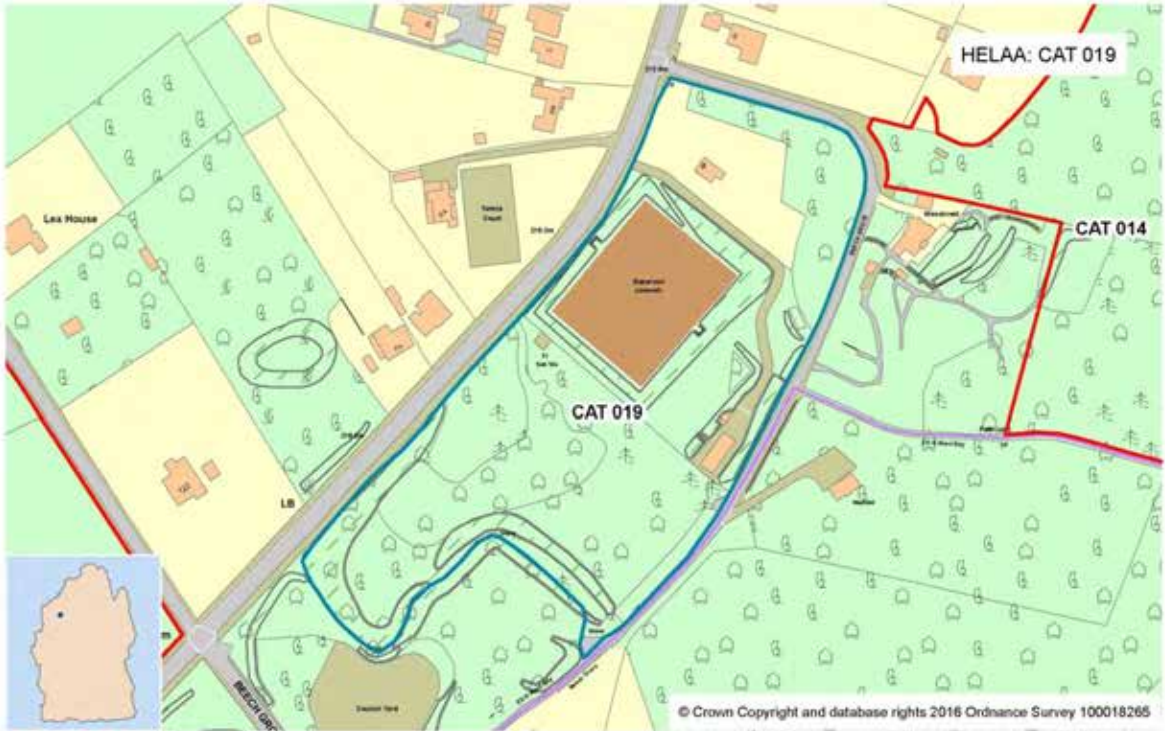
HELAA Reference Number	BLE 020
Address	Land rear of Clerks Croft, Bletchingley RH1 4LH
 <p>Tandridge District Council Land rear of Clerks Croft, Bletchingley RH1 4LH Land Rear of Clerks Croft, Bletchingley</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p>	
Site Size (Hectares)	2.91
Approximate Developable Area (Hectares)	2.91
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 beyond which sites on Clerks Croft can be seen. The topography is varied but broadly slopes from the south to the north west.
Suitability	Whilst sloping, it is envisaged that the site could accommodate development. The agent submitting the site site states that access can be achieved from Church Lane and at this stage this is seen as possible, though it appears that access could also be achieved through Clerks Croft, too. 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.
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


HELAA Reference Number	CAT 004
Address	Former Officers Mess, Kenley Aerodrome
 <p>Tandridge District Council Former Officers Mess, Kenley Aerodrome</p>	
Site Size (Hectares)	10.73
Approximate Developable Area (Hectares)	8.21
Site Description	<p>The former Officers Mess at Kenley Aerodrome is a sizable 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 onto the road below. 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 otherwise the site is seen as being able to be developed.</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 stage. 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	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	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	53

HELAA Reference Number	CAT 007
Address	156-180 Whyteleafe Road, Caterham
	
Site Size (Hectares)	3.3
Approximate Developable Area (Hectares)	3.3
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 urban 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 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. The recent planning application (2015/1646) for the majority of the site shows that the owner of 172 Whyteleafe Road is willing to dispose of their entire property, which would facilitate access to Whyteleafe Road from the site. Another application (2015/2263) for the remaining part of the site shows suitable access from another entrance on Whyteleafe Road. The site is therefore considered accessible. The site is considered able to accommodate development and the site yield reflects the number of units in the combined planning applications.
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	Deliverable - 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	68


HELAA Reference Number	CAT 016
Address	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 urban area of Caterham. Access to the site is via a gate at the end of Longsdown Way. The site sits on a considerable incline that gets steeper towards the rear of the site that is closest to the 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.
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	61

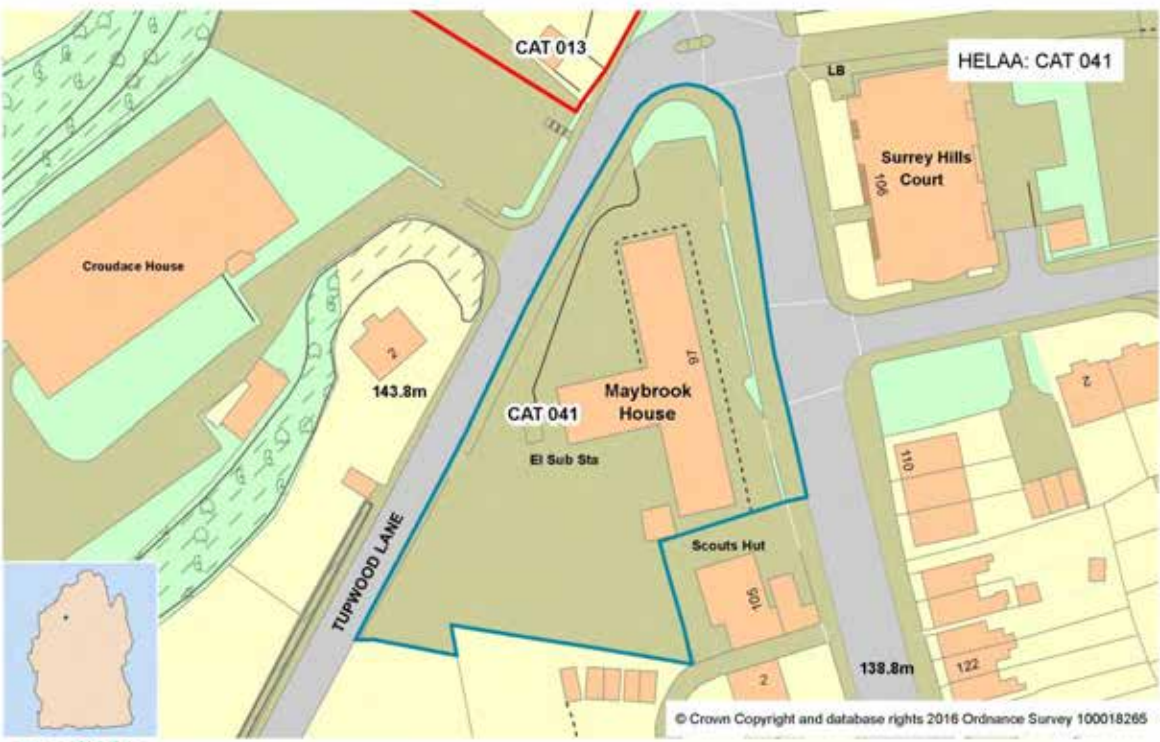
HELAA Reference Number	CAT 019
Address	Caterham Reservoir Stanstead Road
 <p>Tandridge District Council Caterham Reservoir Stanstead Road</p>	
Site Size (Hectares)	2.05
Approximate Developable Area (Hectares)	1.12
Site Description	The site is an area on the edge of Caterham that contains a property (northern 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) of the site 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 could be utilised. The area of land previously a landfill site could not be developed until evidence is presented to show that either it is not contaminated or that contamination could be removed. 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
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


HELAA Reference Number	CAT 029
Address	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 urban area of Caterham, which sits to the immediate east of the 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. 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.
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

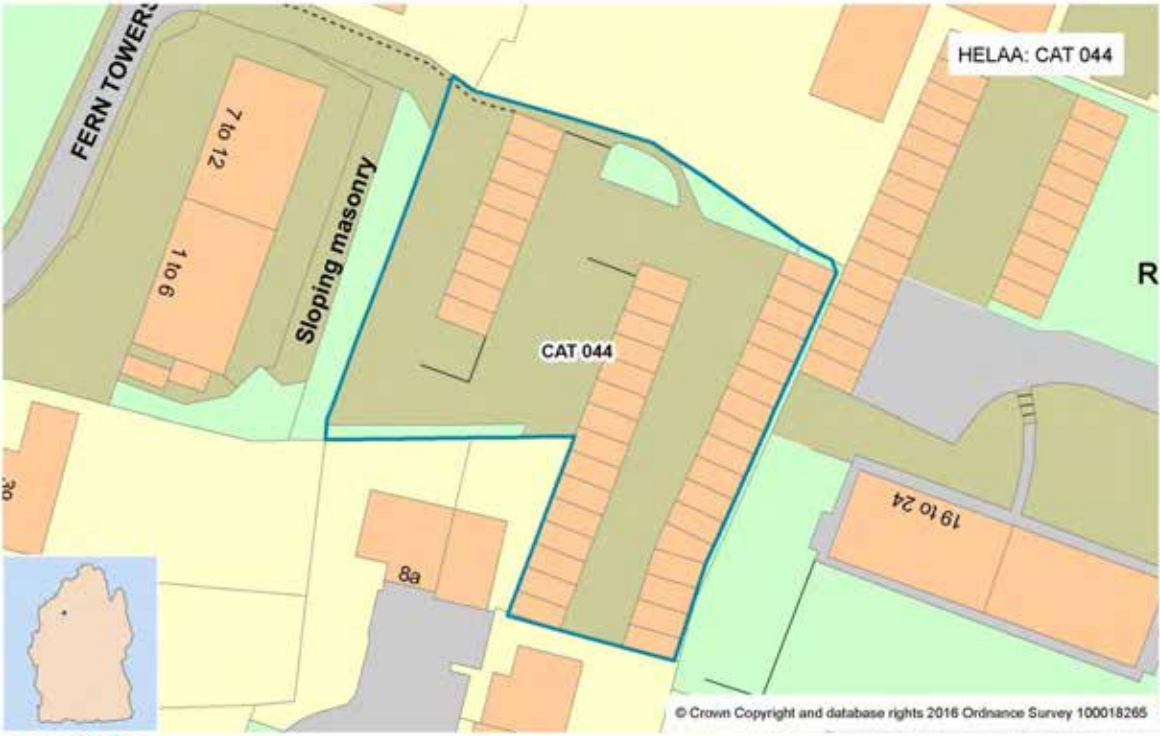
HELAA Reference Number	CAT 038
Address	Land at Waller Lane, Caterham
	
Site Size (Hectares)	2.09
Approximate Developable Area (Hectares)	2.09
Site Description	The site is made up of a large detached dwelling, the garden and an area of woodland situated between Caterham and Caterham-on-the-hill. The woodland is overgrown and largely made up with 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 is not a factor that would prevent development, it 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.
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


HELAA Reference Number	CAT 039
Address	Surrey National Golf Club, Rooks Lane, Chaldon
<p>Tandridge District Council Surrey National Golf Club, Rooks Lane, Chaldon</p>	
Site Size (Hectares)	71.74
Approximate Developable Area (Hectares)	68.22
Site Description	The site is a large golf course of and includes parking, a club house, and events venue. It is situated between the urban area of 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 comprising the 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	1600


HELAA Reference Number	CAT 040
Address	Land off Salmons Lane West, Caterham
	
Site Size (Hectares)	4.45
Approximate Developable Area (Hectares)	4.45
Site Description	<p>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.</p>
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. The topography would not prevent development and the site can be accessed from Victor Beamish Avenue.</p> <p>The site is considered to be able to accommodate residential development.</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.
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

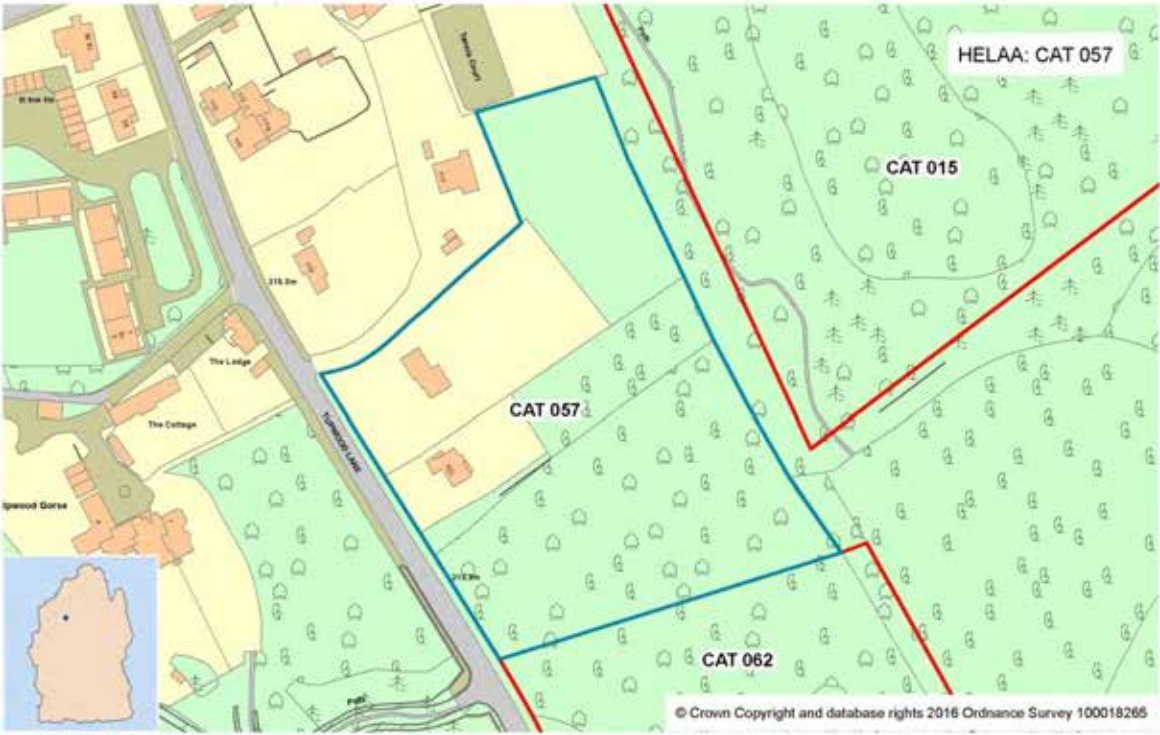
HELAA Reference Number	CAT 041
Address	Maybrook House, Godstone Road, Caterham
 <p>Tandridge District Council Maybrook House, Godstone Road, Caterham</p>	
Site Size (Hectares)	0.33
Approximate Developable Area (Hectares)	0.33
Site Description	The site is a large five storey office block and car parking within the built up area of Caterham, so there is no objection in principle to development.
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.
Achievability	No constraints that could render the site financially unviable, are identified at this time.
Status	Deliverable - 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	40


HELAA Reference Number	CAT 042
Address	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 comprises of 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	160


HELAA Reference Number	CAT 044
Address	Land at Fern Towers, Harestone Hill
 <p>Tandridge District Council Land at Fern Towers, Harestone Hill</p>	
Site Size (Hectares)	0.18
Approximate Developable Area (Hectares)	0.18
Site Description	The site is an area of parking and garaging in the urban 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 is thought could be widened if needed. The site is considered able to accommodate development and is not subject to the Green Belt designation.
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	Deliverable - 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


HELAA Reference Number	CAT 052
Address	Timber Hill Road Recreation Ground
	
Site Size (Hectares)	0.69
Approximate Developable Area (Hectares)	0.69
Site Description	The site is part of Timberhill Recreation Ground and contains equipped Play Space. It lies opposite to properties on Timber Hill Road and Crescent Road and lies adjacent to the Police Station.
Suitability	Though the site is bordered by a steep bank to the west, the site's topography would not prohibit development. The site is not subject to the 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 subsequent HELAA reviews but at this stage 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	Deliverable - 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


HELAA Reference Number	CAT 054
Address	Open space between Yorke Gate and Hambledon Road, Caterham
 <p>HELAA: CAT 054</p> <p>CAT 054</p> <p>CAT 067</p> <p>CAT 068</p> <p>CAT 070</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council</p> <p>Open space between Yorke Gate and Hambledon Road, Caterham</p>	
Site Size (Hectares)	1.78
Approximate Developable Area (Hectares)	1.78
Site Description	The site is a large strip of land between two residential estates in Caterham. It is currently used as open space/recreational land.
Suitability	<p>The site is broadly flat and the topography would not prohibit development. The site benefits from road frontage with St. Lawrence Way and Deacon Place.</p> <p>The site is not subject to the 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 subsequent HELAA reviews but at this stage the site is considered able to accommodate development.</p>
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	Deliverable - 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

HELAA Reference Number	CAT 057
Address	121-123 Tupwood Lane, Caterham
	
Site Size (Hectares)	1.36
Approximate Developable Area (Hectares)	0.45
Site Description	The site contains two large properties each with large gardens and related structures. The site is on a steep slope, sloping downwards from Tupwood Lane in an easterly direction.
Suitability	<p>The site's developable area has been reduced to take into account the presence of the AONB candidate area. The topography would likely inhibit high density development but this would not be suitable in such an area. It is thought that access could be achieved from Tupwood Lane.</p> <p>The developable area of the site is considered suitable but this designation would need to change in order for it to be developed.</p>
Availability	The site has been made available by the landowners.
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

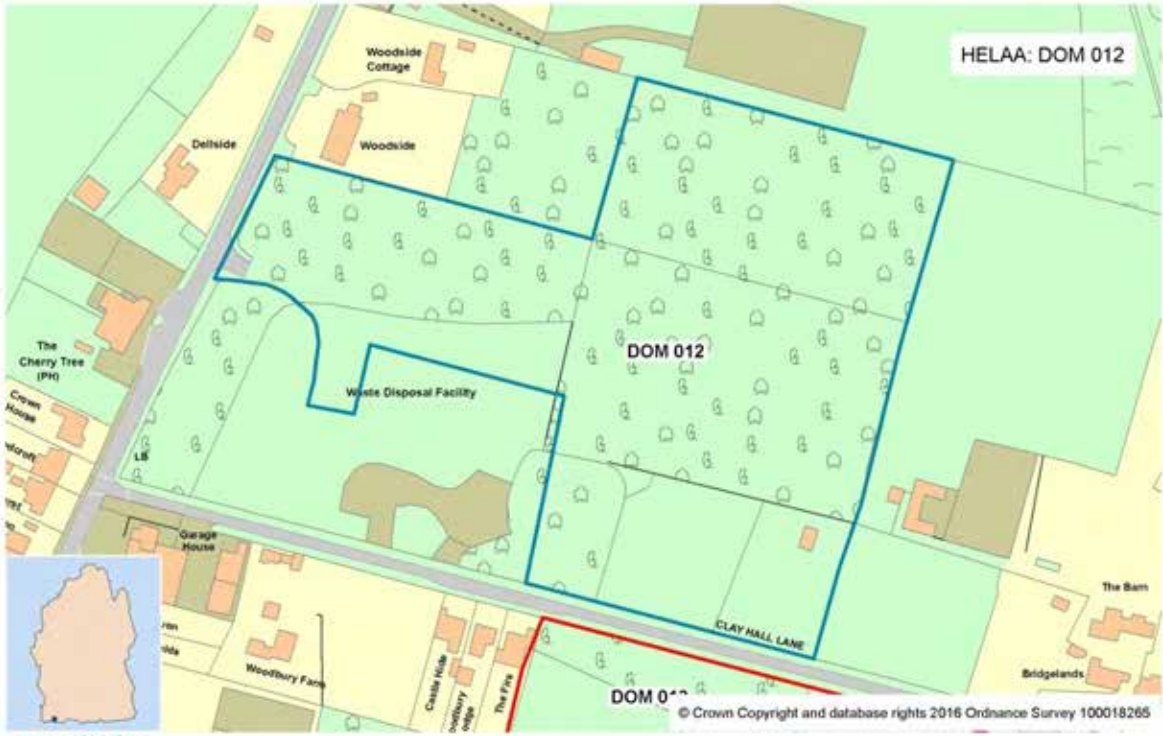
HELAA Reference Number	CAT 060
Address	148 Salmons Lane, Caterham
	
Site Size (Hectares)	0.72
Approximate Developable Area (Hectares)	0.72
Site Description	The site contains a large, detached property and related gardens off Salmons Lane in Caterham. Bands of mature trees encloses the site from the neighbouring school and airfield, though glimpses of the neighbouring residential property and gardens can be seen.
Suitability	<p>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.</p> <p>The site features a communications mast but this would not prevent development from occurring.</p> <p>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.</p>
Availability	The site has been made available by the landowners.
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


HELAA Reference Number	CAT 063
Address	Land at Chaldon Common Road
 <p>Tandridge District Council Land at Chaldon Common Road</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p>	
Site Size (Hectares)	7.91
Approximate Developable Area (Hectares)	7.62
Site Description	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 urban area which is in Chaldon Parish, though attached to Caterham. The site slopes from Willey Farm Lane in the down towards the north of the site.
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.</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 made available by the landowner.
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

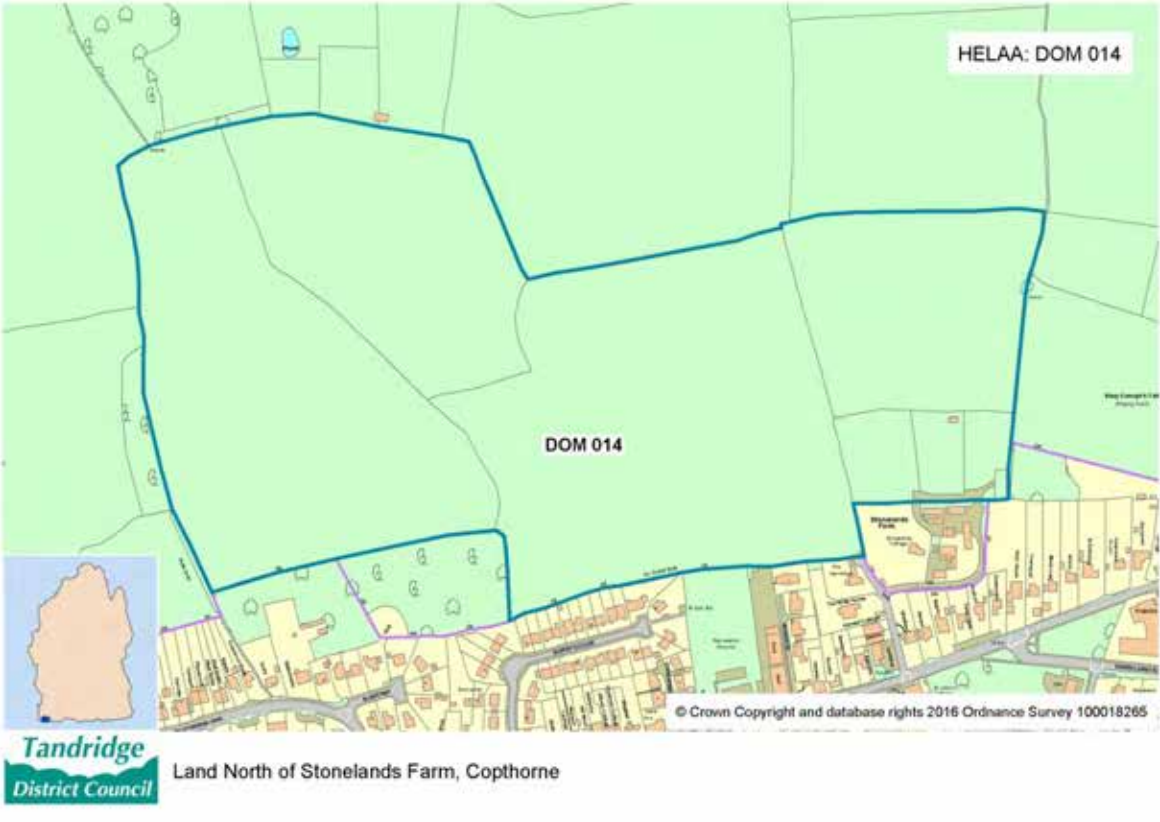
HELAA Reference Number	CAT 076
Address	Tillingdown Copse, Caterham
	
Site Size (Hectares)	0.5
Approximate Developable Area (Hectares)	0.5
Site Description	The site is a small area of open space located in Caterham. It is bounded on all sides by residential properties, with the exception of the southern border which contains woodland.
Suitability	<p>The site is quite steep, broadly falling from east to west, but this would not impact on development and it benefits from existing road frontage.</p> <p>The site is not subject to the 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 subsequent HELAA reviews but at this stage the site is considered able to accommodate development.</p>
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	Deliverable - 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	12


HELAA Reference Number	CAT 077
Address	Heath Road, Caterham
	
Site Size (Hectares)	1.74
Approximate Developable Area (Hectares)	1.74
Site Description	The site is located in the urban area of Caterham and contains allotment gardens. It is mostly surrounded by residential properties and gardens and separated from such properties by a mixture of fencing and foliage.
Suitability	The site slopes down towards the west from the east but this would not impact upon development. Access is currently provided by a track from Heath Road which would need to be widened in order to serve the development. Alternatively another access point may need to be created. Both options are seen as possible and therefore would not impact upon the site's suitability. The site is not subject to the Green Belt designation but is currently a set of allotments. As the site currently provides allotments 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 subsequent HELAA reviews but at this stage 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	Deliverable - 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

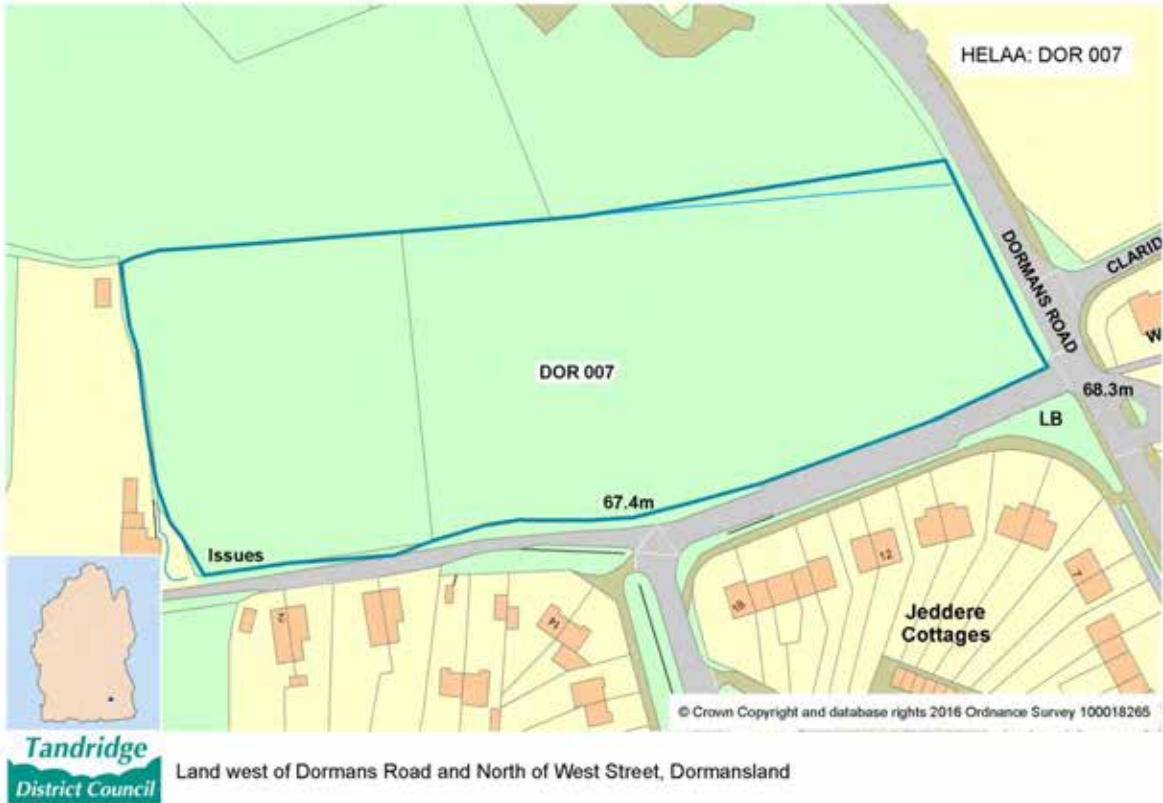
HELAA Reference Number	DOM 012
Address	Land at Copthorne Bank Road
	
Site Size (Hectares)	2.96
Approximate Developable Area (Hectares)	2.96
Site Description	The site is located on the eastern side of Copthorne Bank and on the northern side of Clay Hall Lane. It largely comprises a woodland and a field that is used for grazing horses with a small stable in the north east corner of the field.
Suitability	Although the site is currently detached from Copthorne, DOM 013 lies adjacent to its south and therefore would be adjacent if DOM 013 were to come forward. 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 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

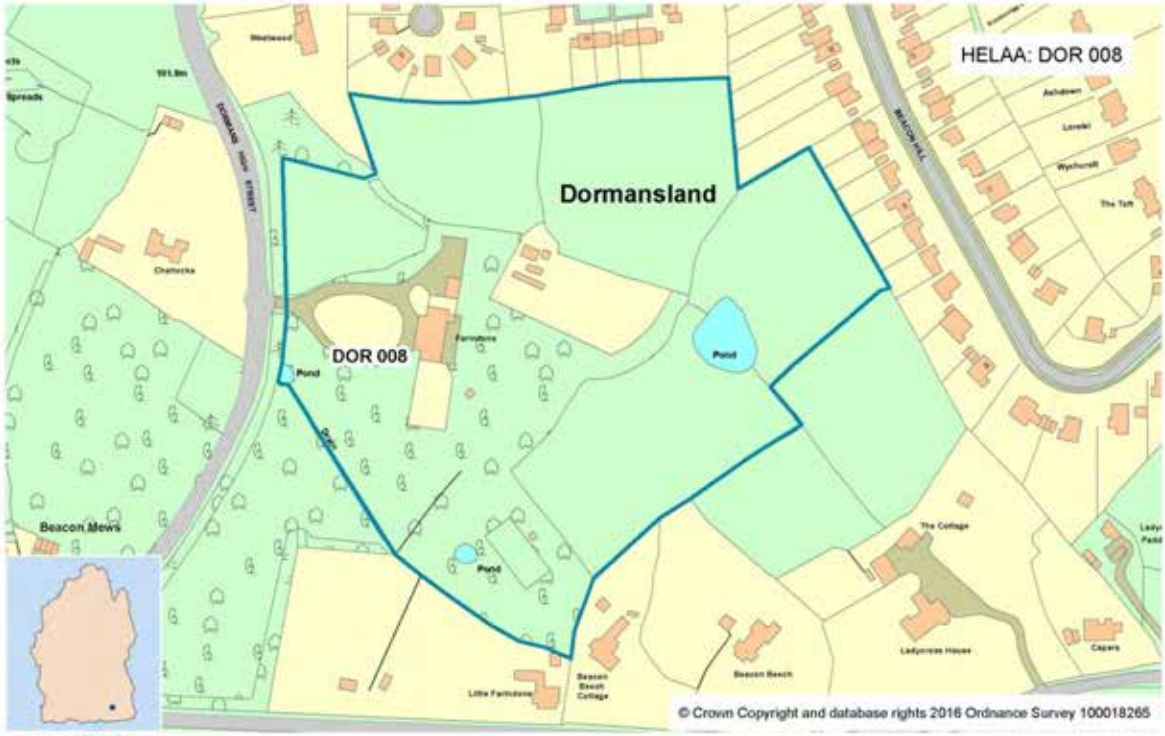
HELAA Reference Number	DOM 013
Address	Land west of Roundabouts Farm, Clay Hall Lane, Crawley
 <p>Tandridge District Council Land west of Roundabouts Farm, Clay Hall Lane, Crawley</p>	
Site Size (Hectares)	15.1
Approximate Developable Area (Hectares)	15.10
Site Description	<p>The site is located just within the district boundary and is positioned on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is also closely related to DOM 012, DOM 016 and DOM 017.</p> <p>The site is made up of a number of parcels of land that are largely flat and open, with some scrubland and bounded by rows of mature trees. The land is no longer in use for an agricultural purpose.</p>
Suitability	<p>Access to the site could be created off Clay Hall Lane. The site is considered suitable in principle, however, as it is located within the green Belt this designation would have to change in order for the site to be developed.</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	453

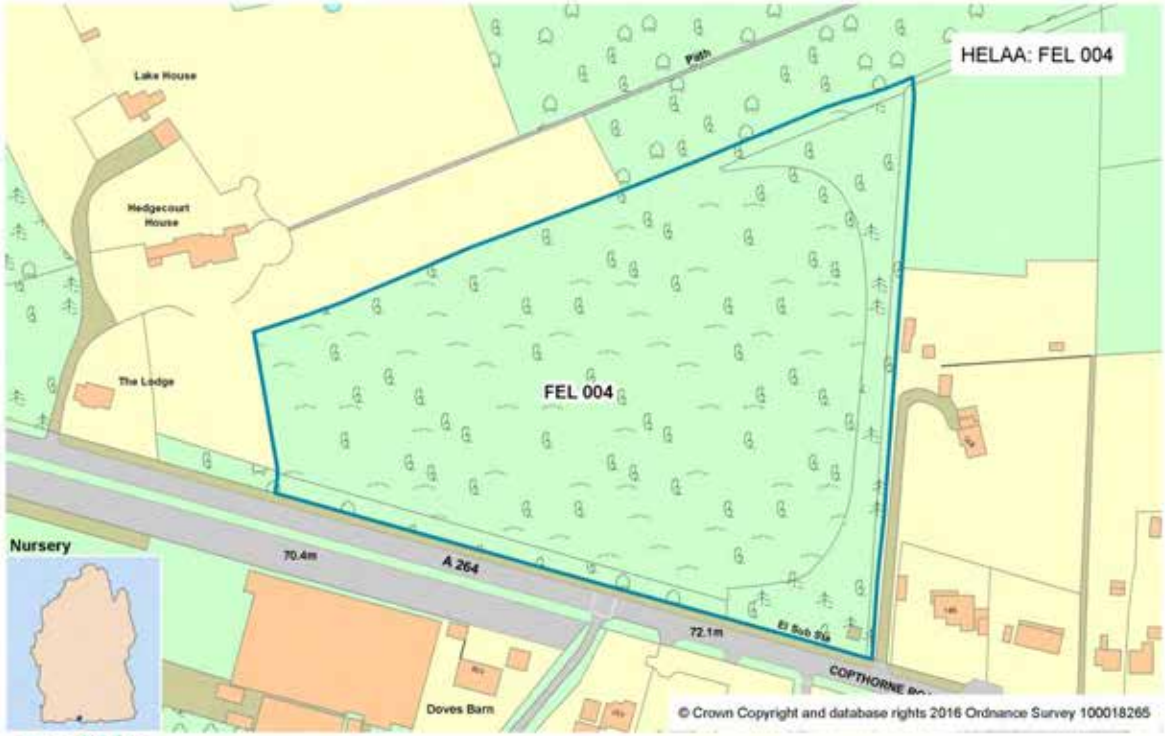
HELAA Reference Number	DOM 014
Address	Land North of Stonelands Farm, Cophorne
	
Site Size (Hectares)	20.83
Approximate Developable Area (Hectares)	20.34
Site Description	The site is a large area of farmland abutting Cophorne, lying adjacent to the boundary with Mid Sussex District Council. The site is relatively flat and is defined by a mixture of trees and high hedges.
Suitability	<p>The topography is flat enough to accommodate development and is understood that access can be obtained from neighbouring landowners.</p> <p>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.</p> <p>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.</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	600

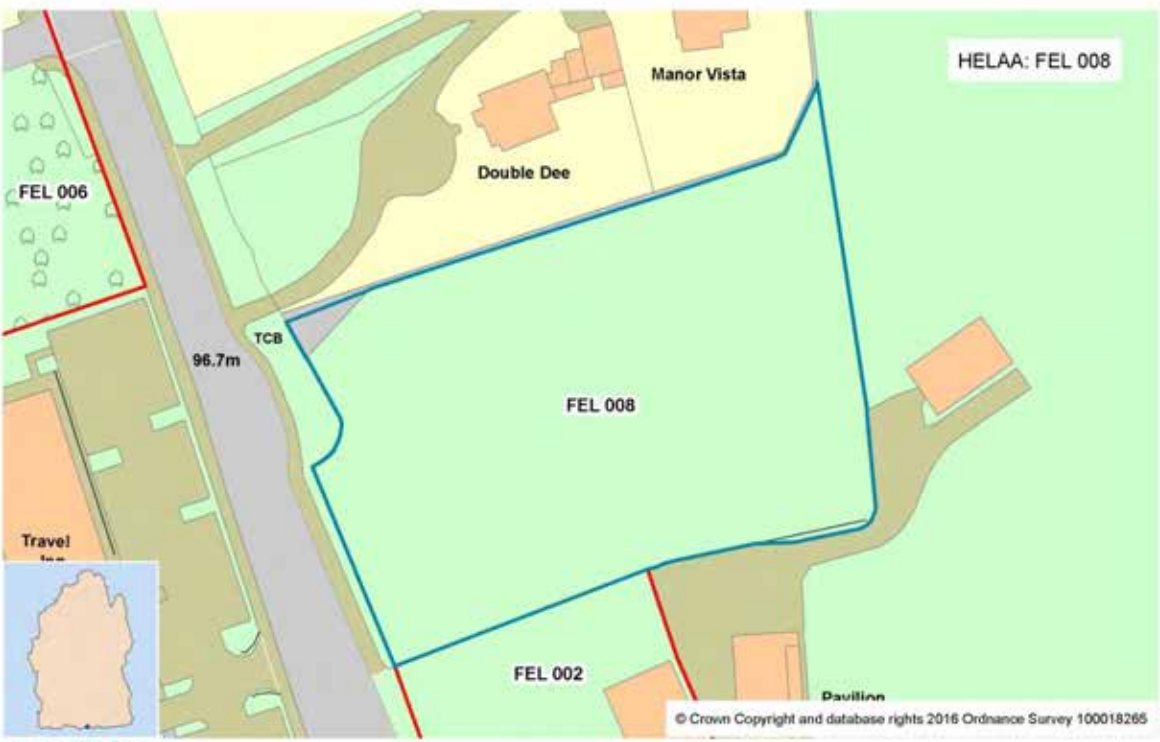
HELAA Reference Number	DOM 016
Address	Land north of Roundabouts Farm, Clay Hall Lane, Crawley
 <p>HELAA: DOM 016</p> <p>DOM 016</p> <p>HELAA: DOM 016</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council</p> <p>Land north of Roundabouts Farm, Clay Hall Lane, Crawley</p>	
Site Size (Hectares)	4.63
Approximate Developable Area (Hectares)	4.63
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. However the site was submitted to the Council for consideration along with DOM 013 and DOM 017, if these sites are also developed this parcel of land will be attached to Copthorne. The site is largely flat and open, with some scrubland and bounded by rows of mature trees.
Suitability	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 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	139


HELAA Reference Number	DOM 017
Address	Land south of Roundabouts Farm, Clay Hall Lane, Crawley
 <p>Tandridge District Council Land south of Roundabouts Farm, Clay Hall Lane, Crawley</p>	
Site Size (Hectares)	2.87
Approximate Developable Area (Hectares)	2.87
Site Description	<p>The site is located just within the district boundary and is positioned on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is also closely related to DOM 012, DOM 013 and DOM 016.</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 off Clay Hall Lane along the track that serves Roundabout Farm.</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

HELAA Reference Number	DOR 007
Address	Land west of Dormans Road and North of West Street, Dormansland
 <p>HELAA: DOR 007</p> <p>DORMANS ROAD</p> <p>CLARID</p> <p>DOR 007</p> <p>67.4m</p> <p>68.3m</p> <p>LB</p> <p>Issues</p> <p>Jeddere Cottages</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council</p> <p>Land west of Dormans Road and North of West Street, Dormansland</p>	
Site Size (Hectares)	1.46
Approximate Developable Area (Hectares)	1.46
Site Description	The site is an area of open land located adjacent to the northern edge of Dormansland. The site is bound by a mixture of mature trees and hedges which encloses the site from the surrounding area. The site is relatively flat, though it slopes slightly towards the north west.
Suitability	The site's topography would not inhibit development. Access is envisaged by the site proposer from West Road but the possibility also exists to create an access from Dormans Road. The site is considered able to accommodate development but as it 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 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	25

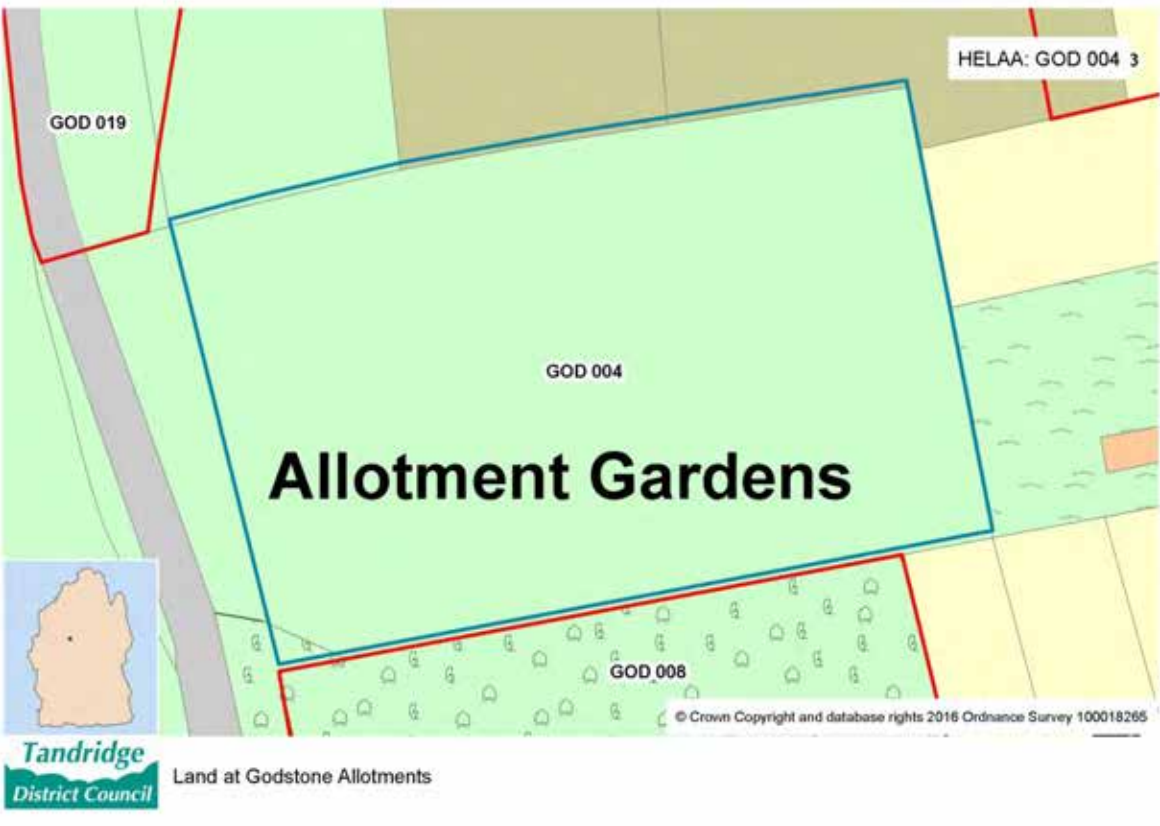
HELAA Reference Number	DOR 008
Address	Land at Farindons, Dormansland
	
Site Size (Hectares)	4.89
Approximate Developable Area (Hectares)	4.89
Site Description	The site contains a large residential property and related gardens and fields located adjacent to the settlement of Dormansland. The site is partially wooded, with belts of trees also separating the site from the settlement of Dormansland, and contains a large pond.
Suitability	While the site's topography varies in places, this is not considered to prevent development. The site has existing road access onto Dormans High Street and the agent has indicated that they could seek to create a new access through the settlement. 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	107

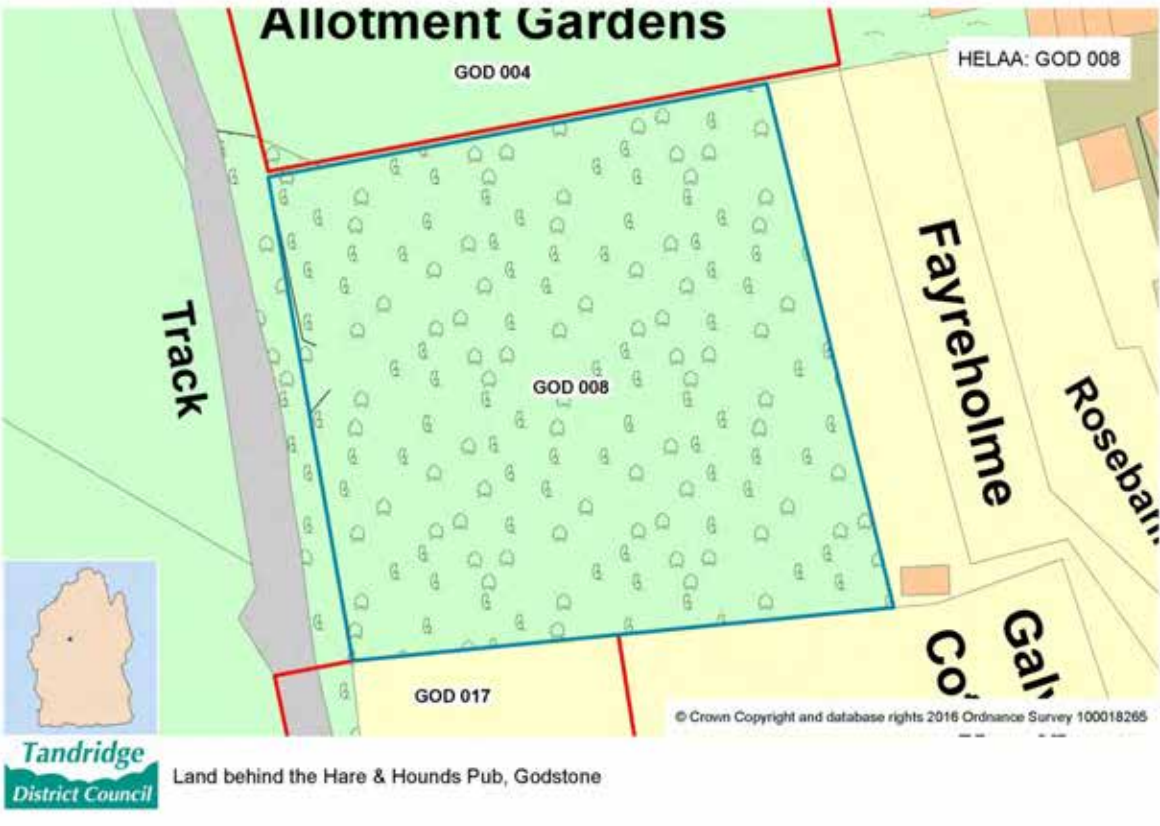
HELAA Reference Number	FEL 004
Address	Land opposite Doves Barn Nursery
 <p>The map shows a site labeled 'FEL 004' outlined in blue. It is situated along Cophthorne Road (A 264) and is opposite Doves Barn Nursery. The site is partially wooded. Surrounding features include Lake House, Hedgecourt House, The Lodge, and Doves Barn. A path is also visible. The map includes a scale bar showing 70.4m and 72.1m, and a copyright notice for Ordnance Survey 100018265.</p>	
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 Cophthorne Road and opposite Doves Barn Nursery on the edge of Felbridge. Thick bands of trees prevent views from into and out of the site.
Suitability	The site has road frontage and existing access, which it is thought could be used as long speeds on the road were lowered. 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	68

HELAA Reference Number	FEL 008
Address	Land East of Eastbourne Road, Felbridge
 <p>Tandridge District Council Land East of Eastbourne Road, Felbridge</p>	
Site Size (Hectares)	0.43
Approximate Developable Area (Hectares)	0.43
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 Kwik Fit and opposite a Premier Inn, 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.
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

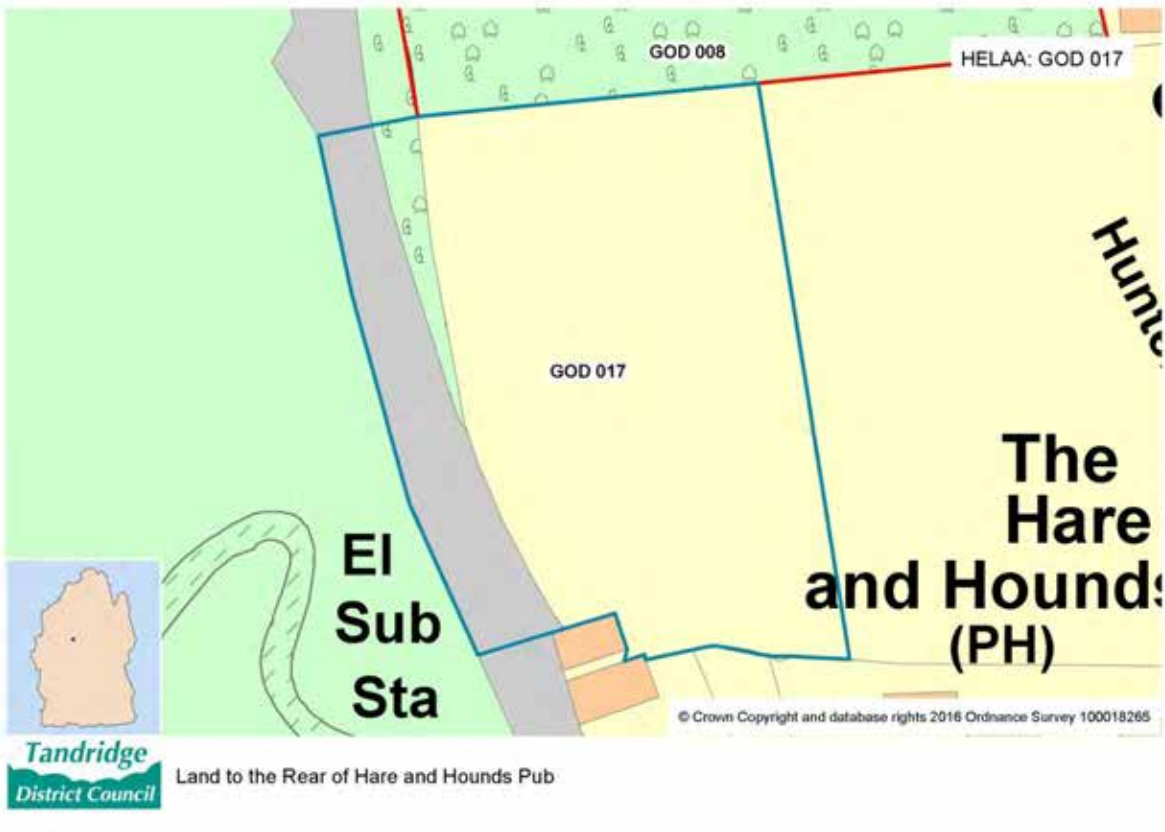
HELAA Reference Number	FEL 014
Address	Land north of Crawley Down Road
 <p>Tandridge District Council Land north of Crawley Down Road, Felbridge</p>	
Site Size (Hectares)	1.49
Approximate Developable Area (Hectares)	1.49
Site Description	The site is an area of grassland adjacent to Felbridge, abutting the district's 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 as can the neighbouring property on Crawley Down Road.
Suitability	The topography of the site could accommodate development and though the existing access off Crawley Down Road appears to be blocked, it is thought that it could be utilised to bring forward development. 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.
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	25

HELAA Reference Number	GOD 001
Address	Godstone Reservoirs
<p>The map displays the Godstone Reservoirs area, highlighting the East Reservoir (Nature Reserve) and the surrounding land parcels. The main site is labeled GOD 001. Other nearby parcels include GOD 010, GOD 015, HELAA: GOD 001, GOD 021, GOD 019, GOD 013, GOD 004, GOD 008, GOD 017, GOD 012, and GOD 011. Key features include Orchard Cottages, Elm Platt, North Park tages, and Bletchingley Road. A small inset map shows the location within the Tandridge District Council area.</p>	
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 comprised of 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. The topography of the site is steep in places, particularly in the edges of the 'bowl' that defines the former quarry site.</p>
Suitability	<p>Whilst the topography is challenging, it is envisioned 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	<p>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.</p>
Achievability	<p>No constraints that could render the site financially unviable, are identified at this time.</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	400

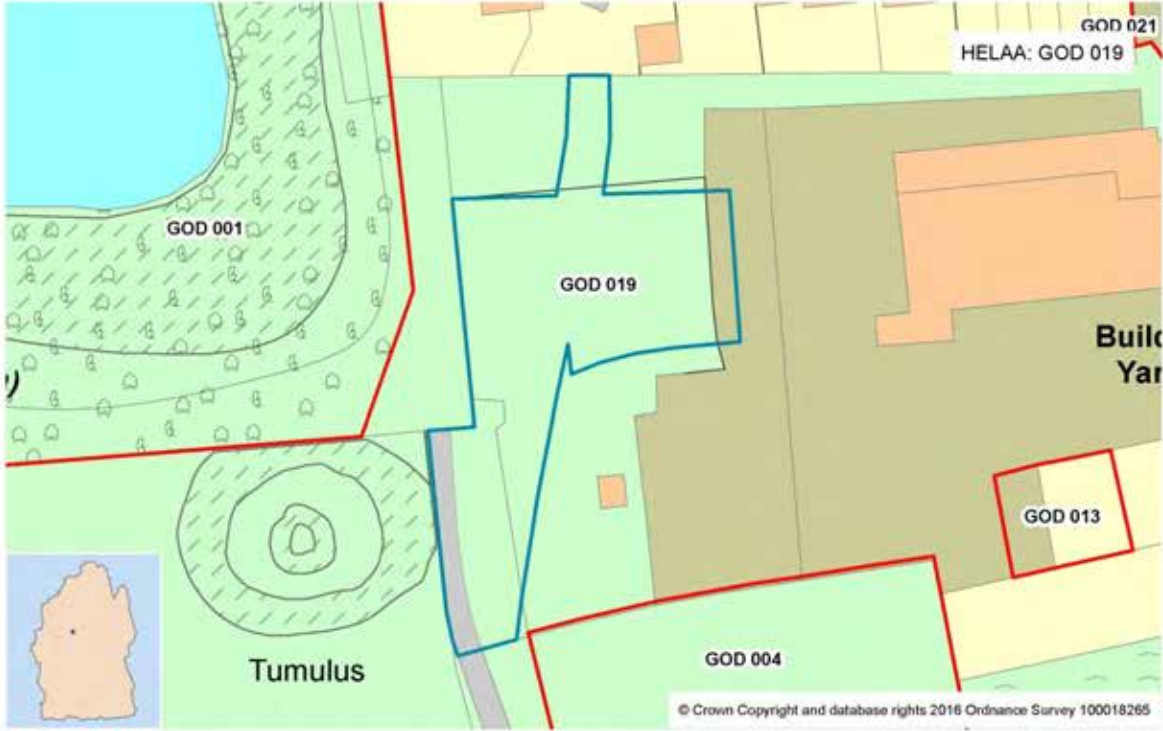
HELAA Reference Number	GOD 004
Address	Land at Godstone Allotments
	
Site Size (Hectares)	0.2
Approximate Developable Area (Hectares)	0.2
Site Description	The site is made up of allotments adjacent to the settlement of Godstone, which lies to the east as well as being located immediately north of site GOD 008. The site has no road frontage and is accessed by a narrow track.
Suitability	<p>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 it is considered that this could be created from Dumville Drive to service this site and other HELAA sites around this location.</p> <p>The site lies in the Conservation Area but this does not necessarily prevent development from occurring.</p> <p>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.</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	6


HELAA Reference Number	GOD 008
Address	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 east of Godstone. The site has no road frontage and is accessed by a narrow track.
Suitability	<p>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 it is considered that this could be created from Dumville Drive to service this site and other HELAA sites around this location.</p> <p>The site lies in the Conservation Area but this does not necessarily prevent development from occurring.</p> <p>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.</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	8

HELAA Reference Number	GOD 010
Address	Land to the west of Godstone
Site Size (Hectares)	10.22
Approximate Developable Area (Hectares)	8.34
Site Description	The site is a sizeable field located immediately west of Godstone, which shares its southern boundary with GOD 001.
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. The site is relatively flat, with the northern area at a slight raised elevation although this would not prevent development.</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 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.
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

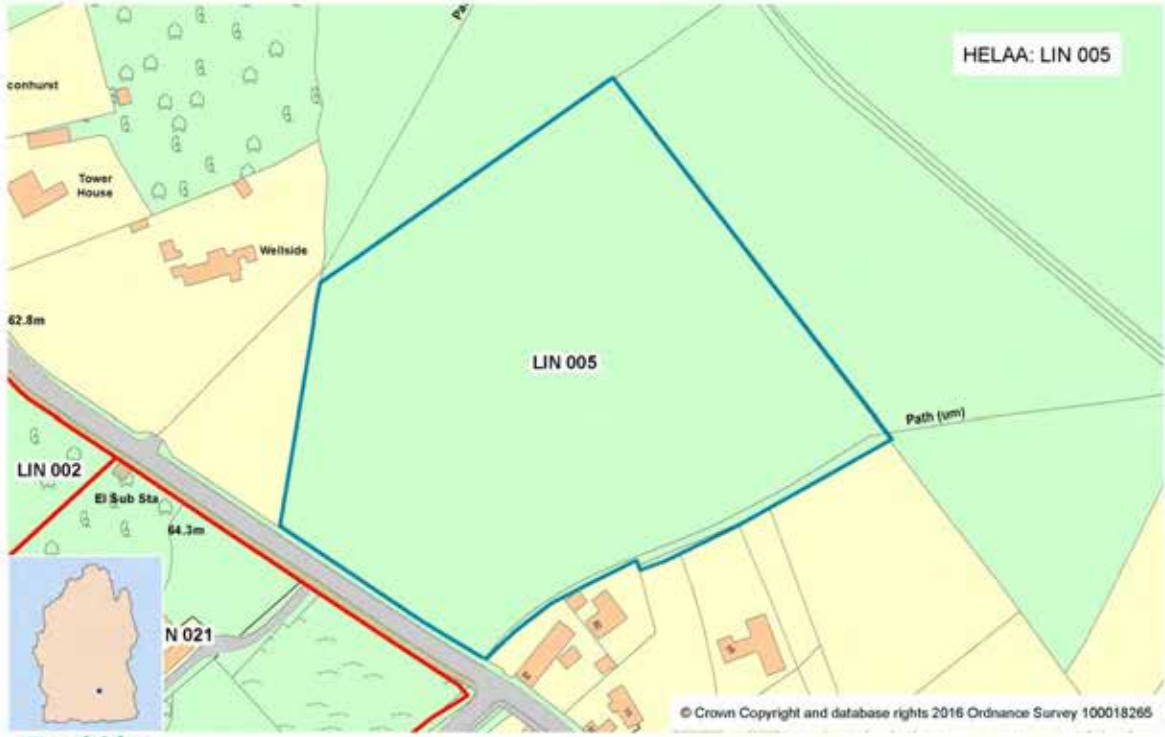
HELAA Reference Number	GOD 017
Address	Land to the Rear of Hare and Hounds Pub
	
Site Size (Hectares)	0.13
Approximate Developable Area (Hectares)	0.13
Site Description	The site is adjacent to the built up area of Godstone containing trees as well as an area of storage. The site does not have road frontage but can be accessed by a narrow track.
Suitability	<p>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 it is considered that this could be created from Dumville Drive to service this site and other HELAA sites around this location.</p> <p>By itself, the site is too small to be considered as part of the HELAA, but the site is assessed alongside neighbouring sites where there is an agreement with different landowners to work together.</p> <p>The site lies in the Conservation Area but this does not necessarily prevent development from occurring.</p> <p>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.</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.

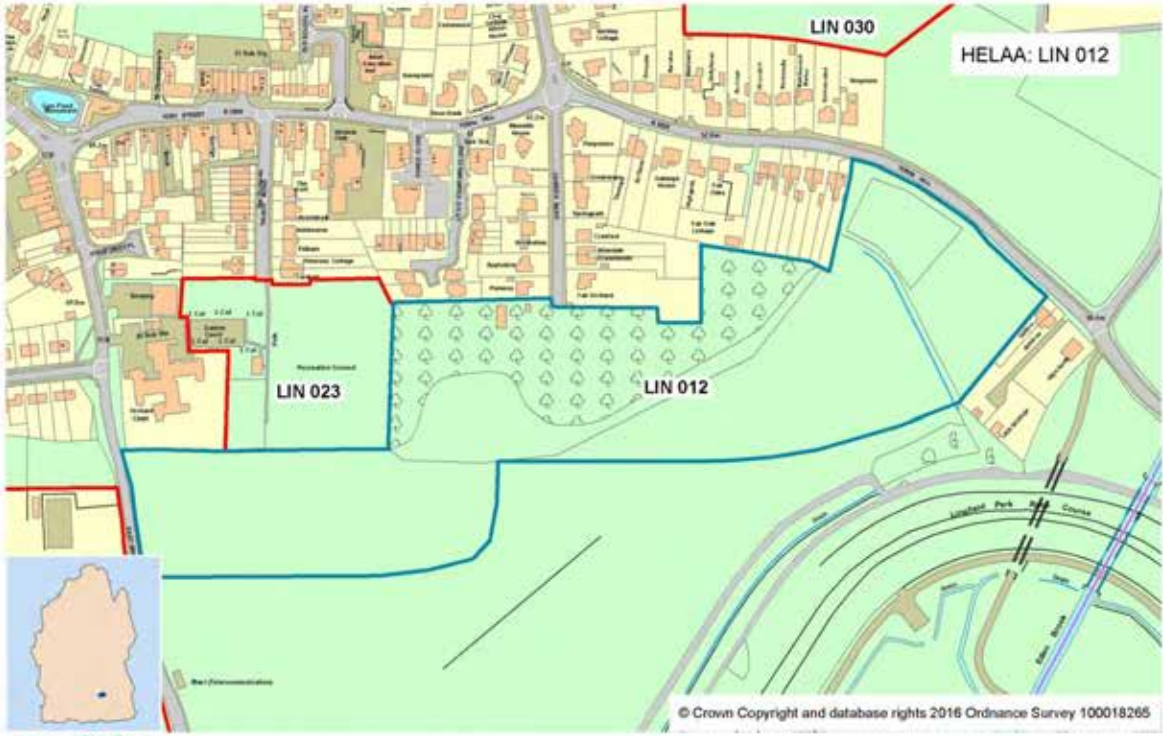
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	5

HELAA Reference Number	GOD 019
Address	Land to rear of 44-46 High Street, Godstone and south of Dumville Drive, Godstone 1
 <p>Land to rear of 44-46 High Street, Godstone and south of Dumville Drive, Godstone 1</p>	
Site Size (Hectares)	0.15
Approximate Developable Area (Hectares)	0.15
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 not currently accessed by road and instead is accessed by a very narrow track.
Suitability	<p>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.</p> <p>The site lies partly in the Conservation Area but this does not necessarily prevent development from occurring.</p> <p>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.</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	5


HELAA Reference Number	GOD 021
Address	William Way Builders Merchants, 38-42 High Street, Godstone
	
Site Size (Hectares)	0.23
Approximate Developable Area (Hectares)	0.23
Site Description	The site is an operational Builder's Yard that also contains related structures related to the storage and selling of building materials. It is located within the urban area of Godstone, neighbouring residential development as well as another, larger Builder's Yard. Access is currently provided direct from 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 the edge of the Conservation Area, it is thought that the redevelopment of the site could actually improve the setting of the Conservation Area. The site is in an area of historic 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.
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


HELAA Reference Number	LIN 005
Address	Land at Godstone Road, Lingfield
 <p>Tandridge District Council Land at Godstone Road, Lingfield</p>	
Site Size (Hectares)	2.22
Approximate Developable Area (Hectares)	2.22
Site Description	The site is a large field adjacent to Lingfield, with lies immediately to the south east. The site has road frontage and access onto Godstone Road, with large, detached houses lining this road nearby to the south east and north west. 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 on Godstone Road and that the topography would not prohibit development. 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


HELAA Reference Number	LIN 012
Address	Land at Lingfield Park, Lingfield, Surrey
 <p>Tandridge District Council Land at Lingfield Park, Lingfield, Surrey</p>	
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 area also lies adjacent to site LIN 023. 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	No constraints that could render the site financially unviable, are identified at this time.
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

HELAA Reference Number	LIN 020
Address	Land to the south west of Lingfield
<p>The map shows a large green field (LIN 020) bounded by a blue line. The field is situated to the south west of Lingfield. Surrounding areas include residential developments with labels like LIN 003, LIN 013, LIN 011, and LIN 022. A road, Newchapel Road, runs along the top and right sides of the field. The map includes a small inset map of the district and a copyright notice for Ordnance Survey 2016.</p>	
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.
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. 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


HELAA Reference Number	LIN 027
Address	Land behind Saxby's Lane
 <p>Tandridge District Council Land behind Saxby's Lane</p>	
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. Whilst the site does not have any road frontage, it is envisaged that access could be achieved from Saxby's Lane. 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 to 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

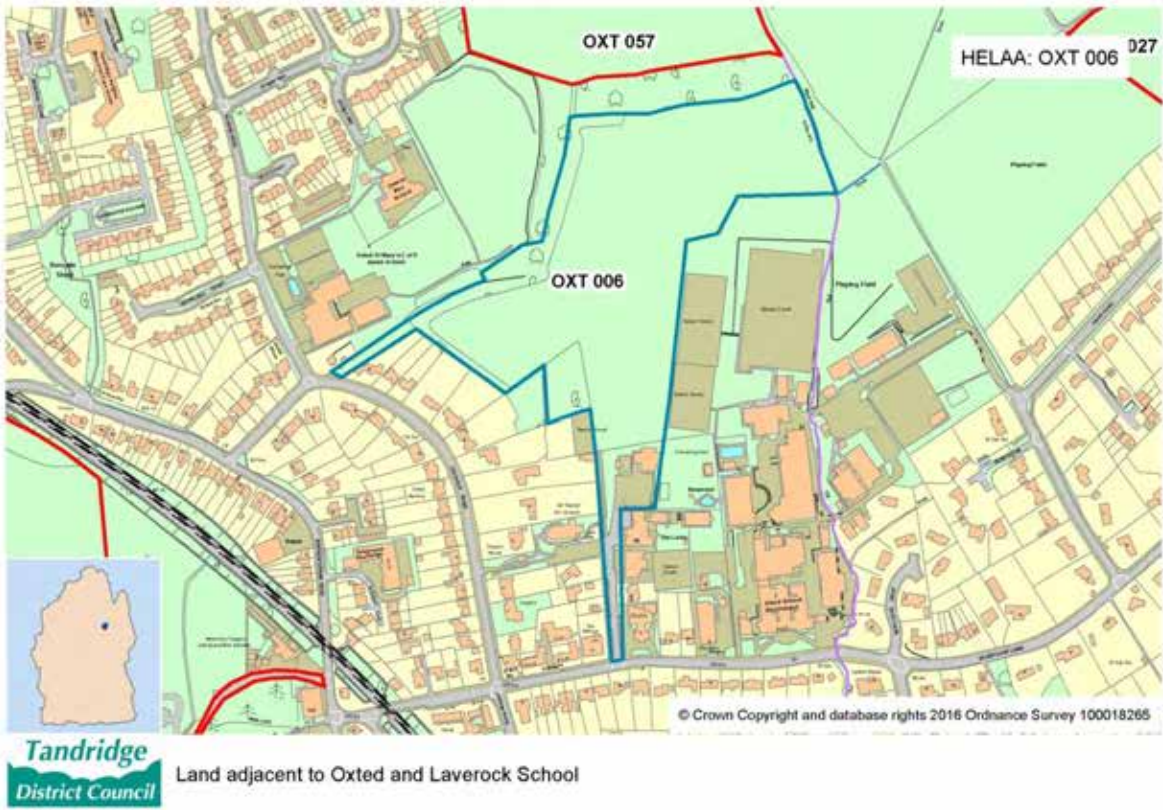
HELAA Reference Number	LIN 031
Address	Lingfield House, East Grinstead Road, Lingfield, RH7 6ES
 <p>Lingfield House, East Grinstead Road, Lingfield, RH7 6ES</p>	
Site Size (Hectares)	4.23
Approximate Developable Area (Hectares)	4.23
Site Description	The site is detached from the settlement of Lingfield by a thin strip of open grass land that lies to the south of Drivers Mead. The site itself fronts East Grinstead Road and comprises a large detached house and two fields. The site is bound by high mature hedgerows and surrounded by agricultural land with the farm dwellings and associated buildings to the south.
Suitability	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 to 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	125

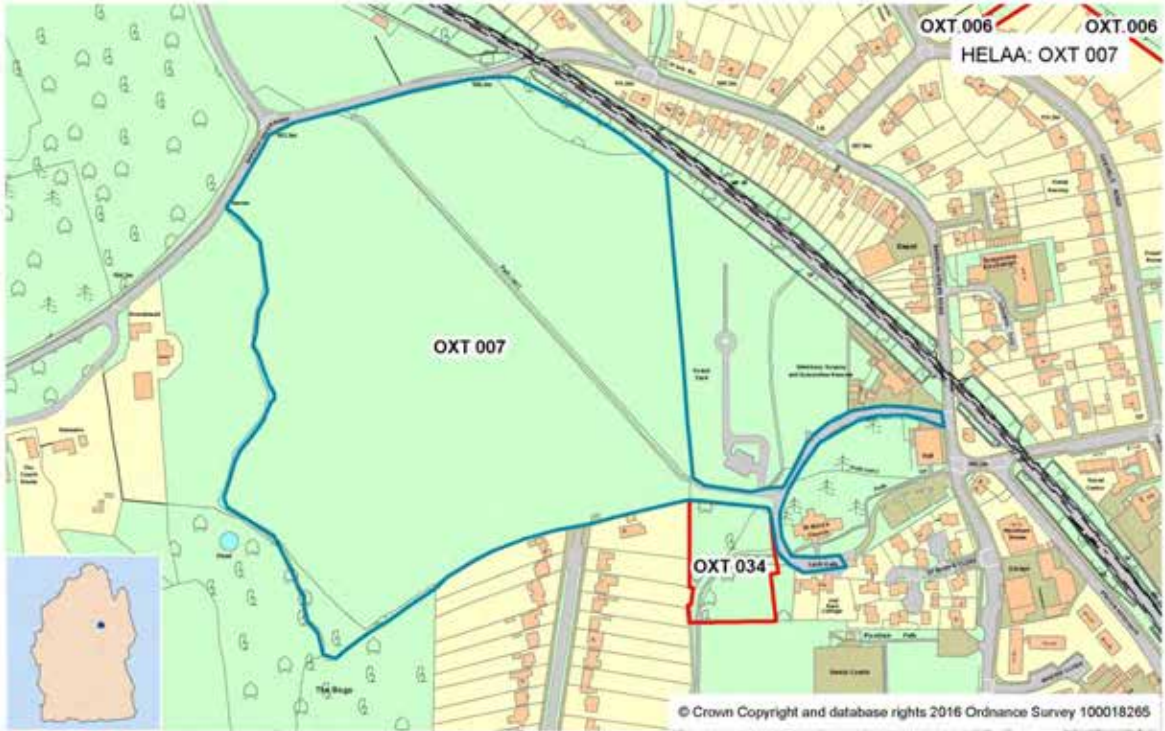
HELAA Reference Number	NUT 008
Address	Land to the rear of properties on Kings Cross Lane, South Nutfield
 <p>Tandridge District Council Land to the rear of properties on Kings Cross Lane, South Nutfield</p>	
Site Size (Hectares)	2.37
Approximate Developable Area (Hectares)	2.29
Site Description	The site comprises two large fields adjacent to the settlement of South Nutfield. The western field is used for Llama grazing.
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	40

HELAA Reference Number	NUT 010
Address	Land east of Mid Street, South Nutfield
 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council Land east of Mid Street, South Nutfield</p>	
Site Size (Hectares)	6.05
Approximate Developable Area (Hectares)	5.65
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 and is promoted by the same agent. Though the topography varies, it broadly slopes north towards Nutfield Brook.
Suitability	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. The developable area has been reduced owing to the presence of land in Flood Zone 3, where the site borders Nutfield Brook, but this would not prevent development of the majority of the site. 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.
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	120

HELAA Reference Number	NUT 012
Address	Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield, RH1 5NG
<p>Tandridge District Council Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield, RH1 5NG</p>	
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 in all directions.
Suitability	There is existing access on Kings Cross Lane and though the site slopes slightly downwards from north to south, which would not prevent the site from being developed. 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	24

HELAA Reference Number	NUT 014
Address	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, under the control of the same site promoter and landowner. 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	25

HELAA Reference Number	OXT 006 57
Address	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. It lies adjacent 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 though there are a number of Tree Preservation Orders within or adjacent 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 edge. 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


HELAA Reference Number	OXT 007
Address	Land adjacent to The Graveyard and Sy Mary's Church
 <p>Tandridge District Council Land adjacent to The Graveyard and Sy Mary's Church</p>	
Site Size (Hectares)	9.88
Approximate Developable Area (Hectares)	9.56
Site Description	The site is a large field located west of the urban area of Oxted, 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	<p>The site slopes broadly from east to west, but the topography would not prevent development and though there are a number of Tree 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.</p> <p>The site can be accessed from Barrow Green Road and Wheeler Avenue. A third access exists off Court Farm Lane but this unlikely to be wide enough to support development of the site on its own. 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


HELAA Reference Number	OXT 016
Address	Oxted Gas Holder, Station Road East, Oxted
<p>Tandridge District Council Oxted Gas Holder, Station Road East, Oxted</p>	
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	<p>The site is within the urban 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.</p> <p>The site is considered suitable for development, subject to potential contamination issues being resolved.</p>
Availability	The land has been made available for redevelopment.
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	Deliverable - 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	60

HELAA Reference Number	OXT 020
Address	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 urban 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 access onto Pollards Wood Road and is relatively flat, with the potential to create access with OXT 052, an area to the immediate south which sits at a lower height. 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

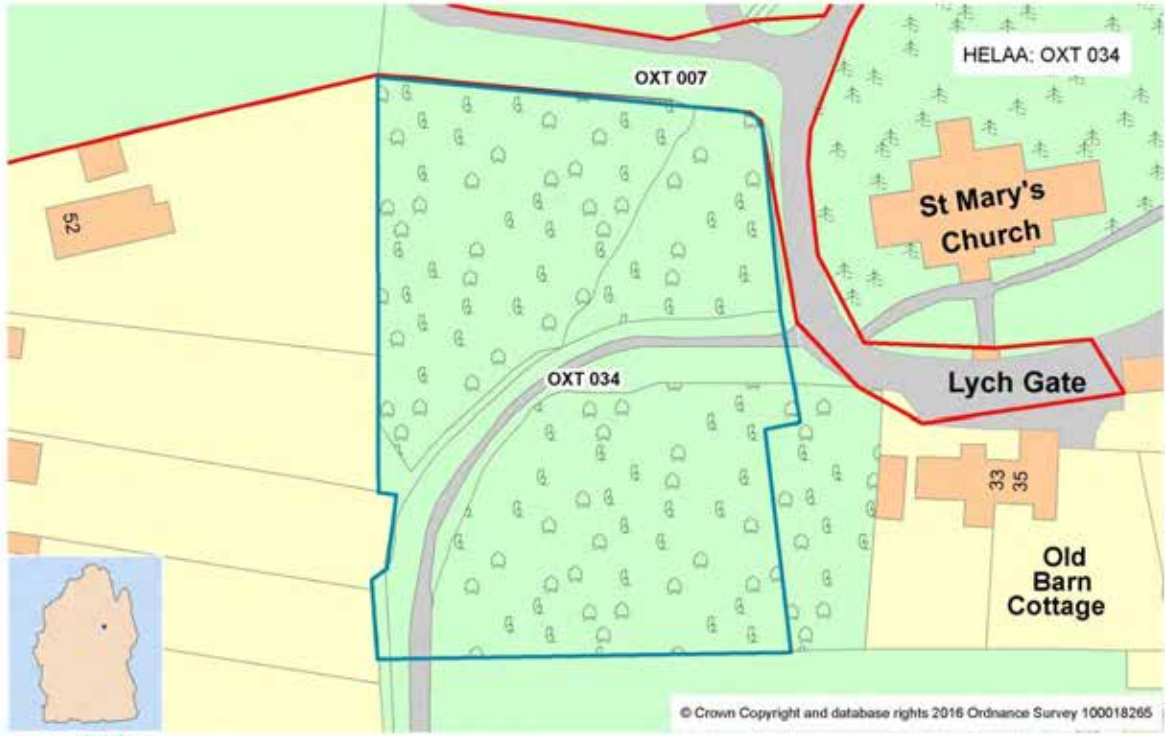
HELAA Reference Number	OXT 021
Address	Land west of Red Lane, Hurst Green, Oxted
Site Size (Hectares)	1.34
Approximate Developable Area (Hectares)	1.34
Site Description	The site is a field located south of Hurst Green, adjacent to the urban area, bordering OXT 048 that lies to the west of this site and OXT 063 which lies to the south.
Suitability	The site is largely flat and has a long frontage with Red Lane, so access could be created. 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	33


HELAA Reference Number	OXT 022
Address	Wolfs Row Allotments
Site Size (Hectares)	1.45
Approximate Developable Area (Hectares)	1.45
Site Description	The site is an overgrown area of land adjacent to the urban area of Oxted, lying adjacent to sites OXT 054 and OXT 056. A care home exists on its south eastern boundary with properties opposite the site on Wolfs Row to the east
Suitability	<p>The site has frontage onto both Wolf's 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 would need to be considered as part of the development management process but would not rule out development of this site.</p> <p>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.</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.
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

HELAA Reference Number	OXT 024
Address	Thornhill / St. Michaels School, Wolfs Row, Oxted
	
Site Size (Hectares)	1.88
Approximate Developable Area (Hectares)	1.88
Site Description	The site is a field adjacent to the urban area of Oxted, representing the grounds of Thornhill. It has frontage with the A25, where it has access. The site is on 3 levels, with sloping banks meaning that the land rises in a managed way from the south up to the north.
Suitability	The topography would not impact upon the site's developability and it is assumed that its existing access point could be utilised. 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 a 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


HELAA Reference Number	OXT 025
Address	Land at Holland Road, Hurst Green
	
Site Size (Hectares)	6.96
Approximate Developable Area (Hectares)	6.91
Site Description	The site is a large, largely flat field to the immediate south of Hurst Green, bordering properties on Warren Lane, Benn Close, Greenwood Gardens and Holland Road. It is bound on all sides by trees, except on parts of its northern boundary.
Suitability	To the south of the site is an area covered by a TPO, but it is not thought that this would limit the development potential of the site. The site has a large frontage and existing access on Holland Road, with the potential to create accesses from Benn Close and Greenwood Gardens. The site features a public footpath, but it is not thought that this would impact on the site's availability to accommodate development. On the southern boundary lies an oil pipeline which is not considered to affect the site's suitability but would need to be considered through the development management process. A Waste Water Treatment Works lies to the north west of the site and though this does not rule out the site, odours 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 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	200


HELAA Reference Number	OXT 034
Address	Land adjoining St Mary's Church, Oxted
 <p>The map shows a small wooded area (OXT 034) outlined in blue, situated to the north of Oxted. It is adjacent to St Mary's Church and Old Barn Cottage. The map also shows other local features like Lych Gate and OXT 007. A small inset map shows the location within Tandridge District Council's area.</p>	
Site Size (Hectares)	0.49
Approximate Developable Area (Hectares)	0.49
Site Description	The site is a small area of woodland to the north of Oxted, lying to the immediate north of Master Park.
Suitability	<p>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 the Grade I St. Mary's Church lie close by. These factors would need to be carefully considered during the development management process but is 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 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	20

HELAA Reference Number	OXT 035
Address	Land at Chalkpit Lane Oxted adjacent to the railway line
 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council Land at Chalkpit Lane Oxted adjacent to the railway line</p>	
Site Size (Hectares)	6.78
Approximate Developable Area (Hectares)	2.46
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	<p>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.</p> <p>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</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	35

HELAA Reference Number	OXT 040
Address	Land off Holland Road, Oxted , Surrey
<p>Tandridge District Council Land off Holland Road, Oxted , Surrey</p>	
Site Size (Hectares)	0.99
Approximate Developable Area (Hectares)	0.92
Site Description	The site is a small field south of Hurst Green. The railway runs behind the eastern boundary of the site, with residential properties and pub running alongside the northern and western boundaries. The site is largely flat, with a slight downwards slope from east to west and is currently accessed from a footpath coming from Holland Road.
Suitability	The developable area has been slightly reduced due to the presence of the power line near the site's eastern border. Though existing access would not allow for vehicles, it is envisioned that access could be achieved through OXT 061 to the south. 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 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	25

HELAA Reference Number	OXT 046
Address	Land at Jincox Farm Cottage
 <p>The map shows a large green area labeled OXT 046, outlined in blue. To its north is OXT 025, outlined in red. To its east is OXT 019, outlined in red. To its south is OXT 059, outlined in red. The map includes labels for 'Sewage Treatment Works', 'Playing Field', 'Jincox Farm Cottage', and 'The Cottages'. A small inset map shows the location within a larger region. The text 'HELAA: OXT 046' is in the top right. Copyright information at the bottom reads '© Crown Copyright and database rights 2016 Ordnance Survey 100018265'.</p>	
Site Size (Hectares)	5.09
Approximate Developable Area (Hectares)	4.99
Site Description	The site is a large area of farmland south of Hurst Green, immediately adjacent to site OXT 025, also containing buildings and structures relating to agricultural use.
Suitability	<p>The site has a mild sloping incline but this would not prevent the site being developed. Existing access is gained from Popes Lane, though it is possible that access to the site could be obtained through OXT 025. The developable area has been reduced to take into account the presence of ancient woodland on the north western border of the site. Though a TPO exists on the eastern border of the site, a gas pipeline runs through the northern boundary with OXT 025 and a Treatment Works lies to the north west of the site, it is not considered that these factors would affect suitability but would need to be considered through the development management process. The presence of Flood Zone 2 would not prevent development but would need to be carefully considered if built upon.</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 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	95

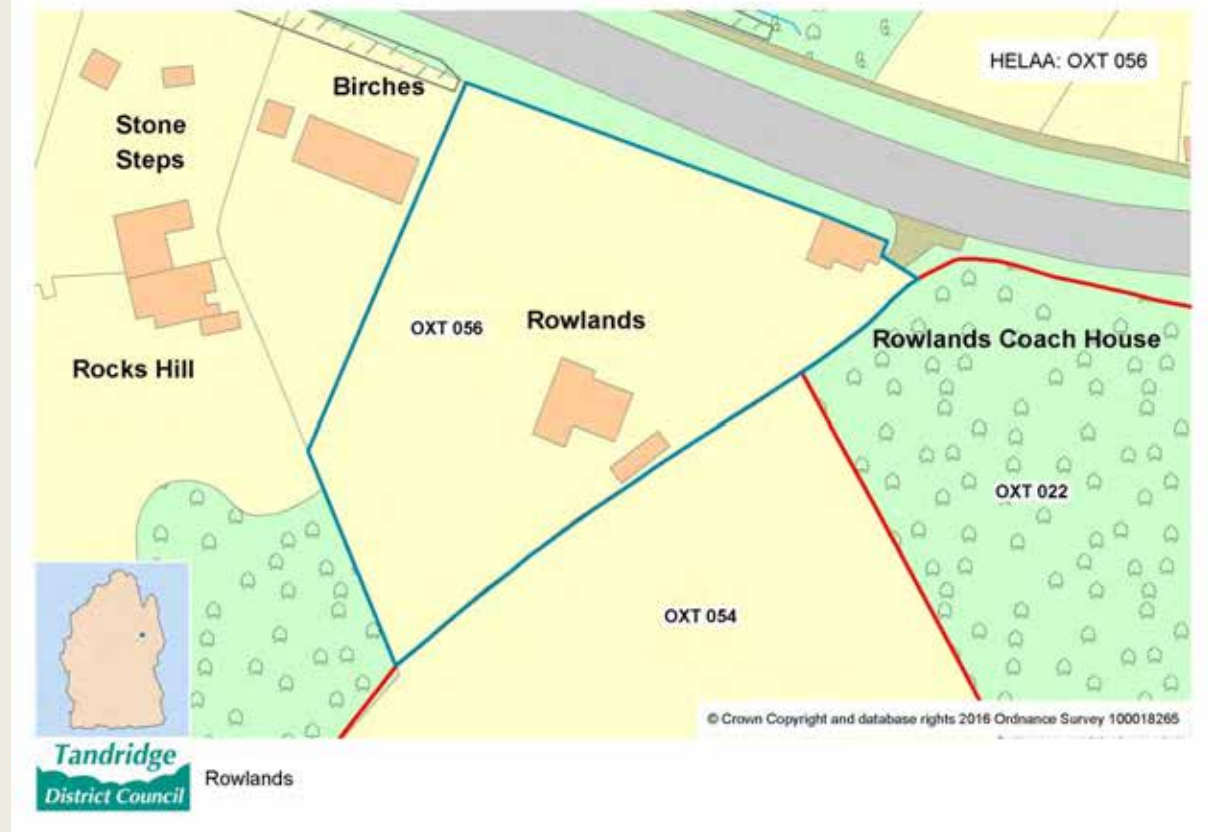
HELAA Reference Number	OXT 048
Address	Land adjacent to Brickfield Cottages, Red Lane, Oxted
 <p>Tandridge District Council Land adjacent to Brickfield Cottages, Red Lane, Oxted</p>	
Site Size (Hectares)	1.09
Approximate Developable Area (Hectares)	1.01
Site Description	The site is a field adjacent to the urban area, south of Hurst Green. The site is largely flat, containing shrubland and is bound by trees. It lies adjacent to sites OXT 021 (to the east) and OXT 028 (to the south), with a raised railway line defining the western boundary. To the north lies a site that was under construction at the time of the site visit.
Suitability	<p>Although it does not have road frontage it is adjacent to site OXT 021, which was included within the same submission by the same agent. Access could therefore be created through the adjacent site. There are no topographical issues that would affect the site's development, although it is not seen as being possible to develop west of the power lines and therefore the developable area has been slightly reduced.</p> <p>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.</p>
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 021.
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	29


HELAA Reference Number	OXT 052
Address	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 urban 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 frontage with Boulthurst Way, where it is possible that access could be created. The site is not subject to the 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 subsequent HELAA reviews but at this stage 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	Deliverable - 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	44

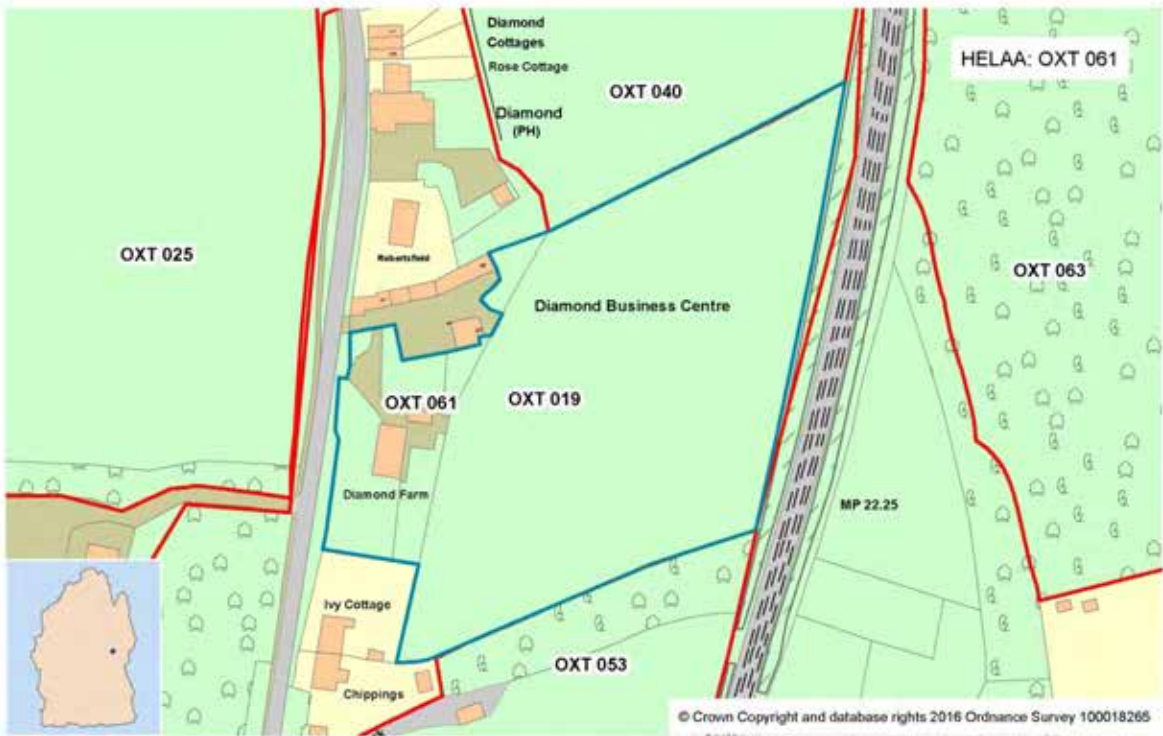
HELAA Reference Number	OXT 053
Address	Land at Holland Road
<p>The map shows the site OXT 053, which is a field south of Hurst Green. It is bounded by mature trees and a raised railway line to the east. The site is adjacent to other HELAA sites (OXT 025, OXT 019, OXT 061, OXT 059) and features like Diamond Farm, Ivy Cottage, Chippings, and a Pond. The map is provided by Tandridge District Council.</p>	
Site Size (Hectares)	1.71
Approximate Developable Area (Hectares)	1.41
Site Description	The site is a field south of Hurst Green, bound by mature trees, with the raised railway line acting as the eastern boundary of the site. It is fairly flat and has existing access onto Holland Road.
Suitability	<p>Whilst the site is not directly connected with the existing built up area of Hurst Green, it is adjacent to another HELAA site which is and therefore is not considered to be in an inappropriate location. The developable area has been slightly reduced due to the presence of the power line near the site's eastern border.</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	40


HELAA Reference Number	OXT 054
Address	Thornhill / St. Michaels School, Wolfs Row, Oxted
<p>Tandridge District Council Thornhill / St. Michaels School, Wolfs Row, Oxted</p>	
Site Size (Hectares)	1.76
Approximate Developable Area (Hectares)	1.76
Site Description	The site is located off Wolf's Row road near the edge of Oxted. The site lies adjacent to sites OXT 022 and OXT 056, with a care home lying to the south east of the site and a former school (now converted into flats) set in large grounds to the south. The site is split into two fields by a band of trees across the centre of the site
Suitability	The land slopes downwards slightly to the north but this would not prevent it being developed. The site is considered accessible and 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 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

HELAA Reference Number	OXT 055
Address	Court Langley, Oxted
Site Size (Hectares)	1.02
Approximate Developable Area (Hectares)	1.02
Site Description	The site is located off Westerham Road (A25) in the urban area of Oxted. Within the site is a large residential property and adjoining annex, set in large, partly wooded grounds. The site slopes broadly down towards the north.
Suitability	The topography would not prevent the site from being developed and it is considered that access is possible from the existing access point. The site is considered able to accommodate development. However, as the site lies 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	19


HELAA Reference Number	OXT 056
Address	Rowlands
	
Site Size (Hectares)	0.43
Approximate Developable Area (Hectares)	0.43
Site Description	The site is located off Westerham Road (A25) in the urban area of Oxted. Within the site is a large residential property, set in impressive grounds with a lot of trees and a related garage block is located in the north west of the site. In the north east of the site, is another smaller property fenced off from the main property and its grounds.
Suitability	The site slopes from the south, broadly dropping towards the north, but the topography is not considered to impact upon the ability of the site to accommodate development. With two existing access points, it is considered that the site is accessible. The site is therefore 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	8


HELAA Reference Number	OXT 059
Address	Land off Holland Road and Merle Common Road
 <p>The map shows a large green field (OXT 059) bounded by a red line (OXT 046) to the west, a blue line (OXT 019) to the south, and a railway line to the east. A road (OXT 053) runs along the southern boundary. The site is situated off Holland Road and Merle Common Road. The map includes a scale bar and a north arrow. The Tandridge District Council logo is in the bottom left corner. The map is titled 'Land off Holland Road and Merle Common Road'.</p>	
Site Size (Hectares)	4.99
Approximate Developable Area (Hectares)	4.49
Site Description	The site is a relatively flat area of farmland, divided into two parts with mature trees. Mature trees and hedgerows help to define the site's boundaries beyond which lie roads (west and south), a railway line (east) and OXT 053 (south).
Suitability	There is existing access from Holland Road and given the site's wide road frontage it is thought that other access points could be created. The topography would allow for development to come forward. The developable area has been slightly reduced due to the presence of the power line near the site's eastern border. 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 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	120


HELAA Reference Number	OXT 061
Address	Land at Diamond Farm, Holland Road, Hurst Green, RH8 9BQ
 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council Land at Diamond Farm, Holland Road, Hurst Green, RH8 9BQ</p>	
Site Size (Hectares)	1.65
Approximate Developable Area (Hectares)	1.43
Site Description	The site is an area south of Hurst Green. It predominantly contains farmland but the western edge of the site contains business units with an entrance off Holland Road and the site slopes in a southerly direction. The site is bound by OXT 040 to the north by a small fence and an area of woodland splits it from its southern boundary with OXT 053. A band of mature trees to the east acts as a buffer between the site and the railway line.
Suitability	The topography of the site could accommodate development and it is thought that the existing access could be utilised which may also facilitate neighbouring HELAA sites. The developable area has been slightly reduced due to the presence of the power line near the site's eastern border. Overall the 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 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	40

HELAA Reference Number	OXT 063
Address	The former brickworks, Red Lane, Limpsfield
 <p>The former brickworks, Red Lane, Limpsfield</p>	
Site Size (Hectares)	2.73
Approximate Developable Area (Hectares)	2.73
Site Description	The site is an area to the south of Hurst Green, bound by a railway line on its west. The site has an existing access from Red Lane which leads to two existing properties as well a building for storage. The southern part of the site is mainly woodland, although this has been partially cleared.
Suitability	<p>The site is flat enough to accommodate development and it is not thought that the railway line would have an impact on the suitability of the site. There is already existing access which could facilitate development, although with a wide road frontage other points are possible.</p> <p>There is potential contamination on this site due it being a former Brickworks, but at this stage this factor would not rule out development.</p> <p>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.</p>
Availability	The site has been submitted by an agent on behalf of the landowner and is considered available.
Achievability	There may be issues related to the potential contaminated land but at this stage, the site is considered achievable.

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	67

HELAA Reference Number	OXT 065
Address	Ellice Road Car Park, Amy Road, Oxted, RH8 0PY
 <p>Tandridge District Council Ellice Road Car Park, Amy Road, Oxted, RH8 0PY</p>	
Site Size (Hectares)	0.48
Approximate Developable Area (Hectares)	0.48
Site Description	The site contains a Car Park and public toilets within the urban area of Oxted. The site is surrounded by residential gardens and the rear of commercial premises, which are largely out of view due to the presence of fencing and trees that define the site's boundaries.
Suitability	Whilst not flat, the topography would not prevent the site from being developed. Access can currently exist from the corner of Ellice Road and Amy Road. A footpath also exists that links the site to Station Road East. The site is considered capable of accommodating development and is not subject to the Green Belt designation.
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	Deliverable - 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	21

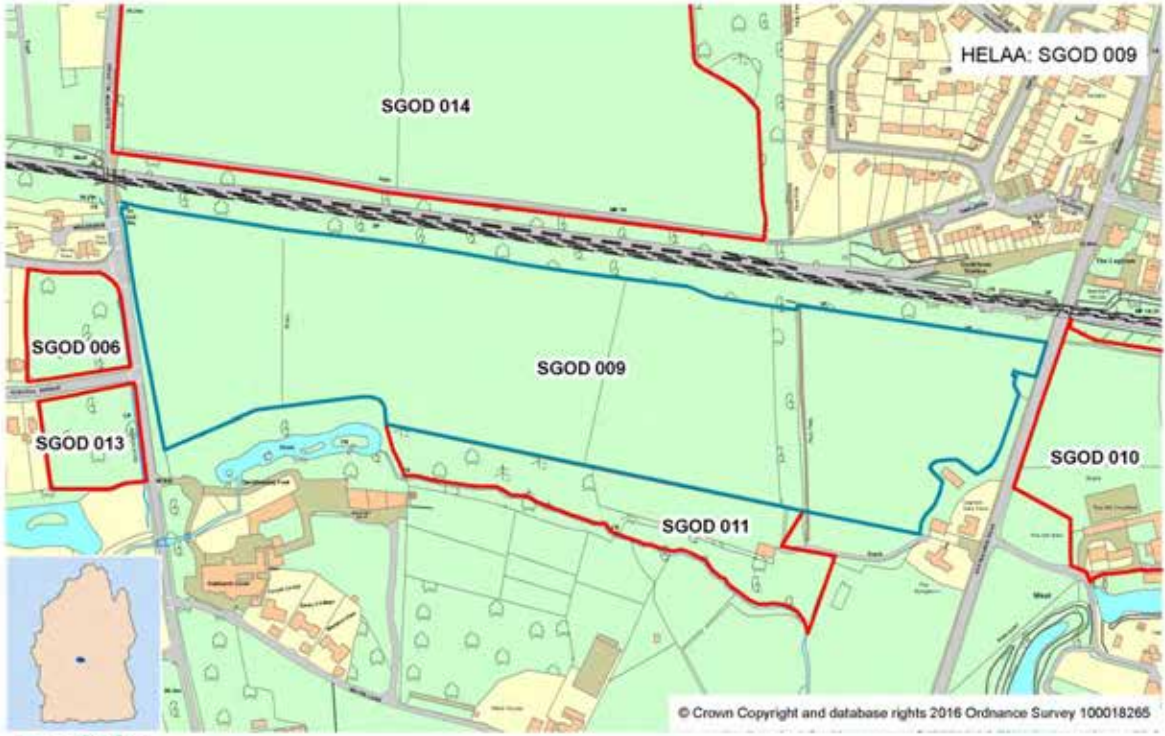
HELAA Reference Number	OXT 067
Address	Warren Lane Depot, Oxted
	
Site Size (Hectares)	1.21
Approximate Developable Area (Hectares)	1.21
Site Description	The site is a Waste & Recycling Depot on the edge of Oxted. It contains a number of buildings, as well as storage and parking areas related to its 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 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 not in the Green Belt and 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	Viability may be affected by costs associated with site clean up but at this stage the site is considered achievable.
Status	Deliverable - 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	48

HELAA Reference Number	OXT 068
Address	Chestnut Copse, Oxted
	
Site Size (Hectares)	0.16
Approximate Developable Area (Hectares)	0.16
Site Description	The site is a small areas of open space in Oxted, a part of which includes equipped play space. It is seperated from surrounding residential gardens and the railway line by a mixture of mature trees and fencing.
Suitability	There are not considered to be any topograpjhical issues and access already exists. The site is not subject to the 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 subsequent HELAA reviews but at this stage 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	Viability may be affected by costs associated with site clean up but at this stage the site is considered achievable.
Status	Deliverable - 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	12

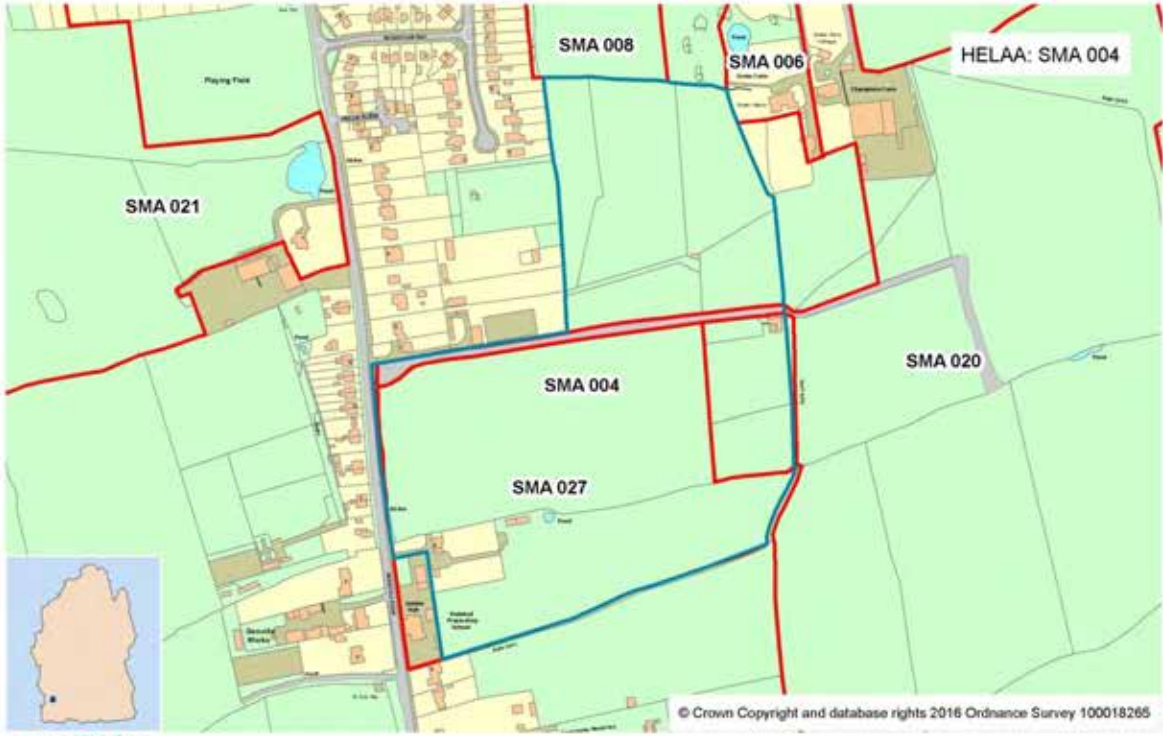
HELAA Reference Number	SGOD 005
Address	Posterngate Farm, South Godstone
Site Size (Hectares)	39.65
Approximate Developable Area (Hectares)	36.01
Site Description	<p>The site is a large area of farmland, either side of Eastbourne Road (A22), directly north of the built up area of South Godstone. The site's topography varies, with the whole site sloping downwards towards a low point that is represented by a watercourse (predominantly on the eastern side of the site) and a large pond (on the north western part of the site), before rising upwards in a northerly direction.</p>
Suitability	<p>It is not thought that the topography would prevent the site from accommodating development. Ancient woodland on the north western boundary will limit the ability of small parts of the site to accommodate development and therefore the developable area has been reduced.</p> <p>Being split by Eastbourne Road, the site has wide frontage so access could be created to accommodate development, including the utilisation of existing access points. The south-eastern part of the site also has a wide frontage with Hunter's Chase, with potential for access to be created.</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	550

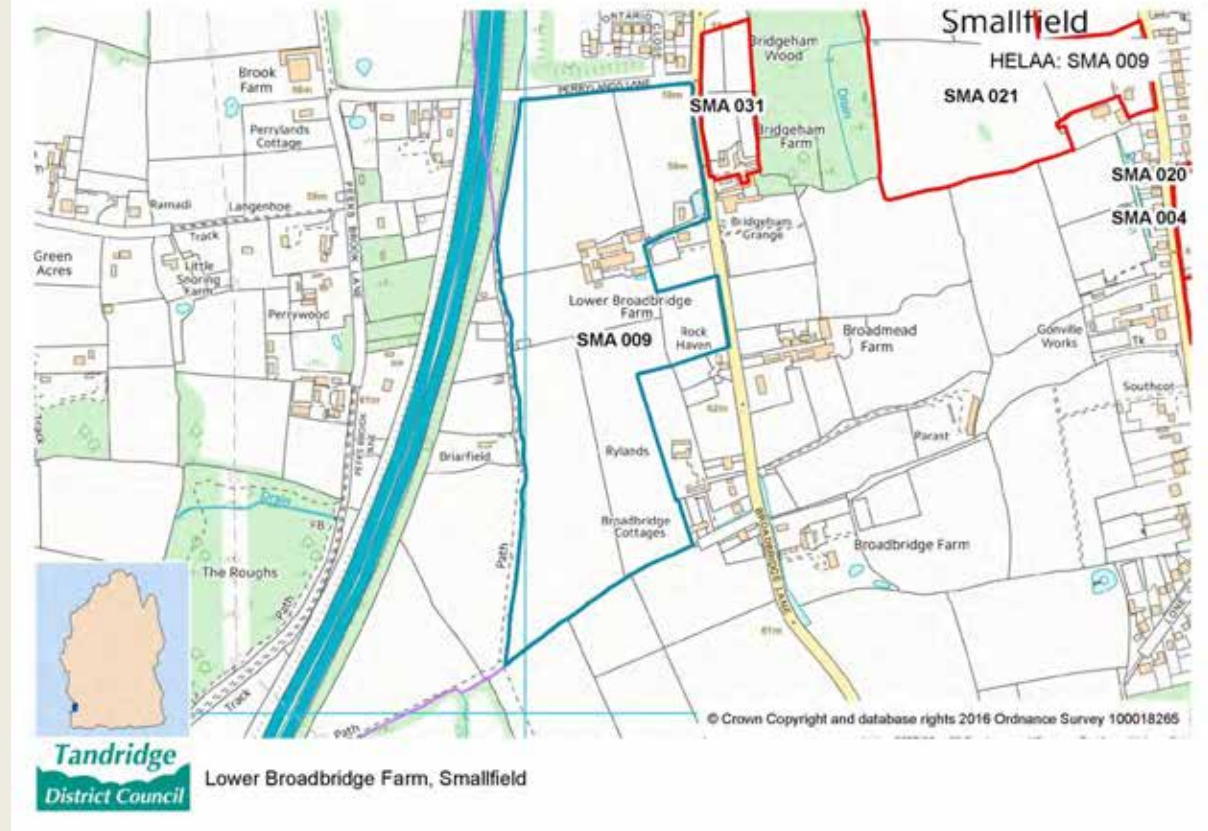
HELAA Reference Number	SGOD 006
Address	Land at King's farm North
Site Size (Hectares)	0.56
Approximate Developable Area (Hectares)	0.54
Site Description	This is a flat wooded site which is bound by Terra Cotta Road to the north, where there are a number of residential properties situated just below 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 Protection 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


HELAA Reference Number	SGOD 009
Address	Lagham Park Farm
	
Site Size (Hectares)	9.28
Approximate Developable Area (Hectares)	9.28
Site Description	The site comprises of 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 to the east, agricultural land to the south and Tilburstow Hill Road to the west.
Suitability	The site has suitable topography and it is believed that access could utilise frontages with Eastbourne and Tillbustow Hill Roads. Though surrounding land is identified as being at risk of flooding, there is not an identified risk of flooding on this site. The site is considered to be 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 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	285

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 Protection 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

HELAA Reference Number	SMA 004
Address	Land off Redehall Road
	
Site Size (Hectares)	9.49
Approximate Developable Area (Hectares)	9.49
Site Description	The site is an area on the southern edge of Smallfield. It contains most of the land also included as part of SMA 027, that comprises of two relatively flat fields separated by mature trees. The remainder of the land also contains farmland split into multiple fields by a mixture of fencing, trees and hedges. The site has frontage with Redehall Road where a narrow access exists.
Suitability	It is considered that the site has acceptable topography and it is thought that access could be provided by widening the existing access, though with wide road frontage it is possible that other access points could be inserted. 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	Part of the site has also been submitted in the submission of SMA 027 by a different agent. Though who represents the owners is disputed by two parties, it is clear that the land is available for consideration.
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

HELAA Reference Number	SMA 008
Address	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 inset settlement of Smallfield. The site is flat and has frontage with Plough Road.
Suitability	It is considered that access could be created along Plough Road and that the topography would enable the site to accommodate development. However, 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

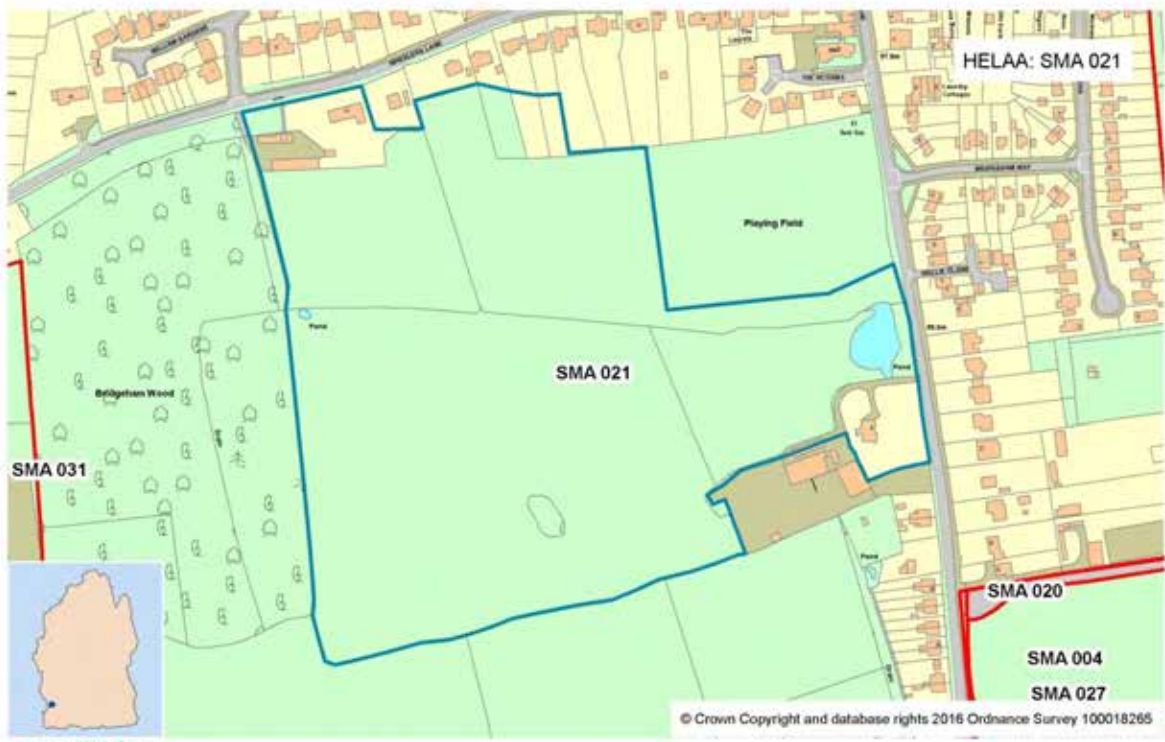
HELAA Reference Number	SMA 009
Address	Lower Broadbridge Farm, Smallfield
	
Site Size (Hectares)	15.66
Approximate Developable Area (Hectares)	15.66
Site Description	The site is a large area of farmland south west of Smallfield. The submission includes the farm and buildings as well as the surrounding fields.
Suitability	There are access points possible along Perrylands Lane and Broadbridge Lane. 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 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	279

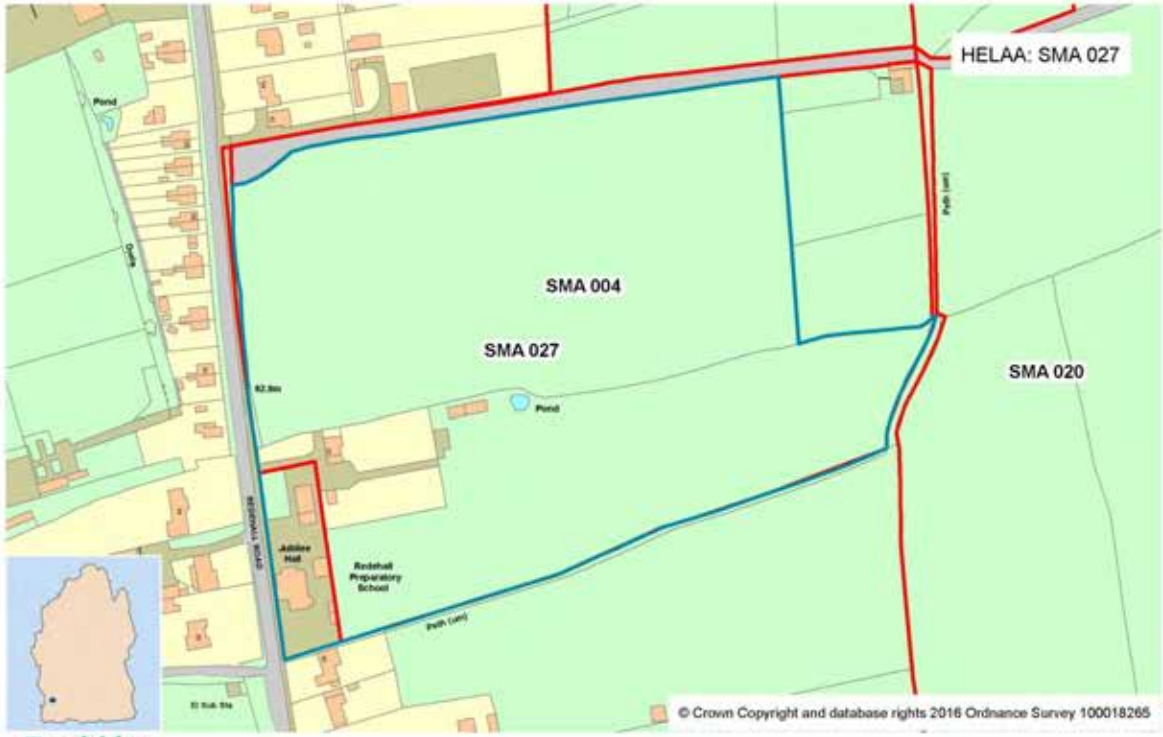
HELAA Reference Number	SMA 013
Address	Land at Chapel Road, Smallfield
 <p>HELAA: SMA 013</p> <p>SMA 014</p> <p>SMA 013</p> <p>SMA 030</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandrige District Council</p> <p>Land at Chapel Road, Smallfield (rear of Careys Wood)</p>	
Site Size (Hectares)	14.95
Approximate Developable Area (Hectares)	12.29
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. Overhead power lines lie in the northern portion of the site and extend across the site in an east - west direction.
Suitability	<p>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.</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	Due to the reduction of the developable area which now includes only land south of the overhead power line, it is not considered that there are any issues that would impact on achievability.
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

HELAA Reference Number	SMA 014
Address	Land off Rookery Hill, Smallfield
Site Size (Hectares)	38.16
Approximate Developable Area (Hectares)	34.34
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. 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	562

HELAA Reference Number	SMA 015
Address	Chapel Road
Site Size (Hectares)	0.54
Approximate Developable Area (Hectares)	0.54
Site Description	This is a commercial site with 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. Though the site is predominantly in Flood Zone 3 and at risk of flooding, the site is brownfield land and thus not functional floodplain. As such, the site could be redeveloped but would need to consider flood risk mitigation carefully as part of any scheme for both the site and the wider area of Smallfield. 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	Deliverable - 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	30


HELAA Reference Number	SMA 020
Address	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 of 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 and there is also potential to access the site from Redehall Road, however the latter is currently very narrow.</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	425


HELAA Reference Number	SMA 021
Address	Land at Greenleas House, Smallfield
 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p> <p>Tandridge District Council Land at Greenleas House, Smallfield</p>	
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	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 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 northwestern boundary of the site has reduced the developable area, it would not prevent the remaining area from being developed. 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 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

HELAA Reference Number	SMA 027
Address	Land at May Cottage
 <p>Tandridge District Council Land at May Cottage</p>	
Site Size (Hectares)	5.69
Approximate Developable Area (Hectares)	5.69
Site Description	The site lies south of Smallfield and comprises two fields and the school located along Redehall Lane. The site is predominately flat and the fields are bound by rows of mature trees.
Suitability	A long frontage along Redehall Road would provide a suitable access point into the site and the topography would not prevent development. 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	Part of the site has also been submitted in the submission of SMA 004 by a different agent. Though who represents the owners is disputed by two parties, it is clear that the land is available for consideration.
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


HELAA Reference Number	SMA 030
Address	Land North of Plough Road, Smallfield
Site Size (Hectares)	9.23
Approximate Developable Area (Hectares)	9.18
Site Description	The site is a large area of agricultural land comprising of two fields immediately to the east of Smallfield. The site is bound by a mixture of hedgerows and trees and has frontage with Meadow View to the west, where access could be achieved.
Suitability	Whilst the site is slightly sloping, the incline would not impact upon the ability of the site to accommodate development. 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	180

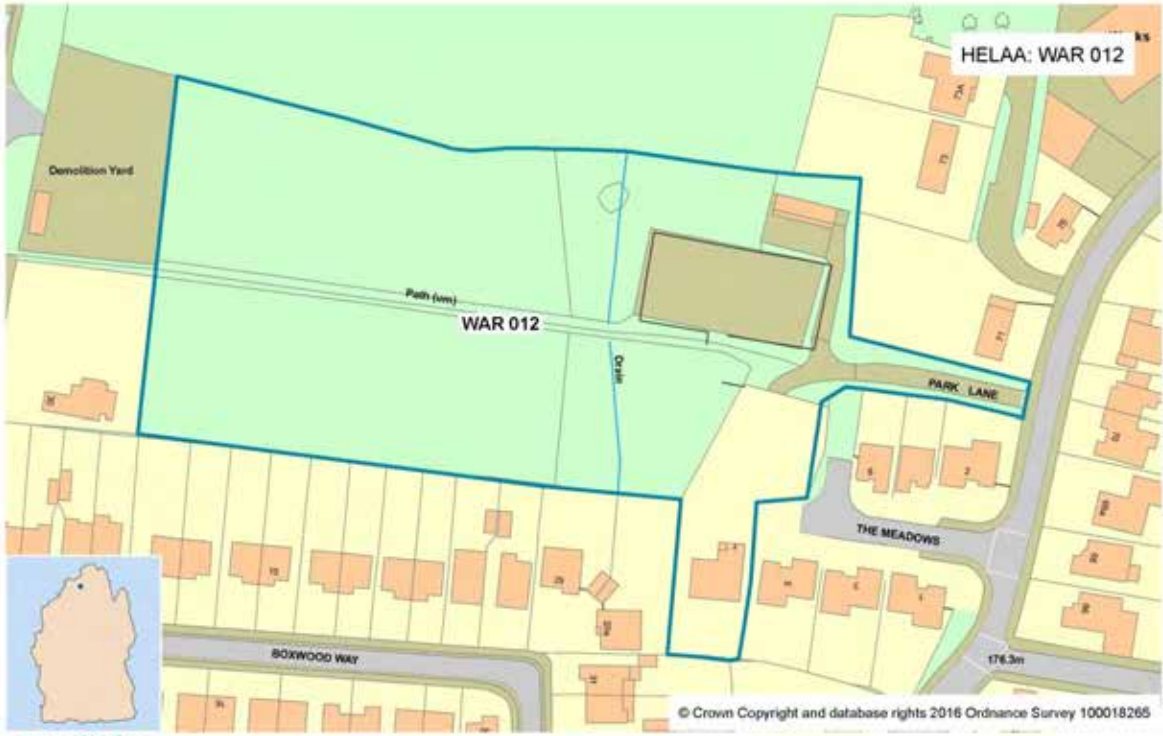
HELAA Reference Number	SMA 031
Address	Bridgeham Farm
<p>The map displays the location of Bridgeham Farm (SMA 031) relative to surrounding areas. To the west is Broadbridge Lane (SMA 009) and to the east is a large woodland area (SMA 021). The farm itself contains a large house, stables, a sand school, and grazing land. The map also shows 'Bridgeham Lodge' to the north and 'Coach House' and 'Old Barn Cottage' to the south. A red line marks the HELAA boundary. The Tandridge District Council logo is visible in the bottom left corner of the map area.</p>	
Site Size (Hectares)	1.42
Approximate Developable Area (Hectares)	1.12
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 a thick area of woodland.
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 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.
Availability	The site has been submitted by agents and is considered as 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


HELAA Reference Number	TAT 005
Address	Land to the rear of Paynesfield Road, Tatsfield
	
Site Size (Hectares)	0.45
Approximate Developable Area (Hectares)	0.45
Site Description	The site comprises a number of residential gardens to the rear of 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	This topography would not prevent development and nor would the presence of trees. Westmore Road is a track and would likely need 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 to for it to be developed.
Availability	The landowners have submitted the site to the HELAA and therefore it is seen as 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


HELAA Reference Number	WAR 005
Address	282 Limpsfield Road, Warlingham
	
Site Size (Hectares)	6.86
Approximate Developable Area (Hectares)	6.86
Site Description	<p>The site is a recreation ground, comprised of 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.</p> <p>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 west is the built up area of Warlingham, with a new retirement complex being built immediately opposite the entrance to the site</p>
Suitability	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.
Availability	The site has been made available for consideration through the HELAA.
Achievability	There are no constraints considered to affect the site's achievability if the site was developed solely for housing. Should the site come forward as part of a mixed use development featuring a school, this may affect financial viability in terms of contr
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


HELAA Reference Number	WAR 008
Address	Land north of Greenhill Lane, Warlingham
<p>The map displays the Warlingham area with various housing action areas (HELAAs) outlined in red. The central focus is HELAA: WAR 008, which is a large field north of Greenhill Lane. Surrounding roads include Farleigh Road, Greenhill Lane, Harrow Road, and Chelsham Road. Other sites shown include WAR 013 (Sports Field), WAR 022, WAR 029, WAR 004, WAR 018, WAR 011, and WAR 023. Landmarks such as Mount Hopper, Crewe's Cottage, Chelsham Common, and Warlingham P1 School are also visible. The map is sourced from Ordnance Survey 2016 data.</p>	
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 008, 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 mild 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 made available for consideration through the HELAA.
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	600

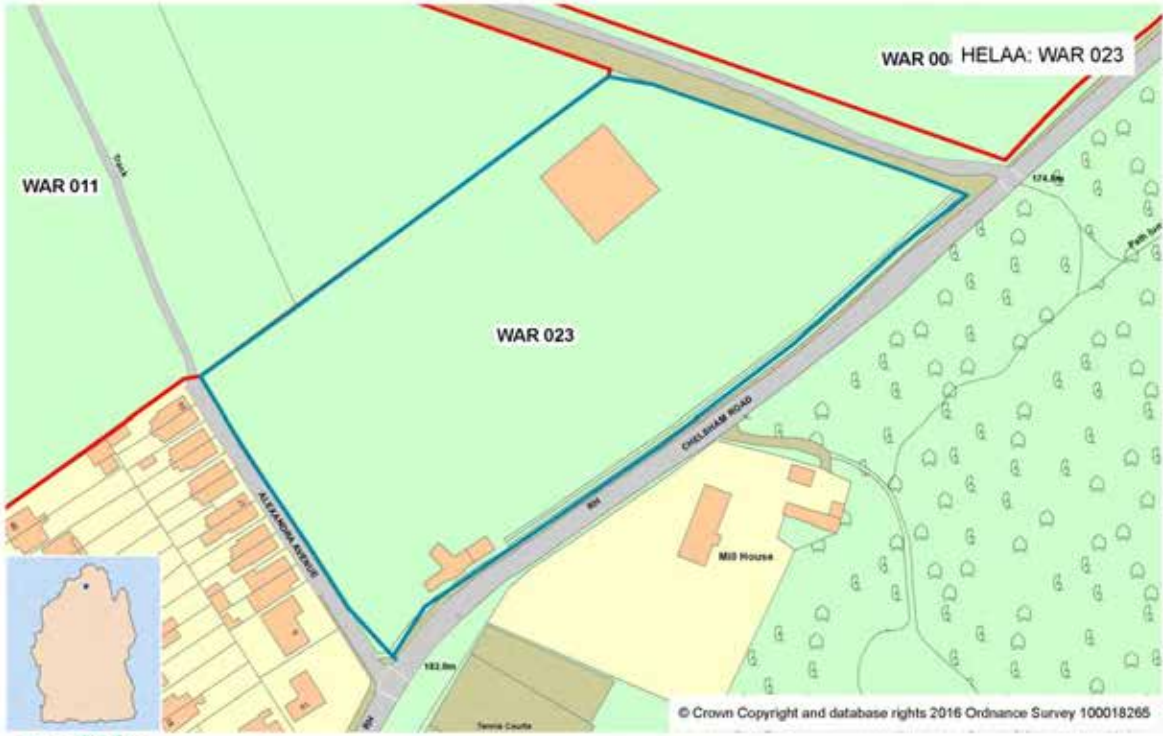
HELAA Reference Number	WAR 011
Address	Green Hill Lane, Warlingham
 <p>Tandridge District Council Green Hill Lane, Warlingham</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100018265</p>	
Site Size (Hectares)	1.71
Approximate Developable Area (Hectares)	1.71
Site Description	The site 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 urban area of Warlingham. The site also lies adjacent to WAR 023 and also to WAR 008, which is under the same ownership and 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 made available for consideration through the HELAA.
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

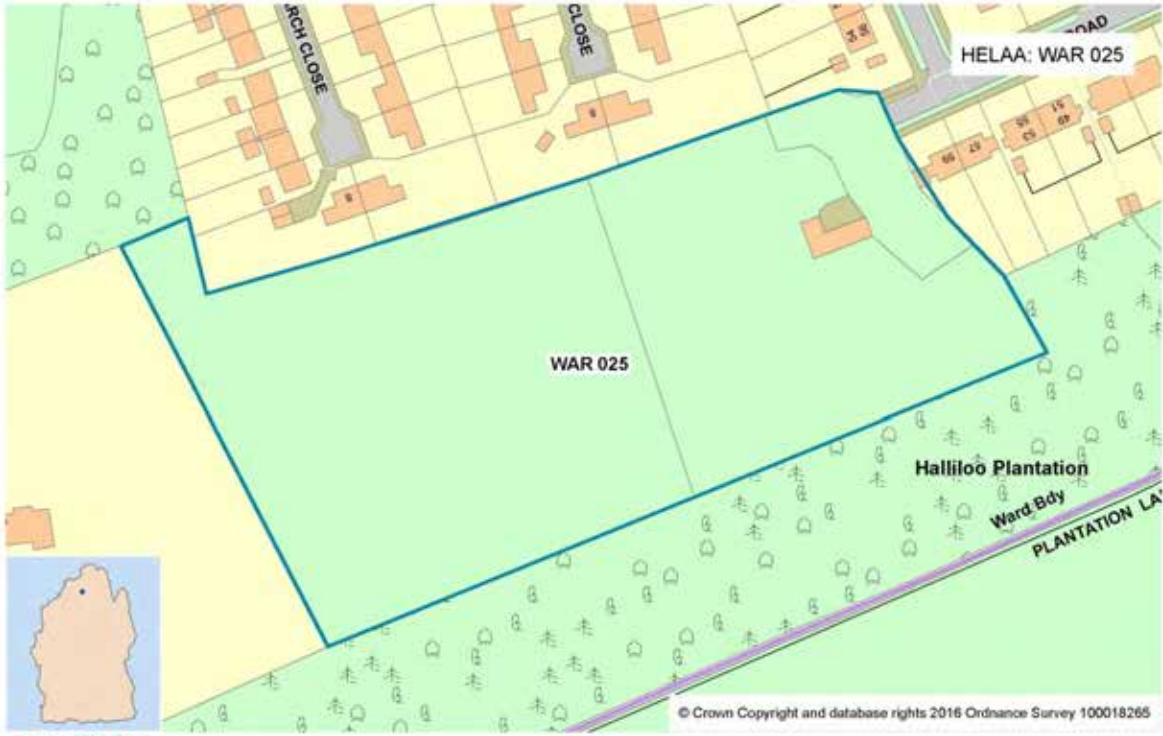
HELAA Reference Number	WAR 012
Address	Land at Farleigh Road
 <p>Tandridge District Council Land at Farleigh Road</p>	
Site Size (Hectares)	1.27
Approximate Developable Area (Hectares)	1.27
Site Description	<p>The site is currently in use as grazing paddock and riding school, adjacent to the urban area of Warlingham. The site borders residential gardens to the south and open land to the north, separated to some extent by a wooded boundary. Access is currently available from a track via Farleigh Road, with possible access via The Meadows, too. The site has a mild sloping gradient from east to west down towards a low point, before the land rises in a westerly direction. A public footpath runs through the middle of the site.</p>
Suitability	<p>Whilst the topography varies, it is not thought that it or other physical constraints that would prevent the site from accommodating development. It is thought that access could be achieved through Park Lane.</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 made available for consideration through the HELAA.
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	32

HELAA Reference Number	WAR 016
Address	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 lying 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.
Suitability	The site is located within the urban area where this 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 which runs adjacent to the site. In addition, the site lies in very close proximity to Upper Warlingham Railway Station which may reduce the need for private modes of transport.
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	Deliverable - 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

HELAA Reference Number	WAR 018
Address	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.</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 urban 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	40


HELAA Reference Number	WAR 019
Address	Former Shelton Sports Club, Warlingham
	
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 Warlingham 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.
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 also 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	106

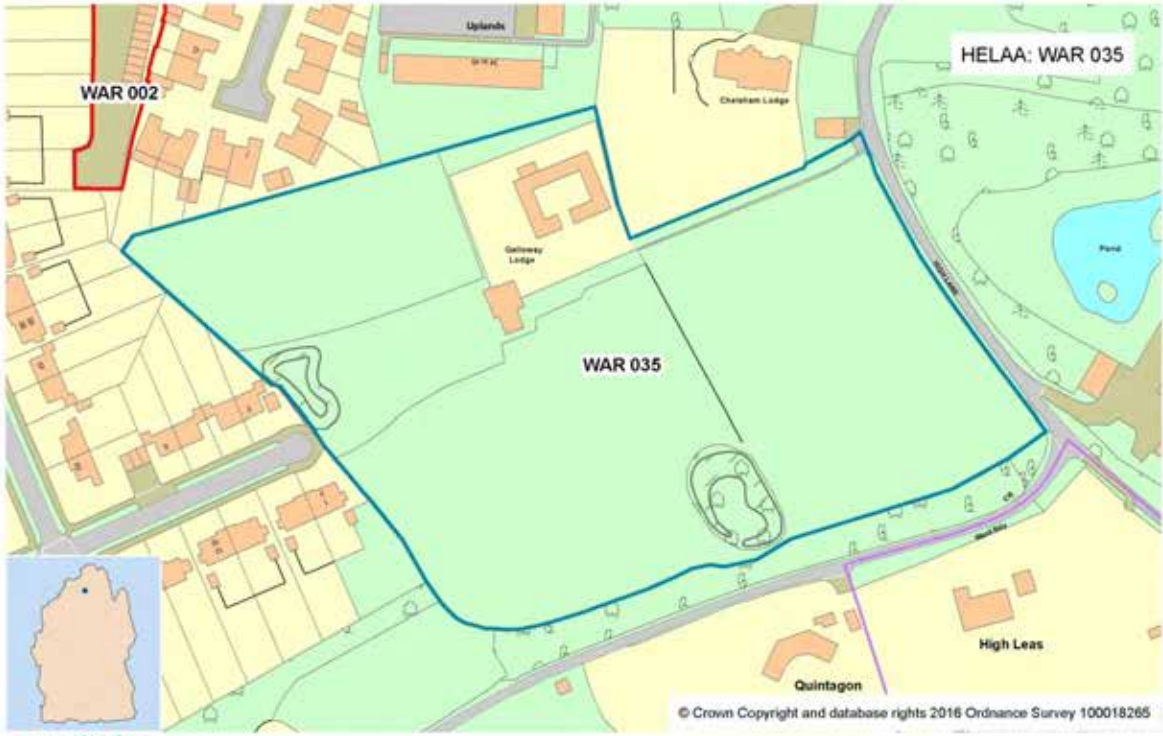
HELAA Reference Number	WAR 023
Address	Land at Alexandra Avenue
 <p>Tandridge District Council Land at 263 Alexandra Avenue</p>	
Site Size (Hectares)	1.4
Approximate Developable Area (Hectares)	1.4
Site Description	The site contains a horse paddock, a hay storage facility and allotment. It lies opposite to a row of semi-detached properties along Alexandra Avenue (an unmade road), properties which represent the edge of the urban area of Warlingham. The site also lies adjacent to HELAA sites WAR 011 and WAR 008. The site has a mild downward sloping topography northwards into 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 Alexandra Avenue which could be utilised. 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	36

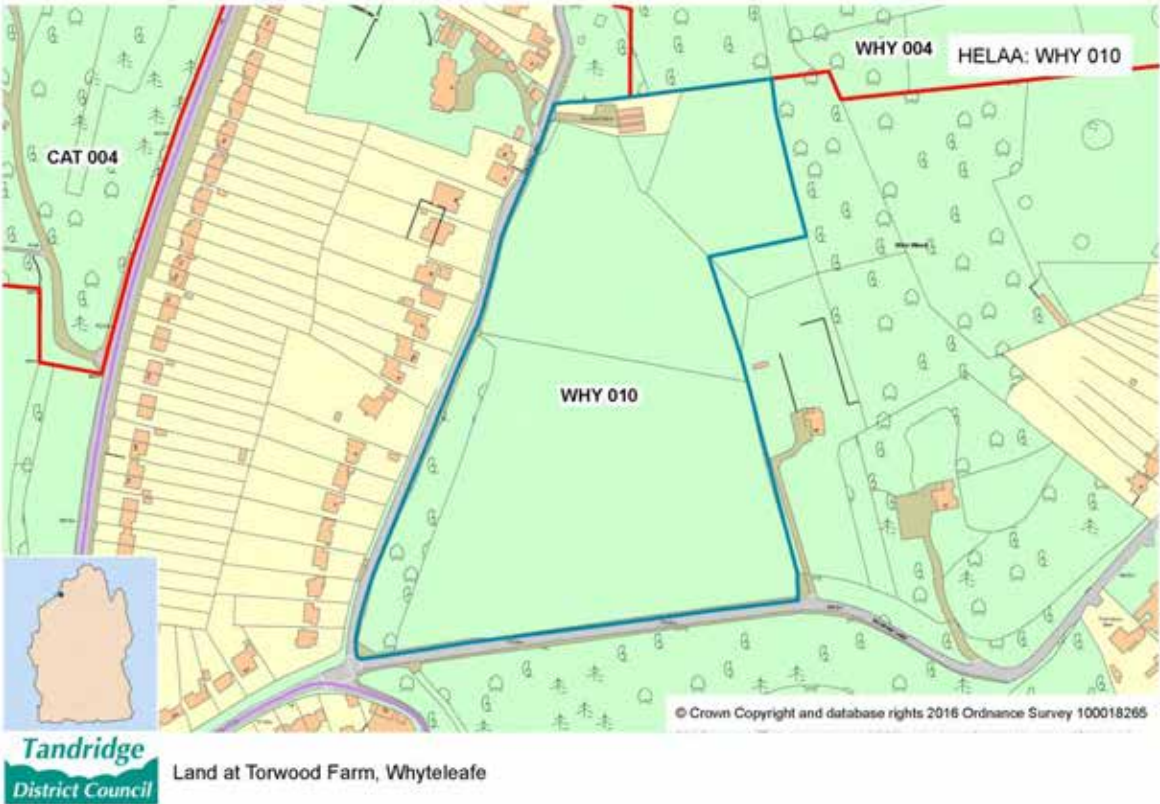
HELAA Reference Number	WAR 025
Address	Land at Farm Road, Warlingham
	
Site Size (Hectares)	1.68
Approximate Developable Area (Hectares)	1.36
Site Description	The site is a rectangular area adjacent to the built up area of Warlingham. It contains stable blocks and grazing land and slopes down to the south. It is surrounded by wooldand 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. 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	35

HELAA Reference Number	WAR 029
Address	West of Farleigh Road
Site Size (Hectares)	7.24
Approximate Developable Area (Hectares)	7.08
Site Description	<p>The site is a large area to west of Farleigh Road in Warlingham. It is currently used as paddocks and grazing land for horses, whilst the site also includes the property and associated land of 199 Farleigh Road. 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.</p>
Suitability	<p>Included within the submission is the property and 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 Crewe's 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. The topography may impact on the density of development but would not prohibit the site from being developed. 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	120

HELAA Reference Number	WAR 032
Address	Godstone Road Car Park, Godstone Road, Whyteleafe
 <p>Tandridge District Council Godstone Road Car Park, Godstone Road, Whyteleafe</p>	
Site Size (Hectares)	0.1
Approximate Developable Area (Hectares)	0.1
Site Description	The site is a Council Car Park in the urban area of Whyteleafe. It lies adjacent to residential and commercial properties on St Luke's Road and Godstone Road. To its east lies a railway line. It is separated from such neighbouring land uses by a mixture of fencing and trees.
Suitability	The site slopes down towards the railway line but its topography would not prevent development. The site benefits from existing access and road frontage with Godstone Road.
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	Deliverable - 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	8

HELAA Reference Number	WAR 035
Address	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	<p>Access is currently achieved from High Lane. As noted in the planning 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>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	60

HELAA Reference Number	WHY 010
Address	Land at Torwood Farm, Whyteleafe
	
Site Size (Hectares)	4.4
Approximate Developable Area (Hectares)	3.73
Site Description	<p>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.</p>
Suitability	<p>Though the land is sloping it is not thought that it would prevent development. The existing access may not be appropriate but wide road frontage with Salmons Lane and Tupwood Lane make it possible that access to facilitate development would be possible.</p> <p>The developable area has been reduced due to the presence of ancient woodland in the south western corner of the site and the requisite 15 metre buffer but it is thought that the remaining area could come forward.</p> <p>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.</p>

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	80