

# Our Local Plan



Housing and Economic Land  
Availability Assessment

December 2015

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## 1. Introduction

### Background

- 1.1 The Housing and Economic Land Availability Assessment (HELAA), is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence source to inform plan-making, but does not in itself represent policy nor does it determine whether a site should be allocated for future development. Land allocations can only be made through the Local Plan.
- 1.2 This process was previously known as a Strategic Housing Land Availability Assessment (SHLAA) but has been renamed as the HELAA to reflect its ability to assess land for other uses other than housing. All sites that were considered as part of the previous SHLAA process were retained<sup>1</sup> and carried forward into the HELAA to be considered in an up to date context.
- 1.3 The Methodology for carrying out the HELAA was approved at Committee in March 2015 and sets out, in detail, the process undertaken to carry out the HELAA. It replaced the earlier SHLAA Methodology, adopted in 2009.

### What is included in this report?

- 1.4 This HELAA report assesses development potential of those sites that have been submitted to the Council and submitted through the HELAA process. The report presents the following key outputs:
  - Details of all sites submitted as part of the HELAA process, including their locations on maps;
  - An assessment of the suitability of each site for development;
  - A notional development capacity that could be delivered on each site assessed to be suitable;
  - A calculation of the potential windfall delivery of housing for the District (i.e. housing to be delivered in the plan period on unidentified sites or on sites that fall below the minimum threshold to be included in the HELAA); and
  - An indicative trajectory of anticipated development and consideration of associated risks.

### What will the HELAA not do?

- 1.5 Whilst the HELAA is a key document, it is only one part of the evidence base used to inform the preparation of the Local Plan. It is also important to understand what the HELAA does and does not do. This is presented in Table 1, below.

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<sup>1</sup> Unless they have since been developed.

Table 1: Table showing summary of what this HELAA does and does not do

<b>What it is</b>	<b>What it is not</b>
A document that informs Local Plan preparation	A process that allocates land for development
A process for assessing any sites submitted to us for consideration as a future allocation	A document that excludes land in the Green Belt or Areas of Outstanding Natural Beauty
A document that provides the Council with a general understanding of the development potential of sites	A document that grants planning permission for sites or suggests that planning permission would be granted
A document that presents an indicative housing delivery trajectory up to 2033 based on all sites determined to be deliverable and developable coming forward	A document that sets out a realistic housing delivery trajectory up to 2033.
A process that allows a windfall allowance to be calculated	

## 2. Policy Context

### National Policy

- 2.1 The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) identifies that the Government is committed to boosting housing supply and promoting economic growth<sup>2</sup>. Assessing the development needs of the District and identifying specific and deliverable sites in order to facilitate this is a critical aspect of the Local Plan process.
- 2.2 Specifically, the requirement for Local Authorities to produce a land assessment which enables realistic assumptions about the availability, suitability and achievability of land to meet identified development needs for the duration of the plan period is set out in paragraphs 159 and 161 of the NPPF. The NPPF identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 2.3 The PPG provides advice on how to undertake Housing and Economic Land Availability Assessments (HELAA). Simply put, the PPG advice states that a HELAA should:
- Identify sites and broad locations with potential for development;
  - Assess their development potential and suitability; and
  - Assess the likelihood of development coming forward (availability and achievability).
- 2.4 Such advice was taken on board when finalising the Tandridge HELAA methodology and undertaking the site assessments.

### Local Policy

- 2.5 Tandridge District Council's local planning policies are set out in the Core Strategy (adopted in 2008) and the Detailed Policies Document (adopted in 2014). These documents continue to be used in determining planning applications.
- 2.6 The Council is preparing a Local Plan which will replace the Core Strategy and will be using its evidence base, including this HELAA and subsequent reviews, to inform the Local Plan's preparation. As such, sites assessed as part of the HELAA process are done in a 'policy-off' manner in that they are not judged against current local planning policies. Instead the sites are assessed against an agreed framework.

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<sup>2</sup> National Planning Policy Framework – Paragraph 18

2.7 The only exception to this is when assessing site achievability where the current financial requirements of Community Infrastructure Levy and S106 contributions are used to broadly assess financial viability.



## 3. Methodology

### Establishing a Methodology

- 3.1 The first part of the process was the establishing of an agreed methodology for undertaking the HELAA. An initial draft methodology was produced, then under the title of 'draft SHLAA methodology', taking into account national policy and advice contained in the NPPF and PPG. The draft methodology was approved for consultation at Planning Policy Committee on 11<sup>th</sup> December, 2014.
- 3.2 The consultation on the draft methodology took place between 19<sup>th</sup> December, 2014 and 30<sup>th</sup> January, 2015, during which views were sought from a range of stakeholders that included neighbouring authorities, developers and local groups.
- 3.3 In total, 25 consultation responses were received on the draft methodology and were taken into account when amending the document. After changes were made to the methodology (including a name change of the process from SHLAA to HELAA), it was adopted on 19<sup>th</sup> March 2015 at Planning Policy Committee.

### The Process

- 3.4 The adopted methodology sets out a 5 stage approach, based on the approach identified in the PPG, for undertaking the Tandridge HELAA, as set out below:
1. Site identification;
  2. Site assessment;
  3. Windfall assessment;
  4. Assessment review; and
  5. Final evidence base.
- 3.5 The above approach has been followed and the various stages have been addressed in the subsequent sections of this report.

### Potential Employment Sites

- 3.6 The Tandridge District Economic Needs Assessment (ENA) (2015) undertaken for the Council by AECOM, assessed a variety of sites across the District for their employment use as set out in Table 2, below<sup>3</sup>. The recommendations of the ENA include sites to be retained and/or intensified for their economic contribution in meeting the current and future employment needs in the District.

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<sup>3</sup> The 33 sites listed reflect those which were identified in accordance with the methodology of the Economic Needs Assessment which concentrated on business clusters outside of Town Centres.

**Table 2: List of ENA sites**

<b>AECOM Site Number</b>	<b>HELAA Ref (where applicable)</b>	<b>Site Names</b>
1		Godstone Road Business Centre (Whyteleafe)
2		Paddock Barn Farm, Godstone Road (Caterham)
3		Timber Merchant (A25 Godstone)
4		Ivy Mill Lane workshops (Godstone)
5		Rooks Nest Farm (Godstone)
6		Builders Merchants (Eastbourne Rd Godstone)
7		Warren Lane Depot (Oxted)
8	OXT 043	Westerham Road Industrial Site (Westerham)
9		Priory Farm (South Nutfield)
10		Dickinson House (Mid Street) Brownfield Regeneration Site (South Nutfield)
11		Redhill Aerodrome
12	SGOD 008	Lams Business Park
13		Parkwood Industrial Estate (South Godstone)
14		Bridges Wood Church Lane ( near Shipley Bridge)
15		Flightpath Farm (Burstow)
16		Cophall Farm (Cophorne)
17		Balfour Beatty Site(Smallfield)
18	SMA 015	Brown Utilities (Smallfield)
19		Hopping's Bones Lane Timber Yard (Lingfield)
20		Hays Bridge Business Centre (South Godstone)
21		Brickhouse Farm Trading Estate (South Godstone)
22	FEL 010	Hobbs Industrial Estate
23		Ladycross Business Park (Dormansland)
24		Crow Hurst Lane (Godstone)
25		Kingswood Farm Business Park (Godstone)
26	BHE 008	Systems House (South Godstone)
27		Snowhill Business Centre (East Grinstead)
28		Campden BRI (brewing division) (South Nutfield)
29		Oxted Colour Printers (Oxted)
30		Brewer Street (Bletchingley)
31		Hays Bridge Farm (South Godstone)
32		The Old Norton Building (Smallfield)
33		Surrey County Council Depot (Godstone)

3.7 The report identified that there was little additional need for employment other than B1, but that existing sites should primarily be retained. As such, for the purposes of this HELAA report, no additional sites have been considered for their employment/economic potential. Similarly, where any of the sites listed

in Table 2 above have submitted through the HELAA (of which there were 5), they have been found unsuitable for housing or other alternative uses.

- 3.8 The Council will review this position in future HELAA reviews and continue to monitor its employment needs which could be negatively impacted more readily by the permitted development rights.

## 4. Potential Sites

- 4.1 A major reason for undertaking the HELAA process is to ensure that a variety of potential sites are assessed to allow different options for future development to be considered when preparing a Local Plan.

### Site Identification

- 4.2 Before identifying sites to assess through the HELAA process, the Council determined the extent of the assessment area. As the Council is in the early stages of preparing the Local Plan, it was determined that the extent of the assessment area should be the entire District. The Council will keep this under review as the Local Plan progresses.
- 4.3 To ensure as many sites as possible could be considered through the process, sites assessed as part of the HELAA were predominantly identified from the following sources:
- Sites known to the Council as part of the original SHLAA – There were a number of sites that were submitted for assessment in the original SHLAA that had never been developed.
  - Sites submitted to the Council as part of a ‘Call for Sites’ exercise - The Council carried out ‘call for sites’ exercises, to ask for land to be submitted for an assessment of their development potential. The initial call for sites ran between 19<sup>th</sup> December 2014 and 6<sup>th</sup> February 2015 and an additional call was carried out between 23<sup>rd</sup> March 2015 and 10<sup>th</sup> April 2015, following the revision and adoption of the updated Methodology;
  - Sites under the Council’s own assets as identified through an ongoing Corporate Asset Management Strategy; and
  - Sites identified through the pre-application advice service or where planning permissions had lapsed or been refused but might be granted in future.
- 4.4 All of the sites identified for assessment are recorded on a map of the District and on individual Parish maps. These maps can be found in Appendix 1.

### Site Assessments

- 4.5 Information used in the assessment of sites was gathered from a variety of ‘desktop’ sources that included:
- The Council’s in-house GIS data which includes information on flooding, historic assets, landscape and environmental designations and other relevant information;
  - The site promoter’s site submission form; and
  - Relevant planning applications.

- 4.6 In addition, sites assessed were visited by Planning Policy Officers to verify information gathered through the 'desktop' process. Site visits also enabled Officers to establish whether there were any additional uses and/or constraints present on the site which had not been identified through the desktop phase.
- 4.7 In most cases site visits were unaccompanied but occasionally, either for safety or access reasons, Officers were accompanied by site promoters/landowners. The information from the desktop sources and the site visits was recorded in a database.

#### Assessing the suitability of sites

- 4.8 Suitability is a high level assumption about what site 'could' be developed, not what should, or will be developed or allocated. The suitability of a site is one, albeit crucial, aspect of the HELAA assessment. Determining a site's suitability is done by taking into account information available to the Council to help build up a picture and general understanding of the site area in relation to its development potential.
- 4.9 When assessing the suitability of sites, consideration was given to all sites submitted and only where no feasible development potential could be demonstrated were sites deemed to be unsuitable<sup>4</sup>. This may be due to certain constraints that currently exist such as flooding, where no information was provided to show how the constraints could be overcome. As such, unsuitable sites will remain in the HELAA process and will be reassessed for their suitability when further information becomes available.
- 4.10 Also considered when assessing suitability were physical problems or limitations of the site or immediate surroundings. These included, but were not limited to, the following:
- Whether the site could be accessed;
  - Whether topography or ground conditions would prevent development; and,
  - Locational suitability.
- 4.11 In determining locational suitability, a judgement was made that if a site was not within or immediately adjacent to a settlement, then it would not be a suitable location for development. The exception to this was if a HELAA site, when combined with another HELAA site, would be adjacent to a settlement.

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<sup>4</sup> As per paragraph 4.11 – 4.12 of the HELAA Methodology (2015), the Council distinguish between sites which are deemed to be unsuitable and which sites are excluded from the process entirely. In summary, no sites were excluded but some sites were categorised as non-qualifying for not being large enough to accommodate at least 5 dwellings.

- 4.12 If sites had no known constraints or limitations that would prevent development, then it was viewed as being suitable. It is important to note that existing policy constraints, such as the Green Belt, were not considered to prevent the site from being assessed to be suitable. In future reviews of the HELAA, the completion of other evidence documents and the setting of a settlement hierarchy could impose other constraints on sites. Future reviews of the HELAA will also consider whether sites are or can be serviced by essential infrastructure, as outlined in the HELAA methodology<sup>5</sup>.
- 4.13 Finally, as part of the suitability assessment and in accordance with both the PPG and the adopted methodology, the HELAA only considers sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m<sup>2</sup> of floor space) and above. If it was apparent at the desktop stage that sites would not be able to satisfy these criteria, they would be considered 'non-qualifying' and no further consideration of them would take place. However, they have been kept on the file for the purposes of considering whether there is a potential supply of windfall development, and in case site sizes or circumstances change when the HELAA is reviewed in the future.

#### Assessing the availability of sites

- 4.14 The importance of 'availability' in the HELAA process cannot be underestimated as it is vital to establishing whether a site is a valid option for development and relates to a landowners willingness to see a site developed. Given the role of the HELAA in enabling the Council to establish a land supply for future development, if there is doubt over whether a site will come forward, or that certain constraints prevent it from being considered available (i.e. current long term occupation), then it cannot realistically be included as a potential option.
- 4.15 In addition, attention was given to the following questions in ascertaining whether the site could be judged as being available:
- Is there a willing land owner?
  - Are there multiple owners/ransom strips?
  - Is the site available now?
  - Is the site likely to be available in 10 years' time?
  - Are there any legal or ownership problems?
  - What is preventing the site from being available and what measures could be taken to address this?
- 4.16 To assist in determining the availability of sites and to confirm that key information, such as site boundaries, were correct, a 'fact checking' exercise

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<sup>5</sup> Paragraph 4.13 of the HELAA Methodology (2015)

was conducted. This exercise was particularly important for sites that had not been submitted to the Council as part of the more recent 'call for sites' exercises. Consequently, a number of sites were found to be unavailable as no confirmation of their continued inclusion in the assessment process was received.

- 4.17 Sites which have been found unavailable will remain in the HELAA process but are not considered to be able to contribute to the Councils potential land supply at this time. However, circumstances may change and should information be provided to the Council that demonstrates the availability of a site this will be reflected when the HELAA is revised.

#### Assessing the achievability of sites

- 4.18 Section 3, Paragraph 21<sup>6</sup> of the PPG explains that a "site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period."
- 4.19 Assessing the achievability of sites requires a specialised knowledge and understanding of the market factors, cost issues and delivery of development which is key to understanding and considering the development potential of a piece of land. To secure this knowledge, the Council commissioned BNP Paribas to carry out a high level and independent assessment of site viability. This assessment is included as Appendix 2 to this report.
- 4.20 As is explained in paragraph 3.8 of Appendix 2, the work undertaken by BNP Paribas has been done in liaison with a selection of development professionals and council officers who are familiar with developing within the District and who have an understanding of the local market. This included a workshop with representatives of the development industry being held on 2<sup>nd</sup> June, 2015. Their input helped to ensure that the variables used in the testing of sites have been set with the local context in mind.
- 4.21 A key output of this study was to raise awareness of the elements that may be a factor in identifying viable and deliverable sites through the plan-making process and the barriers which the Council may need to consider when refining development options and drafting policies. The study represents the first stage in the assessment of site viability and reflects information gathered at this point in time. Whilst viability appraisals have been carried out for certain sites, it would be inappropriate to use these for any commercial valuation purpose, since the viability models have been designed as a tool to

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<sup>6</sup> Reference ID 3-021-20140306

broadly test policy, as opposed to being formal valuations of planning application sites. None of the information set out in the document will be used to determine planning applications and has been carried out to assist with plan-making only.

- 4.22 Overall, the findings of the study suggest that the majority of the sites that were tested for their achievability generated sufficient residual land values to be considered viable at this time. However, some sites tested were found unviable due to market factors, rather than the impact of the Council's policy requirements on matters such as affordable housing and indicates that a change in market conditions would be needed in order to improve viability. The report also suggests that affordable housing thresholds and a variation of densities, where appropriate, could be ways to overcome issues with viability and as a result, this will need to be a consideration for the Council as the Local Plan progresses.
- 4.23 On reflection of the early stage in the plan making process and the fact that the spatial strategy for the Local Plan is still being determined, the Council has not found any site to be unachievable at this time on viability grounds, irrespective of the conclusions of the BNP Paribas study. Instead, it is felt that the report supports the need for further communication between developers and the Council in order to explore the site specific factors which would not be evident in a high level viability assessment of sites. Such information may include commercially sensitive or confidential agreements and options on land which may mean financial viability is more secure but not immediately apparent to the Council at present.
- 4.24 Further work on achievability and viability of sites will be necessary as the Local Plan is developed and the preferred development strategy and approach to the delivery of homes and employment land is determined.

### **Estimating Site Capacity**

- 4.25 Calculating the approximate potential capacity of a site is a key aspect of the HELAA. This is because it helps the Council to understand the development potential of sites and how many dwellings, or how much economic land/floor space could be delivered.

### **Developable Areas**

- 4.26 In order to arrive at a site capacity, it is important to establish the developable area and this is not always the same as the site area submitted. As such where obvious constraints existed, that would limit but would not prevent development on part of a site, such as extremely steep areas or areas of flooding; the site area may have been amended to enable a consideration of a



more appropriate developable area and to avoid overestimating a site's realistic potential.

### Potential yield

- 4.27 When considering the amount of development that could be yielded by a site, consideration was given to developable areas of sites, planning permissions, housing densities and estimates of site capacity provided by site promoters<sup>7</sup>. Regard was also had to detailed work undertaken on sites that had been assessed as part of the previous SHLAA process, where applicable.
- 4.28 Ultimately, a pragmatic approach was taken for estimating site capacity with Officers using their professional judgement to weigh up relevant factors before identifying an appropriate figure for each site. Future reviews may look at additional information on development densities, as well as giving further regard to local character and existing built form in determining appropriate yields.
- 4.29 The HELAA is a high level assessment of a site's capacity and further consideration and determination of net developable areas will be considered at each stage of the review process and in liaison with site submitters and their promoters.

### **Deliverable, Developable and Non-developable sites**

- 4.30 The determination of a site's suitability, availability and achievability combined with timeframe for development directly informs the overall site assessment as either:
- Deliverable,
  - Developable, or
  - Non-developable.
- 4.31 The NPPF explains in footnote 11 to Paragraph 47 that for a site to be considered deliverable, it "should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years".
- 4.32 Paragraph 47 continues in footnote 12 by explaining that for a site to be considered developable, it "should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. A developable

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<sup>7</sup> Site submissions for the HELAA were made by both planning professionals and general members of the public. Furthermore the potential capacity of a site was not always identified in a submission form and in other cases a range was submitted. As such a consistent consideration of capacity had to take place that sometimes meant a promoter's estimate was not used.

site is Suitable, Available and Achievable and has timeframe for development of 5-10 years or 10+ years”.

- 4.33 In order to ensure that we abide by the above guidance, we have classified suitable, available and achievable sites as either being deliverable or developable. This is explained in the sub-headings below.

#### Deliverable

- 4.34 For the purposes of this report, we have classified sites that have been assessed to be suitable, available and achievable and located outside of the Green Belt boundary to be deliverable, unless we had specific information<sup>8</sup> to suggest that the site could not come forward within 5 years. This is because the existing development plan would generally support development at such locations.
- 4.35 In summary, 21 sites were considered to be deliverable, capable of bringing forward 755 dwellings. As with the developable sites, maps and site assessment information for sites considered to be deliverable can be found in Appendix 3.

#### Developable

- 4.36 For the purposes of this report, we have classified sites as being developable if they are either:
- Suitable, available and achievable sites that are located within a defined settlement boundary, but specific information suggests that development could not come forward within 5 years; or
  - Suitable, available and achievable sites that are located outside of a defined settlement boundary.
- 4.37 The reason for classifying sites located outside of a defined settlement boundary as developable is due to the fact that the HELAA assumes that such sites will come forward through the plan-led system as allocations. Given that the Local Plan is not envisaged to come into effect until 2018 and that achieving planning permission and developing sites could take a significant time after such sites may be allocated in the Local Plan, we have assumed that completions on such sites would not be by the 2020-2021 monitoring year at the earliest. Accordingly, such sites would not have completions within 5 years and thus can only be classified as developable.
- 4.38 In summary, 61 sites were considered to be developable, capable of bringing forward 7,842 dwellings. As with the deliverable sites, maps and site assessment information for sites considered to be developable can be found in Appendix 3.

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<sup>8</sup> This is the case for OXT 016 Oxted Gasholder and Ellice Road Car Park

### Non –Developable

4.39 A site is non-developable where the prospect of development is unlikely as it does not meet all three criteria of being suitable, available and achievable. As such, there are multiple reasons as to why a site would be considered non-developable. Lists of non-developable sites categorised as unavailable, unsuitable or non-qualifying can be found in Appendices 4-6.

### **Next Steps**

4.40 The HELAA is a continuous process; sites submitted for consideration through the process will be reassessed if and when additional information is presented to the Council concerning their suitability, availability and achievability.

4.41 Due to the cyclical nature of the HELAA process it is expected that in future HELAA reviews, the assessments of sites' development potential will be based on more robust information as additional Local Plan evidence base documents will be published for consideration and more information from site promoters and statutory bodies will be available. **As such, conclusions on the suitability, availability and achievability of sites can change, as can assumptions on whether sites are deliverable or developable.**

4.42 In accordance with the NPPF, the Council will aim to publish a review annually. The review documents will include an assessment of any additional sites submitted to the Council for consideration and reflect any changes that may have taken place.

4.43 The Council are continuing to accept sites to be considered through the HELAA process. In order to enable new site submissions to be assessed in a timely manner and allow for review to take place, an annual deadline for submissions will be imposed and published on the Council's website.

## 5. Traveller sites

### Background

- 5.1 The Planning Policy for Traveller Sites (PPTS), as most recently amended in August 2015, sets out the Government's policies and expectations in relation to planning for the needs of Gypsies, Travellers and Travelling Showpeople (collectively termed as 'travellers' in the remainder of this report).
- 5.2 The PPTS is clear that local planning authorities should identify accommodation needs for travellers, set pitch and plot targets (for Gypsies/Travellers and Travelling Showpeople, respectively) in their Local Plans and identify sites to meet such targets.
- 5.3 Using a methodology shared by all Surrey authorities, Tandridge's needs for traveller sites was assessed in the Traveller Accommodation Assessment (TAA) that was undertaken in 2013. The need identified was for a total of 63 pitches and 26 plots between 2013 and 2028.
- 5.4 The Council recognises that recent changes to the PPTS, including an amendment to the respective definitions for Gypsies/Travellers and Travelling Showpeople, may mean that the current identified requirements will need to be reassessed during the development of the Local Plan.

### Site Identification

- 5.5 The Local Plan will, among other factors, take into account the conclusions of the TAA and any subsequent updates when setting targets for pitches and plots. Meeting such targets may necessitate allocating sites for traveller provision. Accordingly, in early 2014 the Council undertook a specific call for sites asking for potential traveller allocations to be submitted for consideration. The call for traveller sites was repeated in late 2014 and early 2015 as part of the wider HELAA process. In total, 9 sites were submitted for assessment.

### Green Belt

- 5.6 It is recognised that all of the sites submitted for consideration are located in the Green Belt. This is not surprising given the characteristics of the district and the nature of traveller sites. Policy E of the PPTS explains that where exceptional circumstances can be demonstrated, sites for traveller use can be allocated by altering the Green Belt boundaries through the plan-making process to meet identified needs. Therefore, should the Council wish to allocate traveller sites in the Local Plan, it would have to prove that exceptional circumstances exist.
- 5.7 Whether exceptional circumstances exist to justify Green Belt release for traveller sites is not a consideration for the HELAA. As such, whilst the location of the sites within the Green Belt is recognised, the HELAA has not ruled out any sites on Green Belt grounds.

## Site Assessment Methodology

5.8 To ensure that the assessments of sites were undertaken in a consistent manner, a template was developed. In developing the template, regard was had to Policy B, Paragraph 13 of the PPTS that states:

*“Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:*

- a) promote peaceful and integrated co-existence between the site and the local community*
- b) promote, in collaboration with commissioners of health services, access to appropriate health services*
- c) ensure that children can attend school on a regular basis*
- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment*
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development*
- f) avoid placing undue pressure on local infrastructure and services*
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans*
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.”*

5.9 The template used to assess the sites is shown in Table 3 below.

**Table 3: Table showing assessment template for potential Traveller Sites**

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Information to note</b>
Location	Address
Current Land Use	Whether the site is greenfield/brownfield.  If brownfield, what use is it and whether it is vacant or occupied.
Size	Hectarage and amount of plots/pitches that could be accommodated
Topography	Whether the site is level enough for G&T accommodation.
Availability	Whether the site has been made available for G&T use.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Information to note</b>
Flood Risk	Which flood risk zone(s) the site is located within.  Whether there are known to be other sources of flooding (groundwater, drainage, etc.)
Environmental Health	Whether there is potential land contamination, noise or air quality issues associated with the site.
Environmental Designations	Whether the site lies in or adjacent to SSSIs, LNRs, ancient woodland, etc.

Landscape Designation	Whether the site lies in the AONB/AGLV.
Green Belt	Whether the site lies within the green belt.
<b>3. Social</b>	
<b>Aspect</b>	<b>Information to note</b>
Accessibility/ Proximity to services	Whether the site benefits from access to services such as schools, doctors, shops, etc.
Accessibility to transport modes	Whether the site has safe vehicular, pedestrian and/or cycle access to the site.  Whether the site can be accessed by public transport.  Whether the site has good access to the primary highway network.
Relationship with settled communities	Whether the site, if developed for G&T use, would impact on the amenity of nearby residents by impacting on surrounding settlements or affecting local character or visual appearance.

## Assessments

- 5.10 The assessments of the sites were undertaken based on information gained from the site submission forms, site visits, desktop assessments and discussions with colleagues in Planning Enforcement, Development Management and Environmental Health. **Should more information come from these or other sources, the conclusions in the assessments may alter in future reviews.**
- 5.11 For the assessments, we have assumed a development density of 15 pitches per hectare, unless a different and realistic figure has been identified by those submitting the site. The sites have been assessed for being suitable for either Gypsy and Traveller pitches or Travelling Showpeople plots, depending on what those who submitted the sites stated on their submission form or during subsequent discussions.
- 5.12 The assessments for each site can be found in Appendix 7. A summary of the findings are presented in Table 4. The sites have been assessed to be in one of three categories:
1. Sites that are suitable – Those sites that are considered to be suitable for allocation and it is believed that any issues can be overcome.
  2. Sites with issues to overcome – Those sites that have an issue/ have issues and it is not known at this point whether such issues can be addressed.
  3. Sites that are not suitable – Those sites where an issue or issues prevent the site from being considered as suitable and are not capable of being overcome.

**Table 4: Summary of Traveller Sites Findings**

Site Reference	Name	Notes
BHE 009	Land adjacent to Hartley	- The site is considered suitable for Traveller accommodation with a potential capacity of up to 19 pitches.

BLE 009	Land at Travellers Rest	- The relationship of the site with the AONB would have to be looked at in more detail before it can be considered as suitable. - The site has a potential capacity of up to 12 pitches.	
BLE 011	Land at Warwick Wold	- The relationship of the site with the AONB would have to be looked at in more detail before it can be considered as suitable. - Environmental Health have concerns that that the site would not meet World Health Organisation guidelines due to proximity of the M23/M25 and such an issue would need to be overcome before the site could be considered suitable. - The site has a potential capacity for 3 pitches.	
BLE 012	Land at Warwick Wold Road	- The relationship of the site with the AONB would have to be looked at in more detail before it can be considered as suitable. - Environmental Health have concerns that that the site would not meet World Health Organisation guidelines due to proximity of the M23/M25 and such an issue would need to be overcome before the site could be considered suitable. - The site has potential capacity for 2 pitches.	
DOM 011	Land at Forge Farm Nurseries	- The site is considered suitable for Traveller accommodation with a potential capacity for 12 pitches (net 6 pitches).	
GOD 014	Land at Ivy Mill Lane	- The site would not be suitable for allocation due to issues of land contamination. - The site has potential capacity of 7 pitches	
LIN 024	Land at Lingfield Common Road	- Due to the risks of flooding, this would not be a suitable site for allocation. - Potential capacity for 5 travelling showpeople plots.	
SMA 017	Land at Green Lane	- Environmental Health have concerns that that the site would not meet World Health Organisation guidelines due to proximity of the M23 and such an issue would need to be overcome before the site could be considered suitable. - Potential capacity for up to 6 pitches.	
SMA 018	Land at Burstow Stables	- Environmental Health has concerns that that the site would not meet World Health Organisation noise guidelines due to proximity of the M23 and Gatwick Flightpath. Such issues would need to be overcome before the site could be considered suitable. - Potential capacity for up to 12 pitches.	
<b>Overall</b>			
<b>Category</b>	<b>Suitable</b>	<b>Issues to overcome</b>	<b>Not suitable</b>
<b>Yield</b>	31 pitches (25 net)	35 pitches	5 plots and 7 pitches

5.13 **It is important to note that the classifying of sites into different categories does not grant planning permission to any of the above sites or allocate such sites for traveller provision.** This document and subsequent updates will be used to inform plan-making and thus it is the Local Plan that could introduce allocations.

### Next Steps

5.14 The assessments have been undertaken to inform the initial preparation stages of the Local Plan.

5.15 The PPTS states in Paragraph 10, Policy B that “authorities should, in producing their Local Plan:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15."

- 5.16 In accordance with the above policy in the PPTS, once locally set pitch and plot targets have been identified, future updates of this section of the HELAA will identify deliverable and developable sites. The updates will reassess each existing site based on any additional relevant information that is provided to us and will assess any additional site submitted for allocation. The Council may also have to consider other opportunities to encourage land to be submitted that could be assessed for traveller provision.
- 5.17 The assessments have identified some sites with issues that need to be overcome to allow them to be categorised as being suitable for allocation as a Traveller site. The Planning Policy Team will seek to work proactively with internal and external stakeholders, as well as the promoters of the respective sites, to see if such issues can be overcome. The outcome of the work will be reflected in the next update.



## 6. Windfall Calculation

### Background

- 6.1 The NPPF identifies windfall sites as “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.”
- 6.2 Paragraph 48 of the NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five-year supply based on the following criteria:
- 1) They have compelling evidence that such sites have consistently become available in the local area; and
  - 2) These sites will continue to provide a reliable source of supply.
- 6.3 An allowance for windfall development may also be made in Local Plans to assist Local Authorities in meeting their identified housing target. If doing so, the NPPF and PPG is clear that any allowance should have regard to the Strategic Housing Land Availability Assessment (called the HELAA by Tandridge District Council), historic windfall delivery rates and expected future trends. In addition, it is clear that development on residential garden land should not be considered as windfall<sup>9</sup>.

### Approach

- 6.4 The Council's view is that the delivery of unidentified small sites in the district has been and will continue to be an integral source of housing supply, and therefore the HELAA should include a calculation of potential future housing delivery through windfall sites. This would allow the Council to consider making an allowance for windfall development in the emerging Local Plan.
- 6.5 The Council proposes to only include a windfall allowance for sites capable of accommodating less than 5 net dwellings. Sites providing net dwellings of 5 units or more should be identified through the HELAA process and as such, will not be counted as windfall as it would result in sites effectively being double counted.

### Historic Windfall Delivery

- 6.6 To calculate an estimated windfall figure, we have looked at the average net completions on residential developments of less than 5 dwellings between the 2006/2007 and 2014/2015 monitoring periods. The figures are presented in Table 5, overleaf.

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<sup>9</sup> Historically, a significant contribution to the housing supply has come from residential garden land; however the Government has explicitly excluded this element from windfall calculations (NPPF para. 48). This is unfortunate given the significance of this element in Tandridge. However the Council is bound by national policy.

6.7 Whilst historically windfall calculations in Tandridge have included those coming forward on residential garden land, the NPPF states that residential land should be excluded from such calculations. As such, we have filtered garden land development out of the windfall completion figures. This is also shown in Table 5, below.

**Table 5: Table showing small site windfall completions between 2006 and 2015**

<b>Year</b>	<b>Total Small Site Windfall Completions</b>	<b>Total Small Site Windfall Completions on Residential Garden Land</b>	<b>Total Small Site Windfall Completions Excluding Residential Garden Land</b>
<b>2006/2007</b>	53	19	34
<b>2007/2008</b>	51	26	25
<b>2008/2009</b>	40	17	23
<b>2009/2010</b>	46	21	25
<b>2010/2011</b>	37	16	21
<b>2011/2012</b>	39	12	27
<b>2012/2013</b>	64	31	33
<b>2013/2014</b>	82	41	41
<b>2014/2015</b>	38	20	18
<b>Average</b>	50	22.6	<b>27.4</b>

6.8 In total and as demonstrated in Table 5 above, the average windfall delivery rate of sites of 4 or less between 2006/2007 and 2014/2015 was **50** dwellings per year. When excluding residential garden land from such figures, the delivery rate was around **27** dwellings per year.

### **Future Trends**

6.9 When estimating a windfall allowance, the NPPF is clear that consideration should be given to future trends as well as long-term historic build rates.

6.10 There are a number of factors to consider when estimating future trends. Firstly, figures from the Office of National Statistics show that seasonally-adjusted housing starts in the June quarter 2015 increased by 6 percent on the same quarter a year earlier, while completions were estimated at 35,640 - 4 percent higher than the equivalent quarter in 2014. This could indicate an improvement in the housing market at a national level that may result in a higher windfall delivery rate in the district.

- 6.11 The idea of a market upturn is further supported by an increase in the number of planning applications granted permission for new dwellings on small sites in the last three years in Tandridge when compared to the previous three year period.
- 6.12 In addition changes to the planning system, such as the permitted development rights changes that allow offices to be converted into dwellings without the need for planning permission, could lead to increased delivery on small windfall sites.
- 6.13 However, though it is possible that small site windfall delivery rates could rise, it is seen as more realistic to project forward the historic small site windfall figures (minus those delivered on residential garden land). This is partly because whilst the permitted development changes may aid the delivery of housing, it is unlikely to do so on small sites at a noticeable rate due to the relative scarcity of such sites in the District.
- 6.14 Furthermore, due to the delivery of previous windfall development, the amount of sites available for future windfall development on small sites will be more limited and thus an increase of housing on such sites is seen as being unlikely. In addition, though the market conditions have improved in recent years, there is no guarantee that such conditions will continue in the long term. The historic building rates were taken over a period containing market growth, decline and recovery and therefore are likely to be reflective of long-term market conditions.

### Estimating a Windfall Allowance

- 6.15 The Council has considered that it would not be appropriate to have a windfall allowance of 50 homes per year, which reflects long-term small site windfall delivery since 2006/2007. Due to changes in national policy, it is instead seen as more appropriate to use a figure which excludes residential garden land development. On average since 2006/2007, 27 dwellings per year have come forward as small site windfall development on non-residential garden land.
- 6.16 The Council has considered future trends when estimating a windfall allowance but, on balance, feel it is most appropriate to use the historic delivery rates. **As such the Council considers that its windfall allowance should be 27 dwellings per year.**

### Next Steps

- 6.17 The Council will update this section on an annual basis as part of the HELAA review process and will recalculate its figure based on new small site windfall completions and market assumptions.

## 7. Housing Trajectory

### Background

- 7.1 An important aspect of the HELAA is to use the results of the site assessments to produce a notional housing trajectory to 2033, the end of the plan period for the Local Plan under preparation.
- 7.2 As well as utilising the results of the sites assessments, the notional housing trajectory also includes existing housing land supply data, completions from between April 2013 and March 2015 and an allowance for windfall development. **It should be understood that the trajectory is based on general assumptions and is used for indicative purposes only.**

### Assumptions Used

- 7.3 It is not the purpose of this HELAA report to allocate sites assessed as being deliverable or developable for housing, or conversely, rule out the prospect of such sites being allocated. It is the role of the Local Plan to make such decisions. Accordingly, the trajectory includes all sites that have been assessed as being deliverable and developable.
- 7.4 Although this document is being published in December, in order to match with monitoring data<sup>10</sup>, it uses information on completions and planning permissions taken at the end of March, 2015. The trajectory is based on a number of other general assumptions with regards to completion dates, build out rates and use of a windfall allowance. These issues are explained below.

### Completion Dates

- 7.5 The trajectory assumes that completions would commence on sites identified as being deliverable in the 2016-2017 monitoring year. This is because the existing development plan would generally support development at such locations.
- 7.6 The trajectory also assumes that completions on sites assessed as being developable would begin in the 2020-21 monitoring year. This is as the Local Plan is not envisaged to come into effect until 2018 and that achieving planning permission and developing sites could take a significant time after such sites may be allocated in the Local Plan.

### Build Out Rates

- 7.7 The trajectory has taken a pragmatic approach and made an assumption on build out rates largely dependent on the amount of dwellings that the development of a site could yield. The assumptions used are as follows:

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<sup>10</sup> Taken from the Housing Supply Statement 1<sup>st</sup> April 2015, found here: [www.tandridge.gov.uk/Tandridge%20District%20Council/Planning/FIVEYEARSUPPLYasat1stApril2015FINAL.pdf](http://www.tandridge.gov.uk/Tandridge%20District%20Council/Planning/FIVEYEARSUPPLYasat1stApril2015FINAL.pdf)

- A site of 10 dwellings or less would take 1 year to be built out;
- A site of between 11 and 40 dwellings would take 2 years to be built out;
- A site of between 41 and 99 dwellings would take 3 years to be built out;
- A site of between 100 and 399 dwellings would be built out at a rate of 50 dwellings per year (assumes 1 developer); and
- A site of 400 or more dwellings would be built out at a rate of 100 dwellings per year (assumes 2 developers).

7.8 It is recognised that in the first year that completions are expected, the build out rate may be slower as development may have only occurred for part of the year. Accordingly, we have assumed that in the first year where completions are expected, the maximum build out rates would be:

- Up to 10 units on sites that would yield less than 30 dwellings;
- 15 units on sites that would yield between 30 and 59 dwellings;
- 20 units on sites that would yield between 60 and 99 dwellings; and
- 30 units on sites that would yield more than 100 dwellings.

#### Windfall Allowance

7.9 The previous section of this report highlighted that a windfall allowance on non-residential garden land could be applied at a rate of 27 dwellings per year. To avoid double counting of sites already within our 5 year housing land supply, we have applied the windfall allowance in the trajectory from 2018/19 onwards.

#### **Notional Trajectory**

7.10 The trajectory has taken the above factors into account and is presented in Table 6, below.

**Table 6: Notional Housing Trajectory**

Housing Delivery Type	Delivery Period			
	April 2013 – March 2015	April 2015 - March 2020 (Deliverable)	April 2020 - March 2025 (Developable)	April 2025 – March 2033 (Developable)
<b>Completions</b>	399	0	0	0
<b>Housing Land Supply</b>	0	1132	0	0
<b>Windfall allowance</b>	0	54	135	216
<b>Deliverable SHLAA sites</b>	0	755	0	0
<b>Developable SHLAA sites</b>	0	0	6070	1772
<b>Totals</b>	<b>399</b>	<b>1941</b>	<b>6205</b>	<b>1988</b>
<b>Cumulative</b>	<b>10533</b>			

## Next Steps

- 7.11 The section of the report will be revised to take into account updated information in relation to the inputs included in the trajectory, such as the completions, housing land supply and windfall allowance. It will also be revised to reflect additional information received by the Council on site yields and build rates.

## 8. Findings and Next Steps

### Introduction

8.1 This section of the report summarises the main findings of the HELAA and indicates how the findings will be used as part of the preparation of the Local Plan.

### Overall Supply of Deliverable and Developable Sites

8.2 In summary, 21 sites were considered to be deliverable, with capacity for 755 dwellings on those sites. A total of 61 sites were found to be developable, capable of bring forward 7,842 dwellings.

### Traveller Sites

8.3 Two sites were considered suitable for traveller accommodation, which could collectively deliver up to 31 plots (25 net plots) should they be allocated for such use in the Local Plan.

### Windfall Delivery

8.4 The Council has estimated that it could make an allowance for 27 dwellings per year coming forward on small windfall sites. This is because the Council has a strong history of delivering windfall sites and will consider how this is factored into the overall land supply of the Local Plan.

### Housing Trajectory

8.5 Using the information collected on sites assessed as being deliverable and developable, we were able to produce a notional housing trajectory for the period 2013-2033. **For the purposes of the trajectory only**, the HELAA assumed that all sites assessed as being deliverable would come forward from 2016/17 and all developable sites would come forward from 2020/21.

8.6 When deliverable and developable sites were added to figures for housing completions, sites with planning permissions (housing land supply) and an allowance for windfall delivery, the notional trajectory was the following:

Housing Delivery Type	Delivery Period			
	April 2013 – March 2015	April 2015 - March 2020 (Deliverable)	April 2020 -March 2025 (Developable)	April 2025 – March 2033 (Developable)
Completions	399	0	0	0
Housing Land Supply	0	1132	0	0
Windfall allowance	0	54	135	216
Deliverable SHLAA sites	0	755	0	0
Developable SHLAA sites	0	0	6070	1772
<b>Totals</b>	<b>399</b>	<b>1941</b>	<b>6205</b>	<b>1988</b>
<b>Cumulative</b>	<b>10533</b>			

### How the Findings will be used

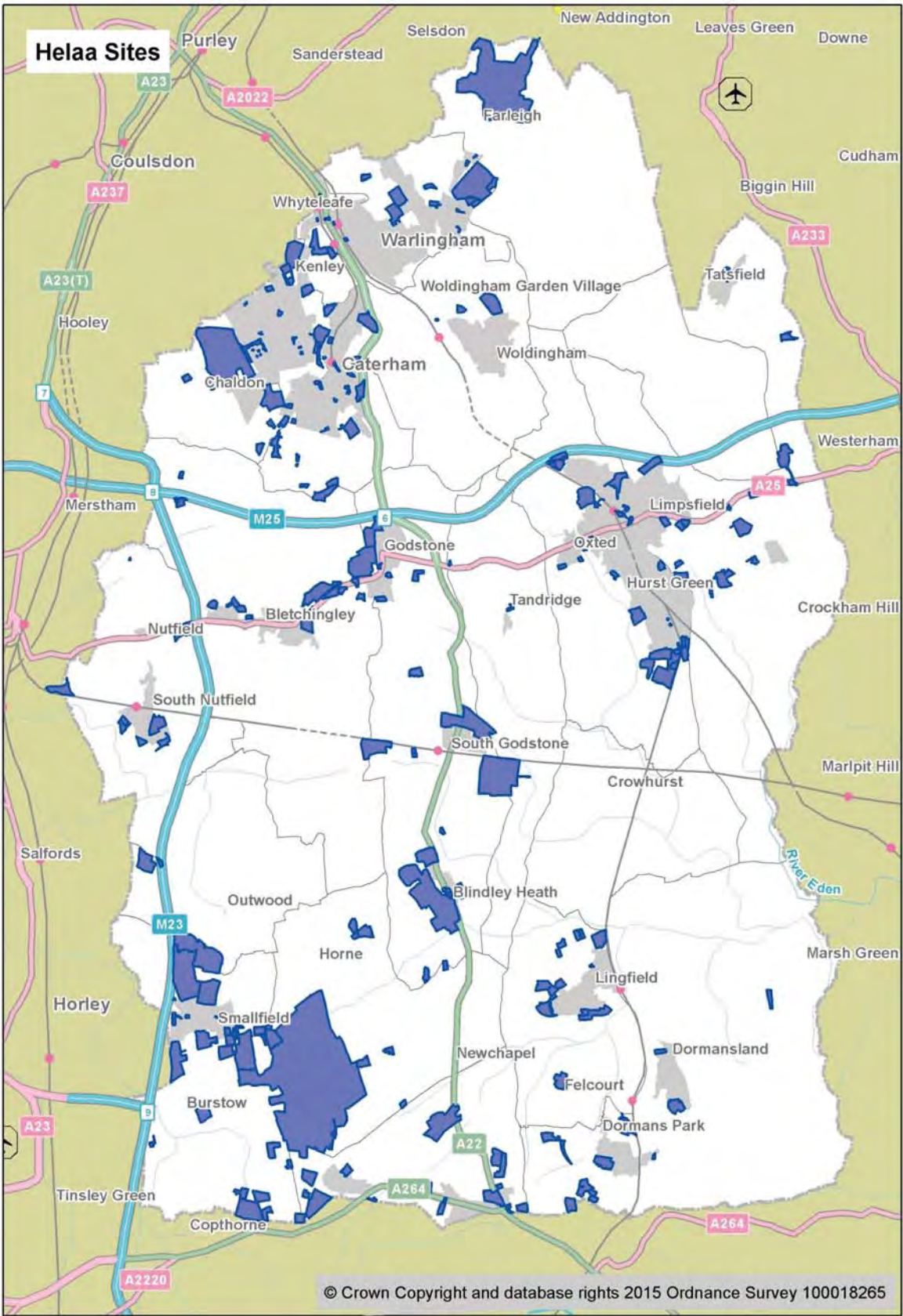
- 8.7 The findings will be used, alongside other evidence base documents, to inform the production of the Local Plan by helping to identify development options for consideration.
- 8.8 **It is important to remember that the classifying of a site as suitable in the HELAA does not grant a site planning permission and is not an allocation. Only a Local Plan can allocate land for development.**

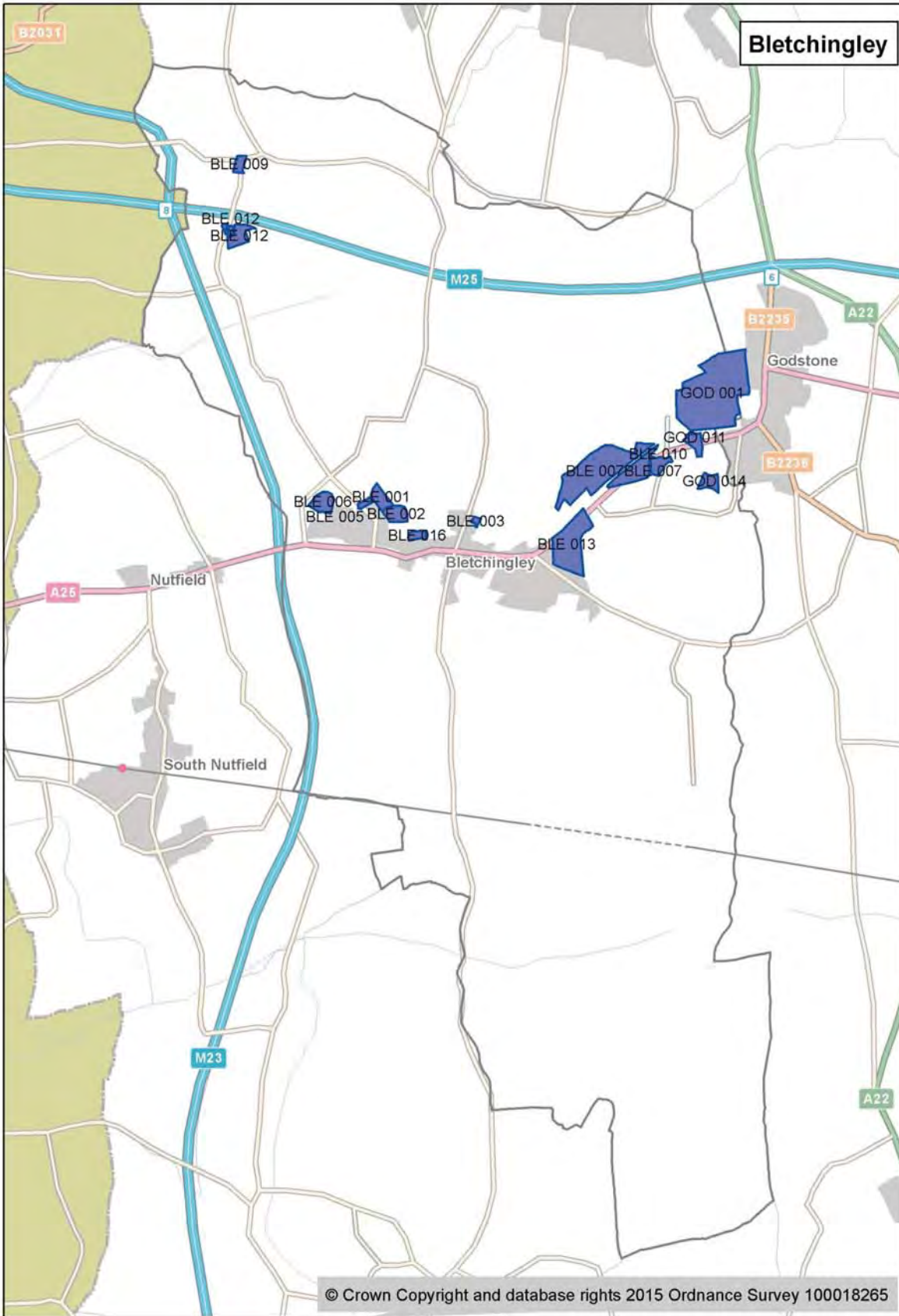
### Future Updates

- 8.9 The HELAA is a process that is to be repeated on an annual basis to inform future stages of the Local Plan. As such, this HELAA report will be revised to take into account additional information submitted to the Council. It will reassess sites based on this additional information and will assess any further sites submitted to us.
- 8.10 The estimated windfall delivery rate will be recalculated to take into account recent completions and a reassessment of market conditions.

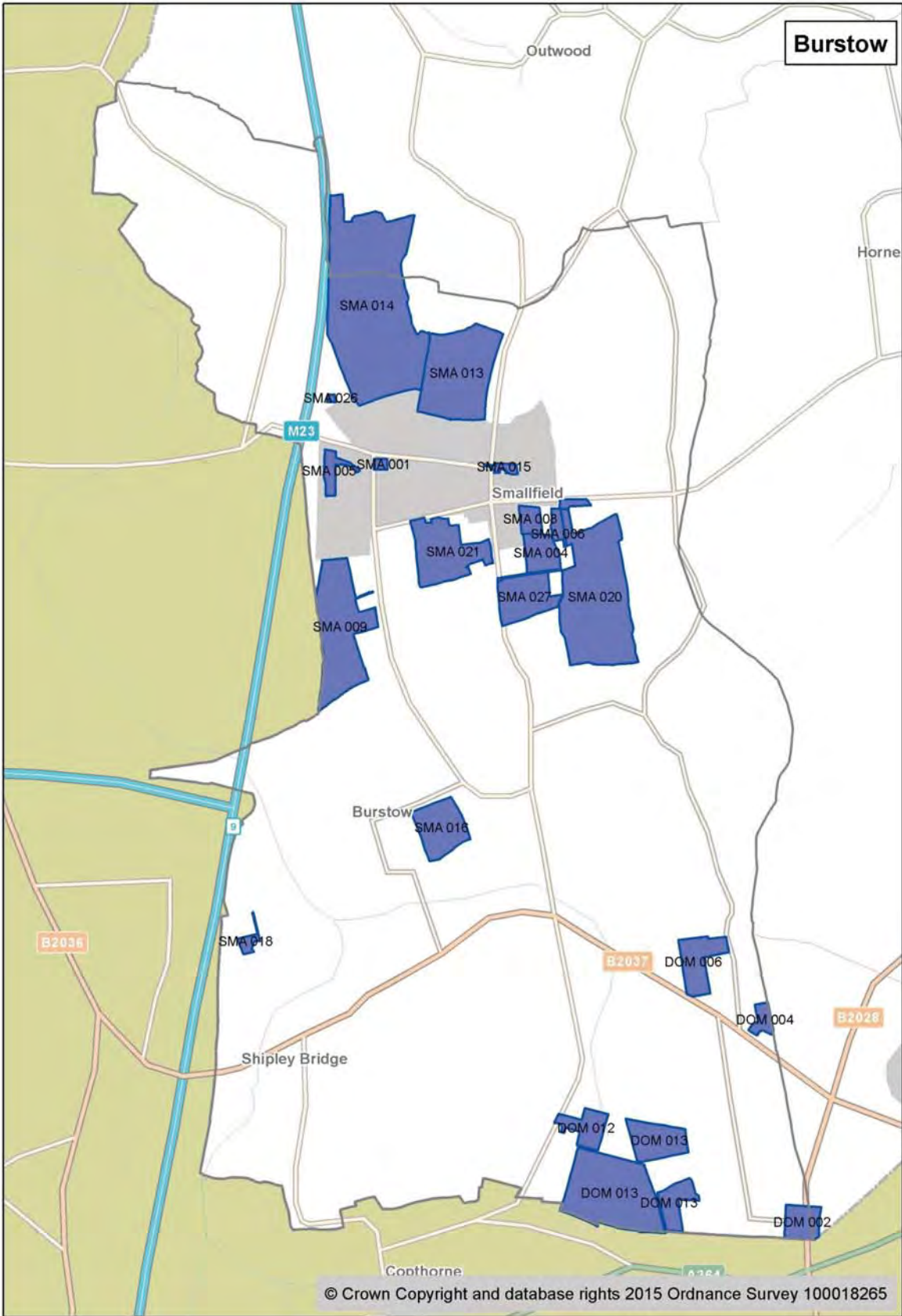


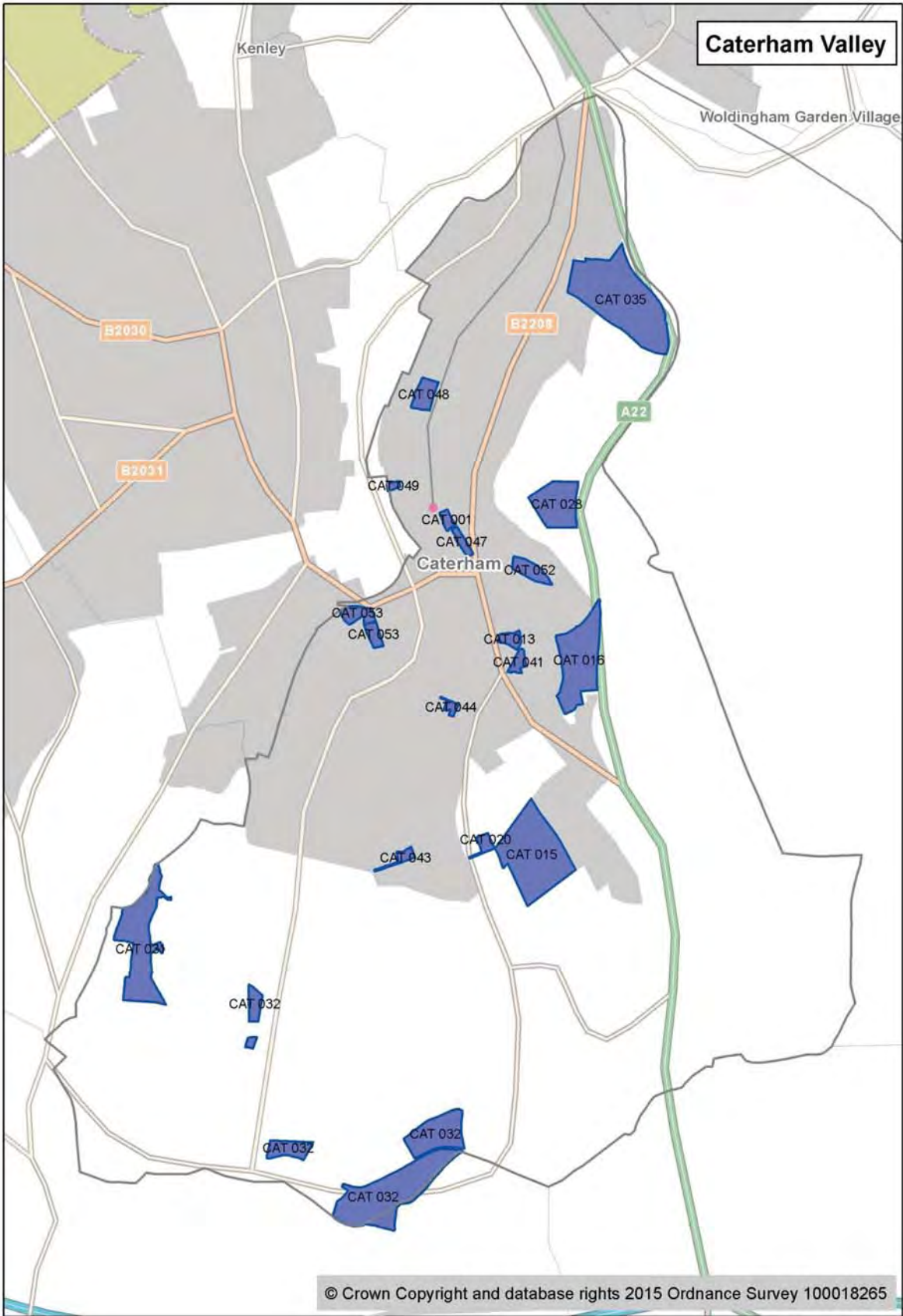
**Appendix 1 – District Wide and Parish HELAA Maps**

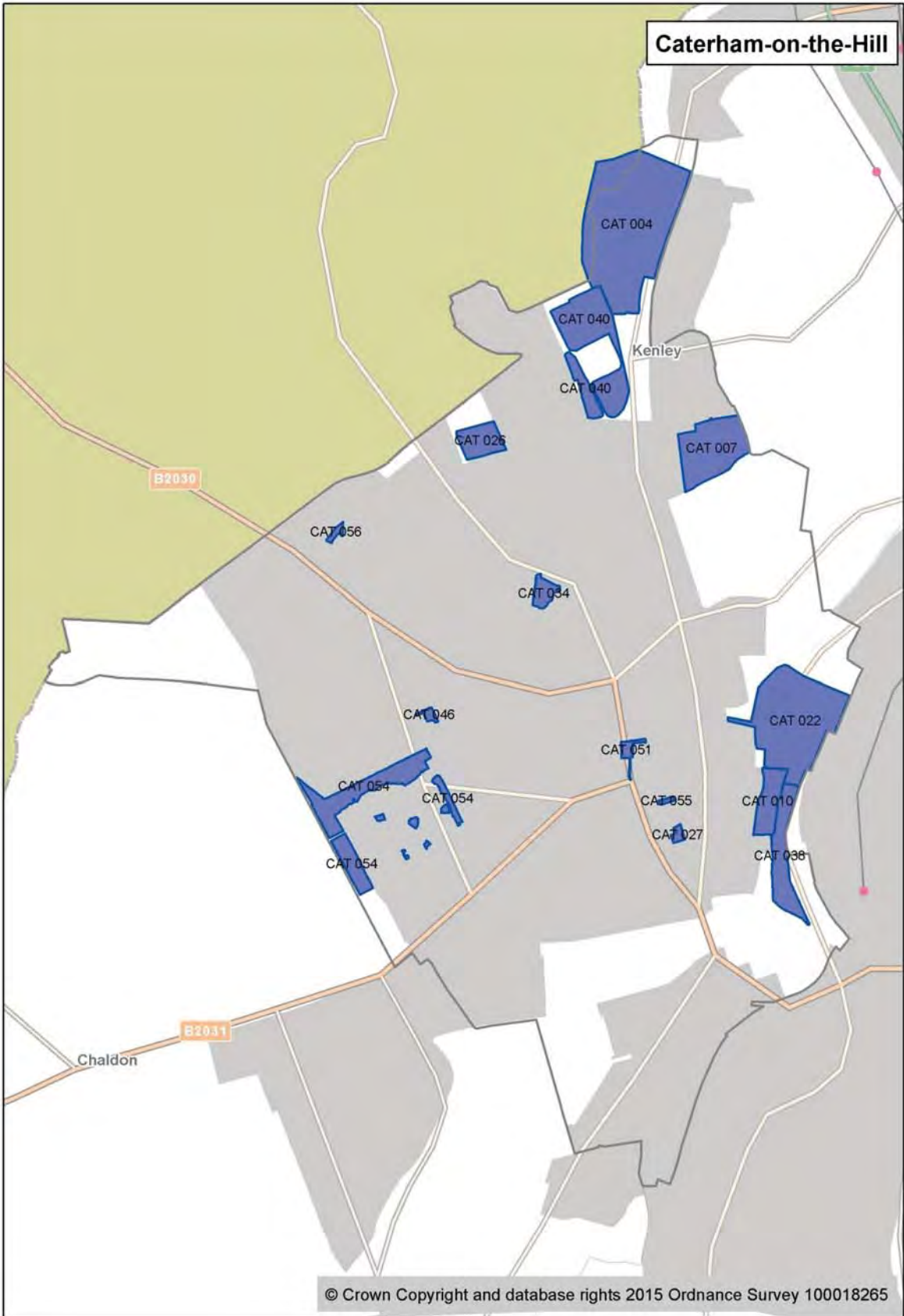


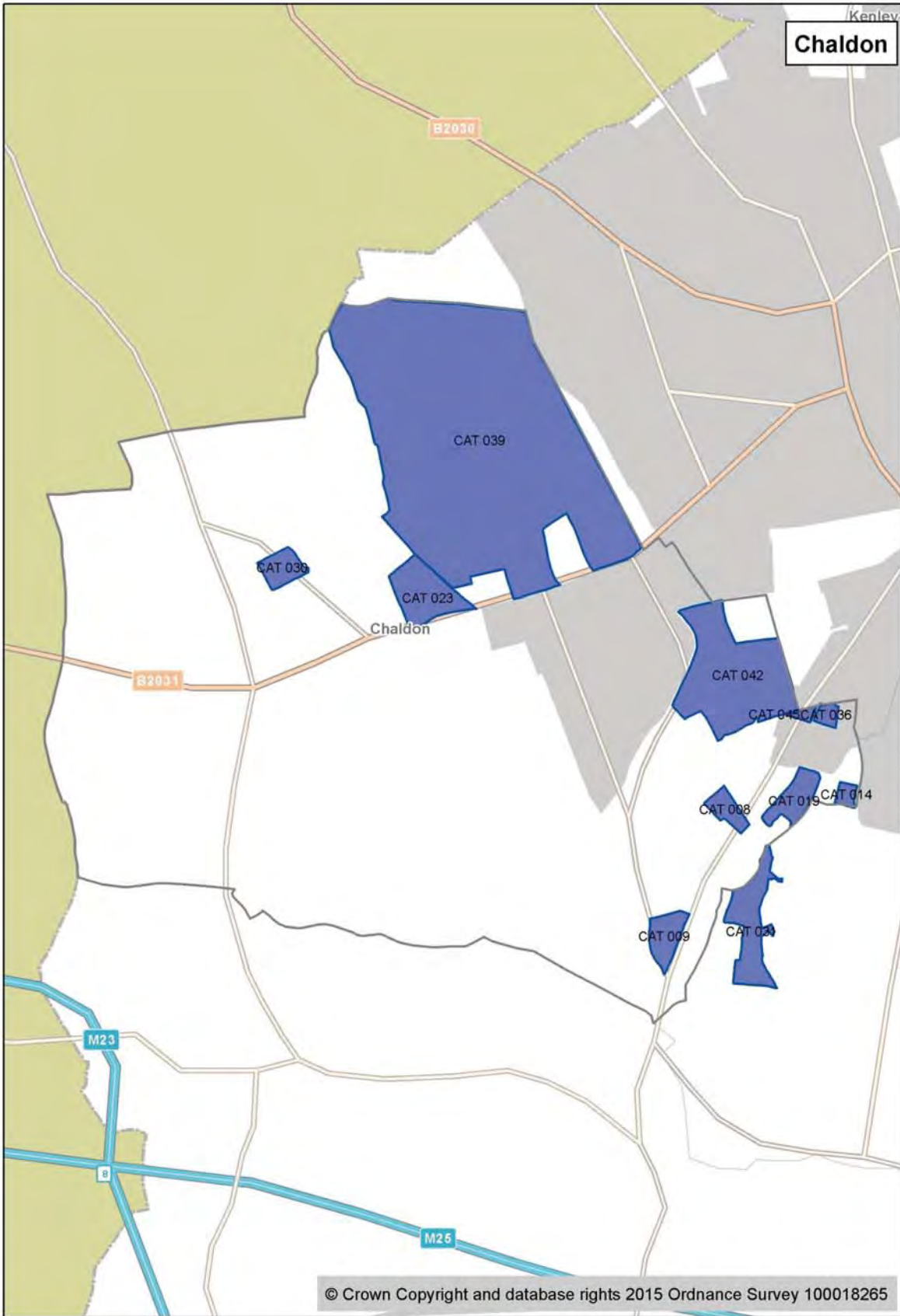


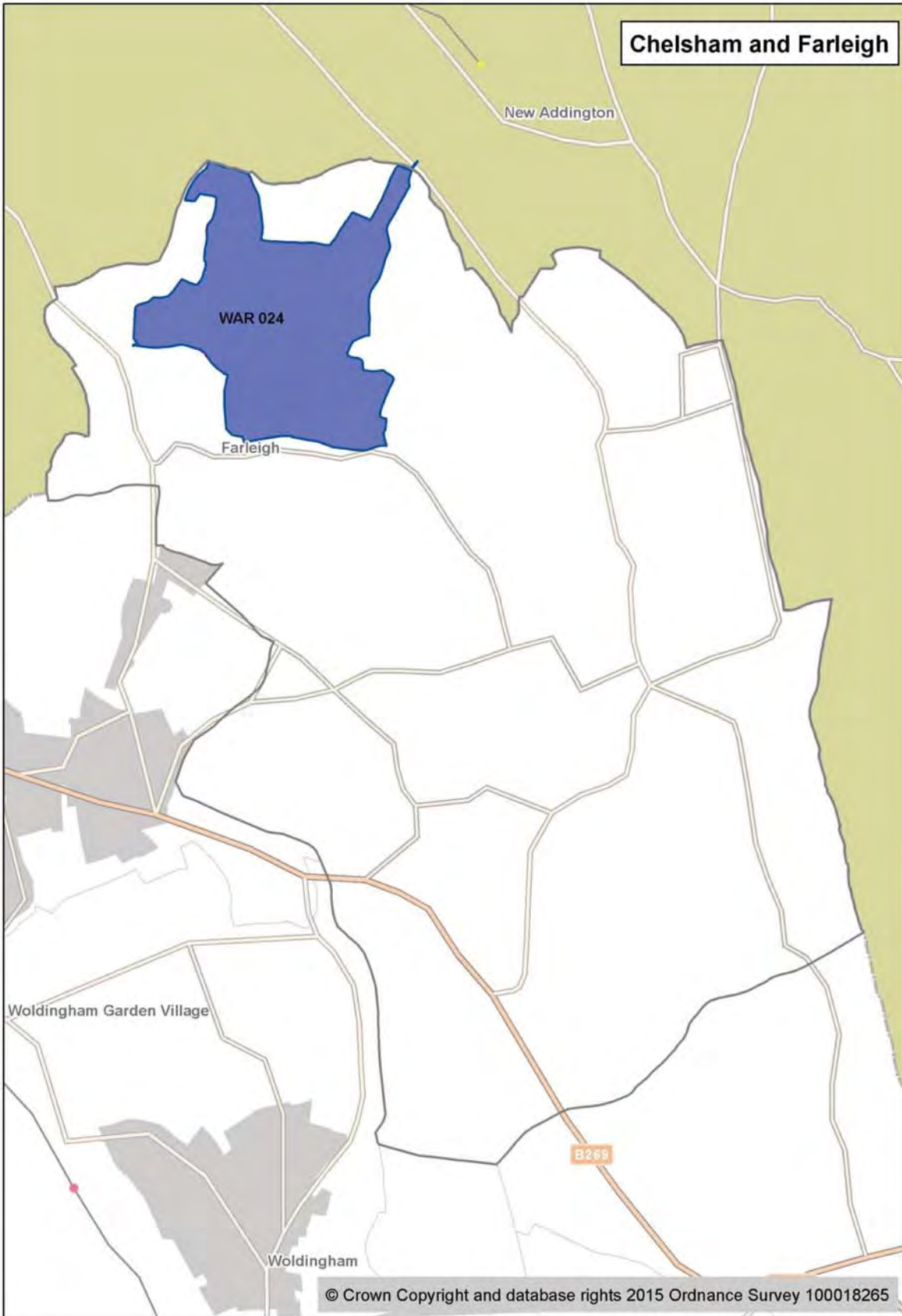
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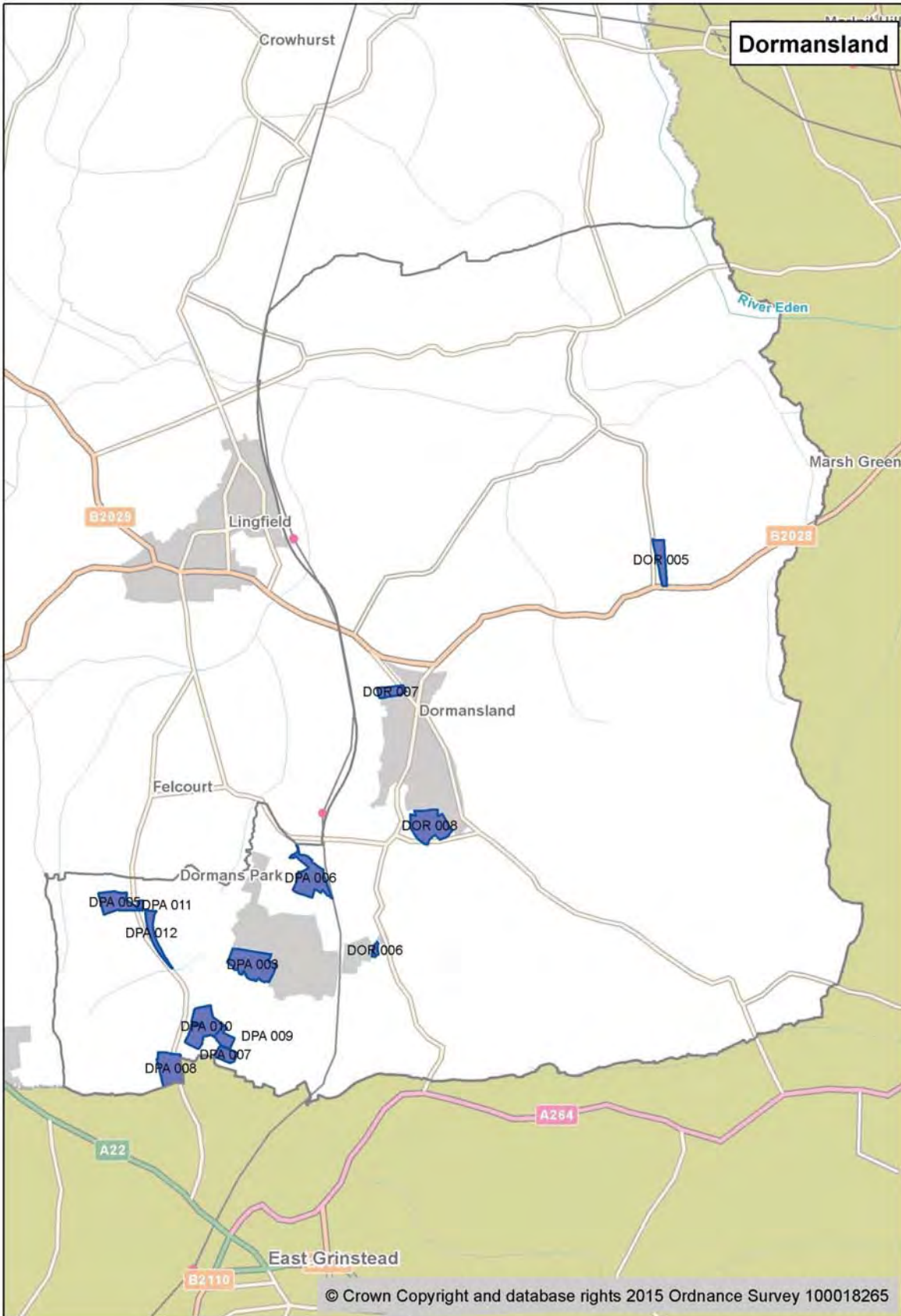


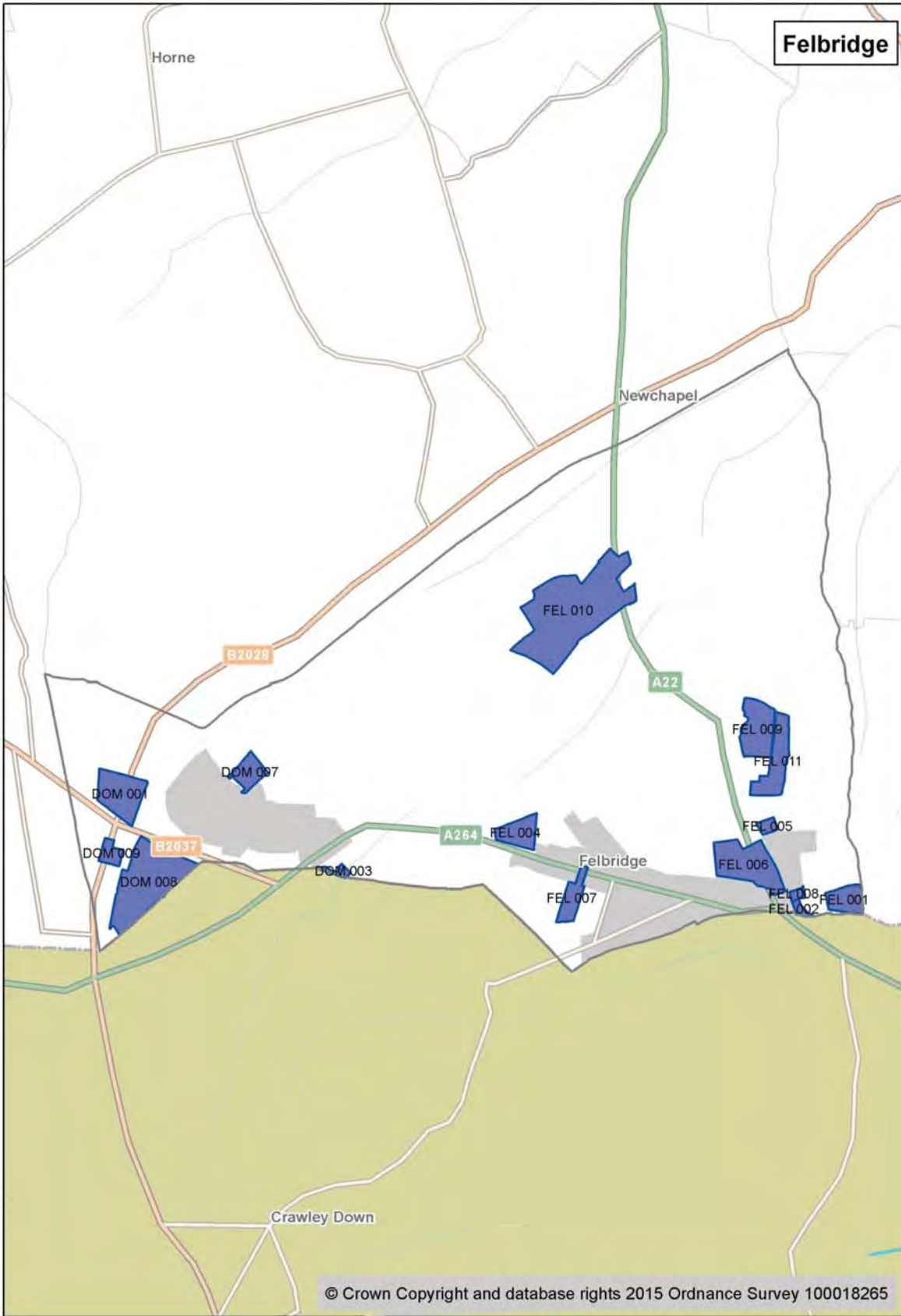


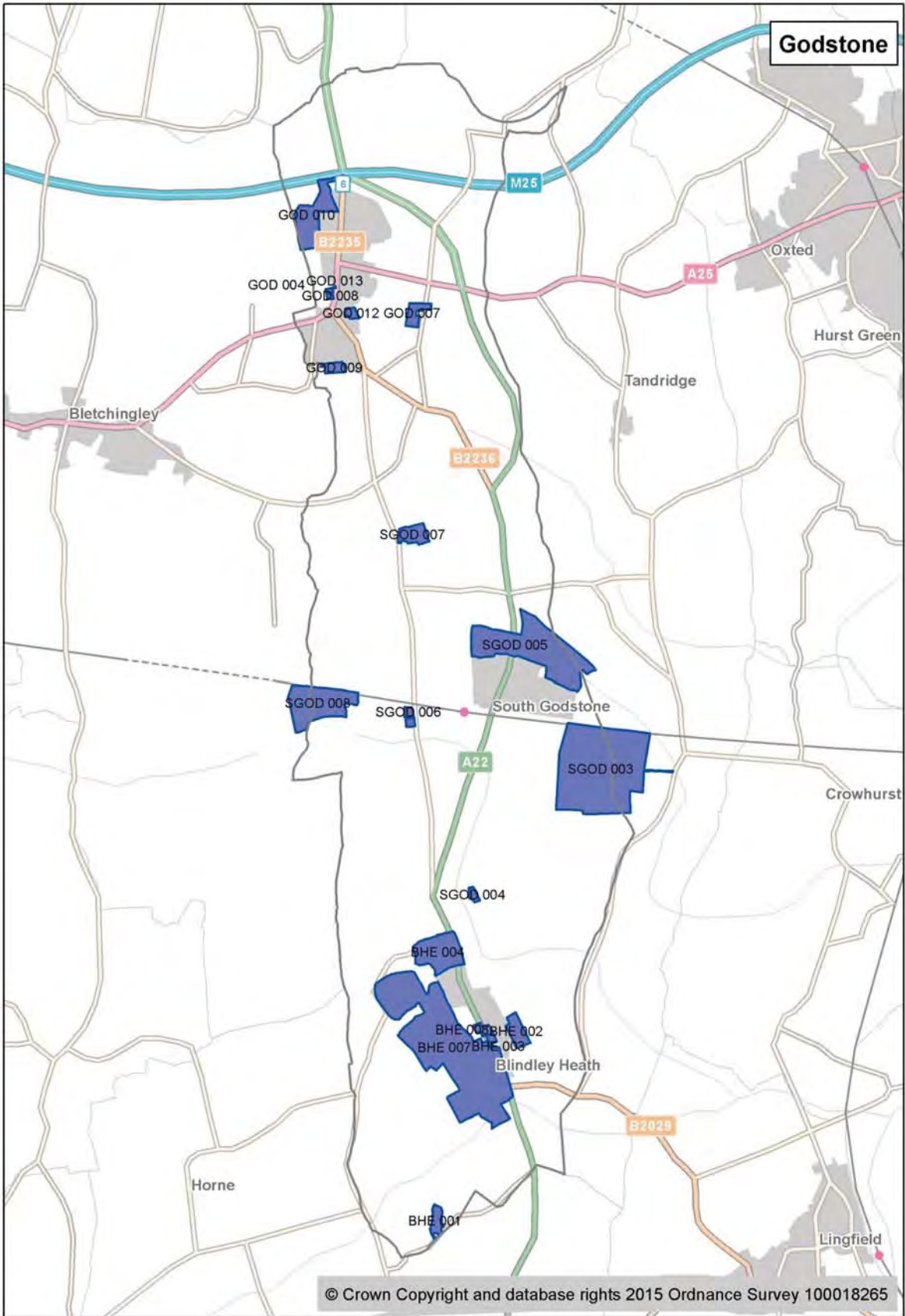


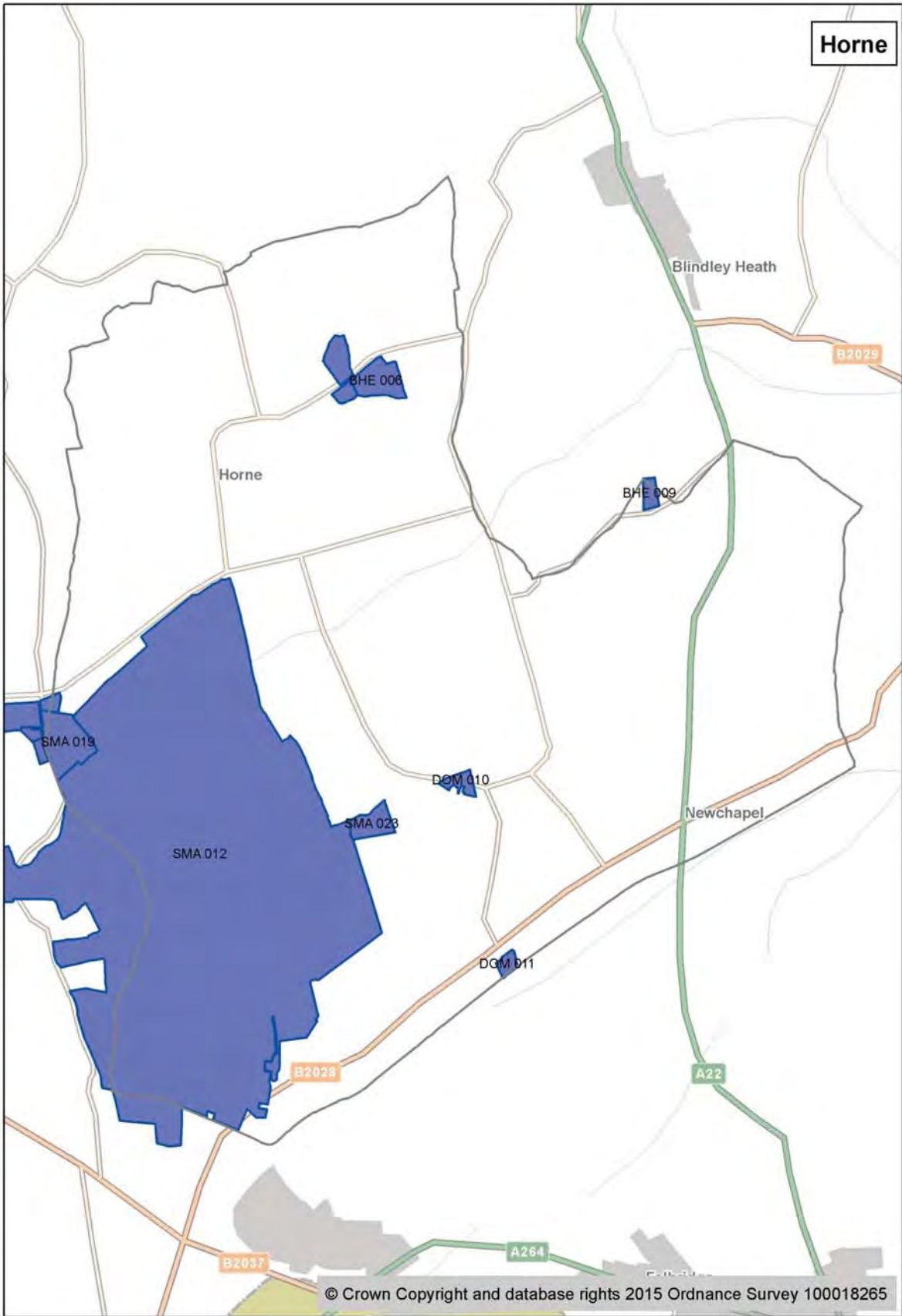


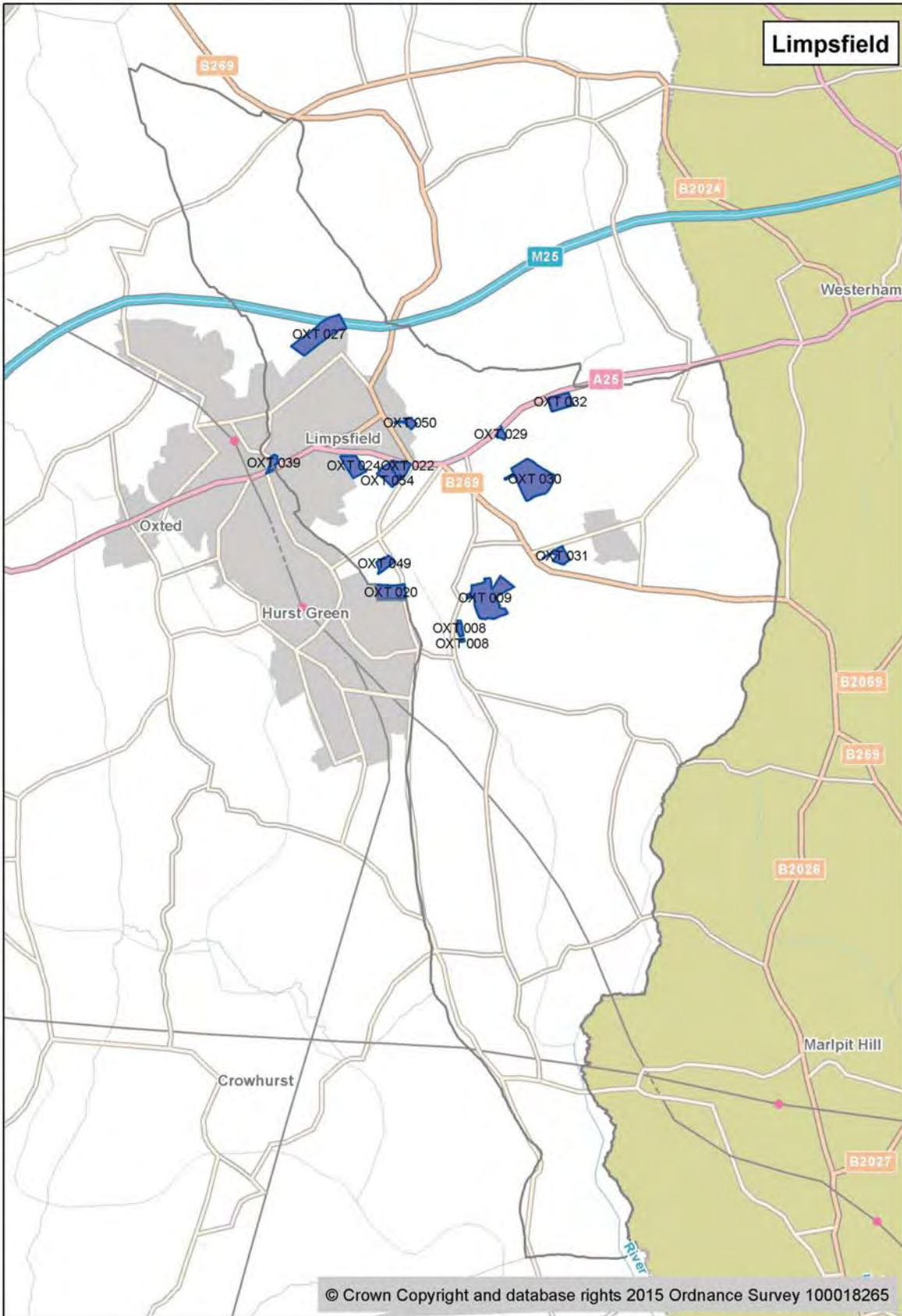


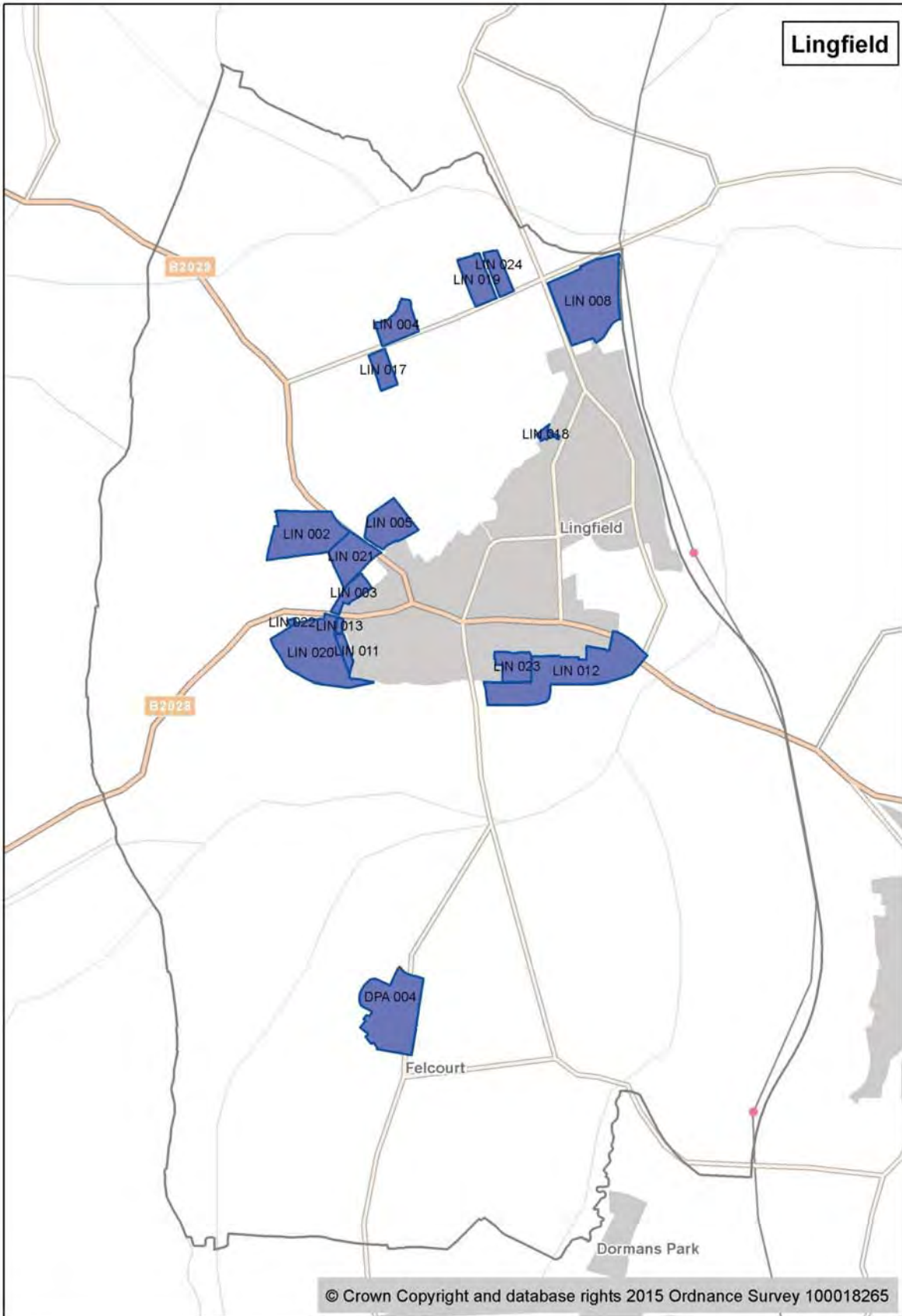


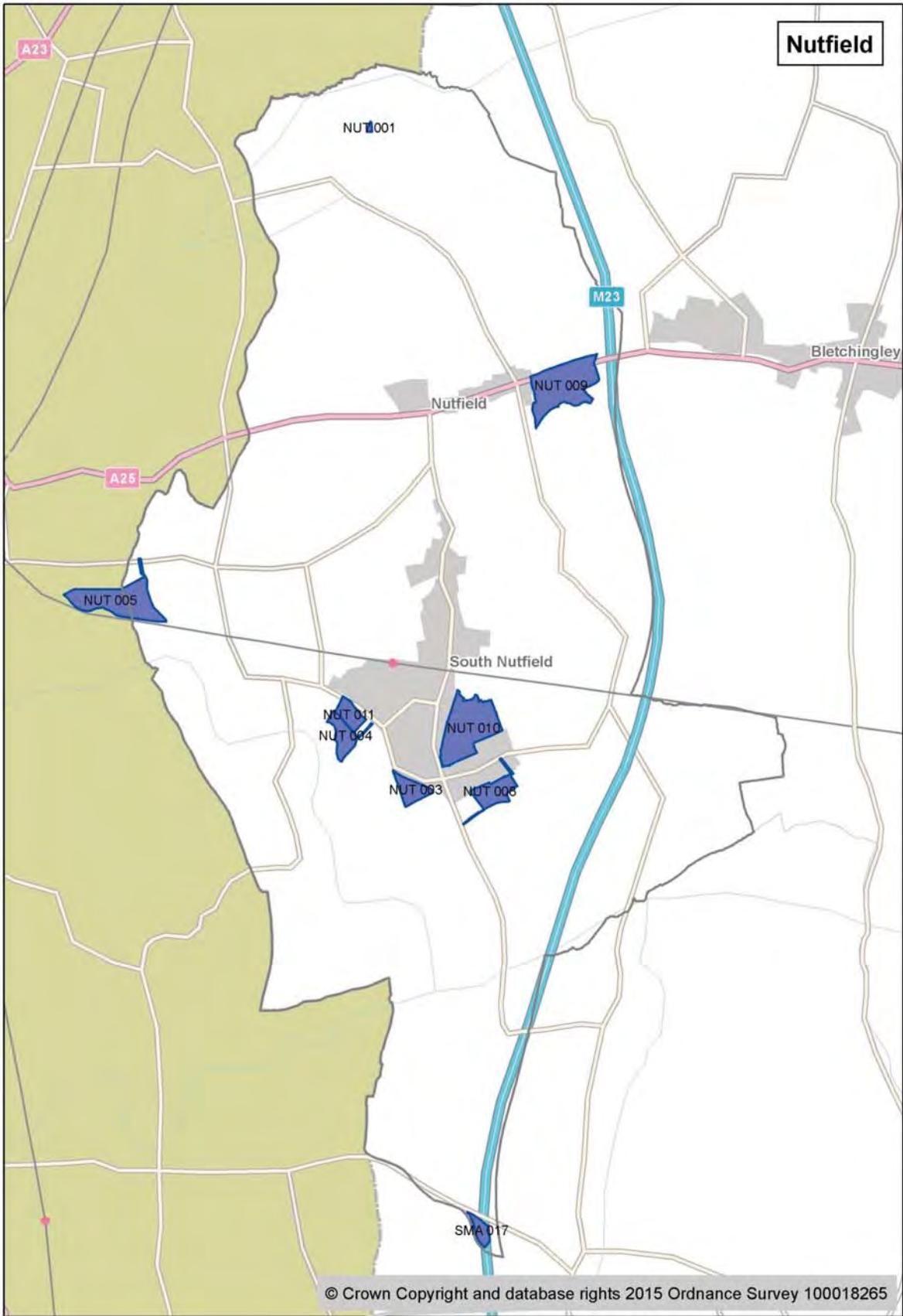






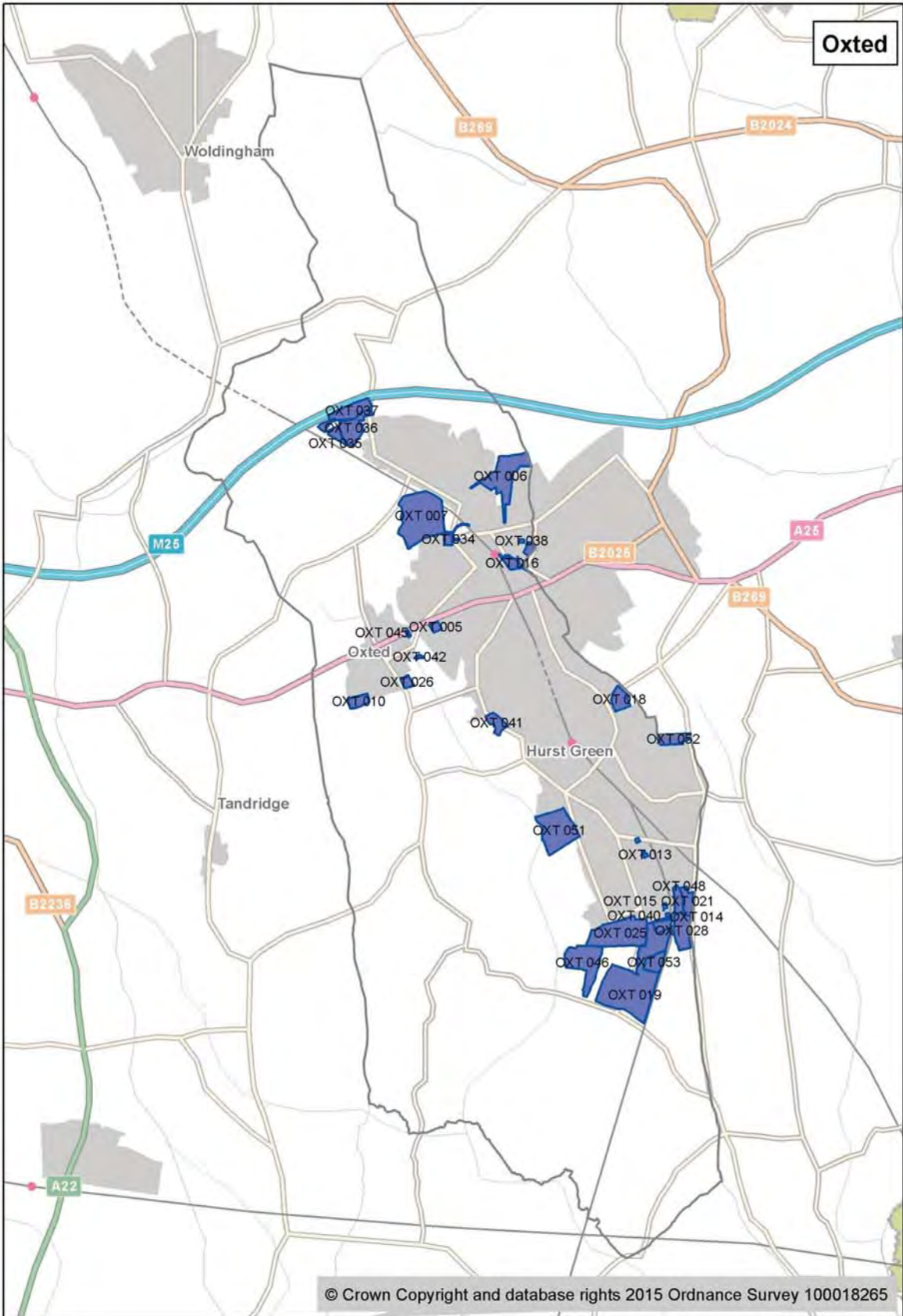


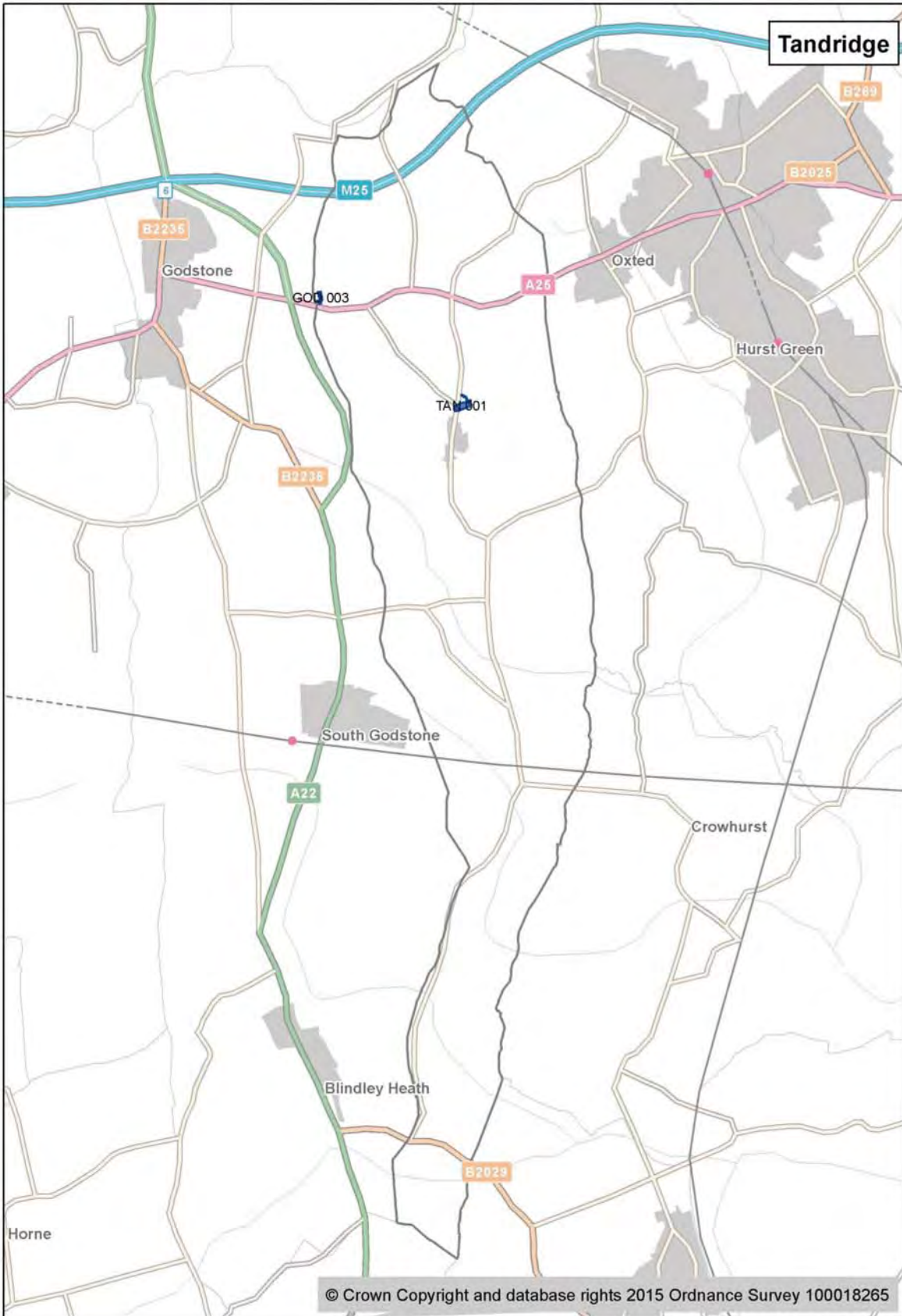






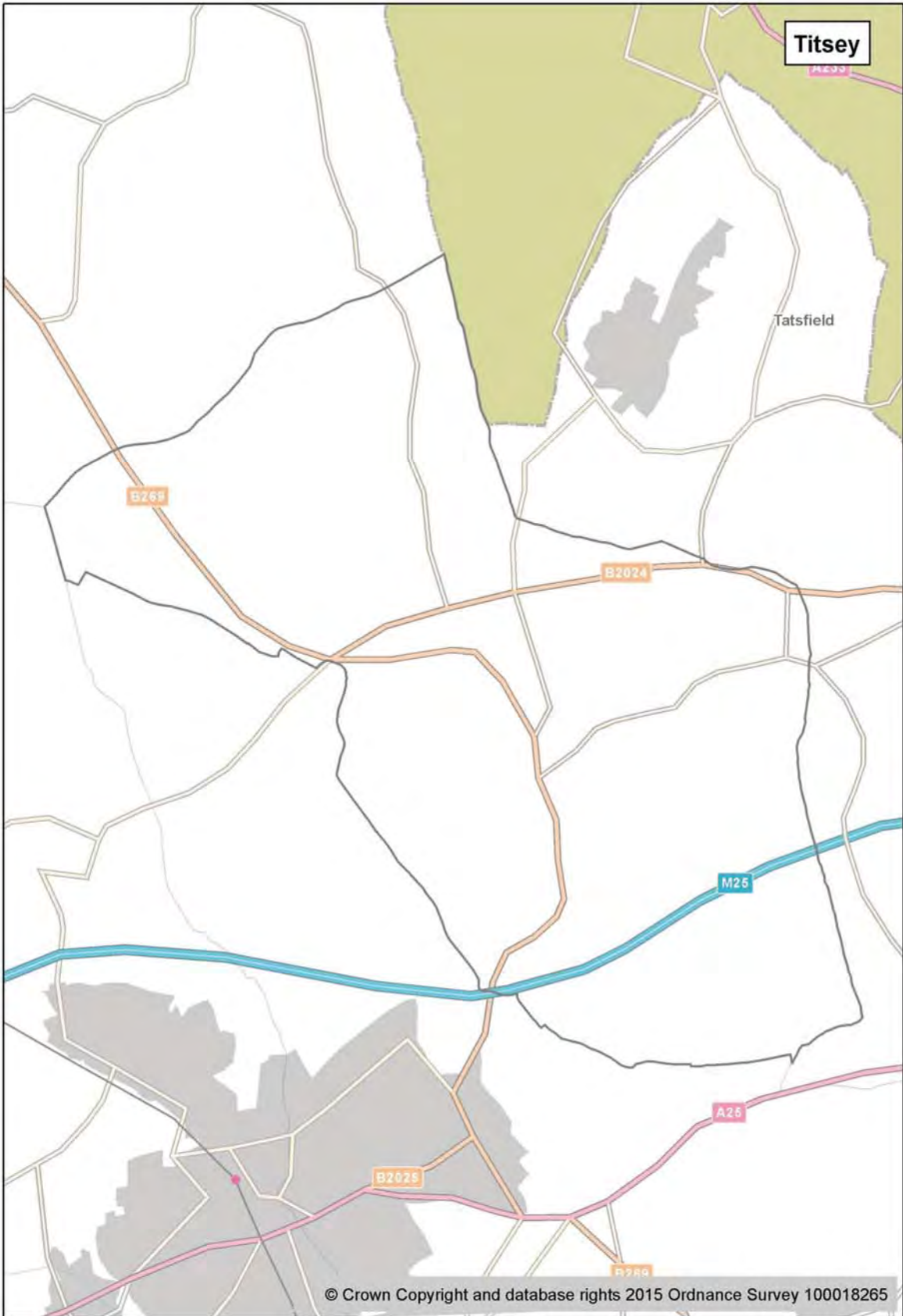


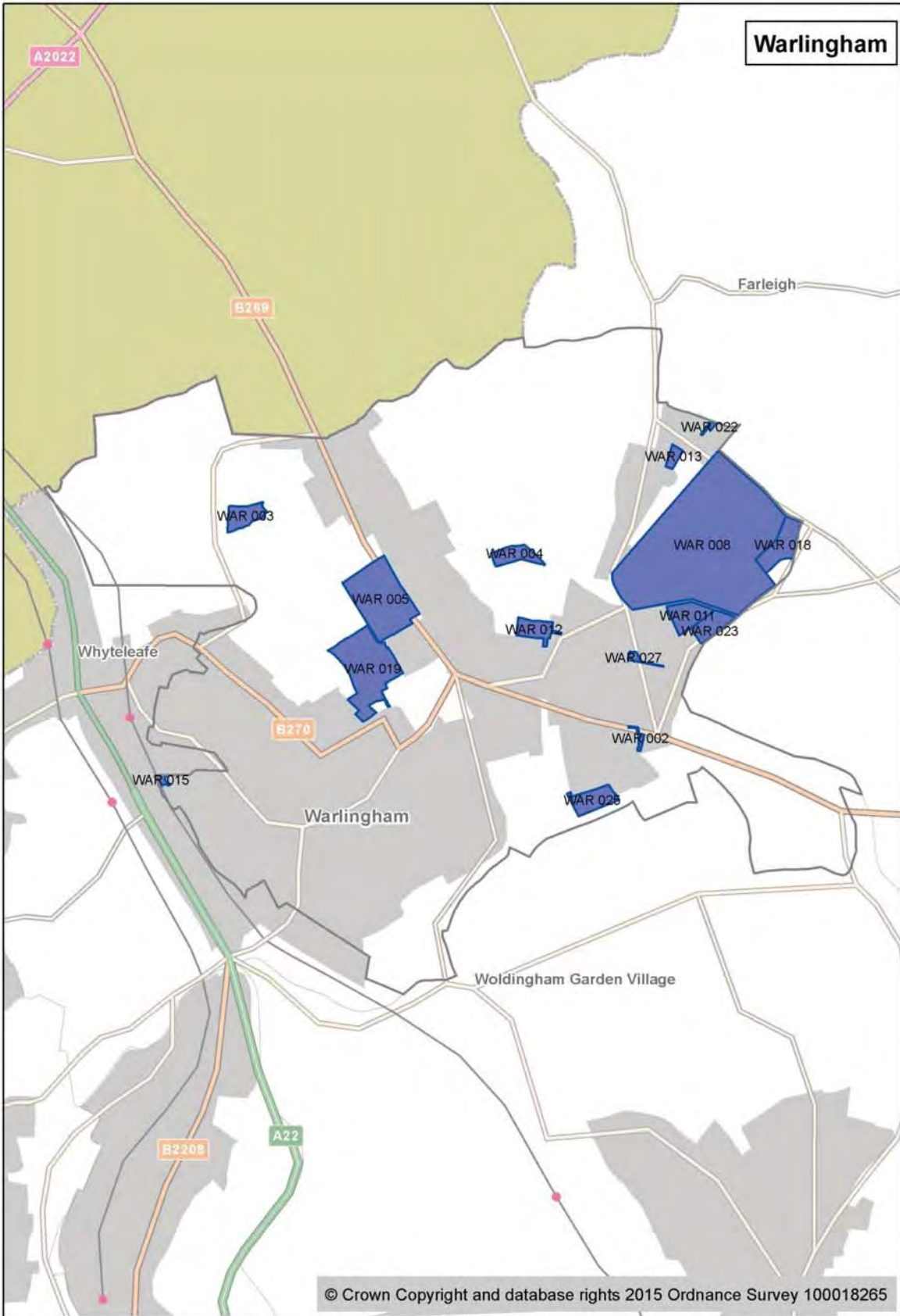


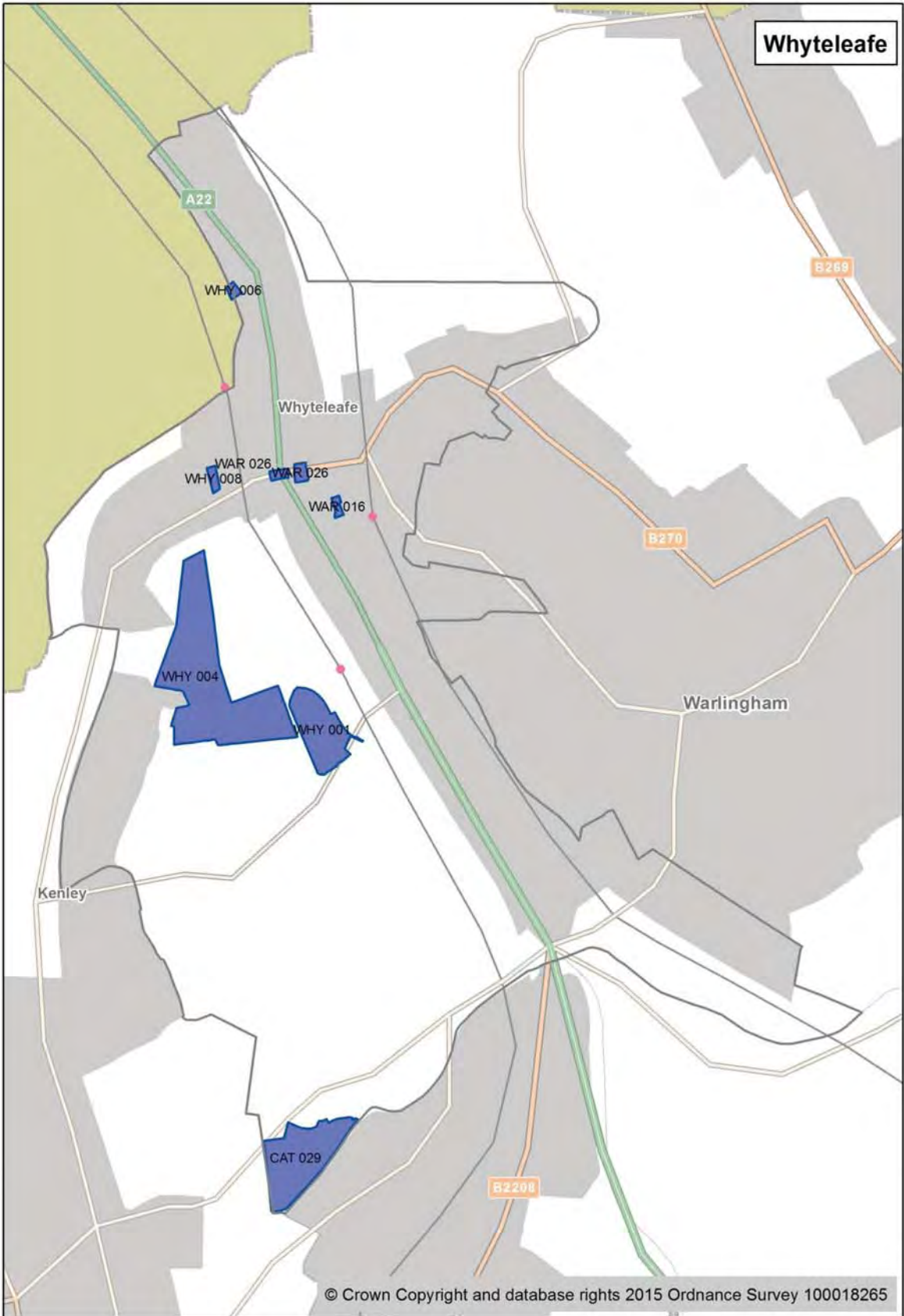


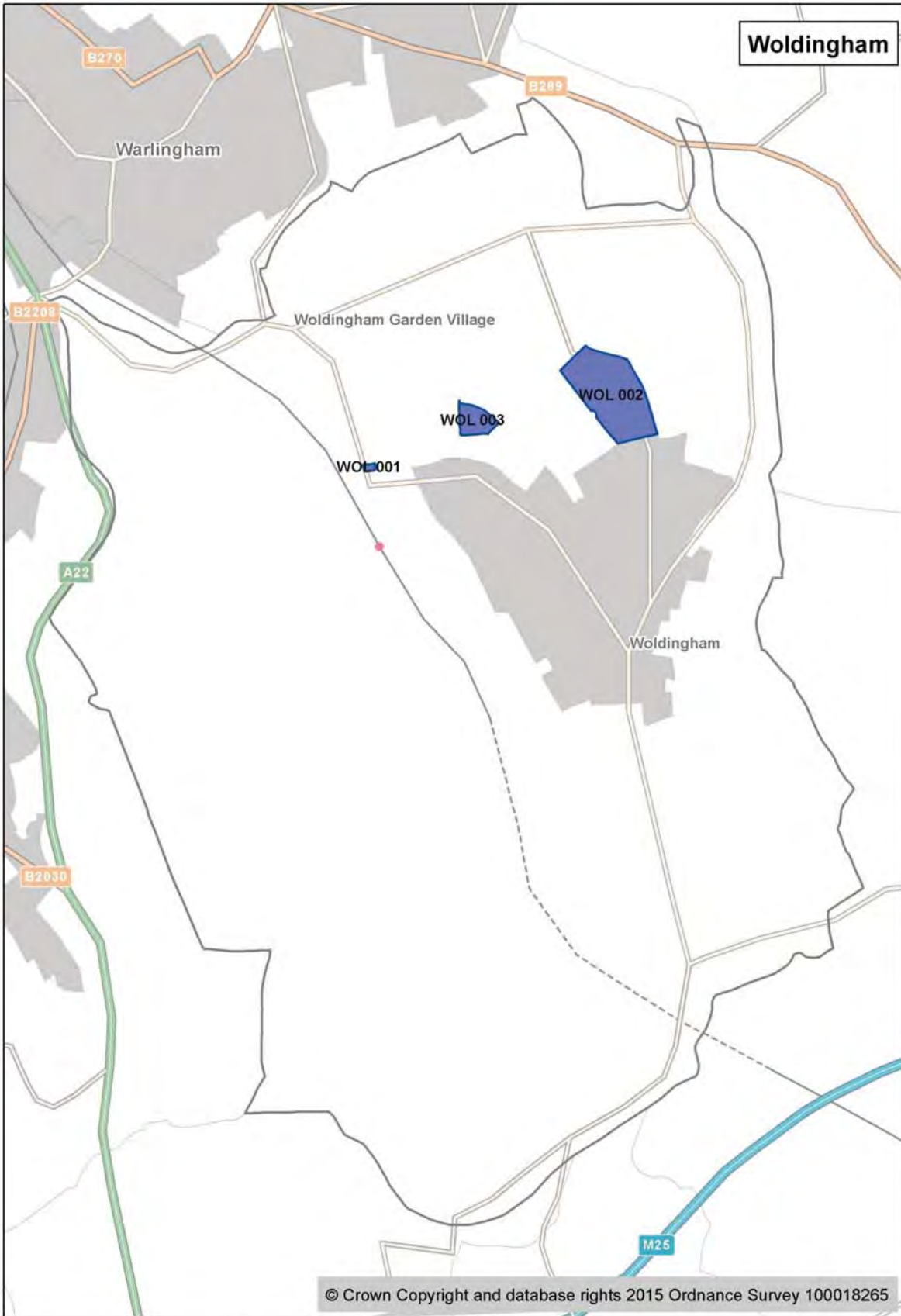


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## Appendix 2 – HELAA Viability Report



## **Housing and Economic Land Availability Assessment - Viability Assessment**

Prepared for  
Tandridge District Council

October 2015

## Contents

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Appendix 2 - Sample appraisal model
Appendix 3 - Sites details
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Appendix 5 - Appraisal results with 10% growth
Appendix 6 - Appraisal results with 20% growth
Appendix 7 - Appraisal results with varied density

# 1 Summary

- 1.1 This report tests the financial viability of a range of sites being assessed in Tandridge District Council's Housing and Economic Land Availability Assessment ('HELAA'). The study takes account of the cumulative impact of the Council's current and relevant planning policies (i.e. Community Infrastructure Levy), in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.
- 1.2 This study provides a high-level view on the viability of sites in the District and identifies elements that are an important consideration in determining if, when and how a site could be delivered. It is important to note that this report does not determine the future of any site, nor whether it will be allocated for development or not. It is only through the Council's Local Plan that land can be allocated for development.
- 1.3 This study represents the first stage in the assessment of viability of sites to be considered through the Local Plan and reflects information gathered at this point in time. Whilst detailed viability appraisals have been carried out for certain sites, it would be inappropriate to use these for any commercial valuation purpose, since the viability models have been designed as a tool to broadly test policy, as opposed to being formal valuations of planning application sites. None of the information set out in this document will be used to determine planning applications and has been carried out to assist with plan-making only. Further work on viability of preferred sites will be necessary as the Local Plan is developed.

## Methodology

- 1.4 The study methodology compares the residual land values of developments on a sample of sixty sites throughout the District to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on '*Financial Viability in Planning*'<sup>1</sup>. It is therefore important to stress that this study adopts generalised assumptions which should not be replicated in viability assessments submitted in support of specification planning applications.
- 1.5 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Community Infrastructure Levy ('CIL')) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.6 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the

<sup>1</sup> This guidance notes that when considering site-specific viability "Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

market has recovered after a severe recession. Forecasts for future house price growth, point to continuing growth in mainstream south-east England housing markets. We have allowed for this by running a sensitivity analysis which varies present day sales values and build costs, with values increasing by 10% and costs by 5% as well as values increasing by 20% and costs by 10%.

- 1.7 This analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also with some consideration of the future. Sites may require more detailed viability analysis should they come forward through the development management process.

### Key findings

- 1.8 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly.
  - The vast majority of the sixty potential development sites we tested generated sufficient residual land values to be considered viable and deliverable.
  - Some schemes tested were unviable due to market factors, rather than the impact of the Council's policy requirements. These schemes are unlikely to come forward until changes in market conditions (e.g. increases in sales values and/or reductions in build costs) and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes.
  - In most cases, schemes can accommodate the Council's current affordable housing requirement at 34%, while a very small number of schemes can only deliver at a level somewhere between 20% to 34%. Other sites can deliver more than 34% affordable housing and still generate a competitive landowner return.
  - The Council's approach to application of its affordable housing targets, which accepts lower proportions in exceptional circumstances, will ensure the viability of developments is not adversely affected over the economic cycle. The viability of previously developed sites is often more challenging than the viability of greenfield sites, due to higher existing land values and associated costs such as contaminated land remediation or land clearance. Increases in the density of development on sites would also assist in addressing both these issues.

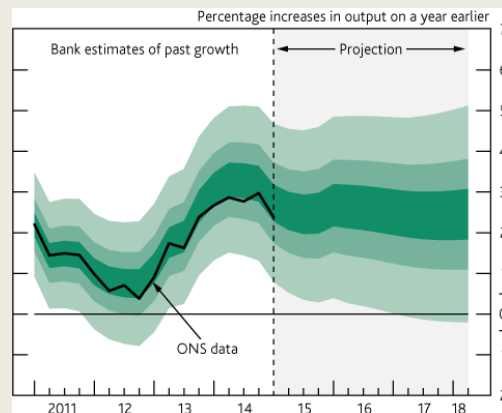
## 2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform the Council's emerging Housing and Economic Land Viability Assessment ('HELAA'). The aim of the study is to assess at high level the viability of a sample of sixty sites that the Council are assessing through its emerging HELAA.
- 2.2 The Council are currently preparing a new Local Plan ('Local Plan Part 1: Strategic Policies'), which will be informed by a variety of evidence based documents including the HELAA which this viability report will supplement. The findings set out in this report should therefore be recognised as providing a viability 'snapshot' and will need to be kept under review as the plan making process progresses to ensure that any new and relevant evidence, as well as proposed new policies, are factored in.
- 2.3 In terms of methodology, we adopted standard residual valuation approaches to test the viability of sixty potential development sites, including the impact on viability of the Council's existing planning policies alongside the adopted levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis and cannot be used to support a planning application. Further, any subsequent allocation of sites in the Council's Local Plan will be informed by this report as well as a range of other evidence and factors available to the Council in their plan preparations. This document does not make any conclusions or recommendations about which sites, should or should not, be allocated for development and this is a decision for the Council and the Local Plan.

### **Economic and housing market context**

- 2.4 Clearly the economics of residential development in Tandridge District are inextricably linked to the wider regional and national housing markets. The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.5 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth in late 2012 (see May 2015 Bank of England Gross Domestic Product ('GDP') fan chart below, in which the green lines show the range of the Bank's predictions for GDP growth to 2018, with the bolder green showing the more likely outturn growth than the lighter green lines) has meant that consumer confidence has started

to improve to some extent.



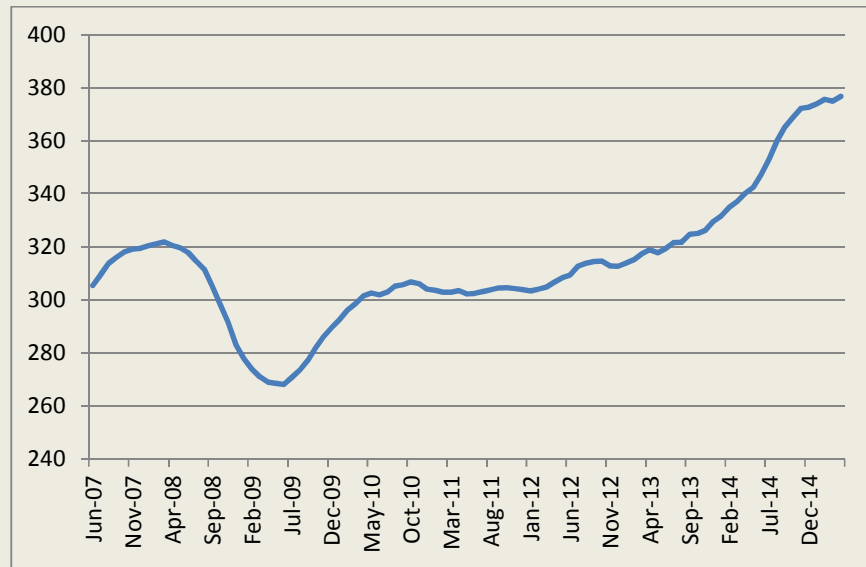
Source: Bank of England

- 2.6 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of the recovery during that period with first time buyers seeking to purchase prior to the reintroduction of stamp duty from 1st April 2012. The signs of improvement in the housing market towards the end of 2012 continued through 2013 and into 2014, however in the last quarter of 2014 the pace of the improvement was seen to moderate and this has carried through into 2015.
- 2.7 Both the Halifax and Nationwide continue to report on the moderation of the annual pace of price growth in their February 2015 Housing Price Index Update. Robert Gardiner, Nationwide's Chief Economist identifies that "February saw a further softening in annual house price growth to 5.7% from 6.8% in January. This is the sixth month in a row in which annual growth has moderated." This view on annual price growth is shared by Halifax's Housing Economist Martin Ellis who comments that "annual price growth eased, from 8.5% in January to 8.3%, and is comfortably below last July's peak of 10.2%.
- 2.8 As Nationwide continues to report on the softening of house prices, commenting that "house prices are declining by 0.1% month on month," Halifax reports positively about the quarterly change of the housing market, stating "House prices in the three months to February were 2.6% higher than in the preceding three months." We understand that monthly movements can be volatile and measuring the quarter on quarter change is a more reliable indicator of the underlying trend.
- 2.9 It is noted that Halifax considers the recent "pick-up" in the quarterly trend is due to "a modest rise in activity due to a boost to housing demand as a result of increases in real earnings and spending power, further recent falls in mortgage rates and stamp duty changes." Although Nationwide report that the pace of the housing remains fairly subdued, they share the view that the economic backdrop has remained supportive of housing market activity, they comment that "mortgage rates remain close to all-time lows and consumer confidence remains buoyant thanks to a further steady improvement in labour market conditions" this is a direct result of a decline in unemployment rate and because "earnings growth has picked up."

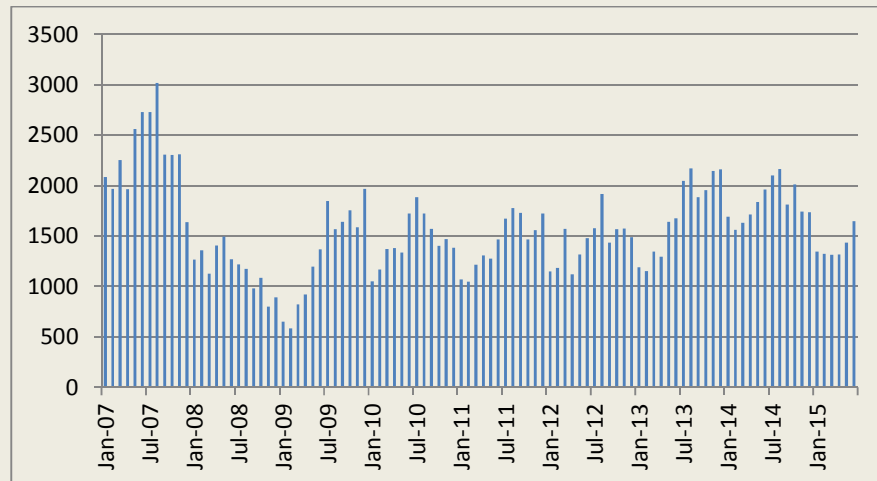
- 2.10 Despite this rise in housing demand Halifax report that “the supply of both new and second hand homes available for sale remains low. Supply remains tight despite house building in England increasing.”
- 2.11 In addition, although real earnings growth and demand has picked-up, Nationwide reports that “home ownership is now at its lowest rate for almost thirty years.” This marked decline in home ownership rate is amongst the younger age group of 25 to 34 with the proportion of households owning their own home “falling from 59% to 36% between 2004 and 2014.”
- 2.12 It should be noted however that over this same period, Nationwide report that the “proportion renting (either privately or through a local housing authority) increased from 41% to 64%.” Nevertheless, Nationwide state that “despite the increase in the proportion of the population renting a home, the aspiration to eventually become a homeowner remains undiminished.” This coincides with the Halifax report who state that although there is a “boost to housing demand” the “supply of homes on the market remains low and has changed little over the past year.”
- 2.13 On this basis the general outlook for the coming year is for continued moderation within a strengthening economy. The sentiment is that the continued moderation is not of concern and the economy and market remain in good shape and condition.
- 2.14 According to Land Registry data, residential sales values in Surrey have recovered since the lowest point in the cycle in June 2009. Prices increased by 41% between June 2009 and April 2015. In April 2015, sales values were 17% higher than the previous (March 2008) peak value (see figures 2.14.1 and 2.14.2).
- 2.15 The future trajectory of house prices is currently uncertain, although the Quarter 2 2015 Knight Frank prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream south-east England markets will grow over the period between 2015 and 2019. Knight Frank predicts that values in mainstream south-east England markets (i.e. non-prime) will increase by 5% in 2015, 3.0% in 2016, 3.5% in 2017, 5.0% in 2018 and 5.0% in 2019. This equates to cumulative growth of 23.4% between 2015 and 2019 inclusive.
- 2.16 In common with other districts in the Home Counties, there are variations in sales values between different parts of Tandridge, as shown in Figure 2.15.1 overleaf. Highest sales values are achieved in the north of the District (Woldingham, Oxted, Tandridge and Limpsfield). Values are slightly lower in the south (Smallfield, South Godstone, Lingfield etc).”
- 2.17 It should be noted however that over this same period, Nationwide report that the “proportion renting (either privately or through a local housing authority) increased from 41% to 64%.” Nevertheless, Nationwide state that “despite the increase in the proportion of the population renting a home, the aspiration to eventually become a homeowner remains undiminished.” This coincides with the Halifax report who state that although there is a “boost to housing demand” the “supply of homes on the market remains low and has changed little over the past year.”



**Figure 2.14.1: House prices in Surrey**



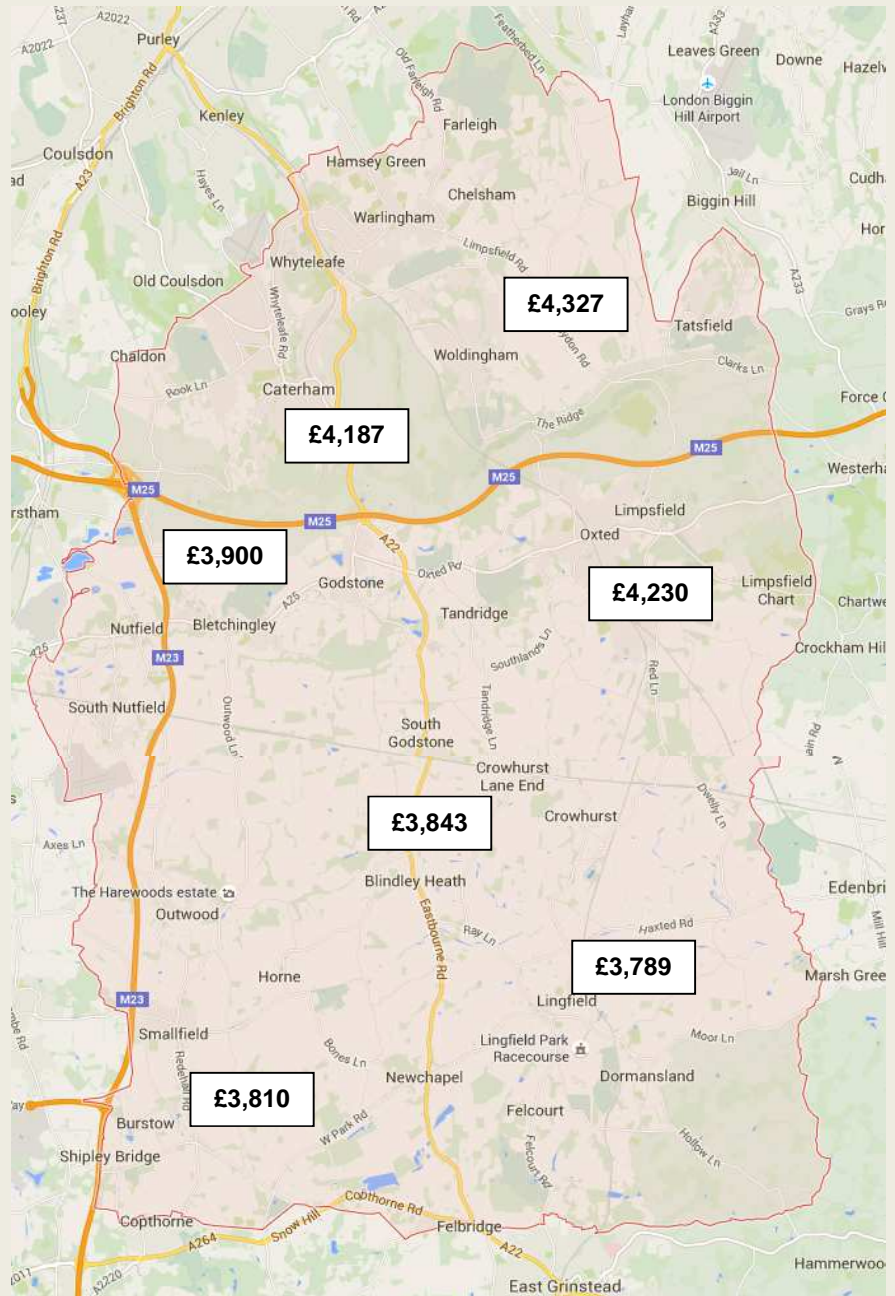
**Figure 2.15.2: Sales volumes in Surrey (sales per month)**



Source: Land Registry

- 2.18 On this basis the general outlook for the coming year is for continued moderation within a strengthening economy. The sentiment is that the continued moderation is not of concern and the economy and market remain in good shape and condition.

**Figure 2.15.1: Sales values in Tandridge District (approx. £s per sqm)**



Sources: Map – Google; Values – comparable evidence

## National Policy Context

### The National Planning Policy Framework

- 2.19 Since the Council adopted its Core Strategy in 2008, the old suite of planning policy statements and planning policy guidance has been replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').
- 2.20 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the cumulative effect of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention “to viability and costs in plan-making and decision-taking”. The NPPF requires that “the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened”. After taking account of policy requirements, land values should be sufficient to “provide competitive returns to a willing landowner and willing developer”.
- 2.21 The meaning of a “competitive return” has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value<sup>2</sup>, although there is no consensus around this view.

### Community Infrastructure Levy ('CIL')

- 2.22 Tandridge approved its CIL Charging Schedule on 24 July 2014 and it came into effect on 1 December 2014. Table 2.19.1 below summarises the rates of CIL charged. All residential development is charged at a rate of £120 per square metre of net additional floorspace (excluding affordable housing, which attracts Social Housing Relief). Development of convenience retail including supermarkets attracts a CIL rate of £100 per square metre of net additional floorspace. All other uses attract a nil rate.

**Table 2.23.1: CIL rates in the adopted Charging Schedule**

Area	CIL (£s per sqm GIA)
Residential – District-wide	£120
Convenience retail	£100
All other uses	Nil

<sup>2</sup> RICS Guidance Note: Financial Viability in Planning, August 2012

## Local Policy context

- 2.23 In addition to financing infrastructure through CIL and Section 106 (subject to pooling restrictions), the Council expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. The Council, under current policy, expects developments of 15 or more units or residential developments with a site area of more than 0.5 hectares to contribute towards affordable housing, with a target of 34%, subject to site and market conditions, with a tenure mix of 75% rented and 25% intermediate housing (having regard to specific needs at the time of application).
- 2.24 In July 2014, the Council adopted its *Local Plan – Part 2: Detailed Policies 2014 – 2019 Detailed Policies DPD*, which sets out various other requirements, including the following policies which may have an impact on scheme viability:
- DP4: restricts the release of sites from employment use to those where it can be demonstrated that the existing use is unsuitably located or is unviable, as demonstrated through at least 12 months of marketing;
  - DP5: requiring developments to comply with Highways Authority design guidance; avoid impeding the free-flow of traffic; provide suitable access by various modes of transport; and contribute towards the mitigation of significant impacts of a development;
  - DP6: minimise the visual impact of telecoms equipment as far as possible, including combining apparatus with existing installations or on existing buildings;
  - DP7: seeking high quality design, including integration with the surroundings of a development;
  - DP8: placing restrictions on development in residential garden land in certain settlement within the District;
  - DP10: restrictions on development in the green belt;
  - DP11: restrictions in development in larger rural settlements of Smallfield and Lingfield;
  - DP12: restrictions on development within other defined settlements in the Green Belt;
  - DP18: restrictions on development involving the loss of community and recreational facilities
  - DP19: promotion of green infrastructure and bio-diversity;
  - DP20: a presumption in favour of developments that seek to protect, preserve and enhance heritage assets;
  - DP21: promoting sustainable management of water, including flood management;
  - DP22: permitting development on land that is or may be contaminated providing adequate measures are put in place to mitigate any potential risk.

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## Development context

- 2.25 Developments in Tandridge are characterised by urban development, infilling, small scale clusters and large individual dwelling redevelopments. 94% of land in the District is in the Green Belt and 16% of land is designated as being located within an Area of Outstanding Natural Beauty ('ANOB')<sup>3</sup>.
- 2.26 Within settlement boundaries in the District, there are opportunities for recycling of previously developed sites, including vacant buildings, commercial buildings, car parks and surplus public sector land.
- 2.27 The Council's 'Statement of five year housing land supply at 1st April 2015' indicates that in 2014/15, 142 dwellings were delivered in the District. Over the 2006 to 2026 period, the Council is seeking to deliver a net increase of 2,500 dwellings, an average of 125 per annum. Delivery has exceeded this annual average in all years since 2006 and a total of 2,226 dwellings were completed by the end of April 2015. It is noted that the emerging Local Plan will be informed by an up to date Strategic Housing market Assessment ('SHMA') which may alter the number of homes the Council will seek to provide.

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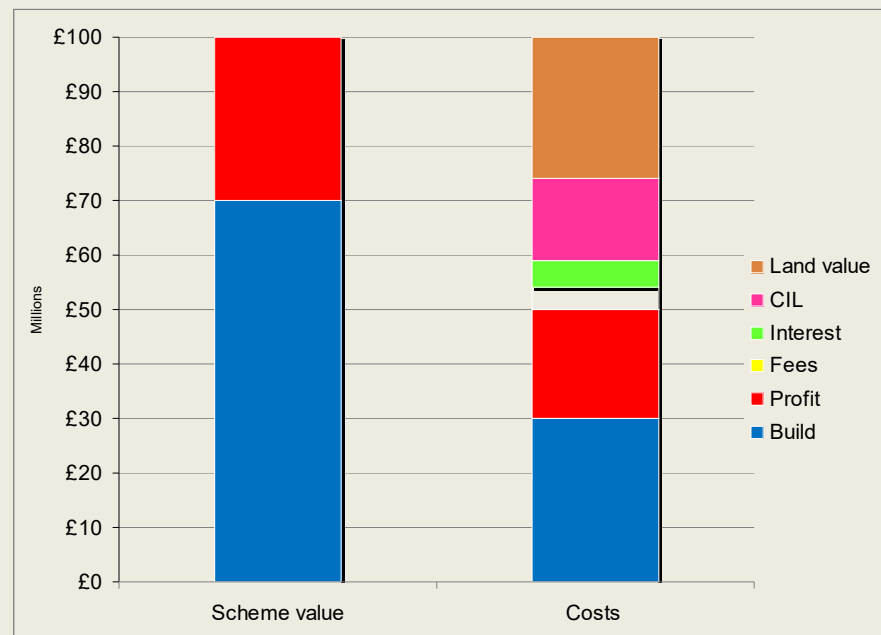
<sup>3</sup> Both the Surrey Hills AONB and Low Weald AONB cross the District.

### 3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Tandridge and reflects the Council's existing planning policy requirements. It is recognised that planning policies and their requirements may change in future and this will need to be considered as part of any further viability testing that the Council undertake as their new policies for the Local Plan evolve.
- 3.2 The approach was discussed with the local developers at a stakeholders' workshop, as noted in paragraphs 3.7 – 3.9.

#### Approach to testing development viability

- 3.3 Appraisal models can be summarised by the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Provider ('RP') for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.4 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.5 Problems with key appraisal variables can be summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances (i.e. non-recessionary markets). Historically, many of the sites in Tandridge have been previously developed and these sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
  - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
  - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 20% profit on value of the private housing element.
- 3.6 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'<sup>4</sup> or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared and/or in a position to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

### **Workshop with developers**

- 3.8 In an attempt to address some of the issues above and to seek to establish a shared view on appraisal inputs, Council officers and representatives of BNP Paribas Real Estate met with developers on 2 June 2015. Representatives of Village Developments, Berkeley Homes, Croudace, DBS Building Group, Chartwell Land and New Homes, Asprey and WS Planning were in attendance. This workshop meeting addressed the issues of benchmark land values; key appraisal inputs (including sales values and build costs); and perceived barriers and challenges to development in the area. These challenges included increasing densities above their current (relatively low)

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<sup>4</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value', which is a definition used for valuations undertaken for accounting purposes.

level.

- 3.9 Most of the attendees represented small locally based developers and there was one representative of a large regional developer. This level of representation is therefore reflective of typical historic trends in terms of sizes of development. However, this could change in the future depending on the proposals of the Local Plan.
- 3.10 Developers in attendance were invited to submit further information following the event and two attendees took up this opportunity. Where relevant, we have had regard to this submitted information when arriving at conclusions on appraisal inputs in Section 4.

### **Viability benchmark**

- 3.11 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "the current use value of the land or its value for a realistic alternative use that complies with planning policy" (para 024; reference ID 10-024-20140306).
- 3.12 The Local Housing Delivery Group published guidance in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy".
- 3.13 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance<sup>5</sup> recommends that benchmark land value "is based on a premium over current use values" with the "precise figure that should be used as an appropriate premium above current use value [being] determined locally". The guidance considers that this approach "is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner".
- 3.14 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:  
  
*"The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (para 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (para 9).*
- 3.15 In his concluding remark, the Examiner points out that  
  
*"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL*

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<sup>5</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012



*concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).*

- 3.16 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.17 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect existing policies already in place, and would consequently tell us nothing as to how future (as yet unadopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.18 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept.
- 3.19 The 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':
- "For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".*
- 3.20 The Guidance goes on to state that "*it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites*".
- 3.21 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold

for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
  - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
  - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- 3.22 Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.23 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%.
- 3.24 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 4.

## 4 Baseline information on sites tested

- 4.1 We have appraised 60 residential developments included in the HELAA, which represents circa 20% of the 256 sites identified on the HELAA database. The Council selected the 60 sites as a representative sample of the total sites. The sample sites are identified in Table 4.1.1 below.

**Table 4.1.1: Sites tested in the study<sup>6</sup>**

ref	Site name	HELAA reference	No of units	Density (units per hectare)
1	Land to the west of Blue Anchor Farm	BHE 007	918	15
2	Systems House, Blindley Heath	BHE 008	15	14
3	Land to the rear of Stychens House	BLE 016	10	14
4	Former Officers Mess, Kenley Aerodrome	CAT 004	29	3
5	156-180 Whyteleafe Road, Caterham	CAT 007	56	17
6	Southwood Waller Lane, Caterham	CAT 011	11	26
7	89, 91, Godstone Road, Caterham	CAT 013	21	60
8	Land at Godstone Road, Caterham	CAT 016	70	18
9	Caterham Reservoir Stanstead Road	CAT 019	27	13
10	Burntwood Lane, Caterham	CAT 029	53	19
11	Stanstead Road Caterham	CAT 036	14	26
12	Land at Waller Lane, Caterham	CAT 038	30	14
13	Surrey National Golf Club	CAT 039	1076	15
14	Land off Salmons Lane West	CAT 040	75	17
15	Maybrook House	CAT 041	40	121
16	Quadrant House, Caterham	CAT 047	72	240
17	Car park to the rear of Raglan Precinct	CAT 051	7	29
18	Open spaces at Yorke Gate, Darby Close, Caterham	CAT 054	157	40
19	Land opposite Doves Barn Nursery	FEL 004	35	12
20	Land East of Eastbourne Road, Felbridge	FEL 008	6	14
21	Land behind the Hare Hounds Pub, Godstone	GOD 008	8	32
22	Land to the west of Godstone	GOD 010	167	16
23	Knights Garden Centre	GOD 011	21	16
24	Godstone Place, Godstone High Street	GOD012	20	25
25	North west of Lyndhurst, Newchapel Road, Lingfield	LIN 003	20	24
26	Land at Godstone Road, Lingfield	LIN 005	15	7
27	Land at Lingfield Park, Lingfield, Surrey	LIN 012	80	12
28	Land behind 83 Saxbys Lane	LIN 018	4	20
29	Land to the south west of Lingfield	LIN 020	70	13

<sup>6</sup> Please note that these sites represent a sample of the wider HELAA database maintained by Tandridge District Council and reflect the information available at the time.

The information contained in the HELAA 2015, once published, will be the most up to date information on sites.

**Table 4.1.1: Sites tested in the Study (continued)**

Site ref	Site name	HELAA reference	No of units	Density (units per hectare)
30	Recreation Ground at Talbot Road, Lingfield	LIN 023	10	7
31	Land at Kings Cross Lane, South Nutfield	NUT 003	15	9
32	Redhill College, Philanthropic Road, Redhill	NUT 005	37	6
33	Beach Shaw, West Hill Oxted	OXT 005	12	31
34	Land adjacent to Oxted and Laverock School	OXT 006	150	26
35	Land adjacent to The Graveyard and Sy Mary's Church	OXT 007	250	25
36	Barnfield Way, Hurst Green, Oxted	OXT 013	7	39
37	Home Place, Home Place Lodge, East House Home Place, Wolfs Hill, Oxted	OXT 018	30	19
38	Land at Pollards Wood Road, Hurst Green	OXT 020	35	13
39	Wolf's Row Allotments	OXT 022	20	14
40	Thornhill / St. Michaels School, Wolfs Row	OXT 024	15	7
41	Land at Holland Road, Hurst Green	OXT 025	165	24
42	The former brickworks, Red Lane	OXT 028	51	19
43	Land adjoining St Mary s Church, Oxted	OXT 034	12	24
44	Chalkpit Lane, adjacent to the motorway, Oxted	OXT 037	22	9
45	Land at Jincox Farm Cottage	OXT 046	95	19
46	Posterngate Farm	SGOD 005	468	17
47	Land at Plough Road, Smallfield	SMA 008	40	28
48	Lower Broadbridge Farm, Smallfield	SMA 009	259	19
49	Land at Chapel Road, Smallfield (rear of Careys Wood)	SMA 013	300	20
50	Downlands Settlement	SMA 019	231	19
51	Land at Green Farm Cottage	SMA 020	423	19
52	Land at Greenleas House	SMA 021	164	19
53	Land at May Cottage	SMA 027	100	17
54	282 Limpsfield Road, Warlingham	WAR 005	120	17
55	Land north of Greenhill Lane, Warlingham	WAR 008	621	19
56	267 Hillbury Road	WAR 010	8	8
57	Land adjacent to Kennel farm, Chelsham	WAR 018	40	18
58	Former Shelton Sports Club, Warlingham	WAR 019	81	13
59	Farleigh Golf Club	WAR 024	4	0.03
60	Land at Farm Road, Warlingham	WAR 025	35	21

4.2 The Council has estimated the capacity of each site on reflection of developer estimates, densities and character of the local area and any information available relating to planning permissions etc. Capacity has also been considered with site constraints and other planning requirements in mind such as infrastructure provision that may prevent part of the site area being developed in its entirety. The estimated numbers of units shown in Table 4.1.1

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result in densities of between 3 and 240 dwellings per gross hectare (1 to 97 per gross acre) which in general is reflective of the rural nature of the District and its urban conurbations.

## 5 Appraisal assumptions

In this section, we summarise the assumptions we have adopted in our appraisals of the 60 HELAA sites.

### Housing mix

- 5.1 At this stage, detailed unit mixes for each of the sites is yet to be established and this will only take place once preferred land allocations are identified through the Local Plan. For the purposes of our assessment, we have assumed a gross area of 90 square metres (969 square feet) per unit for schemes of more than ten units. On smaller schemes, we have assumed larger unit sizes of 200 square metres, reflecting larger average unit sizes indicated by CIL returns. These unit sizes allow sufficient scope to comply with DCLG 'Technical housing standards – nationally described space standard' (March 2015).

### Private sales values

- 5.2 As noted in Section 2, private sales values vary across the District, although the variance between different settlements is not as significant as found in some other districts and London boroughs. Our research into sales of residential properties across the District indicates that values achieved in and around the various settlements in the District are as follows:

**Table 5.2.1: Private sales values**

Settlement	Resi values (£s per square metre)
Bletchingley	£3,993
Blindley Heath	£3,563
Burstow	£3,810
Caterham	£4,187
Domewood	£3,810
Dormans Park	£3,918
Felbridge	£3,810
Godstone	£3,854
Limpsfield	£4,402
Lingfield	£3,789
Nutfield	£3,735
Oxted	£4,230
Smallfield	£3,810
South Godstone	£3,843
Tandridge	£4,639
Tatsfield	£3,875
Warlingham	£3,875
Whyteleafe	£3,714
Woldingham	£4,327

### Affordable housing tenure and values

- 5.3 As noted previously, the Council's current policy position is set out in Core Strategy Policy CSP4. Affordable housing is required on sites within built up areas of 15 or more units, or greater than 0.5 hectares; and on sites in rural areas of 10 more units. 34% of units should be provided as affordable housing. The tenure split of the affordable housing requires the provision of up to 75% social rented housing, but the split is determined to reflect individual site circumstances and local need.
- 5.4 For modelling purposes, we have assumed that 34% of units on qualifying sizes of development are provided as affordable housing, with a tenure split of 75% rented housing and 25% intermediate. We have also tested higher percentages (40% and 50%) to consider whether developments can viably absorb an additional contribution.
- 5.5 The Council's current Tenancy Strategy 2012-2015 sets out the Council's position with regards to rent levels. However it should be noted that the Council are in the process of revising this document which will need to be taken into consideration, where necessary, in any future assessments of viability. Registered Providers are expected to set rents for Affordable Rent properties so that they do not exceed Local Housing Allowances. The Local Housing Allowance 'Broad Market Rental' areas for the District are Crawley and Reigate Banstead, Outer South East London and Outer South London. Local Housing Allowances for each area are summarised in Table 4.7.1. The table also shows the rents that we have adopted for modelling purposes.

**Table 4.7.1: Local Housing Allowances and rent levels (£s per week)**

Unit type	Crawley and Reigate & Banstead BMR	Outer South East London BMR	Outer South London	Rent used in appraisals
One bed	£144.23	£150.00	£155.77	£144.37
Two bed	£173.08	£190.38	£196.15	£173.08
Three bed	£213.46	£230.77	£253.85	£213.46
Four bed	£288.46	£300.00	£311.54	£288.46

- 5.6 The CLG/HCA '2015-2018 Affordable Homes Programme – Prospectus' document clearly states that RPs will not receive grant funding for any affordable housing secured through a legal agreement under Section 106 of the 1990 Town & Country Planning. Consequently, all our appraisals assume nil grant.
- 5.7 For shared ownership units, we have assumed that RPs will sell 35% initial equity stakes so that units are affordable to households on moderate incomes and charge a rent of 2.75% on the retained equity, the latter being the maximum charge permitted by the Homes and Communities Agency. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5.25%.

### **Build costs**

5.8 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. This is a standard approach for viability studies for planning policy testing and is an approach identified by the NPPG (paragraph 013 Reference ID 10-013-20140306). Following feedback from local developers regarding costs at the stakeholder meeting held on 2nd June 2015, we have adopted the Upper Quartile costs in the BCIS (Base costs for individual schemes) database. These are as follows:

- Small schemes (less than 10 units): £1,389 per square metre (£129 per square foot)
- Larger schemes (10 or more units): £1,254 per square metre (£116 per square metre).

5.9 In addition to the base costs above, our appraisals incorporate the following allowances:

- External works and on-site infrastructure allowance equating to 20% of base build costs (approximately £22,500 per unit);
- Code for Sustainable Homes Code 4 allowance equating to 6% of base build costs for residential schemes;
- Contingency of 5% of build costs.

5.10 After these additions are added to the base costs, the totals are as follows:

- Small schemes: £1,838 per square metre (£171 per square foot);
- Larger schemes: £1,659 per square metre (£154 per square foot).

### **Professional fees**

5.11 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

### **Development finance**

5.12 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions for most schemes.

### **Marketing costs**

5.13 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes, agents' fees, plus 0.5% for sales legal fees.

### **Tandridge CIL**

5.14 The Council's CIL for residential development is £120 per net additional square metre, excluding affordable housing, which qualifies for social housing relief. The CIL Council's Instalments Policy (July 2014) makes provision for payment of any CIL liability on a development depending on the total amount payable. The instalments policy is attached as Appendix 1. However, our appraisals adopt a cautious approach by assuming that the CIL liability is an upfront cost. With CIL being a very small proportion of overall development



costs, the timing of payment is not a critical factor for viability.

- 5.15 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This will be the case for some development sites in Tandridge. However, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to reflect a cautious approach given the uncertainties of whether existing space will satisfy the occupancy criteria.

#### **Section 106 costs**

- 5.16 To account for residual Section 106 and S278 requirements, we have included an allowance of £1,000 per unit for residential development, which is reflective of the assumption underpinning the CIL Viability Study. The actual amounts will of course be subject to site-specific negotiations.

#### **Development and sales periods**

- 5.17 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. The timings adopted for each site are set out in the 'Sites Details' appendix (Appendix 3).

#### **Acquisition costs**

- 5.18 The appraisals apply the following acquisition costs to the residual land values:
- 4% stamp duty;
  - 1% agents fees; and
  - 0.8% legal fees.

#### **Developer's profit**

- 5.19 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 5.20 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 5.21 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may

not allow profit levels to decrease much lower than their current level of 20%.

- 5.22 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

### **Exceptional costs**

- 5.23 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data. As such costs are frequently encountered on sites that form the basis of the BCIS data sample. Any site that the Council identify through the Local Plan will need to undergo further consideration as part of the wider plan-making process and so a high level approach at this time is not considered unreasonable.

### **Benchmark land values**

- 5.24 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 5.25 The majority of sites in the Council's HELAA are greenfield or other forms of previously undeveloped land with very low existing use values (typical agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government<sup>7</sup>, which suggests greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acres).
- 5.26 The bulk of the 60 sites in the sample are greenfield land and in light of the ranges in the previous paragraph, we have adopted a benchmark land value of £500,000 per gross hectare for testing purposes. For sites that are used as paddocks, rear gardens, sports and amenity land, we have allowed an

<sup>7</sup> DCLG 'The Cumulative Impact of Policy Requirements' 2011

additional premium, taking the benchmark to £700,000 per gross hectare.

- 5.27 A small number of sites in the sample have been developed as garage blocks, surface car parks or have been previously in industrial use. We have ascribed a benchmark land value of £1,500,000 per gross hectare to these sites.
- 5.28 The sample includes two houses and their gardens which would be redeveloped at a higher density. For these two properties, we have based their benchmark land value on the current estimated value.

**Table 5.28.1: Benchmark Land Values**

Existing use	Benchmark land value per gross hectare
Greenfield/woodland/agricultural value	500,000
Garden land/paddocks/similar incl sports/amenity land - additional premium	700,000
Community buildings	800,000
Garage blocks, car parks, industrial, brownfield - £1m per ha	1,500,000

## 6 Appraisal outputs

- 6.1 The full inputs to our appraisals of the various developments are set out in Appendix 3. We have appraised 60 developments, reflecting different densities (as set out in Table 4.1.1) and types of development across the district. Each appraisal incorporates (where relevant) the Council's 34% affordable housing requirement along with a number of higher and lower levels in recognition that the policy is flexible and allowed in response to viability. We have also run a sensitivity analysis which increases sales values by 10% and 20%, alongside build cost inflation of 5% and 10%.
- 6.2 For each site, where relevant, the results of the following analyses are provided with regards to the Council's affordable housing policies:
- 50% affordable housing;
  - 40% affordable housing;
  - 34% affordable housing;
  - 20% affordable housing; and
  - 10% affordable housing.
- 6.3 Viability has been tested at these levels of affordable housing, although it should be noted that if a scheme is shown to be viable, a greater level of affordable housing may be provided within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 20% affordable housing, but not with 34% affordable housing the actual level of affordable housing that could be provided will fall between 20% and 34%. Schemes that are viable at 34% affordable housing could potentially provide a higher level of affordable housing.
- 6.4 An example is provided below (Table 6.4.1). The first site (CAT 013) is shown as generating a residual land value of £1,959,641 compared to a benchmark land value of £280,000. The scheme therefore generates a surplus against the benchmark of £280,000 and is viable.

**Table 6.4.1: Example of appraisal results**

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark
CAT 013	Caterham	£1,959,641	£280,000	£1,679,641
CAT 016	Caterham	£5,334,544	£1,980,000	£3,354,544
CAT 019	Caterham	£2,348,396	£1,025,000	£1,323,396
CAT 029	Caterham	£4,249,226	£1,405,000	£2,844,226
CAT 036	Caterham	£2,236,966	£2,965,430	-£728,464
CAT 038	Caterham	£2,562,104	£1,055,000	£1,507,104

- 6.5 We have also run a series of sensitivity analyses which consider the impact of changes to density of development. The first of these analyses increases the site areas to 130% of their original size, which reduces the overall density range from the original 3 to 240 units per hectare to 2 to 185 units per hectare. The second set of analyses increases density by reducing the site areas to 70% of their original size.
- 6.6 The purpose of this exercise is to establish the need to maintain and potentially enhance the densities on sites to aid viability and to establish the extent to which increased density could help to address viability issues.

## 7 Assessment of the results

- 7.1 This section considers the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the district. These RLVs are then compared to benchmark land values for each site.
- 7.2 Much of the land submitted to the Council for consideration in the HELAA is greenfield, with low existing use values. This gives significant scope for residential developments to accommodate the Council's policy requirements and generate a competitive return to the landowner.
- 7.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the Council's policy requirements, including the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

### Affordable housing at 34%

- 7.4 The first set of appraisals (see Appendix 4) incorporates the full 34% affordable housing with a tenure mix of 75% rented and 25% intermediate housing. A limited number of the sites (13) are unviable, as follows:

**Table 7.4.1: Sites unviable at 34% affordable housing**

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Units
BHE 007	Blindley Heath	£19,044,293	£30,600,000	−£11,555,707	£311,181	918
BHE 008	Blindley Heath	£1,260,496	£3,752,448	−£2,491,952	£1,200,472	15
CAT 004	Whyteleafe	£1,483,879	£8,960,000	−£7,476,121	£132,489	29
CAT 011	Caterham	£1,465,960	£1,953,900	−£487,940	£3,409,209	11
CAT 036	Caterham	£1,748,783	£2,965,430	−£1,216,647	£3,299,590	14
CAT 039	Caterham	£37,159,598	£50,218,000	−£13,058,402	£517,976	1,076
CAT 040	Caterham	£4,267,547	£6,675,000	−£2,407,453	£958,999	75
CAT 041	Caterham	£1,938,044	£3,617,500	−£1,679,456	£5,872,859	40
CAT 047	Caterham	£4,220,617	£6,515,718	−£2,295,101	£14,068,724	72
GOD 011	Godstone	£1,307,252	£1,710,000	−£402,748	£1,005,578	21
NUT 005	Redhill	£2,128,730	£4,904,000	−£2,775,270	£347,264	37
OXT 005	Oxted	£1,590,707	£1,911,000	−£320,293	£4,078,736	12
OXT 018	Oxted	£2,078,087	£4,785,560	−£2,707,473	£1,323,622	30

- 7.5 BHE 008, CAT 041 and CAT 047 all involve the redevelopment of existing commercial buildings (either office or light industrial). These sites will have relatively high existing use values, which consequently makes it difficult for the proposed developments to achieve all policy requirements in full.
- 7.6 CAT 011, CAT 036 and OXT 005 are all existing houses which would be redeveloped by 11, 14 and 12 units respectively. The benchmark land value is therefore significantly higher than for greenfield sites and the residual land

values are lower than existing values. However, in all 3 cases, no affordable housing is required, as the schemes fall below the 15 unit threshold.

- 7.7 CAT 039 is a golf course and the development generates a residual land value of £518,000 per hectare. Although this is lower than the benchmark land value of £700,000 per hectare, the residual value still provides a significant uplift above existing use value, providing the landowner with an incentive to sell.
- 7.8 CAT 004, CAT040 and NUT005 are public sector sites which could be brought forward for development at land values lower than the benchmarks we have adopted.

#### **Varied affordable housing percentages**

- 7.9 In light of the results above, we have undertaken a number of sensitivity analyses on the percentage of affordable housing to consider whether the viability issues above could be addressed. The full results are attached as Appendix 4, which also includes 40% and 50% affordable housing for all sites.
- 7.10 Table 7.10.1 summarises the results of our assessment for the sites that are unviable with the full 34% affordable provision (of the 13 sites, 3 fall below the affordable housing threshold of 15). The results of this analysis demonstrate that the schemes could still be developed viably, even if there are no other positive changes to housing market conditions.

**Table 7.10.1: Sensitivity analysis with reduced affordable housing percentages**

<b>Ref</b>	<b>Residual land value (34% AH)</b>	<b>Residual land value (20% AH)</b>	<b>Residual land value (10% AH)</b>	<b>Residual land value (0% AH)</b>	<b>Bench mark land value</b>
BHE 007	£19,044,293	£25,159,711	£29,512,499	£33,859,323	£30,600,000
BHE 008	£1,260,496	£1,239,640	£1,224,743	£1,209,846	£3,752,448
CAT 004	£1,483,879	£1,801,308	£2,028,044	£2,254,780	£8,960,000
CAT 039	£37,159,598	£47,131,074	£54,251,745	£61,370,453	£50,218,000
CAT 040	£4,267,547	£5,318,172	£6,068,618	£6,819,065	£6,675,000
CAT 041	£1,938,044	£2,520,524	£2,936,581	£3,352,638	£3,617,500
CAT 047	£4,220,617	£5,251,393	£5,987,661	£6,723,929	£6,515,718
GOD 011	£1,307,252	£1,561,379	£1,742,899	£1,924,417	£1,710,000
NUT 005	£2,128,730	£2,602,380	£2,940,703	£3,279,025	£4,904,000
OXT 018	£2,078,087	£2,525,514	£2,845,106	£3,164,697	£4,785,560

#### **Sensitivity analysis: growth in sales values and increases in build costs**

- 7.11 We have re-run our appraisals to test the impact that growth in sales values alongside inflation on costs might have on scheme viability and the consequential impacts on how readily the Council might achieve viable outcomes on the unviable schemes.

- 7.12 We have run two sensitivity analyses, the first assuming 10% growth in sales values alongside cost inflation of 5%, while the second assumes 20% growth in sales values alongside cost inflation of 10%. This represents medium term (5 year) growth and inflation but is not a prediction. The results are attached at Appendix 5 (10% growth with 5% build cost inflation) and Appendix 6 (20% growth and 10% build cost inflation). Where required by prevailing planning policy, the schemes incorporate the current 34% affordable housing target.
- 7.13 We have run two sensitivity analyses, the first assuming 10% growth in sales values alongside cost inflation of 5%, while the second assumes 20% growth in sales values alongside cost inflation of 10%. This represents medium term (5 year) growth and inflation but is not a prediction. The results are attached at Appendix 5 and 6. Where required by prevailing planning policy, the schemes incorporate the current 34% affordable housing target.

**Table 7.13.1: Impact of growth in values on unviable schemes**

Ref	Residual land value (base values)	Residual land value (10% growth on values; 5% inflation on costs)	Residual land value (20% growth on values; 10% inflation on costs)	Benchmark land value
BHE 007	£19,044,293	£23,328,330	£27,568,289	£30,600,000
BHE 008	£1,260,496	£1,464,024	£1,667,553	£3,752,448
CAT 004	£1,483,879	£1,692,529	£1,901,179	£8,960,000
CAT 039	£37,159,598	£43,262,486	£49,348,465	£50,218,000
CAT 040	£4,267,547	£4,909,911	£5,552,275	£6,675,000
CAT 041	£1,938,044	£2,262,704	£2,587,364	£3,617,500
CAT 047	£4,220,617	£4,847,899	£5,475,182	£6,515,718
GOD 011	£1,307,252	£1,469,782	£1,632,313	£1,710,000
NUT 005	£2,128,730	£2,427,219	£2,725,709	£4,904,000
OXT 018	£2,078,087	£2,349,988	£2,621,888	£4,785,560

- 7.14 The appraisals incorporating growth show significant improvement in comparison to the base position, but a reduction in affordable housing may still be required to achieve an outcome that generates an adequate return for the landowners. In all cases, the residual land values are lower than the benchmark land value, albeit that the gap closes significantly. These increases in residual value mean that the prospects of the sites coming forward for development will improve significantly.

**Sensitivity analysis: density**

- 7.15 The sensitivity analysis on density (attached as Appendix 7) indicates that significant improvements in viability could be achieved through higher density development. Assuming 34% affordable housing is provided (where the threshold is exceeded), 47 of the 60 sites (78%) are viable. However, if density is reduced by 30% of the original, the number of viable sites falls to 39. Increasing density above the levels assumed increases residual land values, but it has less impact on the number of sites turning from 'unviable' to 'viable' (48 sites will be viable).



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- 7.16 Density is clearly a key factor in maintaining viability and the Council will need to consider how best to balance the density of sites with local character and viability. Based on the information provided, it is not recommended that there be any reduction to the density levels assumed by officers for each site. Any reduction may potentially put the viability of a significant number of sites at risk and this will need to be something that the Council continue to consider as the Local Plan evolves.

## 8 Conclusions and recommendations

- 8.1 This report tests the ability of sites identified in the Council's HELAA to be developed viably, so that when taking account of the cumulative impact of local planning authority standards and policies, landowners and developers can achieve 'competitive returns'.
- 8.2 The NPPF states that planning requirements "should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle". This report and its supporting appendices test this proposition in the District of Tandridge.
- 8.3 We have tested the impact of the Council's affordable housing policies and other requirements (including CIL) as a base position. The results generated by this base position indicate that in the vast majority of cases (78%), sites can be viably developed generating residual land values that exceed indicative benchmark land values. For the sites that are unviable, the Council's flexible approach to affordable housing delivery (i.e. up to 34% affordable, subject to individual site circumstances and scheme viability) will ensure that most developments can come forward over the economic cycle. At 20% affordable housing, 88% of sites are viable and at 10% affordable, 90% of sites are viable.
- 8.4 A very small number of sites tested are unviable, even though they fall below the Council's affordable housing policy threshold. In these cases, an increase in density might be a possible option for resolving viability issues. Our testing of density levels indicates that viability can be preserved by not reducing densities below the levels assumed for each site by officers when appropriately balanced with the local character.
- 8.5 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. Further, this is a high level assessment of viability and where developers disagree with the information set out, it is an opportunity for them to share their more detailed information with the Council and demonstrate how they have established viability on a site by site basis if necessary.
- 8.6 The results of our appraisals indicate that the Council's target of 34% affordable housing should be deliverable on most sites that are expected to come forward over the life of the Development Plan. However, it is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context as the Local Plan evolves.
- 8.7 Our appraisals do not consider the potential impact that grant funding might have on scheme viability. The nil grant assumption we have adopted is a realistic assumption for the short term, given the constraints on public spending and the significant drop in funding during the current spending round. Levels of grant funding may change in the future and an increase in subsidy would clearly improve viability. The Council should therefore monitor the situation closely over the medium term and work with developers to ensure that further work on viability has regard to this where applicable.

- 8.8 Our appraisals indicate that requirements to develop to meet CSH level 4 are unlikely to have an adverse impact on viability (this requirement has been in place for some time in the District and readily accommodated). In the recent budget, the government announced that it will be no longer be introducing higher code standards in 2016 as previously planned.
- 8.9 The Council needs to strike a balance between achieving its objectives and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements and considering appropriate densities ensures that these objectives are balanced as far as is practicably possible.
- 8.10 This study is the first test on the HELAA sites. As the Local Plan progresses, further viability testing will be required to determine the impact of new policies and any changes in the market may impact on viability.

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## Appendix 1 - CIL instalments policy

Total CIL liability	Number of instalments	Amount payable and payment period
Amount is less than £250,000	Payable in three instalments	1 <sup>st</sup> instalment of 25% payable within 120 days of commencement date 2 <sup>nd</sup> instalment of 50% payable within 270 days of commencement date 3 <sup>rd</sup> instalment of 25% payable within 450 days of commencement date
Amount is greater than £250,000	Payable in three instalments	1 <sup>st</sup> instalment of 25% payable within 120 days of commencement date 2 <sup>nd</sup> instalment of 50% payable within 365 days of commencement date 3 <sup>rd</sup> instalment of 25% payable within 730 days of commencement date
Amount is greater than £500,000	Payable in three instalments	1 <sup>st</sup> instalment of 25% payable within 120 days of commencement date 2 <sup>nd</sup> instalment of 50% payable within 450 days of commencement date 3 <sup>rd</sup> instalment of 25% payable within 820 days of commencement date
<p>NB: If any part of the chargeable development is completed before the chargeable amount has been paid in full then the outstanding amount will be due in full within the instalment time given or 60 days whichever is the lesser.</p>		

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## Appendix 2 - Sample appraisal model

**LOCAL PLAN AND CIL VIABILITY MODEL**

This is input source box for reference info that appears on all sheets

Local Authority	TANDRIDGE DISTRICT COUNCIL
Area(s)	
Author	
Date	15 June 2015
Reference	

Site	60
------	----

**DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE**

35

Values: - NOT USED

Sales values

Affordable housing percentage	<input type="text" value="0%"/>
of which social rented	<input type="text" value="75%"/>
of which intermediate	<input type="text" value="25%"/>

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs)

Grant available  check box

Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
£3,133,365	90	3,150	3,150	35	3.6%

No of units 35

Scheme above AH threshold		Y
Total floor area	3,150	gross area
Private floor area	3,150	100%
Affordable floor area	-	100%
		net area
		3,150
		100%
		3,150
		100%

Site area increase/decrease (to adjust density)  % of original

Growth/inflation	
Sales	0.00%
Build	0.00%

### LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	TANDRIDGE DISTRICT COUNCIL
Area(s)	0
Author	0
Date	15 June 2015
Reference	0

#### BUILD COSTS

Typology	Build costs per gross sq m	External works and other costs	Gross to net adjustment for flats
Residential	£1,254	£251	100.0%

#### TIMINGS for cash flow

Build start	Build period	Sales period	Sales period start
Quarters 2	Quarters 4	Quarters 1,94444444	Quarters from start on site 6

#### PLANNING OBLIGATIONS / CIL

S106 payments	CIL Charges	Fees
£s per sqm all tenures £11	£s p sq m private sales only £120	% of build cost 10%
Quarter paid 2	Instal-ment 1 - Qtr paid 1	Instal-ment 3 - Qtr paid 1

#### OTHER COSTS

Developer return % GDV	Private 20.00%
Code for Sustainable Homes	Affordable 6.00%
Contingency	All tenures 6%
Marketing costs % of sales values	5%
Legal Fees % of GDV	3.00%
Site acquisition costs % land value	0.50%
Development Finance	5.80%
	7.00%

From test variables



LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	TANDRIDGE DISTRICT COUNCIL
Area(s)	
Proxy number	80
Date	15 June 2015
Reference	35

DEVELOPMENT PERIOD CASHFLOW

dev heclarage	
dev acreage	

Revenue per Qtr		
Revenue	0 £	12,206,376
Investment value of ground rents	0 £	654,545
<b>GDV before costs of sale</b>	<b>Sub Total</b>	
Costs of Sale		
Marketing costs		3.00%
Legal fees		0.50%
<b>Sub Total</b>		
Net commercial investment value		
Retail A1-A5	£	-
Retail S'Market	£	-
B1 office	£	-
B2 industrial	£	-
B8 storage	£	-
C1 Hotel	£	-
C2 resi institution	£	-
D1	£	-
D2	£	-
<b>Total commercial value</b>	<b>Sub Total</b>	
Speculative NDV		
Affordable Housing Revenue		
No fees on sale	0 £	-
<b>NDV</b>	<b>Total</b>	
Standard Costs		
Residential	£	4,977,126
Retail A1-A5	£	-
Retail S'Market	£	-
B1 office	£	-
B2 industrial	£	-
B8 storage	£	-
C1 Hotel	£	-
C2 resi institution	£	-
D1	£	-
D2	£	-
Contingency	£	-
<b>Sub Total</b>		
Other Costs		
Professional fees		10.00%
<b>Sub Total</b>		
CIL		
<b>Total</b>		378,000
Resi CIL	£	126,000
	£	126,000
	£	126,000
<b>Sub Total</b>		378,000
Resi Section 106 Costs	0 £	35,000
<b>Sub Total</b>		35,000
<b>Total Other Costs</b>	<b>Sub Total</b>	
<b>Total Costs</b>		
Developer's profit on GDV	% of GDV	20.00%
Residual Sum before interest	% of GDV affordable	6%
Cumulative residual balance for interest calculation		
Interest		7.00%
<b>Residual Sum for quarter after interest</b>		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2
	1	2	3	4	1	2	3
£ 12,555,130	0	0	0	0	0	6,277,565	6,277,565
£ 673,247	0	0	0	0	0	336,623	336,623
<b>£ 13,228,376</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,614,188</b>	<b>6,614,188</b>
£ 396,851	0	0	0	0	0	-198,426	-198,426
£ 66,142	0	0	0	0	0	-33,071	-33,071
<b>£ -462,993</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-231,497</b>	<b>-231,497</b>
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
<b>£ 0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
£ 12,765,383	0	0	0	0	0	6,382,692	6,382,692
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
<b>£ 12,765,383</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,382,692</b>	<b>6,382,692</b>
£ 4,977,126	0	1,244,282	1,244,282	1,244,282	1,244,282	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
£ 248,856	0	62,214	62,214	62,214	62,214	0	0
<b>£ 5,225,982</b>	<b>0</b>	<b>1,306,496</b>	<b>1,306,496</b>	<b>1,306,496</b>	<b>1,306,496</b>	<b>0</b>	<b>0</b>
£ 522,598	0	130,650	130,650	130,650	130,650	0	0
<b>£ 522,598</b>	<b>0</b>	<b>130,650</b>	<b>130,650</b>	<b>130,650</b>	<b>130,650</b>	<b>0</b>	<b>0</b>
£ 126,000	126,000	0	0	0	0	0	0
£ 126,000	126,000	0	0	0	0	0	0
£ 126,000	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0
<b>£ 378,000</b>	<b>378,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
£ 35,000	0	35,000	0	0	0	0	0
<b>£ 35,000</b>	<b>0</b>	<b>35,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>£ 413,000</b>	<b>378,000</b>	<b>35,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>£ 6,161,581</b>	<b>378,000</b>	<b>1,472,145</b>	<b>1,437,145</b>	<b>1,437,145</b>	<b>1,437,145</b>	<b>0</b>	<b>0</b>
£ -							
£ 2,553,077	0	0	0	0	0	1,276,538	1,276,538
£ -	0	0	0	0	0	0	0
<b>£ 4,050,726</b>	<b>-378,000</b>	<b>-1,472,145</b>	<b>-1,437,145</b>	<b>-1,437,145</b>	<b>-1,437,145</b>	<b>5,106,163</b>	<b>5,106,163</b>
	-378,000	-1,856,327	-3,323,833	-4,815,340	-6,331,241	-1,328,636	3,755,788
£ -	-6,182	-30,360	-54,362	-78,756	-103,548	-21,730	0
<b>£ 3,755,788</b>	<b>-384,182</b>	<b>-1,502,506</b>	<b>-1,491,507</b>	<b>-1,515,901</b>	<b>-1,540,693</b>	<b>5,084,423</b>	<b>5,106,163</b>

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

£ 3,326,290
<b>£ 3,326,290</b>
£ 192,925
<b>£ 3,133,365</b>

Quarterly Interest 1.75%



## Appendix 3 - Sites details



1	79	88	89	90	98	120	122	123	131	132	133	134	141	152	153
TANDRIDGE LOBuild costs		Net to gross		Retail A1-A5 Retail SM&Resi		Total new floorspace	Build start (QUARTERS)		Build period (QUARTERS)		Resi sales period (qtrs)		Sales period start		
Site ref	Retail A1-A5 Resi	Retail A1-A5 Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi	Retail A1-A5 Retail SM&Resi
1	1,642	1,254	80%	80%	100%	82,620	3	3	2	4	4	4	25	25	6
2	1,642	1,254	80%	80%	100%	1,350	3	3	2	4	4	4	4	4	6
3	1,642	1,254	80%	80%	100%	900	3	3	2	4	4	4	4	4	6
4	1,642	1,254	80%	80%	100%	2,610	3	3	2	4	4	4	4	4	6
5	1,642	1,254	80%	80%	100%	5,040	3	3	2	4	4	4	5	5	6
6	1,642	1,254	80%	80%	100%	990	3	3	2	4	4	4	4	4	6
7	1,642	1,254	80%	80%	100%	1,890	3	3	2	4	4	4	4	4	6
8	1,642	1,254	80%	80%	100%	6,300	3	3	2	6	6	6	7	7	6
9	1,642	1,254	80%	80%	100%	2,430	3	3	2	4	4	4	4	4	6
10	1,642	1,254	80%	80%	100%	4,770	3	3	2	4	4	4	5	5	6
11	1,642	1,254	80%	80%	100%	1,260	3	3	2	4	4	4	4	4	6
12	1,642	1,254	80%	80%	100%	2,700	3	3	2	4	4	4	4	4	6
13	1,642	1,254	80%	80%	100%	96,840	3	3	2	30	30	30	30	30	6
14	1,642	1,254	80%	80%	100%	6,750	3	3	2	6	6	6	7	7	6
15	1,642	1,389	80%	80%	100%	3,600	3	3	2	4	4	4	4	4	6
16	1,642	1,254	80%	80%	100%	6,480	3	3	2	6	6	6	7	7	6
17	1,642	1,254	80%	80%	100%	1,400	3	3	2	4	4	4	4	4	6
18	1,642	1,254	80%	80%	100%	14,130	3	3	2	8	8	8	8	8	6
19	1,642	1,254	80%	80%	100%	3,150	3	3	2	4	4	4	4	4	6
20	1,642	1,254	80%	80%	100%	1,200	3	3	2	4	4	4	4	4	6
21	1,642	1,254	80%	80%	100%	1,600	3	3	2	4	4	4	4	4	6
22	1,642	1,254	80%	80%	100%	15,030	3	3	2	8	8	8	8	8	6
23	1,642	1,254	80%	80%	100%	1,890	3	3	2	4	4	4	4	4	6
24	1,642	1,254	80%	80%	100%	1,800	3	3	2	4	4	4	4	4	6
25	1,642	1,254	80%	80%	100%	1,800	3	3	2	4	4	4	4	4	6
26	1,642	1,254	80%	80%	100%	1,350	3	3	2	4	4	4	4	4	6
27	1,642	1,254	80%	80%	100%	7,200	3	3	2	6	6	6	7	7	6
28	1,642	1,389	80%	80%	100%	800	3	3	2	4	4	4	4	4	6
29	1,642	1,254	80%	80%	100%	6,300	3	3	2	4	4	4	6	6	6
30	1,642	1,254	80%	80%	100%	900	3	3	2	4	4	4	4	4	6
31	1,642	1,254	80%	80%	100%	1,350	3	3	2	5	5	5	5	5	6
32	1,642	1,254	80%	80%	100%	3,330	3	3	2	4	4	4	4	4	6
33	1,642	1,254	80%	80%	100%	1,080	3	3	2	4	4	4	4	4	6
34	1,642	1,254	80%	80%	100%	13,500	3	3	2	8	8	8	8	8	6
35	1,642	1,254	80%	80%	100%	22,500	3	3	2	10	10	10	10	10	6
36	1,642	1,254	80%	80%	100%	1,400	3	3	2	4	4	4	4	4	6
37	1,642	1,254	80%	80%	100%	2,700	3	3	2	4	4	4	4	4	6
38	1,642	1,254	80%	80%	100%	3,150	3	3	2	4	4	4	4	4	6
39	1,642	1,254	80%	80%	100%	1,800	3	3	2	4	4	4	4	4	6
40	1,642	1,254	80%	80%	100%	1,350	3	3	2	4	4	4	4	4	6
41	1,642	1,254	80%	80%	100%	14,850	3	3	2	8	8	8	8	8	6
42	1,642	1,254	80%	80%	100%	4,590	3	3	2	5	5	5	5	5	6
43	1,642	1,254	80%	80%	100%	1,080	3	3	2	4	4	4	4	4	6
44	1,642	1,254	80%	80%	100%	1,980	3	3	2	4	4	4	4	4	6
45	1,642	1,254	80%	80%	100%	8,550	3	3	2	6	6	6	6	6	6
46	1,642	1,254	80%	80%	100%	42,120	3	3	2	12	12	12	12	12	6
47	1,642	1,254	80%	80%	100%	3,600	3	3	2	4	4	4	4	4	6
48	1,642	1,254	80%	80%	100%	23,310	3	3	2	10	10	10	10	10	6
49	1,642	1,254	80%	80%	100%	27,000	3	3	2	10	10	10	10	10	6
50	1,642	1,254	80%	80%	100%	38,070	3	3	2	10	10	10	10	10	6
51	1,642	1,254	80%	80%	100%	14,760	3	3	2	4	4	4	4	4	6
52	1,642	1,254	80%	80%	100%	14,760	3	3	2	4	4	4	4	4	6
53	1,642	1,254	80%	80%	100%	10,800	3	3	2	4	4	4	4	4	6
54	1,642	1,254	80%	80%	100%	10,800	3	3	2	4	4	4	4	4	6
55	1,642	1,254	80%	80%	100%	55,890	3	3	2	14	14	14	14	14	6
56	1,642	1,254	80%	80%	100%	1,600	3	3	2	4	4	4	4	4	6
57	1,642	1,254	80%	80%	100%	3,600	3	3	2	4	4	4	4	4	6
58	1,642	1,254	80%	80%	100%	7,290	3	3	2	6	6	6	6	6	6
59	1,642	1,254	80%	80%	100%	800	3	3	2	4	4	4	4	4	6
60	1,642	1,254	80%	80%	100%	3,150	3	3	2	4	4	4	4	4	6

Site ref	158		159	160	161	162	163	164	165	166	167	168	169	170
	Total sqm	Existing floorspace												
	Yield	EUV	EUV uplift	BLV	Existing use	Area	Site areas	Developab	In original					
	£60	6%	20%	BLV	Agri/cultural	Area	Gross	Area	dataset?					
1	3,127.04	£60	20%	3,127.04	Agri/cultural	Blindley Heath	61.2	29.95	29.95	N				
2					B2 (Light Industrial)	Blindley Heath	1.05	0.49	0.49	N				
3					Garden Land	Blechningly	0.73	0.60	0.60	N				
4					Sui Generis (Vacant Former Officers Mess)	Whyteleafe	11.2	7	7.00	N				
5	69,300				None - Greenfield (Reserve Site)	Whyteleafe	3.30	2.06	2.06	Y				
6	1,503,000		30%		C3 (Single property)	Caterham	0.43	0.35	0.35	N				
7					Former Youth Centre	Caterham	0.35	0.35	0.35	Y				
8	83,160				Greenfield	Caterham	3.96	2.47	2.47	Y				
9					Greenfield	Caterham	2.05	0.88	0.88	Y				
10					Greenfield	Caterham	2.81	1.75	1.75	N				
11	2281100		30%		C3 (3 homes)	Caterham	0.53	0.43	0.43	N				
12					Greenfield	Caterham	2.11	0.99	0.99	N				
13					Recreation (Golf Course)	Caterham	71.74	35.87	35.87	N				
14					Former Military Base (Vacant)	Caterham	4.45	1.87	1.87	Y				
15	1732.81	£104.38	6.00%	3,014,583	Former Military Base (Vacant)	Caterham	0.33	0.28	0.28	Y				
16	2,421	£134.55	6.00%	5,429,765	BT (offices)	Caterham	0.30	0.30	0.30	N				
17					Car Park	Caterham	0.24	0.24	Council owned	0.24	N			
18					Open Spaces	Caterham	3.92	2.45	Council owned	2.45	N			
19					Greenfield	Felbridge	2.93	1.75	1.75	Y				
20					Greenfield	Felbridge	0.43	0.35	0.35	N				
21					Greenfield	Godstone	0.25	0.25	0.25	N				
22	214,830				Greenfield	Godstone	10.23	5.62	5.62	Y				
23	£114,000	8.00%	20%	1,425,000	A1 and B8 (Garden Centre)	Godstone	1.30	1.07	1.07	N				
24					Greenfield	Godstone	0.81	0.66	0.66	Y				
25					Greenfield	Lingfield	0.85	0.7	0.70	N				
26					Greenfield	Lingfield	2.22	1.37	1.37	N				
27	144,270				Greenfield	Lingfield	6.87	3.00	3.00	Y				
28					Garden Land	Lingfield	0.20	0.20	0.20	Y				
29					Greenfield	Lingfield	5.28	3.30	3.30	N				
30	675,000				Greenfield	Lingfield	1.35	0.49	Council owned	0.49	N			
31	1,162,000				Former Tennis Courts	Nuffield	1.66	0.86	0.86	Y				
32					C2 (College)	Redhill	6.13	3.83	3.83	N				
33	1,470,000		30%		House / Residential Garden Land	Oxted	0.39	0.39	0.39	Y				
34	120,540				None - Greenfield	Oxted	5.74	2.62	2.62	Y				
35	207,480				Greenfield	Oxted	9.88	6.12	6.12	Y				
36					Open Space	Oxted	0.18	0.18	Council owned	0.18	N			
37	3,681,200		30%		C3 (3 properties)	Oxted	1.57	1.29	1.29	N				
38					Greenfield	Hurst Green	2.67	1.66	1.66	N				
39					Vacant	Oxted	1.45	1.19	1.19	N				
40	42,420				Greenfield	Oxted	2.02	1.45	1.45	Y				
41					Greenfield	Hurst Green	6.96	4.35	4.35	N				
42	820,000		30%		Mixture of C3 (2 properties), B8 (154 sq m)	Limpsfield	2.73	1.70	1.70	Y				
43					Greenfield	Oxted	0.49	0.40	0.40	N				
44					Greenfield	Oxted	2.45	1.11	1.11	N				
45					Greenfield	Oxted	5.09	3.18	3.18	N				
46	588,840				Greenfield	South Godstone	28.04	15.62	15.62	Y				
47					Greenfield	Smallfield	1.43	1.17	1.17	N				
48					Greenfield	Smallfield	13.81	8.63	8.63	N				
49	314,370				Greenfield	Smallfield	14.97	9.35	9.35	Y				
50					Greenfield	Smallfield	12.36	7.72	7.72	N				
51					Greenfield	Smallfield	22.56	14.1	14.10	N				
52	184,380				Greenfield and 1 C3 property	Smallfield	8.78	5.18	5.18	Y				
53	120,120				Greenfield	Smallfield	5.72	3.57	3.57	Y				
54					Recreation Ground & Club House	Warringham	6.86	4.21	4.21	Y				
55					Greenfield	Warringham	33.15	20.71	20.71	N				
56					Greenfield	Warringham	1.05	0.86	0.86	Y				
57					Greenfield	Warringham	2.25	1.65	1.65	N				
58					Recreation ground	Warringham	6.34	3.90	3.90	N				
59					Golf Course	Warringham	122.73	0.90	0.90	N				
60					Grazing Paddock & Stables	Warringham	1.68	1.38	1.38	N				

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## Appendix 4 - Appraisal results at present values and costs

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

52

87%

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£33,859,323	£30,600,000	£3,259,323	£553,257	£1,130,528	1	15.00
BHE 008	Blindley Heath	£1,209,846	£3,752,448	-£2,542,602	£1,152,234	£2,469,072	2	14.29
BLE 016	Bletchingly	£1,223,606	£511,000	£712,606	£1,676,173	£2,039,344	3	13.70
CAT 004	Whyteleafe	£2,254,780	£8,960,000	-£6,705,220	£201,320	£322,111	4	2.59
CAT 007	Whyteleafe	£3,913,049	£1,650,000	£2,263,049	£1,185,772	£1,899,538	5	16.97
CAT 011	Caterham	£1,428,775	£1,953,900	-£525,125	£3,322,733	£4,082,215	6	25.58
CAT 013	Caterham	£2,337,711	£280,000	£2,057,711	£6,679,175	£6,679,175	7	60.00
CAT 016	Caterham	£6,548,603	£1,980,000	£4,568,603	£1,653,688	£2,651,256	8	17.68
CAT 019	Caterham	£2,822,792	£1,025,000	£1,797,792	£1,376,972	£3,207,718	9	13.17
CAT 029	Caterham	£5,193,119	£1,405,000	£3,788,119	£1,848,085	£2,967,497	10	18.86
CAT 036	Caterham	£1,701,456	£2,965,430	-£1,263,974	£3,210,294	£3,956,874	11	26.42
CAT 038	Caterham	£3,089,213	£1,055,000	£2,034,213	£1,464,082	£3,120,417	12	14.22
CAT 039	Caterham	£61,370,453	£50,218,000	£11,152,453	£855,457	£1,710,913	13	15.00
CAT 040	Caterham	£6,819,065	£6,675,000	£144,065	£1,532,374	£3,646,559	14	16.85
CAT 041	Caterham	£3,352,638	£3,617,500	-£264,862	£10,159,510	£11,973,708	15	121.21
CAT 047	Caterham	£6,723,929	£6,515,718	£208,210	£22,413,096	£22,413,096	16	240.00
CAT 051	Caterham	£2,367,112	£360,000	£2,007,112	£9,862,966	£9,862,966	17	29.17
CAT 054	Caterham	£12,960,848	£2,744,000	£10,216,848	£3,306,339	£5,290,142	18	40.05
FEL 004	Felbridge	£2,996,532	£1,465,000	£1,531,532	£1,022,707	£1,712,304	19	11.95
FEL 008	Felbridge	£1,868,499	£215,000	£1,653,499	£4,345,347	£5,338,570	20	13.95
GOD 008	Godstone	£2,219,220	£125,000	£2,094,220	£8,876,878	£8,876,878	21	32.00
GOD 010	Godstone	£10,759,372	£5,115,000	£5,644,372	£1,051,747	£1,914,479	22	16.32
GOD 011	Godstone	£1,924,417	£1,710,000	£214,417	£1,480,321	£1,798,521	23	16.15
GOD012	Godstone	£5,732,519	£405,000	£5,327,519	£7,077,184	£8,685,635	24	24.69
LIN 003	Lingfield	£1,777,022	£425,000	£1,352,022	£2,090,614	£2,538,603	25	23.53
LIN 005	Lingfield	£1,440,002	£1,110,000	£330,002	£648,650	£1,051,096	26	6.76
LIN 012	Lingfield	£5,619,347	£3,435,000	£2,184,347	£817,954	£1,873,116	27	11.64
LIN 018	Lingfield	£11,706,479	£140,000	£11,566,479	£58,532,394	£58,532,394	28	20.00
LIN 020	Lingfield	£5,039,998	£2,640,000	£2,399,998	£954,545	£1,527,272	29	13.26
LIN 023	Lingfield	£1,102,983	£675,000	£427,983	£817,025	£2,250,986	30	7.41
NUT 003	Nutfield	£2,156,450	£1,162,000	£994,450	£1,299,067	£2,507,500	31	9.04
NUT 005	Redhill	£3,279,025	£4,904,000	-£1,624,975	£534,914	£856,142	32	6.04
OXT 005	Oxted	£1,550,142	£1,911,000	-£360,858	£3,974,723	£3,974,723	33	30.77
OXT 006	Oxted	£12,745,534	£2,870,000	£9,875,534	£2,220,476	£4,864,708	34	26.13
OXT 007	Oxted	£20,428,853	£4,940,000	£15,488,853	£2,067,698	£3,338,048	35	25.30
OXT 013	Oxted	£2,406,615	£126,000	£2,280,615	£13,370,081	£13,370,081	36	38.89
OXT 018	Oxted	£3,164,697	£4,785,560	-£1,620,863	£2,015,731	£2,453,254	37	19.11
OXT 020	Hurst Green	£2,850,733	£1,335,000	£1,515,733	£1,067,690	£1,717,309	38	13.11
OXT 022	Oxted	£2,297,607	£1,015,000	£1,282,607	£1,584,557	£1,930,762	39	13.79
OXT 024	Oxted	£1,830,442	£1,010,000	£820,442	£906,159	£1,262,374	40	7.43
OXT 025	Hurst Green	£10,635,209	£3,480,000	£7,155,209	£1,528,047	£2,444,876	41	23.71
OXT 028	Limpsfield	£5,521,561	£1,066,000	£4,455,561	£2,022,550	£3,247,977	42	18.68
OXT 034	Oxted	£1,550,142	£245,000	£1,305,142	£3,163,555	£3,875,355	43	24.49
OXT 037	Oxted	£2,434,116	£1,225,000	£1,209,116	£993,517	£2,192,897	44	8.98
OXT 046	Oxted	£8,866,338	£2,545,000	£6,321,338	£1,741,913	£2,788,157	45	18.66
SGOD 005	South Godstone	£27,702,734	£14,020,000	£13,682,734	£987,972	£1,773,543	46	16.69
SMA 008	Smallfield	£3,188,734	£715,000	£2,473,734	£2,229,884	£2,725,414	47	27.97
SMA 009	Smallfield	£15,471,278	£6,905,000	£8,566,278	£1,120,295	£1,792,732	48	18.75
SMA 013	Smallfield	£17,860,263	£7,485,000	£10,375,263	£1,193,070	£1,910,189	49	20.04
SMA 019	Smallfield	£13,010,479	£6,180,000	£6,830,479	£1,052,628	£1,685,295	50	18.69
SMA 020	Smallfield	£24,375,215	£11,280,000	£13,095,215	£1,080,462	£1,728,739	51	18.75
SMA 021	Smallfield	£11,691,408	£4,390,000	£7,301,408	£1,331,595	£2,257,029	52	18.68
SMA 027	Smallfield	£7,296,301	£2,860,000	£4,436,301	£1,275,577	£2,043,782	53	17.48
WAR 005	Warlingham	£9,126,871	£4,802,000	£4,324,871	£1,330,448	£2,167,903	54	17.49
WAR 008	Warlingham	£36,667,752	£16,575,000	£20,092,752	£1,106,116	£1,770,534	55	18.73
WAR 010	Warlingham	£2,250,649	£525,000	£1,725,649	£2,143,475	£2,617,034	56	7.62
WAR 018	Warlingham	£3,247,588	£1,125,000	£2,122,588	£1,443,372	£1,968,235	57	17.78
WAR 019	Warlingham	£5,989,681	£3,170,000	£2,819,681	£944,745	£1,535,816	58	12.78
WAR 024	Warlingham	£1,597,502	£450,000	£1,147,502	£13,016	£1,775,002	59	0.03
WAR 025	Warlingham	£3,133,365	£1,176,000	£1,957,365	£1,865,098	£2,270,554	60	20.83

# 10% AH

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

49

82%

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£29,512,499	£30,600,000	<b>-£1,087,501</b>	£482,230	£985,392	1	15.00
BHE 008	Blindley Heath	£1,224,743	£3,752,448	<b>-£2,527,705</b>	£1,166,422	£2,499,475	2	14.29
BLE 016	Bletchingly	£1,233,549	£511,000	£722,549	£1,689,793	£2,055,915	3	13.70
CAT 004	Whyteleafe	£2,028,044	£8,960,000	<b>-£6,931,956</b>	£181,075	£289,721	4	2.59
CAT 007	Whyteleafe	£3,479,722	£1,650,000	£1,829,722	£1,054,461	£1,689,185	5	16.97
CAT 011	Caterham	£1,439,712	£1,953,900	<b>-£514,188</b>	£3,348,166	£4,113,461	6	25.58
CAT 013	Caterham	£2,114,863	£280,000	£1,834,863	£6,042,466	£6,042,466	7	60.00
CAT 016	Caterham	£5,832,787	£1,980,000	£3,852,787	£1,472,926	£2,361,452	8	17.68
CAT 019	Caterham	£2,541,954	£1,025,000	£1,516,954	£1,239,977	£2,888,584	9	13.17
CAT 029	Caterham	£4,636,312	£1,405,000	£3,231,312	£1,649,933	£2,649,321	10	18.86
CAT 036	Caterham	£1,715,375	£2,965,430	<b>-£1,250,055</b>	£3,236,557	£3,989,245	11	26.42
CAT 038	Caterham	£2,777,170	£1,055,000	£1,722,170	£1,316,194	£2,805,222	12	14.22
CAT 039	Caterham	£54,251,745	£50,218,000	£4,033,745	£756,227	£1,512,455	13	15.00
CAT 040	Caterham	£6,068,618	£6,675,000	<b>-£606,382</b>	£1,363,734	£3,245,250	14	16.85
CAT 041	Caterham	£2,936,581	£3,617,500	<b>-£680,919</b>	£8,898,730	£10,487,789	15	121.21
CAT 047	Caterham	£5,987,661	£6,515,718	<b>-£528,058</b>	£19,958,869	£19,958,869	16	240.00
CAT 051	Caterham	£2,382,578	£360,000	£2,022,578	£9,927,410	£9,927,410	17	29.17
CAT 054	Caterham	£11,481,143	£2,744,000	£8,737,143	£2,928,863	£4,686,181	18	40.05
FEL 004	Felbridge	£2,687,368	£1,465,000	£1,222,368	£917,191	£1,535,639	19	11.95
FEL 008	Felbridge	£1,881,756	£215,000	£1,666,756	£4,376,177	£5,376,446	20	13.95
GOD 008	Godstone	£2,236,895	£125,000	£2,111,895	£8,947,582	£8,947,582	21	32.00
GOD 010	Godstone	£9,485,624	£5,115,000	£4,370,624	£927,236	£1,687,833	22	16.32
GOD 011	Godstone	£1,742,899	£1,710,000	£32,899	£1,340,691	£1,628,877	23	16.15
GOD012	Godstone	£5,205,224	£405,000	£4,800,224	£6,426,202	£7,886,703	24	24.69
LIN 003	Lingfield	£1,611,764	£425,000	£1,186,764	£1,896,193	£2,302,521	25	23.53
LIN 005	Lingfield	£1,454,916	£1,110,000	£344,916	£655,368	£1,061,983	26	6.76
LIN 012	Lingfield	£4,981,859	£3,435,000	£1,546,859	£725,161	£1,660,620	27	11.64
LIN 018	Lingfield	£11,715,317	£140,000	£11,575,317	£58,576,583	£58,576,583	28	20.00
LIN 020	Lingfield	£4,473,364	£2,640,000	£1,833,364	£847,228	£1,355,565	29	13.26
LIN 023	Lingfield	£1,112,926	£675,000	£437,926	£824,390	£2,271,277	30	7.41
NUT 003	Nutfield	£2,171,364	£1,162,000	£1,009,364	£1,308,051	£2,524,842	31	9.04
NUT 005	Redhill	£2,940,703	£4,904,000	<b>-£1,963,297</b>	£479,723	£767,808	32	6.04
OXT 005	Oxted	£1,562,073	£1,911,000	<b>-£348,927</b>	£4,005,314	£4,005,314	33	30.77
OXT 006	Oxted	£11,299,850	£2,870,000	£8,429,850	£1,968,615	£4,312,920	34	26.13
OXT 007	Oxted	£18,080,808	£4,940,000	£13,140,808	£1,830,041	£2,954,380	35	25.30
OXT 013	Oxted	£2,422,081	£126,000	£2,296,081	£13,456,005	£13,456,005	36	38.89
OXT 018	Oxted	£2,845,106	£4,785,560	<b>-£1,940,454</b>	£1,812,170	£2,205,509	37	19.11
OXT 020	Hurst Green	£2,554,935	£1,335,000	£1,219,935	£956,904	£1,539,117	38	13.11
OXT 022	Oxted	£2,080,291	£1,015,000	£1,065,291	£1,434,683	£1,748,143	39	13.79
OXT 024	Oxted	£1,845,355	£1,010,000	£835,355	£913,542	£1,272,658	40	7.43
OXT 025	Hurst Green	£9,376,716	£3,480,000	£5,896,716	£1,347,229	£2,155,567	41	23.71
OXT 028	Limpsfield	£4,935,409	£1,066,000	£3,869,409	£1,807,842	£2,903,182	42	18.68
OXT 034	Oxted	£1,562,073	£245,000	£1,317,073	£3,187,903	£3,905,182	43	24.49
OXT 037	Oxted	£2,199,748	£1,225,000	£974,748	£897,856	£1,981,755	44	8.98
OXT 046	Oxted	£7,881,214	£2,545,000	£5,336,214	£1,548,372	£2,478,369	45	18.66
SGOD 005	South Godston	£24,338,169	£14,020,000	£10,318,169	£867,980	£1,558,141	46	16.69
SMA 008	Smallfield	£2,852,440	£715,000	£2,137,440	£1,994,713	£2,437,983	47	27.97
SMA 009	Smallfield	£13,606,637	£6,905,000	£6,701,637	£985,274	£1,576,667	48	18.75
SMA 013	Smallfield	£15,700,447	£7,485,000	£8,215,447	£1,048,794	£1,679,192	49	20.04
SMA 019	Smallfield	£11,430,325	£6,180,000	£5,250,325	£924,784	£1,480,612	50	18.69
SMA 020	Smallfield	£21,404,126	£11,280,000	£10,124,126	£948,764	£1,518,023	51	18.75
SMA 021	Smallfield	£10,315,475	£4,390,000	£5,925,475	£1,174,883	£1,991,404	52	18.68
SMA 027	Smallfield	£6,457,317	£2,860,000	£3,597,317	£1,128,902	£1,808,772	53	17.48
WAR 005	Warlingham	£8,074,380	£4,802,000	£3,272,380	£1,177,023	£1,917,905	54	17.49
WAR 008	Warlingham	£32,238,272	£16,575,000	£15,663,272	£972,497	£1,556,652	55	18.73
WAR 010	Warlingham	£2,268,325	£525,000	£1,743,325	£2,160,309	£2,637,587	56	7.62
WAR 018	Warlingham	£2,904,500	£1,125,000	£1,779,500	£1,290,889	£1,760,303	57	17.78
WAR 019	Warlingham	£5,312,811	£3,170,000	£2,142,811	£837,983	£1,362,259	58	12.78
WAR 024	Warlingham	£1,606,340	£450,000	£1,156,340	£13,088	£1,784,822	59	0.03
WAR 025	Warlingham	£2,810,517	£1,176,000	£1,634,517	£1,672,927	£2,036,607	60	20.83



HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£25,159,711	£30,600,000	-£5,440,289	£411,106	£840,057	1	15.00
BHE 008	Blindley Heath	£1,239,640	£3,752,448	-£2,512,808	£1,180,609	£2,529,877	2	14.29
BLE 016	Bletchingly	£1,243,492	£511,000	£732,492	£1,703,413	£2,072,486	3	13.70
CAT 004	Whyteleafe	£1,801,308	£8,960,000	-£7,158,692	£160,831	£257,330	4	2.59
CAT 007	Whyteleafe	£3,046,394	£1,650,000	£1,396,394	£923,150	£1,478,832	5	16.97
CAT 011	Caterham	£1,450,649	£1,953,900	-£503,251	£3,373,602	£4,144,710	6	25.58
CAT 013	Caterham	£1,892,014	£280,000	£1,612,014	£5,405,755	£5,405,755	7	60.00
CAT 016	Caterham	£5,116,970	£1,980,000	£3,136,970	£1,292,164	£2,071,648	8	17.68
CAT 019	Caterham	£2,261,116	£1,025,000	£1,236,116	£1,102,983	£2,569,450	9	13.17
CAT 029	Caterham	£4,079,506	£1,405,000	£2,674,506	£1,451,781	£2,331,146	10	18.86
CAT 036	Caterham	£1,729,295	£2,965,430	-£1,236,135	£3,262,820	£4,021,616	11	26.42
CAT 038	Caterham	£2,465,126	£1,055,000	£1,410,126	£1,168,306	£2,490,026	12	14.22
CAT 039	Caterham	£47,131,074	£50,218,000	-£3,086,926	£656,971	£1,313,941	13	15.00
CAT 040	Caterham	£5,318,172	£6,675,000	-£1,356,828	£1,195,095	£2,843,942	14	16.85
CAT 041	Caterham	£2,520,524	£3,617,500	-£1,096,976	£7,637,951	£9,001,870	15	121.21
CAT 047	Caterham	£5,251,393	£6,515,718	-£1,264,326	£17,504,642	£17,504,642	16	240.00
CAT 051	Caterham	£2,398,045	£360,000	£2,038,045	£9,991,853	£9,991,853	17	29.17
CAT 054	Caterham	£10,001,439	£2,744,000	£7,257,439	£2,551,387	£4,082,220	18	40.05
FEL 004	Felbridge	£2,378,203	£1,465,000	£913,203	£811,673	£1,358,973	19	11.95
FEL 008	Felbridge	£1,895,013	£215,000	£1,680,013	£4,407,007	£5,414,323	20	13.95
GOD 008	Godstone	£2,254,571	£125,000	£2,129,571	£9,018,285	£9,018,285	21	32.00
GOD 010	Godstone	£8,211,877	£5,115,000	£3,096,877	£802,725	£1,461,188	22	16.32
GOD 011	Godstone	£1,561,379	£1,710,000	-£148,621	£1,201,061	£1,459,232	23	16.15
GOD012	Godstone	£4,677,928	£405,000	£4,272,928	£5,775,220	£7,087,769	24	24.69
LIN 003	Lingfield	£1,446,507	£425,000	£1,021,507	£1,701,773	£2,066,438	25	23.53
LIN 005	Lingfield	£1,469,830	£1,110,000	£359,830	£662,086	£1,072,869	26	6.76
LIN 012	Lingfield	£4,344,372	£3,435,000	£909,372	£632,369	£1,448,124	27	11.64
LIN 018	Lingfield	£11,724,155	£140,000	£11,584,155	£58,620,773	£58,620,773	28	20.00
LIN 020	Lingfield	£3,906,731	£2,640,000	£1,266,731	£739,911	£1,183,858	29	13.26
LIN 023	Lingfield	£1,122,869	£675,000	£447,869	£831,754	£2,291,568	30	7.41
NUT 003	Nutfield	£2,186,277	£1,162,000	£1,024,277	£1,317,035	£2,542,183	31	9.04
NUT 005	Redhill	£2,602,380	£4,904,000	-£2,301,620	£424,532	£679,473	32	6.04
OXT 005	Oxted	£1,574,004	£1,911,000	-£336,996	£4,035,908	£4,035,908	33	30.77
OXT 006	Oxted	£9,851,328	£2,870,000	£6,981,328	£1,716,259	£3,760,049	34	26.13
OXT 007	Oxted	£15,732,763	£4,940,000	£10,792,763	£1,592,385	£2,570,713	35	25.30
OXT 013	Oxted	£2,437,547	£126,000	£2,311,547	£13,541,929	£13,541,929	36	38.89
OXT 018	Oxted	£2,525,514	£4,785,560	-£2,260,046	£1,608,608	£1,957,763	37	19.11
OXT 020	Hurst Green	£2,259,135	£1,335,000	£924,135	£846,118	£1,360,925	38	13.11
OXT 022	Oxted	£1,862,975	£1,015,000	£847,975	£1,284,811	£1,565,526	39	13.79
OXT 024	Oxted	£1,860,269	£1,010,000	£850,269	£920,925	£1,282,944	40	7.43
OXT 025	Hurst Green	£8,118,223	£3,480,000	£4,638,223	£1,166,411	£1,866,258	41	23.71
OXT 028	Limpsfield	£4,349,257	£1,066,000	£3,283,257	£1,593,135	£2,558,387	42	18.68
OXT 034	Oxted	£1,574,004	£245,000	£1,329,004	£3,212,253	£3,935,011	43	24.49
OXT 037	Oxted	£1,965,381	£1,225,000	£740,381	£802,196	£1,770,614	44	8.98
OXT 046	Oxted	£6,896,091	£2,545,000	£4,351,091	£1,354,831	£2,168,582	45	18.66
SGOD 005	South Godsto	£20,973,603	£14,020,000	£6,953,603	£747,989	£1,342,740	46	16.69
SMA 008	Smallfield	£2,516,145	£715,000	£1,801,145	£1,759,542	£2,150,551	47	27.97
SMA 009	Smallfield	£11,736,789	£6,905,000	£4,831,789	£849,876	£1,359,999	48	18.75
SMA 013	Smallfield	£13,533,901	£7,485,000	£6,048,901	£904,068	£1,447,476	49	20.04
SMA 019	Smallfield	£9,850,171	£6,180,000	£3,670,171	£796,939	£1,275,929	50	18.69
SMA 020	Smallfield	£18,433,037	£11,280,000	£7,153,037	£817,067	£1,307,308	51	18.75
SMA 021	Smallfield	£8,939,540	£4,390,000	£4,549,540	£1,018,171	£1,725,780	52	18.68
SMA 027	Smallfield	£5,618,332	£2,860,000	£2,758,332	£982,226	£1,573,763	53	17.48
WAR 005	Warlingham	£7,021,889	£4,802,000	£2,219,889	£1,023,599	£1,667,907	54	17.49
WAR 008	Warlingham	£27,798,470	£16,575,000	£11,223,470	£838,566	£1,342,273	55	18.73
WAR 010	Warlingham	£2,286,000	£525,000	£1,761,000	£2,177,143	£2,658,139	56	7.62
WAR 018	Warlingham	£2,561,411	£1,125,000	£1,436,411	£1,138,405	£1,552,371	57	17.78
WAR 019	Warlingham	£4,635,943	£3,170,000	£1,465,943	£731,221	£1,188,703	58	12.78
WAR 024	Warlingham	£1,615,178	£450,000	£1,165,178	£13,160	£1,794,642	59	0.03
WAR 025	Warlingham	£2,487,669	£1,176,000	£1,311,669	£1,480,756	£1,802,659	60	20.83

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£19,044,293	£30,600,000	-£11,555,707	£311,181	£635,870	1	15.00
BHE 008	Blindley Heath	£1,260,496	£3,752,448	-£2,491,952	£1,200,472	£2,572,440	2	14.29
BLE 016	Bletchingly	£1,257,411	£511,000	£746,411	£1,722,481	£2,095,686	3	13.70
CAT 004	Whyteleafe	£1,483,879	£8,960,000	-£7,476,121	£132,489	£211,983	4	2.59
CAT 007	Whyteleafe	£2,439,736	£1,650,000	£789,736	£739,314	£1,184,338	5	16.97
CAT 011	Caterham	£1,465,960	£1,953,900	-£487,940	£3,409,209	£4,188,457	6	25.58
CAT 013	Caterham	£1,580,025	£280,000	£1,300,025	£4,514,358	£4,514,358	7	60.00
CAT 016	Caterham	£4,114,828	£1,980,000	£2,134,828	£1,039,098	£1,665,922	8	17.68
CAT 019	Caterham	£1,867,941	£1,025,000	£842,941	£911,191	£2,122,661	9	13.17
CAT 029	Caterham	£3,299,977	£1,405,000	£1,894,977	£1,174,369	£1,885,701	10	18.86
CAT 036	Caterham	£1,748,783	£2,965,430	-£1,216,647	£3,299,590	£4,066,937	11	26.42
CAT 038	Caterham	£2,028,266	£1,055,000	£973,266	£961,264	£2,048,754	12	14.22
CAT 039	Caterham	£37,159,598	£50,218,000	-£13,058,402	£517,976	£1,035,952	13	15.00
CAT 040	Caterham	£4,267,547	£6,675,000	-£2,407,453	£958,999	£2,282,111	14	16.85
CAT 041	Caterham	£1,938,044	£3,617,500	-£1,679,456	£5,872,859	£6,921,584	15	121.21
CAT 047	Caterham	£4,220,617	£6,515,718	-£2,295,101	£14,068,724	£14,068,724	16	240.00
CAT 051	Caterham	£2,419,697	£360,000	£2,059,697	£10,082,072	£10,082,072	17	29.17
CAT 054	Caterham	£7,929,853	£2,744,000	£5,185,853	£2,022,922	£3,236,675	18	40.05
FEL 004	Felbridge	£1,945,373	£1,465,000	£480,373	£663,950	£1,111,642	19	11.95
FEL 008	Felbridge	£1,913,572	£215,000	£1,698,572	£4,450,168	£5,467,349	20	13.95
GOD 008	Godstone	£2,279,317	£125,000	£2,154,317	£9,117,267	£9,117,267	21	32.00
GOD 010	Godstone	£6,428,629	£5,115,000	£1,313,629	£628,410	£1,143,884	22	16.32
GOD 011	Godstone	£1,307,252	£1,710,000	-£402,748	£1,005,578	£1,221,730	23	16.15
GOD012	Godstone	£3,939,713	£405,000	£3,534,713	£4,863,843	£5,969,262	24	24.69
LIN 003	Lingfield	£1,215,146	£425,000	£790,146	£1,429,584	£1,735,924	25	23.53
LIN 005	Lingfield	£1,490,709	£1,110,000	£380,709	£671,490	£1,088,109	26	6.76
LIN 012	Lingfield	£3,451,889	£3,435,000	£16,889	£502,458	£1,150,630	27	11.64
LIN 018	Lingfield	£11,736,527	£140,000	£11,596,527	£58,682,636	£58,682,636	28	20.00
LIN 020	Lingfield	£3,113,445	£2,640,000	£473,445	£589,668	£943,468	29	13.26
LIN 023	Lingfield	£1,136,788	£675,000	£461,788	£842,065	£2,319,976	30	7.41
NUT 003	Nutfield	£2,207,157	£1,162,000	£1,045,157	£1,329,613	£2,566,462	31	9.04
NUT 005	Redhill	£2,128,730	£4,904,000	-£2,775,270	£347,264	£555,804	32	6.04
OXT 005	Oxted	£1,590,707	£1,911,000	-£320,293	£4,078,736	£4,078,736	33	30.77
OXT 006	Oxted	£7,823,395	£2,870,000	£4,953,395	£1,362,961	£2,986,029	34	26.13
OXT 007	Oxted	£12,445,501	£4,940,000	£7,505,501	£1,259,666	£2,033,579	35	25.30
OXT 013	Oxted	£2,459,199	£126,000	£2,333,199	£13,662,217	£13,662,217	36	38.89
OXT 018	Oxted	£2,078,087	£4,785,560	-£2,707,473	£1,323,622	£1,610,920	37	19.11
OXT 020	Hurst Green	£1,845,017	£1,335,000	£510,017	£691,018	£1,111,456	38	13.11
OXT 022	Oxted	£1,558,733	£1,015,000	£543,733	£1,074,988	£1,309,859	39	13.79
OXT 024	Oxted	£1,881,148	£1,010,000	£871,148	£931,262	£1,297,344	40	7.43
OXT 025	Hurst Green	£6,356,332	£3,480,000	£2,876,332	£913,266	£1,461,226	41	23.71
OXT 028	Limpsfield	£3,528,645	£1,066,000	£2,462,645	£1,292,544	£2,075,673	42	18.68
OXT 034	Oxted	£1,590,707	£245,000	£1,345,707	£3,246,341	£3,976,768	43	24.49
OXT 037	Oxted	£1,637,268	£1,225,000	£412,268	£668,273	£1,475,016	44	8.98
OXT 046	Oxted	£5,516,918	£2,545,000	£2,971,918	£1,083,874	£1,734,880	45	18.66
SGOD 005	South Godsto	£16,263,211	£14,020,000	£2,243,211	£580,000	£1,041,179	46	16.69
SMA 008	Smallfield	£2,045,333	£715,000	£1,330,333	£1,430,303	£1,748,148	47	27.97
SMA 009	Smallfield	£9,117,801	£6,905,000	£2,212,801	£660,232	£1,056,524	48	18.75
SMA 013	Smallfield	£10,500,323	£7,485,000	£3,015,323	£701,424	£1,123,029	49	20.04
SMA 019	Smallfield	£7,637,955	£6,180,000	£1,457,955	£617,958	£989,372	50	18.69
SMA 020	Smallfield	£14,273,514	£11,280,000	£2,993,514	£632,691	£1,012,306	51	18.75
SMA 021	Smallfield	£7,013,232	£4,390,000	£2,623,232	£798,774	£1,353,906	52	18.68
SMA 027	Smallfield	£4,443,755	£2,860,000	£1,583,755	£776,880	£1,244,749	53	17.48
WAR 005	Warlingham	£5,548,402	£4,802,000	£746,402	£808,805	£1,317,910	54	17.49
WAR 008	Warlingham	£21,578,217	£16,575,000	£5,003,217	£650,927	£1,041,923	55	18.73
WAR 010	Warlingham	£2,310,746	£525,000	£1,785,746	£2,200,711	£2,686,914	56	7.62
WAR 018	Warlingham	£2,081,088	£1,125,000	£956,088	£924,928	£1,261,265	57	17.78
WAR 019	Warlingham	£3,688,327	£3,170,000	£518,327	£581,755	£945,725	58	12.78
WAR 024	Warlingham	£1,627,550	£450,000	£1,177,550	£13,261	£1,808,389	59	0.03
WAR 025	Warlingham	£2,035,683	£1,176,000	£859,683	£1,211,716	£1,475,133	60	20.83

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites 46

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£16,410,758	£30,600,000	£14,189,242	£268,150	£547,938	1	15.00
BHE 008	Blindley Heath	£1,269,434	£3,752,448	£2,483,014	£1,208,985	£2,590,682	2	14.29
BLE 016	Bletchingly	£1,263,376	£511,000	£752,376	£1,730,652	£2,105,627	3	13.70
CAT 004	Whyteleafe	£1,347,837	£8,960,000	£7,612,163	£120,343	£192,548	4	2.59
CAT 007	Whyteleafe	£2,179,739	£1,650,000	£529,739	£660,527	£1,058,126	5	16.97
CAT 011	Caterham	£1,472,522	£1,953,900	£481,378	£3,424,470	£4,207,205	6	25.58
CAT 013	Caterham	£1,446,316	£280,000	£1,166,316	£4,132,333	£4,132,333	7	60.00
CAT 016	Caterham	£3,685,339	£1,980,000	£1,705,339	£930,641	£1,492,040	8	17.68
CAT 019	Caterham	£1,699,438	£1,025,000	£674,438	£828,994	£1,931,180	9	13.17
CAT 029	Caterham	£2,965,894	£1,405,000	£1,560,894	£1,055,478	£1,694,796	10	18.86
CAT 036	Caterham	£1,757,134	£2,965,430	£1,208,296	£3,315,347	£4,086,358	11	26.42
CAT 038	Caterham	£1,841,041	£1,055,000	£786,041	£872,531	£1,859,637	12	14.22
CAT 039	Caterham	£32,879,640	£50,218,000	£17,338,360	£458,317	£916,633	13	15.00
CAT 040	Caterham	£3,817,280	£6,675,000	£2,857,720	£857,816	£2,041,326	14	16.85
CAT 041	Caterham	£1,688,410	£3,617,500	£1,929,090	£5,116,394	£6,030,036	15	121.21
CAT 047	Caterham	£3,778,856	£6,515,718	£2,736,862	£12,596,188	£12,596,188	16	240.00
CAT 051	Caterham	£2,428,976	£360,000	£2,068,976	£10,120,735	£10,120,735	17	29.17
CAT 054	Caterham	£7,042,030	£2,744,000	£4,298,030	£1,796,436	£2,874,298	18	40.05
FEL 004	Felbridge	£1,759,875	£1,465,000	£294,875	£600,640	£1,005,643	19	11.95
FEL 008	Felbridge	£1,921,526	£215,000	£1,706,526	£4,468,665	£5,490,074	20	13.95
GOD 008	Godstone	£2,289,922	£125,000	£2,164,922	£9,159,688	£9,159,688	21	32.00
GOD 010	Godstone	£5,664,381	£5,115,000	£549,381	£553,703	£1,007,897	22	16.32
GOD 011	Godstone	£1,198,340	£1,710,000	£511,660	£921,800	£1,119,944	23	16.15
GOD012	Godstone	£3,623,336	£405,000	£3,218,336	£4,473,254	£5,489,903	24	24.69
LIN 003	Lingfield	£1,115,992	£425,000	£690,992	£1,312,932	£1,594,274	25	23.53
LIN 005	Lingfield	£1,499,657	£1,110,000	£389,657	£675,521	£1,094,640	26	6.76
LIN 012	Lingfield	£3,069,397	£3,435,000	£365,603	£446,783	£1,023,132	27	11.64
LIN 018	Lingfield	£11,741,829	£140,000	£11,601,829	£58,709,147	£58,709,147	28	20.00
LIN 020	Lingfield	£2,773,465	£2,640,000	£133,465	£525,277	£840,444	29	13.26
LIN 023	Lingfield	£1,142,753	£675,000	£467,753	£846,484	£2,332,149	30	7.41
NUT 003	Nutfield	£2,216,105	£1,162,000	£1,054,105	£1,335,003	£2,576,867	31	9.04
NUT 005	Redhill	£1,925,737	£4,904,000	£2,978,263	£314,150	£502,803	32	6.04
OXT 005	Oxted	£1,597,866	£1,911,000	£313,134	£4,097,093	£4,097,093	33	30.77
OXT 006	Oxted	£6,954,281	£2,870,000	£4,084,281	£1,211,547	£2,654,306	34	26.13
OXT 007	Oxted	£11,036,675	£4,940,000	£6,096,675	£1,117,072	£1,803,378	35	25.30
OXT 013	Oxted	£2,468,479	£126,000	£2,342,479	£13,713,772	£13,713,772	36	38.89
OXT 018	Oxted	£1,886,331	£4,785,560	£2,899,229	£1,201,485	£1,462,272	37	19.11
OXT 020	Hurst Green	£1,667,538	£1,335,000	£332,538	£624,546	£1,004,541	38	13.11
OXT 022	Oxted	£1,428,343	£1,015,000	£413,343	£985,064	£1,200,288	39	13.79
OXT 024	Oxted	£1,890,097	£1,010,000	£880,097	£935,691	£1,303,515	40	7.43
OXT 025	Hurst Green	£5,601,237	£3,480,000	£2,121,237	£804,775	£1,287,641	41	23.71
OXT 028	Limpsfield	£3,176,954	£1,066,000	£2,110,954	£1,163,719	£1,868,796	42	18.68
OXT 034	Oxted	£1,597,866	£245,000	£1,352,866	£3,260,952	£3,994,666	43	24.49
OXT 037	Oxted	£1,496,647	£1,225,000	£271,647	£610,877	£1,348,331	44	8.98
OXT 046	Oxted	£4,925,843	£2,545,000	£2,380,843	£967,749	£1,549,007	45	18.66
SGOD 005	South Godsto	£14,244,472	£14,020,000	£224,472	£508,005	£911,938	46	16.69
SMA 008	Smallfield	£1,843,556	£715,000	£1,128,556	£1,289,200	£1,575,689	47	27.97
SMA 009	Smallfield	£7,995,378	£6,905,000	£1,090,378	£578,956	£926,463	48	18.75
SMA 013	Smallfield	£9,200,219	£7,485,000	£1,715,219	£614,577	£983,981	49	20.04
SMA 019	Smallfield	£6,689,862	£6,180,000	£509,862	£541,251	£866,562	50	18.69
SMA 020	Smallfield	£12,490,861	£11,280,000	£1,210,861	£553,673	£885,877	51	18.75
SMA 021	Smallfield	£6,187,672	£4,390,000	£1,797,672	£704,746	£1,194,531	52	18.68
SMA 027	Smallfield	£3,940,364	£2,860,000	£1,080,364	£688,875	£1,103,743	53	17.48
WAR 005	Warlingham	£4,916,907	£4,802,000	£114,907	£716,750	£1,167,911	54	17.49
WAR 008	Warlingham	£18,902,522	£16,575,000	£2,327,522	£570,212	£912,724	55	18.73
WAR 010	Warlingham	£2,321,352	£525,000	£1,796,352	£2,210,811	£2,699,246	56	7.62
WAR 018	Warlingham	£1,875,235	£1,125,000	£750,235	£833,438	£1,136,506	57	17.78
WAR 019	Warlingham	£3,282,205	£3,170,000	£112,205	£517,698	£841,591	58	12.78
WAR 024	Warlingham	£1,632,852	£450,000	£1,182,852	£13,304	£1,814,280	59	0.03
WAR 025	Warlingham	£1,841,975	£1,176,000	£665,975	£1,096,413	£1,334,764	60	20.83

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£11,987,919	£30,600,000	-£18,612,081	£195,881	£400,264	1	15.00
BHE 008	Blindley Heath	£1,284,330	£3,752,448	-£2,468,118	£1,223,172	£2,621,083	2	14.29
BLE 016	Bletchingly	£1,273,319	£511,000	£762,319	£1,744,272	£2,122,198	3	13.70
CAT 004	Whyteleafe	£1,121,101	£8,960,000	-£7,838,899	£100,098	£160,157	4	2.59
CAT 007	Whyteleafe	£1,746,411	£1,650,000	£96,411	£529,216	£847,772	5	16.97
CAT 011	Caterham	£1,483,459	£1,953,900	-£470,441	£3,449,905	£4,238,454	6	25.58
CAT 013	Caterham	£1,223,468	£280,000	£943,468	£3,495,622	£3,495,622	7	60.00
CAT 016	Caterham	£2,969,522	£1,980,000	£989,522	£749,879	£1,202,236	8	17.68
CAT 019	Caterham	£1,418,599	£1,025,000	£393,599	£692,000	£1,612,045	9	13.17
CAT 029	Caterham	£2,409,087	£1,405,000	£1,004,087	£857,326	£1,376,621	10	18.86
CAT 036	Caterham	£1,771,053	£2,965,430	-£1,194,377	£3,341,610	£4,118,729	11	26.42
CAT 038	Caterham	£1,528,998	£1,055,000	£473,998	£724,644	£1,544,442	12	14.22
CAT 039	Caterham	£25,740,093	£50,218,000	-£24,477,907	£358,797	£717,594	13	15.00
CAT 040	Caterham	£3,066,834	£6,675,000	-£3,608,166	£689,176	£1,640,018	14	16.85
CAT 041	Caterham	£1,272,353	£3,617,500	-£2,345,147	£3,855,614	£4,544,117	15	121.21
CAT 047	Caterham	£3,042,587	£6,515,718	-£3,473,131	£10,141,958	£10,141,958	16	240.00
CAT 051	Caterham	£2,444,443	£360,000	£2,084,443	£10,185,178	£10,185,178	17	29.17
CAT 054	Caterham	£5,562,326	£2,744,000	£2,818,326	£1,418,961	£2,270,337	18	40.05
FEL 004	Felbridge	£1,450,710	£1,465,000	-£14,290	£495,123	£828,977	19	11.95
FEL 008	Felbridge	£1,934,783	£215,000	£1,719,783	£4,499,495	£5,527,951	20	13.95
GOD 008	Godstone	£2,307,598	£125,000	£2,182,598	£9,230,391	£9,230,391	21	32.00
GOD 010	Godstone	£4,390,633	£5,115,000	-£724,367	£429,192	£781,251	22	16.32
GOD 011	Godstone	£1,016,820	£1,710,000	-£693,180	£782,169	£950,299	23	16.15
GOD012	Godstone	£3,096,040	£405,000	£2,691,040	£3,822,272	£4,690,970	24	24.69
LIN 003	Lingfield	£950,735	£425,000	£525,735	£1,118,511	£1,358,192	25	23.53
LIN 005	Lingfield	£1,514,571	£1,110,000	£404,571	£682,239	£1,105,526	26	6.76
LIN 012	Lingfield	£2,431,910	£3,435,000	-£1,003,090	£353,990	£810,637	27	11.64
LIN 018	Lingfield	£11,750,667	£140,000	£11,610,667	£58,753,337	£58,753,337	28	20.00
LIN 020	Lingfield	£2,206,831	£2,640,000	-£433,169	£417,960	£668,737	29	13.26
LIN 023	Lingfield	£1,152,696	£675,000	£477,696	£853,849	£2,352,440	30	7.41
NUT 003	Nutfield	£2,231,019	£1,162,000	£1,069,019	£1,343,988	£2,594,209	31	9.04
NUT 005	Redhill	£1,587,415	£4,904,000	-£3,316,585	£258,958	£414,469	32	6.04
OXT 005	Oxted	£1,609,797	£1,911,000	-£301,203	£4,127,685	£4,127,685	33	30.77
OXT 006	Oxted	£5,505,758	£2,870,000	£2,635,758	£959,191	£2,101,434	34	26.13
OXT 007	Oxted	£8,688,630	£4,940,000	£3,748,630	£879,416	£1,419,711	35	25.30
OXT 013	Oxted	£2,483,945	£126,000	£2,357,945	£13,799,697	£13,799,697	36	38.89
OXT 018	Oxted	£1,566,740	£4,785,560	-£3,218,820	£997,924	£1,214,527	37	19.11
OXT 020	Hurst Green	£1,371,738	£1,335,000	£36,738	£513,760	£826,348	38	13.11
OXT 022	Oxted	£1,211,028	£1,015,000	£196,028	£835,191	£1,017,670	39	13.79
OXT 024	Oxted	£1,905,010	£1,010,000	£895,010	£943,074	£1,313,800	40	7.43
OXT 025	Hurst Green	£4,342,742	£3,480,000	£862,742	£623,957	£998,332	41	23.71
OXT 028	Limpsfield	£2,590,802	£1,066,000	£1,524,802	£949,012	£1,524,001	42	18.68
OXT 034	Oxted	£1,609,797	£245,000	£1,364,797	£3,285,300	£4,024,493	43	24.49
OXT 037	Oxted	£1,262,280	£1,225,000	£37,280	£515,216	£1,137,189	44	8.98
OXT 046	Oxted	£3,940,720	£2,545,000	£1,395,720	£774,208	£1,239,220	45	18.66
SGOD 005	South Godsto	£10,877,224	£14,020,000	-£3,142,776	£387,918	£696,365	46	16.69
SMA 008	Smallfield	£1,507,261	£715,000	£792,261	£1,054,029	£1,288,258	47	27.97
SMA 009	Smallfield	£6,124,672	£6,905,000	-£780,328	£443,495	£709,695	48	18.75
SMA 013	Smallfield	£7,033,379	£7,485,000	-£451,621	£469,832	£752,233	49	20.04
SMA 019	Smallfield	£5,104,133	£6,180,000	-£1,075,867	£412,956	£661,157	50	18.69
SMA 020	Smallfield	£9,513,434	£11,280,000	-£1,766,566	£421,695	£674,712	51	18.75
SMA 021	Smallfield	£4,811,739	£4,390,000	£421,739	£548,034	£928,907	52	18.68
SMA 027	Smallfield	£3,101,380	£2,860,000	£241,380	£542,199	£868,734	53	17.48
WAR 005	Warlingham	£3,864,417	£4,802,000	-£937,583	£563,326	£917,914	54	17.49
WAR 008	Warlingham	£14,439,749	£16,575,000	-£2,135,251	£435,588	£697,236	55	18.73
WAR 010	Warlingham	£2,339,026	£525,000	£1,814,026	£2,227,644	£2,719,798	56	7.62
WAR 018	Warlingham	£1,532,147	£1,125,000	£407,147	£680,954	£928,574	57	17.78
WAR 019	Warlingham	£2,605,337	£3,170,000	-£564,663	£410,936	£668,035	58	12.78
WAR 024	Warlingham	£1,641,690	£450,000	£1,191,690	£13,376	£1,824,100	59	0.03
WAR 025	Warlingham	£1,519,127	£1,176,000	£343,127	£904,242	£1,100,817	60	20.83

## Appendix 5 - Appraisal results with 10% growth

# 10% AH 10% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites	
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HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£36,962,146	£30,600,000	£6,362,146	£603,957	£1,234,128	1	15.00
BHE 008	Blindley Heath	£1,428,272	£3,752,448	-£2,324,176	£1,360,259	£2,914,840	2	14.29
BLE 016	Bletchingly	£1,396,473	£511,000	£885,473	£1,912,977	£2,327,455	3	13.70
CAT 004	Whyteleafe	£2,389,137	£8,960,000	-£6,570,863	£213,316	£341,305	4	2.59
CAT 007	Whyteleafe	£4,170,589	£1,650,000	£2,520,589	£1,263,815	£2,024,558	5	16.97
CAT 011	Caterham	£1,631,498	£1,953,900	-£322,402	£3,794,182	£4,661,424	6	25.58
CAT 013	Caterham	£2,429,138	£280,000	£2,149,138	£6,940,395	£6,940,395	7	60.00
CAT 016	Caterham	£6,841,355	£1,980,000	£4,861,355	£1,727,615	£2,769,779	8	17.68
CAT 019	Caterham	£2,940,745	£1,025,000	£1,915,745	£1,434,510	£3,341,756	9	13.17
CAT 029	Caterham	£5,422,193	£1,405,000	£4,017,193	£1,929,606	£3,098,396	10	18.86
CAT 036	Caterham	£1,959,467	£2,965,430	-£1,005,963	£3,697,107	£4,556,900	11	26.42
CAT 038	Caterham	£3,220,270	£1,055,000	£2,165,270	£1,526,195	£3,252,798	12	14.22
CAT 039	Caterham	£64,273,000	£50,218,000	£14,055,000	£895,916	£1,791,832	13	15.00
CAT 040	Caterham	£7,131,831	£6,675,000	£456,831	£1,602,659	£3,813,814	14	16.85
CAT 041	Caterham	£3,496,151	£3,617,500	-£121,349	£10,594,398	£12,486,254	15	121.21
CAT 047	Caterham	£7,025,045	£6,515,718	£509,327	£23,416,816	£23,416,816	16	240.00
CAT 051	Caterham	£2,653,791	£360,000	£2,293,791	£11,057,463	£11,057,463	17	29.17
CAT 054	Caterham	£13,596,454	£2,744,000	£10,852,454	£3,468,483	£5,549,573	18	40.05
FEL 004	Felbridge	£3,154,923	£1,465,000	£1,689,923	£1,076,765	£1,802,813	19	11.95
FEL 008	Felbridge	£2,084,562	£215,000	£1,869,562	£4,847,818	£5,955,891	20	13.95
GOD 008	Godstone	£2,511,866	£125,000	£2,386,866	£10,047,462	£10,047,462	21	32.00
GOD 010	Godstone	£11,477,760	£5,115,000	£6,362,760	£1,121,971	£2,042,306	22	16.32
GOD 011	Godstone	£2,019,978	£1,710,000	£309,978	£1,553,829	£1,887,830	23	16.15
GOD012	Godstone	£5,786,224	£405,000	£5,381,224	£7,143,487	£8,767,007	24	24.69
LIN 003	Lingfield	£1,868,793	£425,000	£1,443,793	£2,198,580	£2,669,704	25	23.53
LIN 005	Lingfield	£1,681,208	£1,110,000	£571,208	£757,301	£1,227,159	26	6.76
LIN 012	Lingfield	£5,971,979	£3,435,000	£2,536,979	£869,284	£1,990,660	27	11.64
LIN 018	Lingfield	£12,537,709	£140,000	£12,397,709	£62,688,546	£62,688,546	28	20.00
LIN 020	Lingfield	£5,352,772	£2,640,000	£2,712,772	£1,013,783	£1,622,052	29	13.26
LIN 023	Lingfield	£1,263,787	£675,000	£588,787	£936,138	£2,579,157	30	7.41
NUT 003	Nutfield	£2,459,853	£1,162,000	£1,297,853	£1,481,839	£2,860,294	31	9.04
NUT 005	Redhill	£3,445,316	£4,904,000	-£1,458,684	£562,042	£899,560	32	6.04
OXT 005	Oxted	£1,774,342	£1,911,000	-£136,658	£4,549,595	£4,549,595	33	30.77
OXT 006	Oxted	£13,348,456	£2,870,000	£10,478,456	£2,325,515	£5,094,830	34	26.13
OXT 007	Oxted	£21,418,457	£4,940,000	£16,478,457	£2,167,860	£3,499,748	35	25.30
OXT 013	Oxted	£2,697,244	£126,000	£2,571,244	£14,984,690	£14,984,690	36	38.89
OXT 018	Oxted	£3,295,001	£4,785,560	-£1,490,559	£2,098,727	£2,554,264	37	19.11
OXT 020	Hurst Green	£3,010,460	£1,335,000	£1,675,460	£1,127,513	£1,813,530	38	13.11
OXT 022	Oxted	£2,384,172	£1,015,000	£1,369,172	£1,644,257	£2,003,506	39	13.79
OXT 024	Oxted	£2,110,691	£1,010,000	£1,100,691	£1,044,896	£1,455,649	40	7.43
OXT 025	Hurst Green	£11,344,994	£3,480,000	£7,864,994	£1,630,028	£2,608,045	41	23.71
OXT 028	Limpsfield	£5,732,242	£1,066,000	£4,666,242	£2,099,722	£3,371,907	42	18.68
OXT 034	Oxted	£1,774,342	£245,000	£1,529,342	£3,621,106	£4,435,855	43	24.49
OXT 037	Oxted	£2,529,671	£1,225,000	£1,304,671	£1,032,519	£2,278,983	44	8.98
OXT 046	Oxted	£9,265,567	£2,545,000	£6,720,567	£1,820,347	£2,913,700	45	18.66
SGOD 005	South Godsto	£29,618,461	£14,020,000	£15,598,461	£1,056,293	£1,896,188	46	16.69
SMA 008	Smallfield	£3,368,588	£715,000	£2,653,588	£2,355,656	£2,879,135	47	27.97
SMA 009	Smallfield	£16,555,707	£6,905,000	£9,650,707	£1,198,820	£1,918,390	48	18.75
SMA 013	Smallfield	£19,116,356	£7,485,000	£11,631,356	£1,276,978	£2,044,530	49	20.04
SMA 019	Smallfield	£13,983,413	£6,180,000	£7,803,413	£1,131,344	£1,811,323	50	18.69
SMA 020	Smallfield	£26,120,951	£11,280,000	£14,840,951	£1,157,844	£1,852,550	51	18.75
SMA 021	Smallfield	£12,441,850	£4,390,000	£8,051,850	£1,417,067	£2,401,902	52	18.68
SMA 027	Smallfield	£7,753,887	£2,860,000	£4,893,887	£1,355,575	£2,171,957	53	17.48
WAR 005	Warlingham	£9,671,404	£4,802,000	£4,869,404	£1,409,826	£2,297,246	54	17.49
WAR 008	Warlingham	£39,083,032	£16,575,000	£22,508,032	£1,178,975	£1,887,158	55	18.73
WAR 010	Warlingham	£2,545,552	£525,000	£2,020,552	£2,424,336	£2,959,945	56	7.62
WAR 018	Warlingham	£3,429,630	£1,125,000	£2,304,630	£1,524,280	£2,078,563	57	17.78
WAR 019	Warlingham	£6,346,384	£3,170,000	£3,176,384	£1,001,007	£1,627,278	58	12.78
WAR 024	Warlingham	£1,744,953	£450,000	£1,294,953	£14,218	£1,938,836	59	0.03
WAR 025	Warlingham	£3,290,387	£1,176,000	£2,114,387	£1,958,564	£2,384,338	60	20.83

# 20% AH 10% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites	50	83%
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HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£31,293,167	£30,600,000	£693,167	£511,326	£1,044,847	1	15.00
BHE 008	Blindley Heath	£1,443,168	£3,752,448	£-2,309,280	£1,374,446	£2,945,241	2	14.29
BLE 016	Bletchingly	£1,406,415	£511,000	£895,415	£1,926,596	£2,344,025	3	13.70
CAT 004	Whyteleafe	£2,098,883	£8,960,000	£-6,861,117	£187,400	£299,840	4	2.59
CAT 007	Whyteleafe	£3,615,730	£1,650,000	£1,965,730	£1,095,676	£1,755,209	5	16.97
CAT 011	Caterham	£1,642,434	£1,953,900	£-311,466	£3,819,615	£4,692,670	6	25.58
CAT 013	Caterham	£2,154,428	£280,000	£1,874,428	£6,155,507	£6,155,507	7	60.00
CAT 016	Caterham	£5,959,409	£1,980,000	£3,979,409	£1,504,901	£2,412,716	8	17.68
CAT 019	Caterham	£2,593,838	£1,025,000	£1,568,838	£1,265,287	£2,947,543	9	13.17
CAT 029	Caterham	£4,735,697	£1,405,000	£3,330,697	£1,685,301	£2,706,112	10	18.86
CAT 036	Caterham	£1,973,386	£2,965,430	£-992,044	£3,723,371	£4,589,271	11	26.42
CAT 038	Caterham	£2,834,818	£1,055,000	£1,779,818	£1,343,516	£2,863,453	12	14.22
CAT 039	Caterham	£55,520,995	£50,218,000	£5,302,995	£773,920	£1,547,839	13	15.00
CAT 040	Caterham	£6,207,260	£6,675,000	£-467,740	£1,394,890	£3,319,390	14	16.85
CAT 041	Caterham	£2,982,215	£3,617,500	£-635,285	£9,037,016	£10,650,769	15	121.21
CAT 047	Caterham	£6,117,901	£6,515,718	£-397,817	£20,393,004	£20,393,004	16	240.00
CAT 051	Caterham	£2,669,258	£360,000	£2,309,258	£11,121,907	£11,121,907	17	29.17
CAT 054	Caterham	£11,769,315	£2,744,000	£9,025,315	£3,002,376	£4,803,802	18	40.05
FEL 004	Felbridge	£2,765,603	£1,465,000	£1,300,603	£943,892	£1,580,344	19	11.95
FEL 008	Felbridge	£2,097,819	£215,000	£1,882,819	£4,878,648	£5,993,768	20	13.95
GOD 008	Godstone	£2,529,540	£125,000	£2,404,540	£10,118,162	£10,118,162	21	32.00
GOD 010	Godstone	£9,857,323	£5,115,000	£4,742,323	£963,570	£1,753,972	22	16.32
GOD 011	Godstone	£1,790,730	£1,710,000	£80,730	£1,377,484	£1,673,579	23	16.15
GOD012	Godstone	£5,178,515	£405,000	£4,773,515	£6,393,228	£7,846,234	24	24.69
LIN 003	Lingfield	£1,658,841	£425,000	£1,233,841	£1,951,578	£2,369,773	25	23.53
LIN 005	Lingfield	£1,696,122	£1,110,000	£586,122	£764,019	£1,238,045	26	6.76
LIN 012	Lingfield	£5,162,688	£3,435,000	£1,727,688	£751,483	£1,720,896	27	11.64
LIN 018	Lingfield	£12,546,547	£140,000	£12,406,547	£62,732,736	£62,732,736	28	20.00
LIN 020	Lingfield	£4,635,233	£2,640,000	£1,995,233	£877,885	£1,404,616	29	13.26
LIN 023	Lingfield	£1,273,730	£675,000	£598,730	£943,503	£2,599,448	30	7.41
NUT 003	Nutfield	£2,474,767	£1,162,000	£1,312,767	£1,490,823	£2,877,636	31	9.04
NUT 005	Redhill	£3,021,109	£4,904,000	£-1,882,891	£492,840	£788,801	32	6.04
OXT 005	Oxted	£1,786,273	£1,911,000	£-124,727	£4,580,186	£4,580,186	33	30.77
OXT 006	Oxted	£11,564,900	£2,870,000	£8,694,900	£2,014,791	£4,414,084	34	26.13
OXT 007	Oxted	£18,520,318	£4,940,000	£13,580,318	£1,874,526	£3,026,196	35	25.30
OXT 013	Oxted	£2,712,710	£126,000	£2,586,710	£15,070,609	£15,070,609	36	38.89
OXT 018	Oxted	£2,901,245	£4,785,560	£-1,884,315	£1,847,927	£2,249,027	37	19.11
OXT 020	Hurst Green	£2,635,842	£1,335,000	£1,300,842	£987,207	£1,587,856	38	13.11
OXT 022	Oxted	£2,116,957	£1,015,000	£1,101,957	£1,459,970	£1,778,955	39	13.79
OXT 024	Oxted	£2,125,605	£1,010,000	£1,115,605	£1,052,280	£1,465,934	40	7.43
OXT 025	Hurst Green	£9,743,964	£3,480,000	£6,263,964	£1,399,995	£2,239,992	41	23.71
OXT 028	Limpsfield	£5,017,484	£1,066,000	£3,951,484	£1,837,906	£2,951,461	42	18.68
OXT 034	Oxted	£1,786,273	£245,000	£1,541,273	£3,645,454	£4,465,682	43	24.49
OXT 037	Oxted	£2,240,917	£1,225,000	£1,015,917	£914,660	£2,018,844	44	8.98
OXT 046	Oxted	£8,052,664	£2,545,000	£5,507,664	£1,582,056	£2,532,284	45	18.66
SGOD 005	South Godsto	£25,342,249	£14,020,000	£11,322,249	£903,789	£1,622,423	46	16.69
SMA 008	Smallfield	£2,943,221	£715,000	£2,228,221	£2,058,197	£2,515,574	47	27.97
SMA 009	Smallfield	£14,175,557	£6,905,000	£7,270,557	£1,026,470	£1,642,591	48	18.75
SMA 013	Smallfield	£16,359,427	£7,485,000	£8,874,427	£1,092,814	£1,749,671	49	20.04
SMA 019	Smallfield	£11,952,430	£6,180,000	£5,772,430	£967,025	£1,548,242	50	18.69
SMA 020	Smallfield	£22,325,652	£11,280,000	£11,045,652	£989,612	£1,583,380	51	18.75
SMA 021	Smallfield	£10,697,343	£4,390,000	£6,307,343	£1,218,376	£2,065,124	52	18.68
SMA 027	Smallfield	£6,690,163	£2,860,000	£3,830,163	£1,169,609	£1,873,995	53	17.48
WAR 005	Warlingham	£8,344,653	£4,802,000	£3,542,653	£1,216,422	£1,982,103	54	17.49
WAR 008	Warlingham	£33,477,077	£16,575,000	£16,902,077	£1,009,867	£1,616,469	55	18.73
WAR 010	Warlingham	£2,563,227	£525,000	£2,038,227	£2,441,169	£2,980,497	56	7.62
WAR 018	Warlingham	£2,995,959	£1,125,000	£1,870,959	£1,331,537	£1,815,732	57	17.78
WAR 019	Warlingham	£5,491,610	£3,170,000	£2,321,610	£866,185	£1,408,105	58	12.78
WAR 024	Warlingham	£1,753,791	£450,000	£1,303,791	£14,290	£1,948,656	59	0.03
WAR 025	Warlingham	£2,886,015	£1,176,000	£1,710,015	£1,717,866	£2,091,315	60	20.83

# 34% AH 10% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

47

78

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£23,328,330	£30,600,000	-£7,271,670	£381,182	£778,909	1	15.00
BHE 008	Blindley Heath	£1,464,024	£3,752,448	-£2,288,424	£1,394,308	£2,987,804	2	14.29
BLE 016	Bletchingly	£1,420,335	£511,000	£909,335	£1,945,664	£2,367,224	3	13.70
CAT 004	Whyteleafe	£1,692,529	£8,960,000	-£7,267,471	£151,119	£241,790	4	2.59
CAT 007	Whyteleafe	£2,838,928	£1,650,000	£1,188,928	£860,281	£1,378,120	5	16.97
CAT 011	Caterham	£1,657,747	£1,953,900	-£296,153	£3,855,225	£4,736,419	6	25.58
CAT 013	Caterham	£1,769,833	£280,000	£1,489,833	£5,056,665	£5,056,665	7	60.00
CAT 016	Caterham	£4,724,686	£1,980,000	£2,744,686	£1,193,103	£1,912,828	8	17.68
CAT 019	Caterham	£2,108,169	£1,025,000	£1,083,169	£1,028,375	£2,395,646	9	13.17
CAT 029	Caterham	£3,774,602	£1,405,000	£2,369,602	£1,343,275	£2,156,916	10	18.86
CAT 036	Caterham	£1,992,875	£2,965,430	-£972,555	£3,760,141	£4,634,592	11	26.42
CAT 038	Caterham	£2,295,185	£1,055,000	£1,240,185	£1,087,766	£2,318,369	12	14.22
CAT 039	Caterham	£43,262,486	£50,218,000	-£6,955,514	£603,046	£1,206,091	13	15.00
CAT 040	Caterham	£4,909,911	£6,675,000	-£1,765,089	£1,103,351	£2,625,621	14	16.85
CAT 041	Caterham	£2,262,704	£3,617,500	-£1,354,796	£6,856,680	£8,081,087	15	121.21
CAT 047	Caterham	£4,847,899	£6,515,718	-£1,667,819	£16,159,664	£16,159,664	16	240.00
CAT 051	Caterham	£2,690,910	£360,000	£2,330,910	£11,212,126	£11,212,126	17	29.17
CAT 054	Caterham	£9,206,742	£2,744,000	£6,462,742	£2,348,659	£3,757,854	18	40.05
FEL 004	Felbridge	£2,220,554	£1,465,000	£755,554	£757,868	£1,268,888	19	11.95
FEL 008	Felbridge	£2,116,378	£215,000	£1,901,378	£4,921,809	£6,046,794	20	13.95
GOD 008	Godstone	£2,554,287	£125,000	£2,429,287	£10,217,147	£10,217,147	21	32.00
GOD 010	Godstone	£7,588,712	£5,115,000	£2,473,712	£741,810	£1,350,305	22	16.32
GOD 011	Godstone	£1,469,782	£1,710,000	-£240,218	£1,130,602	£1,373,628	23	16.15
GOD012	Godstone	£4,327,721	£405,000	£3,922,721	£5,342,866	£6,557,154	24	24.69
LIN 003	Lingfield	£1,364,909	£425,000	£939,909	£1,605,776	£1,949,870	25	23.53
LIN 005	Lingfield	£1,717,001	£1,110,000	£607,001	£773,424	£1,253,285	26	6.76
LIN 012	Lingfield	£4,029,682	£3,435,000	£594,682	£586,562	£1,343,227	27	11.64
LIN 018	Lingfield	£12,558,920	£140,000	£12,418,920	£62,794,599	£62,794,599	28	20.00
LIN 020	Lingfield	£3,627,999	£2,640,000	£987,999	£687,121	£1,099,394	29	13.26
LIN 023	Lingfield	£1,287,649	£675,000	£612,649	£953,814	£2,627,855	30	7.41
NUT 003	Nutfield	£2,495,646	£1,162,000	£1,333,646	£1,503,401	£2,901,913	31	9.04
NUT 005	Redhill	£2,427,219	£4,904,000	-£2,476,781	£395,957	£633,739	32	6.04
OXT 005	Oxted	£1,802,976	£1,911,000	-£108,024	£4,623,017	£4,623,017	33	30.77
OXT 006	Oxted	£9,066,316	£2,870,000	£6,196,316	£1,579,497	£3,460,426	34	26.13
OXT 007	Oxted	£14,459,675	£4,940,000	£9,519,675	£1,463,530	£2,362,692	35	25.30
OXT 013	Oxted	£2,734,362	£126,000	£2,608,362	£15,190,902	£15,190,902	36	38.89
OXT 018	Oxted	£2,349,988	£4,785,560	-£2,435,572	£1,496,808	£1,821,696	37	19.11
OXT 020	Hurst Green	£2,111,377	£1,335,000	£776,377	£790,778	£1,271,914	38	13.11
OXT 022	Oxted	£1,742,855	£1,015,000	£727,855	£1,201,969	£1,464,584	39	13.79
OXT 024	Oxted	£2,146,484	£1,010,000	£1,136,484	£1,062,616	£1,480,334	40	7.43
OXT 025	Hurst Green	£7,502,522	£3,480,000	£4,022,522	£1,077,949	£1,724,718	41	23.71
OXT 028	Limpsfield	£4,016,822	£1,066,000	£2,950,822	£1,471,363	£2,362,837	42	18.68
OXT 034	Oxted	£1,802,976	£245,000	£1,557,976	£3,679,544	£4,507,441	43	24.49
OXT 037	Oxted	£1,836,662	£1,225,000	£611,662	£749,658	£1,654,650	44	8.98
OXT 046	Oxted	£6,354,600	£2,545,000	£3,809,600	£1,248,448	£1,998,302	45	18.66
SGOD 005	South Godsto	£19,342,308	£14,020,000	£5,322,308	£689,811	£1,238,304	46	16.69
SMA 008	Smallfield	£2,347,707	£715,000	£1,632,707	£1,641,753	£2,006,587	47	27.97
SMA 009	Smallfield	£10,841,520	£6,905,000	£3,936,520	£785,049	£1,256,260	48	18.75
SMA 013	Smallfield	£12,496,910	£7,485,000	£5,011,910	£834,797	£1,336,568	49	20.04
SMA 019	Smallfield	£9,109,055	£6,180,000	£2,929,055	£736,979	£1,179,929	50	18.69
SMA 020	Smallfield	£17,010,369	£11,280,000	£5,730,369	£754,006	£1,206,409	51	18.75
SMA 021	Smallfield	£8,255,030	£4,390,000	£3,865,030	£940,208	£1,593,635	52	18.68
SMA 027	Smallfield	£5,200,949	£2,860,000	£2,340,949	£909,257	£1,456,848	53	17.48
WAR 005	Warlingham	£6,487,204	£4,802,000	£1,685,204	£945,656	£1,540,903	54	17.49
WAR 008	Warlingham	£25,617,389	£16,575,000	£9,042,389	£772,772	£1,236,957	55	18.73
WAR 010	Warlingham	£2,587,974	£525,000	£2,062,974	£2,464,737	£3,009,272	56	7.62
WAR 018	Warlingham	£2,388,821	£1,125,000	£1,263,821	£1,061,698	£1,447,770	57	17.78
WAR 019	Warlingham	£4,294,929	£3,170,000	£1,124,929	£677,434	£1,101,264	58	12.78
WAR 024	Warlingham	£1,766,163	£450,000	£1,316,163	£14,391	£1,962,404	59	0.03
WAR 025	Warlingham	£2,319,894	£1,176,000	£1,143,894	£1,380,889	£1,681,083	60	20.83



# 40% AH 10% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites	
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HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£19,894,283	£30,600,000	£10,705,717	£325,070	£664,250	1	15.00
BHE 008	Blindley Heath	£1,472,962	£3,752,448	£2,279,486	£1,402,821	£3,006,046	2	14.29
BLE 016	Bletchingly	£1,426,300	£511,000	£915,300	£1,953,836	£2,377,167	3	13.70
CAT 004	Whyteleafe	£1,518,377	£8,960,000	£7,441,623	£135,569	£216,911	4	2.59
CAT 007	Whyteleafe	£2,506,013	£1,650,000	£856,013	£759,398	£1,216,511	5	16.97
CAT 011	Caterham	£1,664,309	£1,953,900	£289,591	£3,870,486	£4,755,168	6	25.58
CAT 013	Caterham	£1,605,007	£280,000	£1,325,007	£4,585,734	£4,585,734	7	60.00
CAT 016	Caterham	£4,195,519	£1,980,000	£2,215,519	£1,059,474	£1,698,591	8	17.68
CAT 019	Caterham	£1,900,024	£1,025,000	£875,024	£926,841	£2,159,118	9	13.17
CAT 029	Caterham	£3,362,704	£1,405,000	£1,957,704	£1,196,692	£1,921,545	10	18.86
CAT 036	Caterham	£2,001,225	£2,965,430	£964,205	£3,775,897	£4,654,013	11	26.42
CAT 038	Caterham	£2,063,913	£1,055,000	£1,008,913	£978,158	£2,084,761	12	14.22
CAT 039	Caterham	£38,001,336	£50,218,000	£12,216,664	£529,709	£1,059,418	13	15.00
CAT 040	Caterham	£4,353,905	£6,675,000	£2,321,095	£978,406	£2,328,291	14	16.85
CAT 041	Caterham	£1,954,342	£3,617,500	£1,663,158	£5,922,249	£6,979,794	15	121.21
CAT 047	Caterham	£4,303,614	£6,515,718	£2,212,105	£14,345,379	£14,345,379	16	240.00
CAT 051	Caterham	£2,700,189	£360,000	£2,340,189	£11,250,789	£11,250,789	17	29.17
CAT 054	Caterham	£8,106,428	£2,744,000	£5,362,428	£2,067,966	£3,308,746	18	40.05
FEL 004	Felbridge	£1,986,963	£1,465,000	£521,963	£678,144	£1,135,407	19	11.95
FEL 008	Felbridge	£2,124,332	£215,000	£1,909,332	£4,940,306	£6,069,519	20	13.95
GOD 008	Godstone	£2,564,892	£125,000	£2,439,892	£10,259,568	£10,259,568	21	32.00
GOD 010	Godstone	£6,616,451	£5,115,000	£1,501,451	£646,769	£1,177,305	22	16.32
GOD 011	Godstone	£1,332,233	£1,710,000	£377,767	£1,024,795	£1,245,078	23	16.15
GOD012	Godstone	£3,963,096	£405,000	£3,558,096	£4,892,712	£6,004,692	24	24.69
LIN 003	Lingfield	£1,238,938	£425,000	£813,938	£1,457,574	£1,769,912	25	23.53
LIN 005	Lingfield	£1,725,949	£1,110,000	£615,949	£777,455	£1,259,817	26	6.76
LIN 012	Lingfield	£3,544,107	£3,435,000	£109,107	£515,882	£1,181,369	27	11.64
LIN 018	Lingfield	£12,564,223	£140,000	£12,424,223	£62,821,115	£62,821,115	28	20.00
LIN 020	Lingfield	£3,195,871	£2,640,000	£555,871	£605,279	£968,446	29	13.26
LIN 023	Lingfield	£1,293,615	£675,000	£618,615	£958,233	£2,640,031	30	7.41
NUT 003	Nutfield	£2,504,594	£1,162,000	£1,342,594	£1,508,791	£2,912,318	31	9.04
NUT 005	Redhill	£2,172,696	£4,904,000	£2,731,304	£354,436	£567,283	32	6.04
OXT 005	Oxted	£1,810,135	£1,911,000	£100,865	£4,641,371	£4,641,371	33	30.77
OXT 006	Oxted	£7,992,097	£2,870,000	£5,122,097	£1,392,351	£3,050,419	34	26.13
OXT 007	Oxted	£12,719,398	£4,940,000	£7,779,398	£1,287,388	£2,078,333	35	25.30
OXT 013	Oxted	£2,743,642	£126,000	£2,617,642	£15,242,458	£15,242,458	36	38.89
OXT 018	Oxted	£2,113,734	£4,785,560	£2,671,826	£1,346,327	£1,638,554	37	19.11
OXT 020	Hurst Green	£1,886,606	£1,335,000	£551,606	£706,594	£1,136,510	38	13.11
OXT 022	Oxted	£1,582,524	£1,015,000	£567,524	£1,091,396	£1,329,852	39	13.79
OXT 024	Oxted	£2,155,433	£1,010,000	£1,145,433	£1,067,046	£1,486,505	40	7.43
OXT 025	Hurst Green	£6,541,905	£3,480,000	£3,061,905	£939,929	£1,503,886	41	23.71
OXT 028	Limpsfield	£3,587,967	£1,066,000	£2,521,967	£1,314,274	£2,110,569	42	18.68
OXT 034	Oxted	£1,810,135	£245,000	£1,565,135	£3,694,153	£4,525,337	43	24.49
OXT 037	Oxted	£1,663,409	£1,225,000	£438,409	£678,942	£1,498,567	44	8.98
OXT 046	Oxted	£5,626,858	£2,545,000	£3,081,858	£1,105,473	£1,769,452	45	18.66
SGOD 005	South Godsto	£16,770,906	£14,020,000	£2,750,906	£598,106	£1,073,682	46	16.69
SMA 008	Smallfield	£2,092,487	£715,000	£1,377,487	£1,463,277	£1,788,450	47	27.97
SMA 009	Smallfield	£9,406,199	£6,905,000	£2,501,199	£681,115	£1,089,942	48	18.75
SMA 013	Smallfield	£10,834,375	£7,485,000	£3,349,375	£723,739	£1,158,757	49	20.04
SMA 019	Smallfield	£7,890,466	£6,180,000	£1,710,466	£638,387	£1,022,081	50	18.69
SMA 020	Smallfield	£14,732,391	£11,280,000	£3,452,391	£653,032	£1,044,850	51	18.75
SMA 021	Smallfield	£7,208,326	£4,390,000	£2,818,326	£820,994	£1,391,569	52	18.68
SMA 027	Smallfield	£4,562,714	£2,860,000	£1,702,714	£797,677	£1,278,071	53	17.48
WAR 005	Warlingham	£5,691,153	£4,802,000	£889,153	£829,614	£1,351,818	54	17.49
WAR 008	Warlingham	£22,234,599	£16,575,000	£5,659,599	£670,727	£1,073,617	55	18.73
WAR 010	Warlingham	£2,598,579	£525,000	£2,073,579	£2,474,837	£3,021,603	56	7.62
WAR 018	Warlingham	£2,128,619	£1,125,000	£1,003,619	£946,053	£1,290,072	57	17.78
WAR 019	Warlingham	£3,782,065	£3,170,000	£612,065	£596,540	£969,760	58	12.78
WAR 024	Warlingham	£1,771,467	£450,000	£1,321,467	£14,434	£1,968,296	59	0.03
WAR 025	Warlingham	£2,077,272	£1,176,000	£901,272	£1,236,471	£1,505,269	60	20.83

# 50% AH 10% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites 39 65%

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£14,116,482	£30,600,000	-£16,483,518	£230,661	£471,335	1	15.00
BHE 008	Blindley Heath	£1,487,860	£3,752,448	-£2,264,588	£1,417,009	£3,036,448	2	14.29
BLE 016	Bletchingly	£1,436,243	£511,000	£925,243	£1,967,456	£2,393,738	3	13.70
CAT 004	Whyteleafe	£1,228,124	£8,960,000	-£7,731,876	£109,654	£175,446	4	2.59
CAT 007	Whyteleafe	£1,951,154	£1,650,000	£301,154	£591,259	£947,162	5	16.97
CAT 011	Caterham	£1,675,245	£1,953,900	-£278,655	£3,895,918	£4,786,414	6	25.58
CAT 013	Caterham	£1,330,296	£280,000	£1,050,296	£3,800,846	£3,800,846	7	60.00
CAT 016	Caterham	£3,313,574	£1,980,000	£1,333,574	£836,761	£1,341,528	8	17.68
CAT 019	Caterham	£1,553,117	£1,025,000	£528,117	£757,618	£1,764,906	9	13.17
CAT 029	Caterham	£2,676,208	£1,405,000	£1,271,208	£952,387	£1,529,262	10	18.86
CAT 036	Caterham	£2,015,145	£2,965,430	-£950,285	£3,802,160	£4,686,384	11	26.42
CAT 038	Caterham	£1,678,461	£1,055,000	£623,461	£795,479	£1,695,416	12	14.22
CAT 039	Caterham	£29,218,684	£50,218,000	-£20,999,316	£407,286	£814,572	13	15.00
CAT 040	Caterham	£3,427,227	£6,675,000	-£3,247,773	£770,163	£1,832,742	14	16.85
CAT 041	Caterham	£1,440,406	£3,617,500	-£2,177,094	£4,364,867	£5,144,308	15	121.21
CAT 047	Caterham	£3,396,470	£6,515,718	-£3,119,248	£11,321,566	£11,321,566	16	240.00
CAT 051	Caterham	£2,715,656	£360,000	£2,355,656	£11,315,232	£11,315,232	17	29.17
CAT 054	Caterham	£6,272,572	£2,744,000	£3,528,572	£1,600,146	£2,560,234	18	40.05
FEL 004	Felbridge	£1,597,642	£1,465,000	£132,642	£545,270	£912,938	19	11.95
FEL 008	Felbridge	£2,137,588	£215,000	£1,922,588	£4,971,136	£6,107,395	20	13.95
GOD 008	Godstone	£2,582,567	£125,000	£2,457,567	£10,330,268	£10,330,268	21	32.00
GOD 010	Godstone	£4,996,015	£5,115,000	-£118,985	£488,369	£888,971	22	16.32
GOD 011	Godstone	£1,102,985	£1,710,000	-£607,015	£848,450	£1,030,827	23	16.15
GOD012	Godstone	£3,355,387	£405,000	£2,950,387	£4,142,453	£5,083,919	24	24.69
LIN 003	Lingfield	£1,028,987	£425,000	£603,987	£1,210,573	£1,469,981	25	23.53
LIN 005	Lingfield	£1,740,863	£1,110,000	£630,863	£784,173	£1,270,703	26	6.76
LIN 012	Lingfield	£2,734,817	£3,435,000	-£700,183	£398,081	£911,606	27	11.64
LIN 018	Lingfield	£12,573,061	£140,000	£12,433,061	£62,865,305	£62,865,305	28	20.00
LIN 020	Lingfield	£2,475,658	£2,640,000	-£164,342	£468,875	£750,199	29	13.26
LIN 023	Lingfield	£1,303,558	£675,000	£628,558	£965,598	£2,660,322	30	7.41
NUT 003	Nutfield	£2,519,508	£1,162,000	£1,357,508	£1,517,776	£2,929,660	31	9.04
NUT 005	Redhill	£1,748,489	£4,904,000	-£3,155,511	£285,235	£456,524	32	6.04
OXT 005	Oxted	£1,822,065	£1,911,000	-£88,935	£4,671,963	£4,671,963	33	30.77
OXT 006	Oxted	£6,201,733	£2,870,000	£3,331,733	£1,080,441	£2,367,074	34	26.13
OXT 007	Oxted	£9,818,938	£4,940,000	£4,878,938	£993,820	£1,604,402	35	25.30
OXT 013	Oxted	£2,759,109	£126,000	£2,633,109	£15,328,382	£15,328,382	36	38.89
OXT 018	Oxted	£1,719,979	£4,785,560	-£3,065,581	£1,095,528	£1,333,317	37	19.11
OXT 020	Hurst Green	£1,511,988	£1,335,000	£176,988	£566,288	£910,836	38	13.11
OXT 022	Oxted	£1,315,309	£1,015,000	£300,309	£907,109	£1,105,301	39	13.79
OXT 024	Oxted	£2,170,346	£1,010,000	£1,160,346	£1,074,429	£1,496,790	40	7.43
OXT 025	Hurst Green	£4,940,875	£3,480,000	£1,460,875	£709,896	£1,135,833	41	23.71
OXT 028	Limpsfield	£2,873,208	£1,066,000	£1,807,208	£1,052,457	£1,690,122	42	18.68
OXT 034	Oxted	£1,822,065	£245,000	£1,577,065	£3,718,501	£4,555,164	43	24.49
OXT 037	Oxted	£1,374,655	£1,225,000	£149,655	£561,084	£1,238,428	44	8.98
OXT 046	Oxted	£4,413,956	£2,545,000	£1,868,956	£867,182	£1,388,036	45	18.66
SGOD 005	South Godsto	£12,485,233	£14,020,000	-£1,534,767	£445,265	£799,311	46	16.69
SMA 008	Smallfield	£1,667,120	£715,000	£952,120	£1,165,818	£1,424,889	47	27.97
SMA 009	Smallfield	£7,013,996	£6,905,000	£108,996	£507,893	£812,746	48	18.75
SMA 013	Smallfield	£8,063,484	£7,485,000	£578,484	£538,643	£862,405	49	20.04
SMA 019	Smallfield	£5,857,402	£6,180,000	-£322,598	£473,900	£758,731	50	18.69
SMA 020	Smallfield	£10,935,760	£11,280,000	-£344,240	£484,741	£775,586	51	18.75
SMA 021	Smallfield	£5,463,818	£4,390,000	£1,073,818	£622,303	£1,054,791	52	18.68
SMA 027	Smallfield	£3,498,989	£2,860,000	£638,989	£611,711	£980,109	53	17.48
WAR 005	Warlingham	£4,364,403	£4,802,000	-£437,597	£636,210	£1,036,675	54	17.49
WAR 008	Warlingham	£16,575,334	£16,575,000	£334	£500,010	£800,354	55	18.73
WAR 010	Warlingham	£2,616,254	£525,000	£2,091,254	£2,491,670	£3,042,156	56	7.62
WAR 018	Warlingham	£1,694,948	£1,125,000	£569,948	£753,310	£1,027,241	57	17.78
WAR 019	Warlingham	£2,927,292	£3,170,000	-£242,708	£461,718	£750,588	58	12.78
WAR 024	Warlingham	£1,780,305	£450,000	£1,330,305	£14,506	£1,978,116	59	0.03
WAR 025	Warlingham	£1,672,900	£1,176,000	£496,900	£995,774	£1,212,247	60	20.83

## Appendix 6 - Appraisal results with 20% growth

# 10% AH 20% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites **54** 90%

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£44,333,508	£30,600,000	£13,733,508	£724,404	£1,480,251	1	15.00
BHE 008	Blindley Heath	£1,631,800	£3,752,448	-£2,120,648	£1,554,095	£3,330,204	2	14.29
BLE 016	Bletchingly	£1,559,396	£511,000	£1,048,396	£2,136,160	£2,598,994	3	13.70
CAT 004	Whyteleafe	£2,750,229	£8,960,000	-£6,209,771	£245,556	£392,890	4	2.59
CAT 007	Whyteleafe	£4,861,456	£1,650,000	£3,211,456	£1,473,169	£2,359,930	5	16.97
CAT 011	Caterham	£1,823,284	£1,953,900	-£130,616	£4,240,196	£5,209,383	6	25.58
CAT 013	Caterham	£2,743,415	£280,000	£2,463,415	£7,838,327	£7,838,327	7	60.00
CAT 016	Caterham	£7,847,973	£1,980,000	£5,867,973	£1,981,811	£3,177,317	8	17.68
CAT 019	Caterham	£3,339,536	£1,025,000	£2,314,536	£1,629,042	£3,794,928	9	13.17
CAT 029	Caterham	£6,208,073	£1,405,000	£4,803,073	£2,209,279	£3,547,470	10	18.86
CAT 036	Caterham	£2,203,559	£2,965,430	-£761,871	£4,157,658	£5,124,555	11	26.42
CAT 038	Caterham	£3,663,372	£1,055,000	£2,608,372	£1,736,195	£3,700,376	12	14.22
CAT 039	Caterham	£74,258,976	£50,218,000	£24,040,976	£1,035,113	£2,070,225	13	15.00
CAT 040	Caterham	£8,190,018	£6,675,000	£1,515,018	£1,840,454	£4,379,689	14	16.85
CAT 041	Caterham	£4,055,721	£3,617,500	£438,221	£12,290,065	£14,484,719	15	121.21
CAT 047	Caterham	£8,060,519	£6,515,718	£1,544,800	£26,868,396	£26,868,396	16	240.00
CAT 051	Caterham	£2,925,004	£360,000	£2,565,004	£12,187,517	£12,187,517	17	29.17
CAT 054	Caterham	£15,707,730	£2,744,000	£12,963,730	£4,007,074	£6,411,319	18	40.05
FEL 004	Felbridge	£3,622,477	£1,465,000	£2,157,477	£1,236,340	£2,069,987	19	11.95
FEL 008	Felbridge	£2,287,367	£215,000	£2,072,367	£5,319,459	£6,535,336	20	13.95
GOD 008	Godstone	£2,786,835	£125,000	£2,661,835	£11,147,338	£11,147,338	21	32.00
GOD 010	Godstone	£13,469,896	£5,115,000	£8,354,896	£1,316,705	£2,396,779	22	16.32
GOD 011	Godstone	£2,297,058	£1,710,000	£587,058	£1,766,967	£2,146,783	23	16.15
GOD012	Godstone	£6,367,225	£405,000	£5,962,225	£7,860,771	£9,647,310	24	24.69
LIN 003	Lingfield	£2,125,822	£425,000	£1,700,822	£2,500,967	£3,036,888	25	23.53
LIN 005	Lingfield	£1,907,500	£1,110,000	£797,500	£859,234	£1,392,336	26	6.76
LIN 012	Lingfield	£6,962,099	£3,435,000	£3,527,099	£1,013,406	£2,320,700	27	11.64
LIN 018	Lingfield	£13,360,102	£140,000	£13,220,102	£66,800,509	£66,800,509	28	20.00
LIN 020	Lingfield	£6,228,999	£2,640,000	£3,588,999	£1,179,735	£1,887,576	29	13.26
LIN 023	Lingfield	£1,414,648	£675,000	£739,648	£1,047,887	£2,887,037	30	7.41
NUT 003	Nutfield	£2,748,342	£1,162,000	£1,586,342	£1,655,628	£3,195,747	31	9.04
NUT 005	Redhill	£3,949,930	£4,904,000	-£954,070	£644,360	£1,031,313	32	6.04
OXT 005	Oxted	£1,986,610	£1,911,000	£75,610	£5,093,873	£5,093,873	33	30.77
OXT 006	Oxted	£15,396,592	£2,870,000	£12,526,592	£2,682,333	£5,876,562	34	26.13
OXT 007	Oxted	£24,735,592	£4,940,000	£19,795,592	£2,503,602	£4,041,763	35	25.30
OXT 013	Oxted	£2,972,408	£126,000	£2,846,408	£16,513,376	£16,513,376	36	38.89
OXT 018	Oxted	£3,744,897	£4,785,560	-£1,040,663	£2,385,284	£2,903,021	37	19.11
OXT 020	Hurst Green	£3,465,985	£1,335,000	£2,130,985	£1,298,122	£2,087,943	38	13.11
OXT 022	Oxted	£2,688,054	£1,015,000	£1,673,054	£1,853,830	£2,258,869	39	13.79
OXT 024	Oxted	£2,376,027	£1,010,000	£1,366,027	£1,176,251	£1,638,639	40	7.43
OXT 025	Hurst Green	£13,313,272	£3,480,000	£9,833,272	£1,912,826	£3,060,522	41	23.71
OXT 028	Limpsfield	£6,529,075	£1,066,000	£5,463,075	£2,391,603	£3,840,633	42	18.68
OXT 034	Oxted	£1,986,610	£245,000	£1,741,610	£4,054,307	£4,966,526	43	24.49
OXT 037	Oxted	£2,859,595	£1,225,000	£1,634,595	£1,167,182	£2,576,212	44	8.98
OXT 046	Oxted	£10,649,919	£2,545,000	£8,104,919	£2,092,322	£3,349,031	45	18.66
SGOD 005	South Godsto	£34,865,401	£14,020,000	£20,845,401	£1,243,417	£2,232,100	46	16.69
SMA 008	Smallfield	£3,884,736	£715,000	£3,169,736	£2,716,598	£3,320,287	47	27.97
SMA 009	Smallfield	£19,504,775	£6,905,000	£12,599,775	£1,412,366	£2,260,113	48	18.75
SMA 013	Smallfield	£22,532,266	£7,485,000	£15,047,266	£1,505,161	£2,409,868	49	20.04
SMA 019	Smallfield	£16,520,797	£6,180,000	£10,340,797	£1,336,634	£2,140,000	50	18.69
SMA 020	Smallfield	£30,801,103	£11,280,000	£19,521,103	£1,365,297	£2,184,475	51	18.75
SMA 021	Smallfield	£14,568,227	£4,390,000	£10,178,227	£1,659,251	£2,812,399	52	18.68
SMA 027	Smallfield	£9,050,458	£2,860,000	£6,190,458	£1,582,248	£2,535,142	53	17.48
WAR 005	Warlingham	£11,268,428	£4,802,000	£6,466,428	£1,642,628	£2,676,586	54	17.49
WAR 008	Warlingham	£45,885,670	£16,575,000	£29,310,670	£1,384,183	£2,215,629	55	18.73
WAR 010	Warlingham	£2,822,779	£525,000	£2,297,779	£2,688,361	£3,282,301	56	7.62
WAR 018	Warlingham	£3,954,759	£1,125,000	£2,829,759	£1,757,671	£2,396,824	57	17.78
WAR 019	Warlingham	£7,379,956	£3,170,000	£4,209,956	£1,164,031	£1,892,296	58	12.78
WAR 024	Warlingham	£1,883,567	£450,000	£1,433,567	£15,347	£2,092,852	59	0.03
WAR 025	Warlingham	£3,770,256	£1,176,000	£2,594,256	£2,244,200	£2,732,070	60	20.83

# 20% AH 20% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

53

88%

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£37,366,462	£30,600,000	£6,766,462	£610,563	£1,247,628	1	15.00
BHE 008	Blindley Heath	£1,646,697	£3,752,448	£-2,105,751	£1,568,283	£3,360,606	2	14.29
BLE 016	Bletchingly	£1,569,339	£511,000	£1,058,339	£2,149,780	£2,615,565	3	13.70
CAT 004	Whyteleafe	£2,396,458	£8,960,000	£-6,563,542	£213,969	£342,351	4	2.59
CAT 007	Whyteleafe	£4,185,067	£1,650,000	£2,535,067	£1,268,202	£2,031,586	5	16.97
CAT 011	Caterham	£1,834,221	£1,953,900	£-119,679	£4,265,631	£5,240,632	6	25.58
CAT 013	Caterham	£2,416,842	£280,000	£2,136,842	£6,905,263	£6,905,263	7	60.00
CAT 016	Caterham	£6,801,849	£1,980,000	£4,821,849	£1,717,639	£2,753,785	8	17.68
CAT 019	Caterham	£2,926,561	£1,025,000	£1,901,561	£1,427,591	£3,325,637	9	13.17
CAT 029	Caterham	£5,391,886	£1,405,000	£3,986,886	£1,918,821	£3,081,078	10	18.86
CAT 036	Caterham	£2,217,478	£2,965,430	£-747,952	£4,183,921	£5,156,926	11	26.42
CAT 038	Caterham	£3,204,511	£1,055,000	£2,149,511	£1,518,726	£3,236,880	12	14.22
CAT 039	Caterham	£63,886,116	£50,218,000	£13,668,116	£890,523	£1,781,046	13	15.00
CAT 040	Caterham	£7,091,510	£6,675,000	£416,510	£1,593,598	£3,792,251	14	16.85
CAT 041	Caterham	£3,443,906	£3,617,500	£-173,594	£10,436,078	£12,299,664	15	121.21
CAT 047	Caterham	£6,984,410	£6,515,718	£468,691	£23,281,365	£23,281,365	16	240.00
CAT 051	Caterham	£2,940,470	£360,000	£2,580,470	£12,251,960	£12,251,960	17	29.17
CAT 054	Caterham	£13,530,067	£2,744,000	£10,786,067	£3,451,548	£5,522,476	18	40.05
FEL 004	Felbridge	£3,153,001	£1,465,000	£1,688,001	£1,076,110	£1,801,715	19	11.95
FEL 008	Felbridge	£2,300,624	£215,000	£2,085,624	£5,350,289	£6,573,212	20	13.95
GOD 008	Godstone	£2,804,510	£125,000	£2,679,510	£11,218,042	£11,218,042	21	32.00
GOD 010	Godstone	£11,502,771	£5,115,000	£6,387,771	£1,124,416	£2,046,756	22	16.32
GOD 011	Godstone	£2,020,080	£1,710,000	£310,080	£1,553,908	£1,887,925	23	16.15
GOD012	Godstone	£5,679,102	£405,000	£5,274,102	£7,011,236	£8,604,699	24	24.69
LIN 003	Lingfield	£1,871,176	£425,000	£1,446,176	£2,201,384	£2,673,109	25	23.53
LIN 005	Lingfield	£1,922,414	£1,110,000	£812,414	£865,952	£1,403,222	26	6.76
LIN 012	Lingfield	£5,981,005	£3,435,000	£2,546,005	£870,598	£1,993,668	27	11.64
LIN 018	Lingfield	£13,368,940	£140,000	£13,228,940	£66,844,698	£66,844,698	28	20.00
LIN 020	Lingfield	£5,359,543	£2,640,000	£2,719,543	£1,015,065	£1,624,104	29	13.26
LIN 023	Lingfield	£1,424,591	£675,000	£749,591	£1,055,252	£2,907,328	30	7.41
NUT 003	Nutfield	£2,763,255	£1,162,000	£1,601,255	£1,664,612	£3,213,087	31	9.04
NUT 005	Redhill	£3,439,838	£4,904,000	£-1,464,162	£561,148	£898,130	32	6.04
OXT 005	Oxted	£1,998,542	£1,911,000	£87,542	£5,124,467	£5,124,467	33	30.77
OXT 006	Oxted	£13,274,697	£2,870,000	£10,404,697	£2,312,665	£5,066,678	34	26.13
OXT 007	Oxted	£21,297,066	£4,940,000	£16,357,066	£2,155,573	£3,479,913	35	25.30
OXT 013	Oxted	£2,987,873	£126,000	£2,861,873	£16,599,294	£16,599,294	36	38.89
OXT 018	Oxted	£3,276,976	£4,785,560	£-1,508,584	£2,087,246	£2,540,292	37	19.11
OXT 020	Hurst Green	£3,012,548	£1,335,000	£1,677,548	£1,128,295	£1,814,788	38	13.11
OXT 022	Oxted	£2,370,938	£1,015,000	£1,355,938	£1,635,130	£1,992,385	39	13.79
OXT 024	Oxted	£2,390,941	£1,010,000	£1,380,941	£1,183,634	£1,648,925	40	7.43
OXT 025	Hurst Green	£11,369,705	£3,480,000	£7,889,705	£1,633,578	£2,613,725	41	23.71
OXT 028	Limpsfield	£5,685,710	£1,066,000	£4,619,710	£2,082,678	£3,344,535	42	18.68
OXT 034	Oxted	£1,998,542	£245,000	£1,753,542	£4,078,657	£4,996,355	43	24.49
OXT 037	Oxted	£2,516,453	£1,225,000	£1,291,453	£1,027,124	£2,267,075	44	8.98
OXT 046	Oxted	£9,209,238	£2,545,000	£6,664,238	£1,809,280	£2,895,987	45	18.66
SGOD 005	South Godsto	£29,685,997	£14,020,000	£15,665,997	£1,058,702	£1,900,512	46	16.69
SMA 008	Smallfield	£3,370,297	£715,000	£2,655,297	£2,356,851	£2,880,595	47	27.97
SMA 009	Smallfield	£16,609,116	£6,905,000	£9,704,116	£1,202,688	£1,924,579	48	18.75
SMA 013	Smallfield	£19,178,221	£7,485,000	£11,693,221	£1,281,110	£2,051,147	49	20.04
SMA 019	Smallfield	£14,051,313	£6,180,000	£7,871,313	£1,136,838	£1,820,118	50	18.69
SMA 020	Smallfield	£26,202,749	£11,280,000	£14,922,749	£1,161,469	£1,858,351	51	18.75
SMA 021	Smallfield	£12,455,144	£4,390,000	£8,065,144	£1,418,581	£2,404,468	52	18.68
SMA 027	Smallfield	£7,761,993	£2,860,000	£4,901,993	£1,356,992	£2,174,228	53	17.48
WAR 005	Warlingham	£9,667,418	£4,802,000	£4,865,418	£1,409,245	£2,296,299	54	17.49
WAR 008	Warlingham	£39,121,641	£16,575,000	£22,546,641	£1,180,140	£1,889,022	55	18.73
WAR 010	Warlingham	£2,840,455	£525,000	£2,315,455	£2,705,195	£3,302,854	56	7.62
WAR 018	Warlingham	£3,430,507	£1,125,000	£2,305,507	£1,524,670	£2,079,095	57	17.78
WAR 019	Warlingham	£6,347,279	£3,170,000	£3,177,279	£1,001,148	£1,627,507	58	12.78
WAR 024	Warlingham	£1,892,405	£450,000	£1,442,405	£15,419	£2,102,672	59	0.03
WAR 025	Warlingham	£3,284,360	£1,176,000	£2,108,360	£1,954,976	£2,379,971	60	20.83

# 34% AH 20% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

48

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£27,568,289	£30,600,000	-£3,031,711	£450,462	£920,477	1	15.00
BHE 008	Blindley Heath	£1,667,553	£3,752,448	-£2,084,895	£1,588,146	£3,403,169	2	14.29
BLE 016	Bletchingly	£1,583,259	£511,000	£1,072,259	£2,168,847	£2,638,764	3	13.70
CAT 004	Whyteleafe	£1,901,179	£8,960,000	-£7,058,821	£169,748	£271,597	4	2.59
CAT 007	Whyteleafe	£3,238,120	£1,650,000	£1,588,120	£981,249	£1,571,903	5	16.97
CAT 011	Caterham	£1,849,533	£1,953,900	-£104,367	£4,301,238	£5,284,379	6	25.58
CAT 013	Caterham	£1,959,641	£280,000	£1,679,641	£5,598,975	£5,598,975	7	60.00
CAT 016	Caterham	£5,334,544	£1,980,000	£3,354,544	£1,347,107	£2,159,734	8	17.68
CAT 019	Caterham	£2,348,396	£1,025,000	£1,323,396	£1,145,559	£2,668,631	9	13.17
CAT 029	Caterham	£4,249,226	£1,405,000	£2,844,226	£1,512,180	£2,428,129	10	18.86
CAT 036	Caterham	£2,236,966	£2,965,430	-£728,464	£4,220,691	£5,202,247	11	26.42
CAT 038	Caterham	£2,562,104	£1,055,000	£1,507,104	£1,214,267	£2,587,984	12	14.22
CAT 039	Caterham	£49,348,465	£50,218,000	-£869,535	£687,879	£1,375,759	13	15.00
CAT 040	Caterham	£5,552,275	£6,675,000	-£1,122,725	£1,247,702	£2,969,131	14	16.85
CAT 041	Caterham	£2,587,364	£3,617,500	-£1,030,136	£7,840,497	£9,240,585	15	121.21
CAT 047	Caterham	£5,475,182	£6,515,718	-£1,040,536	£18,250,608	£18,250,608	16	240.00
CAT 051	Caterham	£2,962,123	£360,000	£2,602,123	£12,342,180	£12,342,180	17	29.17
CAT 054	Caterham	£10,481,336	£2,744,000	£7,737,336	£2,673,810	£4,278,096	18	40.05
FEL 004	Felbridge	£2,495,735	£1,465,000	£1,030,735	£851,787	£1,426,134	19	11.95
FEL 008	Felbridge	£2,319,183	£215,000	£2,104,183	£5,393,450	£6,626,238	20	13.95
GOD 008	Godstone	£2,829,257	£125,000	£2,704,257	£11,317,028	£11,317,028	21	32.00
GOD 010	Godstone	£8,748,796	£5,115,000	£3,633,796	£855,210	£1,556,725	22	16.32
GOD 011	Godstone	£1,632,313	£1,710,000	-£77,687	£1,255,625	£1,525,526	23	16.15
GOD012	Godstone	£4,715,730	£405,000	£4,310,730	£5,821,889	£7,145,045	24	24.69
LIN 003	Lingfield	£1,514,672	£425,000	£1,089,672	£1,781,967	£2,163,817	25	23.53
LIN 005	Lingfield	£1,943,293	£1,110,000	£833,293	£875,357	£1,418,462	26	6.76
LIN 012	Lingfield	£4,607,475	£3,435,000	£1,172,475	£670,666	£1,535,825	27	11.64
LIN 018	Lingfield	£13,381,313	£140,000	£13,241,313	£66,906,567	£66,906,567	28	20.00
LIN 020	Lingfield	£4,142,303	£2,640,000	£1,502,303	£784,527	£1,255,243	29	13.26
LIN 023	Lingfield	£1,438,510	£675,000	£763,510	£1,065,563	£2,935,735	30	7.41
NUT 003	Nuffield	£2,784,135	£1,162,000	£1,622,135	£1,677,190	£3,237,366	31	9.04
NUT 005	Redhill	£2,725,709	£4,904,000	-£2,178,291	£444,651	£711,673	32	6.04
OXT 005	Oxted	£2,015,245	£1,911,000	£104,245	£5,167,295	£5,167,295	33	30.77
OXT 006	Oxted	£10,304,043	£2,870,000	£7,434,043	£1,795,129	£3,932,841	34	26.13
OXT 007	Oxted	£16,473,847	£4,940,000	£11,533,847	£1,667,393	£2,691,805	35	25.30
OXT 013	Oxted	£3,009,526	£126,000	£2,883,526	£16,719,587	£16,719,587	36	38.89
OXT 018	Oxted	£2,621,888	£4,785,560	-£2,163,672	£1,669,992	£2,032,471	37	19.11
OXT 020	Hurst Green	£2,377,736	£1,335,000	£1,042,736	£890,538	£1,432,371	38	13.11
OXT 022	Oxted	£1,926,975	£1,015,000	£911,975	£1,328,949	£1,619,307	39	13.79
OXT 024	Oxted	£2,411,820	£1,010,000	£1,401,820	£1,193,971	£1,663,324	40	7.43
OXT 025	Hurst Green	£8,648,712	£3,480,000	£5,168,712	£1,242,631	£1,988,210	41	23.71
OXT 028	Limpsfield	£4,504,999	£1,066,000	£3,438,999	£1,650,183	£2,649,999	42	18.68
OXT 034	Oxted	£2,015,245	£245,000	£1,770,245	£4,112,745	£5,038,112	43	24.49
OXT 037	Oxted	£2,036,056	£1,225,000	£811,056	£831,043	£1,834,284	44	8.98
OXT 046	Oxted	£7,192,282	£2,545,000	£4,647,282	£1,413,022	£2,261,724	45	18.66
SGOD 005	South Godstone	£22,421,406	£14,020,000	£8,401,406	£799,622	£1,435,429	46	16.69
SMA 008	Smallfield	£2,650,082	£715,000	£1,935,082	£1,853,204	£2,265,027	47	27.97
SMA 009	Smallfield	£12,555,195	£6,905,000	£5,650,195	£909,138	£1,454,831	48	18.75
SMA 013	Smallfield	£14,482,560	£7,485,000	£6,997,560	£967,439	£1,548,937	49	20.04
SMA 019	Smallfield	£10,580,156	£6,180,000	£4,400,156	£856,000	£1,370,487	50	18.69
SMA 020	Smallfield	£19,747,225	£11,280,000	£8,467,225	£875,320	£1,400,512	51	18.75
SMA 021	Smallfield	£9,496,829	£4,390,000	£5,106,829	£1,081,643	£1,833,365	52	18.68
SMA 027	Smallfield	£5,958,142	£2,860,000	£3,098,142	£1,041,633	£1,668,947	53	17.48
WAR 005	Warlingham	£7,426,005	£4,802,000	£2,624,005	£1,082,508	£1,763,897	54	17.49
WAR 008	Warlingham	£29,633,855	£16,575,000	£13,058,855	£893,932	£1,430,896	55	18.73
WAR 010	Warlingham	£2,865,200	£525,000	£2,340,200	£2,728,762	£3,331,628	56	7.62
WAR 018	Warlingham	£2,696,553	£1,125,000	£1,571,553	£1,198,468	£1,634,274	57	17.78
WAR 019	Warlingham	£4,901,531	£3,170,000	£1,731,531	£773,112	£1,256,803	58	12.78
WAR 024	Warlingham	£1,904,778	£450,000	£1,454,778	£15,520	£2,116,420	59	0.03
WAR 025	Warlingham	£2,604,106	£1,176,000	£1,428,106	£1,550,063	£1,887,034	60	20.83

# 40% AH 20% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites	
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HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£23,344,819	£30,600,000	-£7,255,181	£381,451	£779,460	1	15.00
BHE 008	Blindley Heath	£1,676,491	£3,752,448	-£2,075,957	£1,596,659	£3,421,411	2	14.29
BLE 016	Bletchingly	£1,589,224	£511,000	£1,078,224	£2,177,020	£2,648,707	3	13.70
CAT 004	Whyteleafe	£1,688,917	£8,960,000	-£7,271,083	£150,796	£241,274	4	2.59
CAT 007	Whyteleafe	£2,832,287	£1,650,000	£1,182,287	£858,269	£1,374,897	5	16.97
CAT 011	Caterham	£1,856,095	£1,953,900	-£97,805	£4,316,499	£5,303,127	6	25.58
CAT 013	Caterham	£1,763,697	£280,000	£1,483,697	£5,039,136	£5,039,136	7	60.00
CAT 016	Caterham	£4,705,700	£1,980,000	£2,725,700	£1,188,308	£1,905,142	8	17.68
CAT 019	Caterham	£2,100,610	£1,025,000	£1,075,610	£1,024,688	£2,387,057	9	13.17
CAT 029	Caterham	£3,759,514	£1,405,000	£2,354,514	£1,337,905	£2,148,294	10	18.86
CAT 036	Caterham	£2,245,317	£2,965,430	-£720,113	£4,236,448	£5,221,668	11	26.42
CAT 038	Caterham	£2,286,787	£1,055,000	£1,231,787	£1,083,785	£2,309,886	12	14.22
CAT 039	Caterham	£43,112,939	£50,218,000	-£7,105,061	£600,961	£1,201,922	13	15.00
CAT 040	Caterham	£4,890,530	£6,675,000	-£1,784,470	£1,098,996	£2,615,257	14	16.85
CAT 041	Caterham	£2,220,274	£3,617,500	-£1,397,226	£6,728,105	£7,929,552	15	121.21
CAT 047	Caterham	£4,828,371	£6,515,718	-£1,687,347	£16,094,569	£16,094,569	16	240.00
CAT 051	Caterham	£2,971,402	£360,000	£2,611,402	£12,380,843	£12,380,843	17	29.17
CAT 054	Caterham	£9,170,825	£2,744,000	£6,426,825	£2,339,496	£3,743,194	18	40.05
FEL 004	Felbridge	£2,214,049	£1,465,000	£749,049	£755,648	£1,265,171	19	11.95
FEL 008	Felbridge	£2,327,138	£215,000	£2,112,138	£5,411,949	£6,648,966	20	13.95
GOD 008	Godstone	£2,839,862	£125,000	£2,714,862	£11,359,449	£11,359,449	21	32.00
GOD 010	Godstone	£7,568,522	£5,115,000	£2,453,522	£739,836	£1,346,712	22	16.32
GOD 011	Godstone	£1,466,126	£1,710,000	-£243,874	£1,127,789	£1,370,211	23	16.15
GOD012	Godstone	£4,302,856	£405,000	£3,897,856	£5,312,168	£6,519,479	24	24.69
LIN 003	Lingfield	£1,361,884	£425,000	£936,884	£1,602,217	£1,945,549	25	23.53
LIN 005	Lingfield	£1,952,241	£1,110,000	£842,241	£879,388	£1,424,994	26	6.76
LIN 012	Lingfield	£4,018,819	£3,435,000	£583,819	£584,981	£1,339,606	27	11.64
LIN 018	Lingfield	£13,386,616	£140,000	£13,246,616	£66,933,078	£66,933,078	28	20.00
LIN 020	Lingfield	£3,618,278	£2,640,000	£978,278	£685,280	£1,096,448	29	13.26
LIN 023	Lingfield	£1,444,476	£675,000	£769,476	£1,069,982	£2,947,910	30	7.41
NUT 003	Nutfield	£2,793,083	£1,162,000	£1,631,083	£1,682,580	£3,247,771	31	9.04
NUT 005	Redhill	£2,419,654	£4,904,000	-£2,484,346	£394,723	£631,763	32	6.04
OXT 005	Oxted	£2,022,403	£1,911,000	£111,403	£5,185,649	£5,185,649	33	30.77
OXT 006	Oxted	£9,029,913	£2,870,000	£6,159,913	£1,573,156	£3,446,532	34	26.13
OXT 007	Oxted	£14,402,122	£4,940,000	£9,462,122	£1,457,705	£2,353,288	35	25.30
OXT 013	Oxted	£3,018,806	£126,000	£2,892,806	£16,771,143	£16,771,143	36	38.89
OXT 018	Oxted	£2,341,137	£4,785,560	-£2,444,423	£1,491,170	£1,814,835	37	19.11
OXT 020	Hurst Green	£2,105,674	£1,335,000	£770,674	£788,642	£1,268,478	38	13.11
OXT 022	Oxted	£1,736,706	£1,015,000	£721,706	£1,197,728	£1,459,417	39	13.79
OXT 024	Oxted	£2,420,769	£1,010,000	£1,410,769	£1,198,400	£1,669,496	40	7.43
OXT 025	Hurst Green	£7,482,573	£3,480,000	£4,002,573	£1,075,082	£1,720,132	41	23.71
OXT 028	Limpsfield	£3,998,979	£1,066,000	£2,932,979	£1,464,828	£2,352,341	42	18.68
OXT 034	Oxted	£2,022,403	£245,000	£1,777,403	£4,127,354	£5,056,008	43	24.49
OXT 037	Oxted	£1,830,170	£1,225,000	£605,170	£747,008	£1,648,802	44	8.98
OXT 046	Oxted	£6,327,873	£2,545,000	£3,782,873	£1,243,197	£1,989,897	45	18.66
SGOD 005	South Godsto	£19,297,339	£14,020,000	£5,277,339	£688,208	£1,235,425	46	16.69
SMA 008	Smallfield	£2,341,417	£715,000	£1,626,417	£1,637,355	£2,001,211	47	27.97
SMA 009	Smallfield	£10,817,020	£6,905,000	£3,912,020	£783,274	£1,253,421	48	18.75
SMA 013	Smallfield	£12,468,531	£7,485,000	£4,983,531	£832,901	£1,333,533	49	20.04
SMA 019	Smallfield	£9,091,071	£6,180,000	£2,911,071	£735,524	£1,177,600	50	18.69
SMA 020	Smallfield	£16,973,922	£11,280,000	£5,693,922	£752,390	£1,203,824	51	18.75
SMA 021	Smallfield	£8,228,979	£4,390,000	£3,838,979	£937,241	£1,588,606	52	18.68
SMA 027	Smallfield	£5,185,064	£2,860,000	£2,325,064	£906,480	£1,452,399	53	17.48
WAR 005	Warlingham	£6,465,398	£4,802,000	£1,663,398	£942,478	£1,535,724	54	17.49
WAR 008	Warlingham	£25,556,803	£16,575,000	£8,981,803	£770,944	£1,234,032	55	18.73
WAR 010	Warlingham	£2,875,805	£525,000	£2,350,805	£2,738,862	£3,343,960	56	7.62
WAR 018	Warlingham	£2,382,002	£1,125,000	£1,257,002	£1,058,667	£1,443,637	57	17.78
WAR 019	Warlingham	£4,281,925	£3,170,000	£1,111,925	£675,383	£1,097,930	58	12.78
WAR 024	Warlingham	£1,910,080	£450,000	£1,460,080	£15,563	£2,122,311	59	0.03
WAR 025	Warlingham	£2,312,570	£1,176,000	£1,136,570	£1,376,530	£1,675,775	60	20.83

# 50% AH 20% growth

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

47

78

HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£16,231,683	£30,600,000	-£14,368,317	£265,224	£541,959	1	15.00
BHE 008	Blindley Heath	£1,691,388	£3,752,448	-£2,061,060	£1,610,845	£3,451,812	2	14.29
BLE 016	Bletchingly	£1,599,167	£511,000	£1,088,167	£2,190,640	£2,665,279	3	13.70
CAT 004	Whyteleafe	£1,335,146	£8,960,000	-£7,624,854	£119,209	£190,735	4	2.59
CAT 007	Whyteleafe	£2,155,897	£1,650,000	£505,897	£653,302	£1,046,552	5	16.97
CAT 011	Caterham	£1,867,032	£1,953,900	-£86,868	£4,341,934	£5,334,376	6	25.58
CAT 013	Caterham	£1,437,126	£280,000	£1,157,126	£4,106,074	£4,106,074	7	60.00
CAT 016	Caterham	£3,657,625	£1,980,000	£1,677,625	£923,643	£1,480,820	8	17.68
CAT 019	Caterham	£1,687,634	£1,025,000	£662,634	£823,236	£1,917,766	9	13.17
CAT 029	Caterham	£2,943,329	£1,405,000	£1,538,329	£1,047,448	£1,681,902	10	18.86
CAT 036	Caterham	£2,259,237	£2,965,430	-£706,193	£4,262,711	£5,254,039	11	26.42
CAT 038	Caterham	£1,827,926	£1,055,000	£772,926	£866,316	£1,846,390	12	14.22
CAT 039	Caterham	£32,690,992	£50,218,000	-£17,527,008	£455,687	£911,374	13	15.00
CAT 040	Caterham	£3,787,621	£6,675,000	-£2,887,379	£851,151	£2,025,466	14	16.85
CAT 041	Caterham	£1,608,459	£3,617,500	-£2,009,041	£4,874,118	£5,744,496	15	121.21
CAT 047	Caterham	£3,750,351	£6,515,718	-£2,765,367	£12,501,171	£12,501,171	16	240.00
CAT 051	Caterham	£2,986,869	£360,000	£2,626,869	£12,445,286	£12,445,286	17	29.17
CAT 054	Caterham	£6,982,817	£2,744,000	£4,238,817	£1,781,331	£2,850,130	18	40.05
FEL 004	Felbridge	£1,744,574	£1,465,000	£279,574	£595,418	£996,900	19	11.95
FEL 008	Felbridge	£2,340,394	£215,000	£2,125,394	£5,442,777	£6,686,840	20	13.95
GOD 008	Godstone	£2,857,537	£125,000	£2,732,537	£11,430,148	£11,430,148	21	32.00
GOD 010	Godstone	£5,601,397	£5,115,000	£486,397	£547,546	£996,690	22	16.32
GOD 011	Godstone	£1,189,149	£1,710,000	-£520,851	£914,730	£1,111,355	23	16.15
GOD012	Godstone	£3,614,734	£405,000	£3,209,734	£4,462,634	£5,476,869	24	24.69
LIN 003	Lingfield	£1,107,239	£425,000	£682,239	£1,302,634	£1,581,770	25	23.53
LIN 005	Lingfield	£1,967,155	£1,110,000	£857,155	£886,106	£1,435,880	26	6.76
LIN 012	Lingfield	£3,037,725	£3,435,000	-£397,275	£442,173	£1,012,575	27	11.64
LIN 018	Lingfield	£13,395,453	£140,000	£13,255,453	£66,977,267	£66,977,267	28	20.00
LIN 020	Lingfield	£2,744,485	£2,640,000	£104,485	£519,789	£831,662	29	13.26
LIN 023	Lingfield	£1,454,419	£675,000	£779,419	£1,077,347	£2,968,202	30	7.41
NUT 003	Nutfield	£2,807,996	£1,162,000	£1,645,996	£1,691,564	£3,265,112	31	9.04
NUT 005	Redhill	£1,909,562	£4,904,000	-£2,994,438	£311,511	£498,580	32	6.04
OXT 005	Oxted	£2,034,335	£1,911,000	£123,335	£5,216,243	£5,216,243	33	30.77
OXT 006	Oxted	£6,897,708	£2,870,000	£4,027,708	£1,201,691	£2,632,713	34	26.13
OXT 007	Oxted	£10,949,247	£4,940,000	£6,009,247	£1,108,223	£1,789,093	35	25.30
OXT 013	Oxted	£3,034,271	£126,000	£2,908,271	£16,857,062	£16,857,062	36	38.89
OXT 018	Oxted	£1,873,217	£4,785,560	-£2,912,343	£1,193,132	£1,452,106	37	19.11
OXT 020	Hurst Green	£1,652,237	£1,335,000	£317,237	£618,815	£995,324	38	13.11
OXT 022	Oxted	£1,419,590	£1,015,000	£404,590	£979,027	£1,192,933	39	13.79
OXT 024	Oxted	£2,435,682	£1,010,000	£1,425,682	£1,205,783	£1,679,780	40	7.43
OXT 025	Hurst Green	£5,539,006	£3,480,000	£2,059,006	£795,834	£1,273,335	41	23.71
OXT 028	Limpsfield	£3,155,614	£1,066,000	£2,089,614	£1,155,903	£1,856,243	42	18.68
OXT 034	Oxted	£2,034,335	£245,000	£1,789,335	£4,151,704	£5,085,837	43	24.49
OXT 037	Oxted	£1,487,030	£1,225,000	£262,030	£606,951	£1,339,666	44	8.98
OXT 046	Oxted	£4,887,191	£2,545,000	£2,342,191	£960,155	£1,536,852	45	18.66
SGOD 005	South Godsto	£14,090,560	£14,020,000	£70,560	£502,516	£902,085	46	16.69
SMA 008	Smallfield	£1,826,978	£715,000	£1,111,978	£1,277,607	£1,561,520	47	27.97
SMA 009	Smallfield	£7,903,321	£6,905,000	£998,321	£572,290	£915,796	48	18.75
SMA 013	Smallfield	£9,093,589	£7,485,000	£1,608,589	£607,454	£972,576	49	20.04
SMA 019	Smallfield	£6,609,260	£6,180,000	£429,260	£534,730	£856,122	50	18.69
SMA 020	Smallfield	£12,351,749	£11,280,000	£1,071,749	£547,507	£876,011	51	18.75
SMA 021	Smallfield	£6,115,896	£4,390,000	£1,725,896	£696,571	£1,180,675	52	18.68
SMA 027	Smallfield	£3,896,598	£2,860,000	£1,036,598	£681,223	£1,091,484	53	17.48
WAR 005	Warlingham	£4,864,388	£4,802,000	£62,388	£709,095	£1,155,437	54	17.49
WAR 008	Warlingham	£18,710,920	£16,575,000	£2,135,920	£564,432	£903,473	55	18.73
WAR 010	Warlingham	£2,893,481	£525,000	£2,368,481	£2,755,696	£3,364,513	56	7.62
WAR 018	Warlingham	£1,857,748	£1,125,000	£732,748	£825,666	£1,125,908	57	17.78
WAR 019	Warlingham	£3,249,249	£3,170,000	£79,249	£512,500	£833,141	58	12.78
WAR 024	Warlingham	£1,918,918	£450,000	£1,468,918	£15,635	£2,132,131	59	0.03
WAR 025	Warlingham	£1,826,674	£1,176,000	£650,674	£1,087,306	£1,323,677	60	20.83



## Appendix 7 - Appraisal results with varied density

### 34% AH - lower density

#### TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites	39	65%
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HELAA REF	Area	Residual land value	Benchmark land value	Surplus/ deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£19,044,293	£39,780,000	-£20,735,707	£239,370	£635,870	1	11.54
BHE 008	Blindley Heath	£1,260,496	£3,752,448	-£2,491,952	£923,440	£2,572,440	2	10.99
BLE 016	Bletchingly	£1,257,411	£664,300	£593,111	£1,324,986	£2,095,686	3	10.54
CAT 004	Whyteleafe	£1,483,879	£11,648,000	-£10,164,121	£101,915	£211,983	4	1.99
CAT 007	Whyteleafe	£2,439,736	£2,145,000	£294,736	£568,703	£1,184,338	5	13.05
CAT 011	Caterham	£1,465,960	£1,953,900	-£487,940	£2,622,468	£4,188,457	6	19.68
CAT 013	Caterham	£1,580,025	£364,000	£1,216,025	£3,472,583	£4,514,358	7	46.15
CAT 016	Caterham	£4,114,828	£2,574,000	£1,540,828	£799,306	£1,665,922	8	13.60
CAT 019	Caterham	£1,867,941	£1,332,500	£535,441	£700,916	£2,122,661	9	10.13
CAT 029	Caterham	£3,299,977	£1,826,500	£1,473,477	£903,361	£1,885,701	10	14.51
CAT 036	Caterham	£1,748,783	£2,965,430	-£1,216,647	£2,538,146	£4,066,937	11	20.32
CAT 038	Caterham	£2,028,266	£1,371,500	£656,766	£739,433	£2,048,754	12	10.94
CAT 039	Caterham	£37,159,598	£65,283,400	-£28,123,802	£398,443	£1,035,952	13	11.54
CAT 040	Caterham	£4,267,547	£8,677,500	-£4,409,953	£737,692	£2,282,111	14	12.96
CAT 041	Caterham	£1,938,044	£3,617,500	-£1,679,456	£4,517,584	£6,921,584	15	93.24
CAT 047	Caterham	£4,220,617	£6,515,718	-£2,295,101	£10,822,095	£14,068,724	16	184.62
CAT 051	Caterham	£2,419,697	£468,000	£1,951,697	£7,755,440	£10,082,072	17	22.44
CAT 054	Caterham	£7,929,853	£3,567,200	£4,362,653	£1,556,094	£3,236,675	18	30.81
FEL 004	Felbridge	£1,945,373	£1,904,500	£40,873	£510,731	£1,111,642	19	9.19
FEL 008	Felbridge	£1,913,572	£279,500	£1,634,072	£3,423,206	£5,467,349	20	10.73
GOD 008	Godstone	£2,279,317	£162,500	£2,116,817	£7,013,282	£9,117,267	21	24.62
GOD 010	Godstone	£6,428,629	£6,649,500	-£220,871	£483,392	£1,143,884	22	12.56
GOD 011	Godstone	£1,307,252	£1,710,000	-£402,748	£773,522	£1,221,730	23	12.43
GOD012	Godstone	£3,939,713	£526,500	£3,413,213	£3,741,418	£5,969,262	24	18.99
LIN 003	Lingfield	£1,215,146	£552,500	£662,646	£1,099,680	£1,735,924	25	18.10
LIN 005	Lingfield	£1,490,709	£1,443,000	£47,709	£516,531	£1,088,109	26	5.20
LIN 012	Lingfield	£3,451,889	£4,465,500	-£1,013,611	£386,506	£1,150,630	27	8.96
LIN 018	Lingfield	£11,736,527	£182,000	£11,554,527	£45,140,489	£58,682,636	28	15.38
LIN 020	Lingfield	£3,113,445	£3,432,000	-£318,555	£453,590	£943,468	29	10.20
LIN 023	Lingfield	£1,136,788	£877,500	£259,288	£647,742	£2,319,976	30	5.70
NUT 003	Nutfield	£2,207,157	£1,510,600	£696,557	£1,022,779	£2,566,462	31	6.95
NUT 005	Redhill	£2,128,730	£6,375,200	-£4,246,470	£267,126	£555,804	32	4.64
OXT 005	Oxted	£1,590,707	£1,911,000	-£320,293	£3,137,489	£4,078,736	33	23.67
OXT 006	Oxted	£7,823,395	£3,731,000	£4,092,395	£1,048,431	£2,986,029	34	20.10
OXT 007	Oxted	£12,445,501	£6,422,000	£6,023,501	£968,974	£2,033,579	35	19.46
OXT 013	Oxted	£2,459,199	£163,800	£2,295,399	£10,509,397	£13,662,217	36	29.91
OXT 018	Oxted	£2,078,087	£4,785,560	-£2,707,473	£1,018,171	£1,610,920	37	14.70
OXT 020	Hurst Green	£1,845,017	£1,735,500	£109,517	£531,552	£1,111,456	38	10.08
OXT 022	Oxted	£1,558,733	£1,319,500	£239,233	£826,914	£1,309,859	39	10.61
OXT 024	Oxted	£1,881,148	£1,313,000	£568,148	£716,355	£1,297,344	40	5.71
OXT 025	Hurst Green	£6,356,332	£4,524,000	£1,832,332	£702,512	£1,461,226	41	18.24
OXT 028	Limpsfield	£3,528,645	£1,066,000	£2,462,645	£994,265	£2,075,673	42	14.37
OXT 034	Oxted	£1,590,707	£318,500	£1,272,207	£2,497,185	£3,976,768	43	18.84
OXT 037	Oxted	£1,637,268	£1,592,500	£44,768	£514,056	£1,475,016	44	6.91
OXT 046	Oxted	£5,516,918	£3,308,500	£2,208,418	£833,749	£1,734,880	45	14.36
SGOD 005	South Godstone	£16,263,211	£18,226,000	-£1,962,789	£446,154	£1,041,179	46	12.84
SMA 008	Smallfield	£2,045,333	£929,500	£1,115,833	£1,100,233	£1,748,148	47	21.52
SMA 009	Smallfield	£9,117,801	£8,976,500	£141,301	£507,871	£1,056,524	48	14.43
SMA 013	Smallfield	£10,500,323	£9,730,500	£769,823	£539,557	£1,123,029	49	15.42
SMA 019	Smallfield	£7,637,955	£8,034,000	-£396,045	£475,352	£989,372	50	14.38
SMA 020	Smallfield	£14,273,514	£14,664,000	-£390,486	£486,686	£1,012,306	51	14.42
SMA 021	Smallfield	£7,013,232	£5,707,000	£1,306,232	£614,441	£1,353,906	52	14.37
SMA 027	Smallfield	£4,443,755	£3,718,000	£725,755	£597,600	£1,244,749	53	13.45
WAR 005	Warlingham	£5,548,402	£6,242,600	-£694,198	£622,158	£1,317,910	54	13.46
WAR 008	Warlingham	£21,578,217	£21,547,500	£30,717	£500,713	£1,041,923	55	14.41
WAR 010	Warlingham	£2,310,746	£682,500	£1,628,246	£1,692,854	£2,686,914	56	5.86
WAR 018	Warlingham	£2,081,088	£1,462,500	£618,588	£711,483	£1,261,265	57	13.68
WAR 019	Warlingham	£3,688,327	£4,121,000	-£432,673	£447,504	£945,725	58	9.83
WAR 024	Warlingham	£1,627,550	£450,000	£1,177,550	£10,201	£1,808,389	59	0.03
WAR 025	Warlingham	£2,035,683	£1,528,800	£506,883	£932,089	£1,475,133	60	16.03

# 34% - AH higher density

## TANDRIDGE DISTRICT - HELAA SITES VIABILITY

No of viable sites

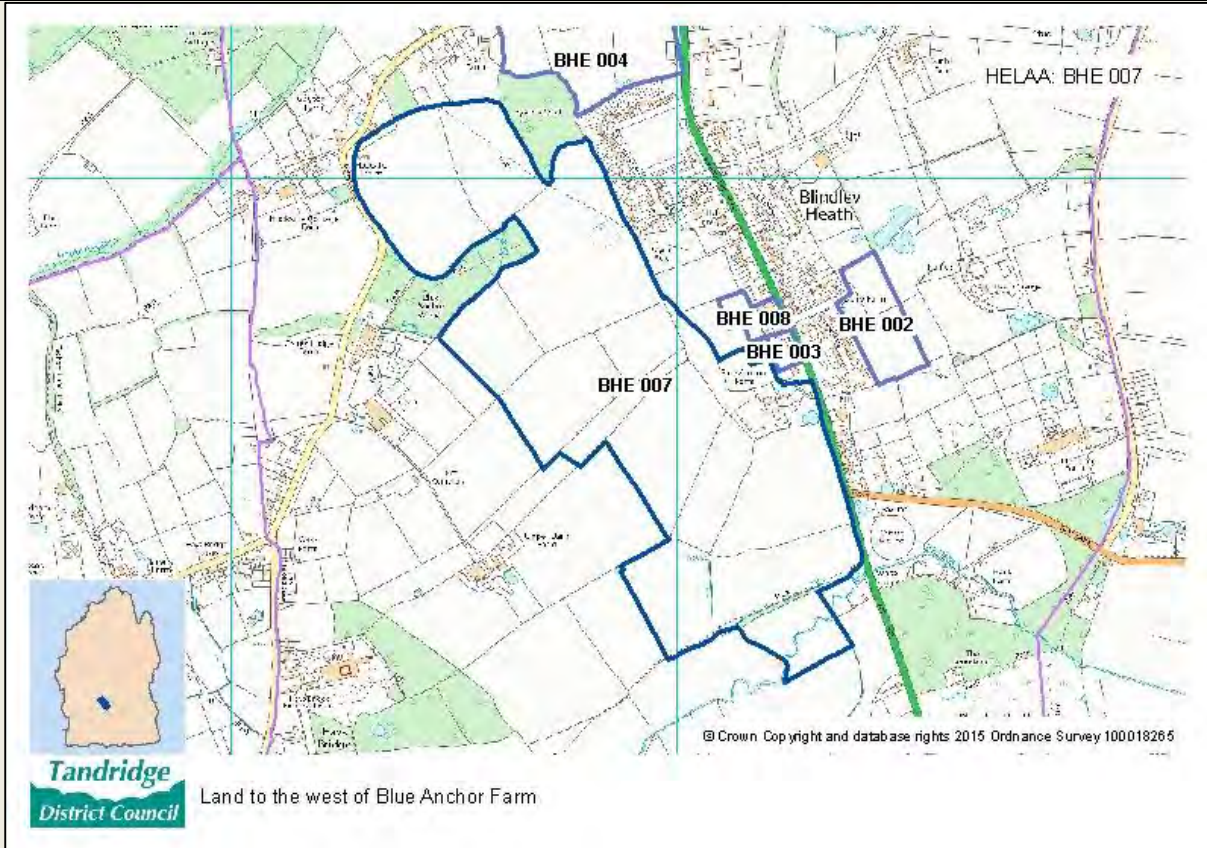
48

80%

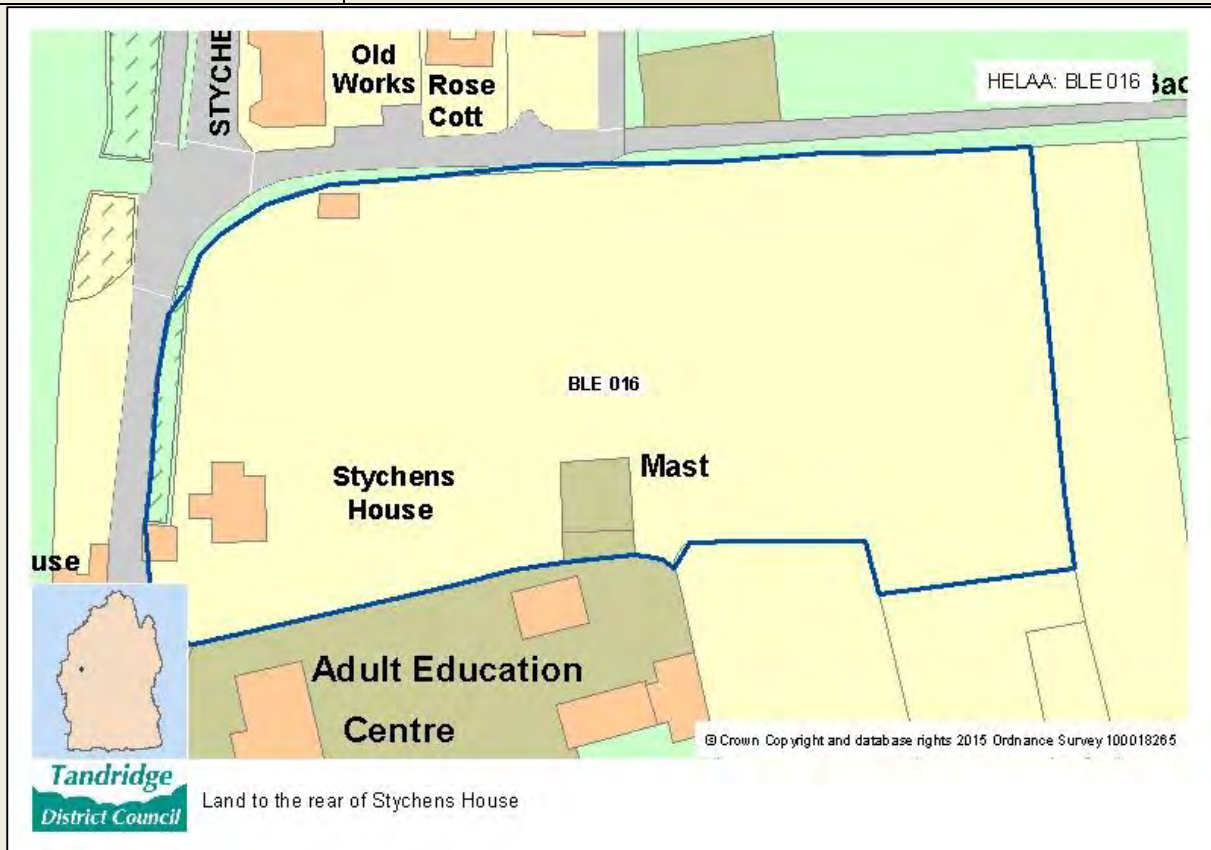
HELAA REF	Area	Residual land value	Benchmark land value	Surplus/deficit against benchmark	Residual land value per gross ha	Residual land value per net ha	No	Density per gross ha
BHE 007	Blindley Heath	£19,044,293	£21,420,000	-£2,375,707	£444,545	£635,870	1	21.43
BHE 008	Blindley Heath	£1,260,496	£3,752,448	-£2,491,952	£1,714,960	£2,572,440	2	20.41
BLE 016	Bletchingly	£1,257,411	£357,700	£899,711	£2,460,688	£2,095,686	3	19.57
CAT 004	Whyteleafe	£1,483,879	£6,272,000	-£4,788,121	£189,270	£211,983	4	3.70
CAT 007	Whyteleafe	£2,439,736	£1,155,000	£1,284,736	£1,056,163	£1,184,338	5	24.24
CAT 011	Caterham	£1,465,960	£1,953,900	-£487,940	£4,870,298	£4,188,457	6	36.54
CAT 013	Caterham	£1,580,025	£196,000	£1,384,025	£6,449,083	£4,514,358	7	85.71
CAT 016	Caterham	£4,114,828	£1,386,000	£2,728,828	£1,484,426	£1,665,922	8	25.25
CAT 019	Caterham	£1,867,941	£717,500	£1,150,441	£1,301,701	£2,122,661	9	18.82
CAT 029	Caterham	£3,299,977	£983,500	£2,316,477	£1,677,670	£1,885,701	10	26.94
CAT 036	Caterham	£1,748,783	£2,965,430	-£1,216,647	£4,713,700	£4,066,937	11	37.74
CAT 038	Caterham	£2,028,266	£738,500	£1,289,766	£1,373,234	£2,048,754	12	20.31
CAT 039	Caterham	£37,159,598	£35,152,600	£2,006,998	£739,966	£1,035,952	13	21.43
CAT 040	Caterham	£4,267,547	£4,672,500	-£404,953	£1,369,999	£2,282,111	14	24.08
CAT 041	Caterham	£1,938,044	£3,617,500	-£1,679,456	£8,389,799	£6,921,584	15	173.16
CAT 047	Caterham	£4,220,617	£6,515,718	-£2,295,101	£20,098,177	£14,068,724	16	342.86
CAT 051	Caterham	£2,419,697	£252,000	£2,167,697	£14,402,961	£10,082,072	17	41.67
CAT 054	Caterham	£7,929,853	£1,920,800	£6,009,053	£2,889,888	£3,236,675	18	57.22
FEL 004	Felbridge	£1,945,373	£1,025,500	£919,873	£948,500	£1,111,642	19	17.06
FEL 008	Felbridge	£1,913,572	£150,500	£1,763,072	£6,357,383	£5,467,349	20	19.93
GOD 008	Godstone	£2,279,317	£87,500	£2,191,817	£13,024,667	£9,117,267	21	45.71
GOD 010	Godstone	£6,428,629	£3,580,500	£2,848,129	£897,728	£1,143,884	22	23.32
GOD 011	Godstone	£1,307,252	£1,710,000	-£402,748	£1,436,540	£1,221,730	23	23.08
GOD012	Godstone	£3,939,713	£283,500	£3,656,213	£6,948,348	£5,969,262	24	35.27
LIN 003	Lingfield	£1,215,146	£297,500	£917,646	£2,042,263	£1,735,924	25	33.61
LIN 005	Lingfield	£1,490,709	£777,000	£713,709	£959,272	£1,088,109	26	9.65
LIN 012	Lingfield	£3,451,889	£2,404,500	£1,047,389	£717,798	£1,150,630	27	16.64
LIN 018	Lingfield	£11,736,527	£98,000	£11,638,527	£83,832,338	£58,682,636	28	28.57
LIN 020	Lingfield	£3,113,445	£1,848,000	£1,265,445	£842,382	£943,468	29	18.94
LIN 023	Lingfield	£1,136,788	£472,500	£664,288	£1,202,950	£2,319,976	30	10.58
NUT 003	Nutfield	£2,207,157	£813,400	£1,393,757	£1,899,447	£2,566,462	31	12.91
NUT 005	Redhill	£2,128,730	£3,432,800	-£1,304,070	£496,092	£555,804	32	8.62
OXT 005	Oxted	£1,590,707	£1,911,000	-£320,293	£5,826,766	£4,078,736	33	43.96
OXT 006	Oxted	£7,823,395	£2,009,000	£5,814,395	£1,947,087	£2,986,029	34	37.33
OXT 007	Oxted	£12,445,501	£3,458,000	£8,987,501	£1,799,523	£2,033,579	35	36.15
OXT 013	Oxted	£2,459,199	£88,200	£2,370,999	£19,517,452	£13,662,217	36	55.56
OXT 018	Oxted	£2,078,087	£4,785,560	-£2,707,473	£1,890,889	£1,610,920	37	27.30
OXT 020	Hurst Green	£1,845,017	£934,500	£910,517	£987,168	£1,111,456	38	18.73
OXT 022	Oxted	£1,558,733	£710,500	£848,233	£1,535,697	£1,309,859	39	19.70
OXT 024	Oxted	£1,881,148	£707,000	£1,174,148	£1,330,374	£1,297,344	40	10.61
OXT 025	Hurst Green	£6,356,332	£2,436,000	£3,920,332	£1,304,666	£1,461,226	41	33.87
OXT 028	Limpsfield	£3,528,645	£1,066,000	£2,462,645	£1,846,491	£2,075,673	42	26.69
OXT 034	Oxted	£1,590,707	£171,500	£1,419,207	£4,637,630	£3,976,768	43	34.99
OXT 037	Oxted	£1,637,268	£857,500	£779,768	£954,675	£1,475,016	44	12.83
OXT 046	Oxted	£5,516,918	£1,781,500	£3,735,418	£1,548,391	£1,734,880	45	26.66
SGOD 005	South Godsto	£16,263,211	£9,814,000	£6,449,211	£828,572	£1,041,179	46	23.84
SMA 008	Smallfield	£2,045,333	£500,500	£1,544,833	£2,043,290	£1,748,148	47	39.96
SMA 009	Smallfield	£9,117,801	£4,833,500	£4,284,301	£943,188	£1,056,524	48	26.79
SMA 013	Smallfield	£10,500,323	£5,239,500	£5,260,823	£1,002,035	£1,123,029	49	28.63
SMA 019	Smallfield	£7,637,955	£4,326,000	£3,311,955	£882,796	£989,372	50	26.70
SMA 020	Smallfield	£14,273,514	£7,896,000	£6,377,514	£903,845	£1,012,306	51	26.79
SMA 021	Smallfield	£7,013,232	£3,073,000	£3,940,232	£1,141,105	£1,353,906	52	26.68
SMA 027	Smallfield	£4,443,755	£2,002,000	£2,441,755	£1,109,829	£1,244,749	53	24.98
WAR 005	Warlingham	£5,548,402	£3,361,400	£2,187,002	£1,155,436	£1,317,910	54	24.99
WAR 008	Warlingham	£21,578,217	£11,602,500	£9,975,717	£929,895	£1,041,923	55	26.76
WAR 010	Warlingham	£2,310,746	£367,500	£1,943,246	£3,143,872	£2,686,914	56	10.88
WAR 018	Warlingham	£2,081,088	£787,500	£1,293,588	£1,321,326	£1,261,265	57	25.40
WAR 019	Warlingham	£3,688,327	£2,219,000	£1,469,327	£831,079	£945,725	58	18.25
WAR 024	Warlingham	£1,627,550	£450,000	£1,177,550	£18,945	£1,808,389	59	0.05
WAR 025	Warlingham	£2,035,683	£823,200	£1,212,483	£1,731,023	£1,475,133	60	29.76

## **Appendix 3 – Deliverable and Developable Sites**

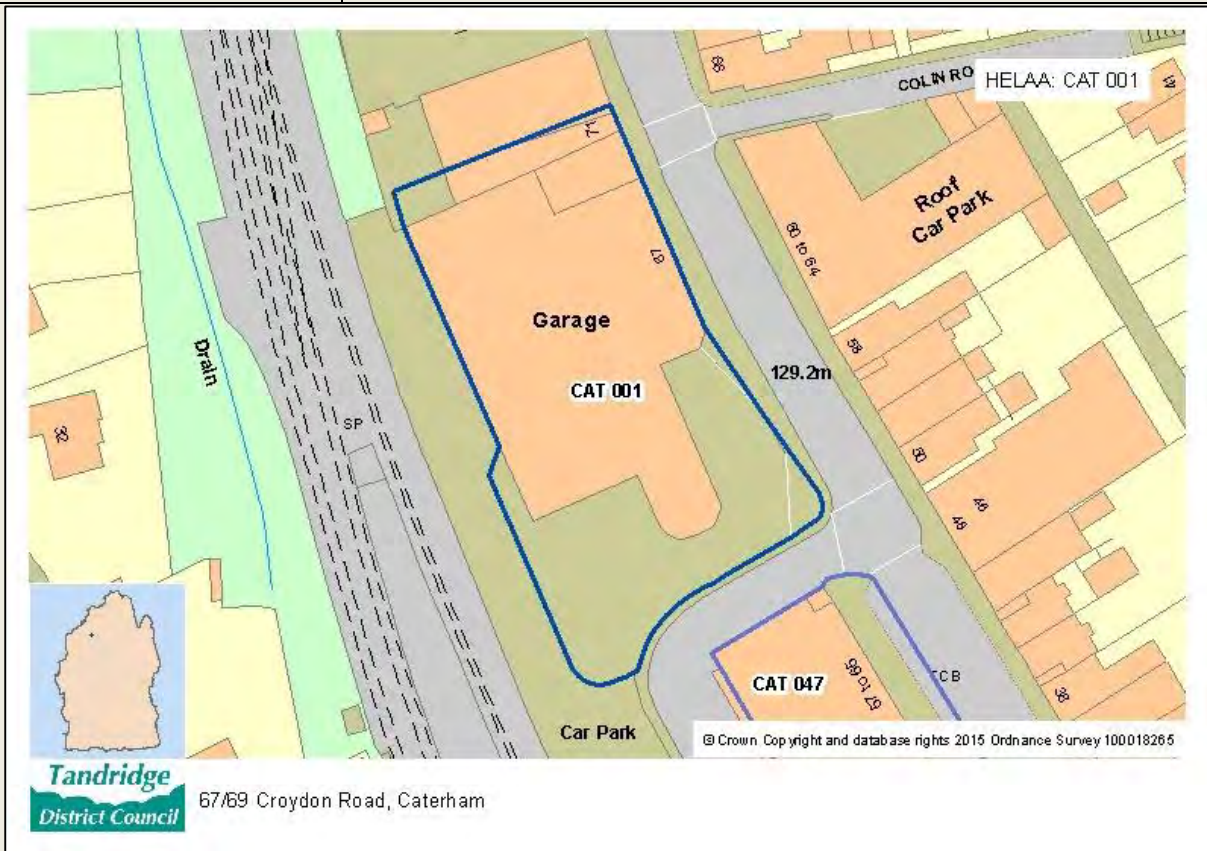
<b>HELAA Reference Number</b>	BHE 007
<b>Address</b>	Land to the west of Blue Anchor Farm
<b>Site Size</b>	61.20
<b>Approximate Developable Area</b>	59.90
<b>Estimated Site Yield</b>	918
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a substantial area of farmland to the west of Blindley Heath. It comprises of a number of fields, hedgerows and meadows, stretching from Byrse 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, but this would not prevent the site being developed. The site is therefore considered suitable, however, as it is within the Green Belt this designation would need to change in order for it to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



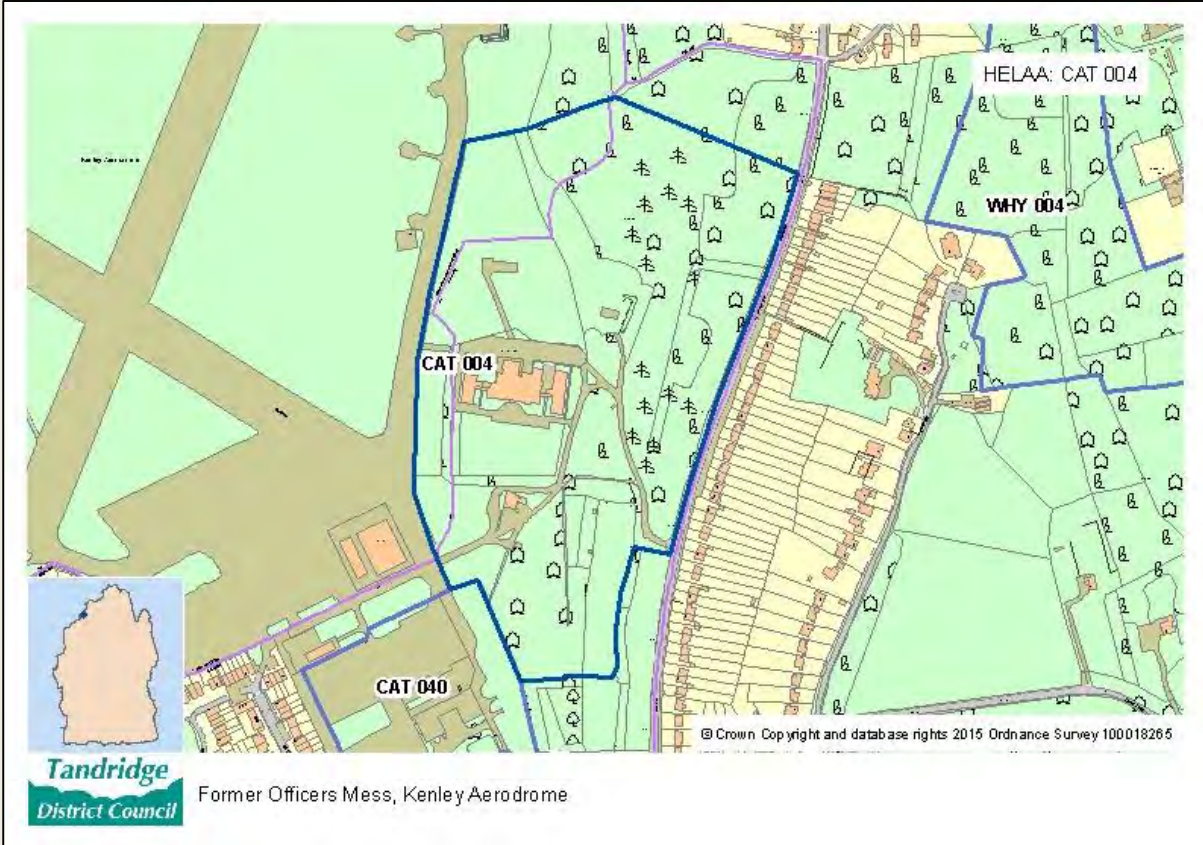
<b>HELAA Reference Number</b>	BLE 016
<b>Address</b>	Land to the rear of Stychens House
<b>Site Size</b>	0.73
<b>Approximate Developable Area</b>	0.73
<b>Estimated Site Yield</b>	10
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a residential garden to the rear of a property located adjacent to the settlement of Bletchingley. The site has some frontage with Stychens Lane and although the road itself is narrow, access could be created. The site is reasonably flat although slopes downwards slightly from the settlement. The site is considered suitable in principle, although as it is within the Green Belt this designation would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	CAT 001
<b>Address</b>	67/69 Croydon Road, Caterham
<b>Site Size</b>	0.23
<b>Approximate Developable Area</b>	0.23
<b>Estimated Site Yield</b>	50
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site consists of a large, vacant garage for vehicle repair that has not been in use for a considerable period of time. Being a brownfield site within the urban area, there is no objection to the principle of redevelopment at this site - indeed, the Council has actively sought the site's redevelopment. It is seen as being in a highly sustainable location with shops and public transport options nearby. Corporately the Council is pursuing, with its partners, the redevelopment of this site for a Hotel and retail unit(s) but housing development would also be suitable at this location.
<b>Available</b>	Corporately, the Council has agreed to pursue the redevelopment of the site for a Hotel and Retail units, so it would not appear to available for housing development unless circumstances change.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable for housing development although it is more likely to be redeveloped for commercial uses and therefore not considered as part of the supply.

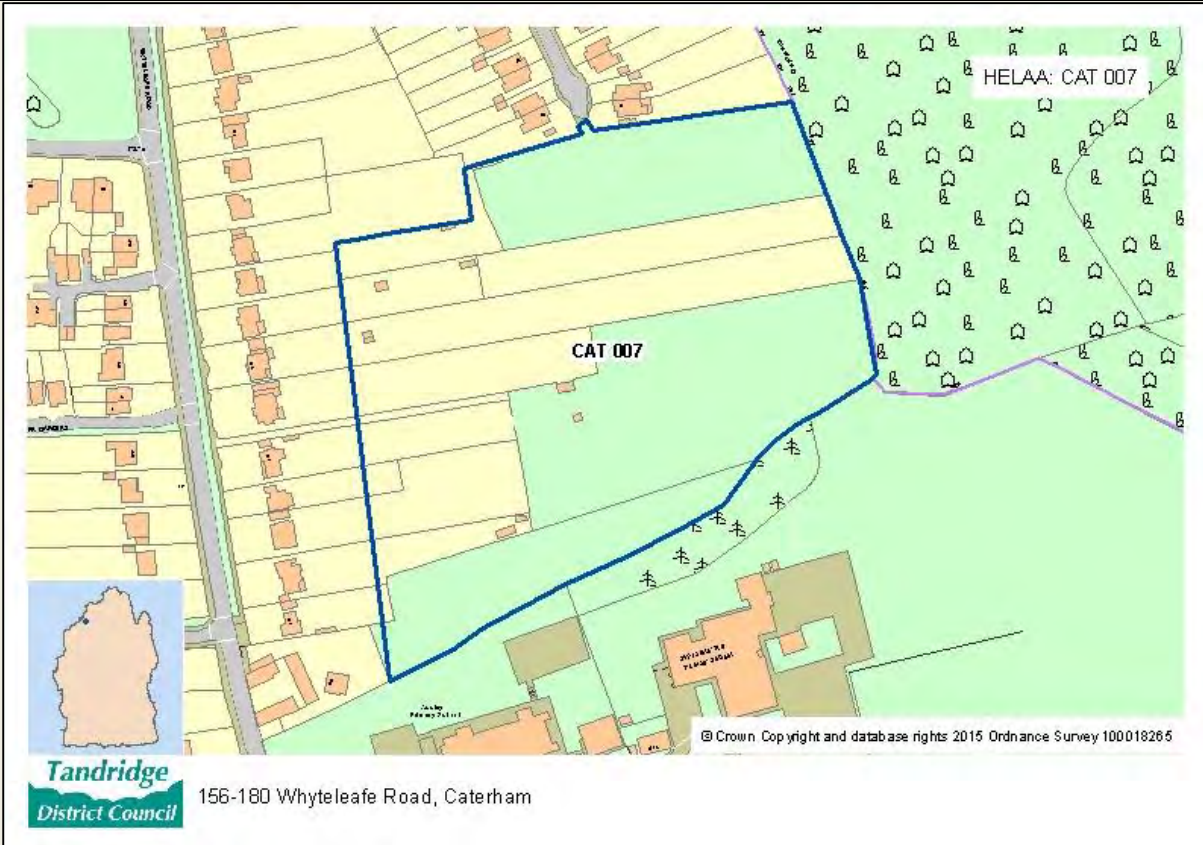


<b>HELAA Reference Number</b>	CAT 004
<b>Address</b>	Former Officers Mess, Kenley Aerodrome
<b>Site Size</b>	11.20
<b>Approximate Developable Area</b>	11.20
<b>Estimated Site Yield</b>	29
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large listed building and grounds, located between Caterham and Whyteleafe. The proposal for the site would involve the conversion of the building into flats. Part of the site also contains a Conservation area and Ancient Woodland. 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. This part would not be suitable for development due to the topography, and also due to the Ancient Woodland. However, the remainder of the site is considered suitable in principle.
<b>Available</b>	The site has been confirmed as available by the agent.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

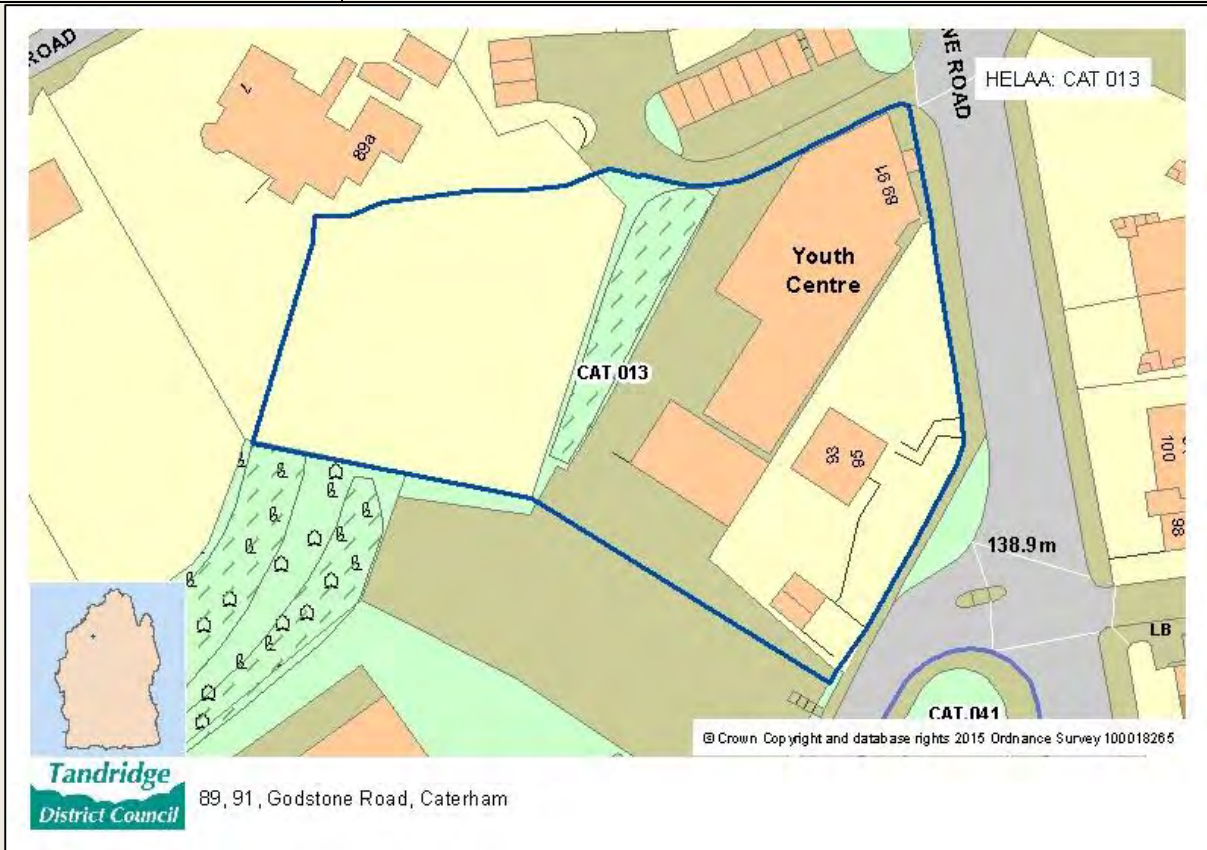




<b>HELAA Reference Number</b>	CAT 007
<b>Address</b>	156-180 Whyteleafe Road, Caterham
<b>Site Size</b>	3.30
<b>Approximate Developable Area</b>	3.30
<b>Estimated Site Yield</b>	56
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is with the urban area of Caterham where there is no objection in principle to development. The site was formally designated as reserve housing land. The site has access from Anne's Walk, although access could be created onto Whyteleafe Road via the demolition of an existing property. A number of Tree Preservation Orders are present on the site, although this is not considered to wholly prevent development. the site also has suitable topography and so is considered suitable for development.
<b>Available</b>	The site has been confirmed as available by the agent.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



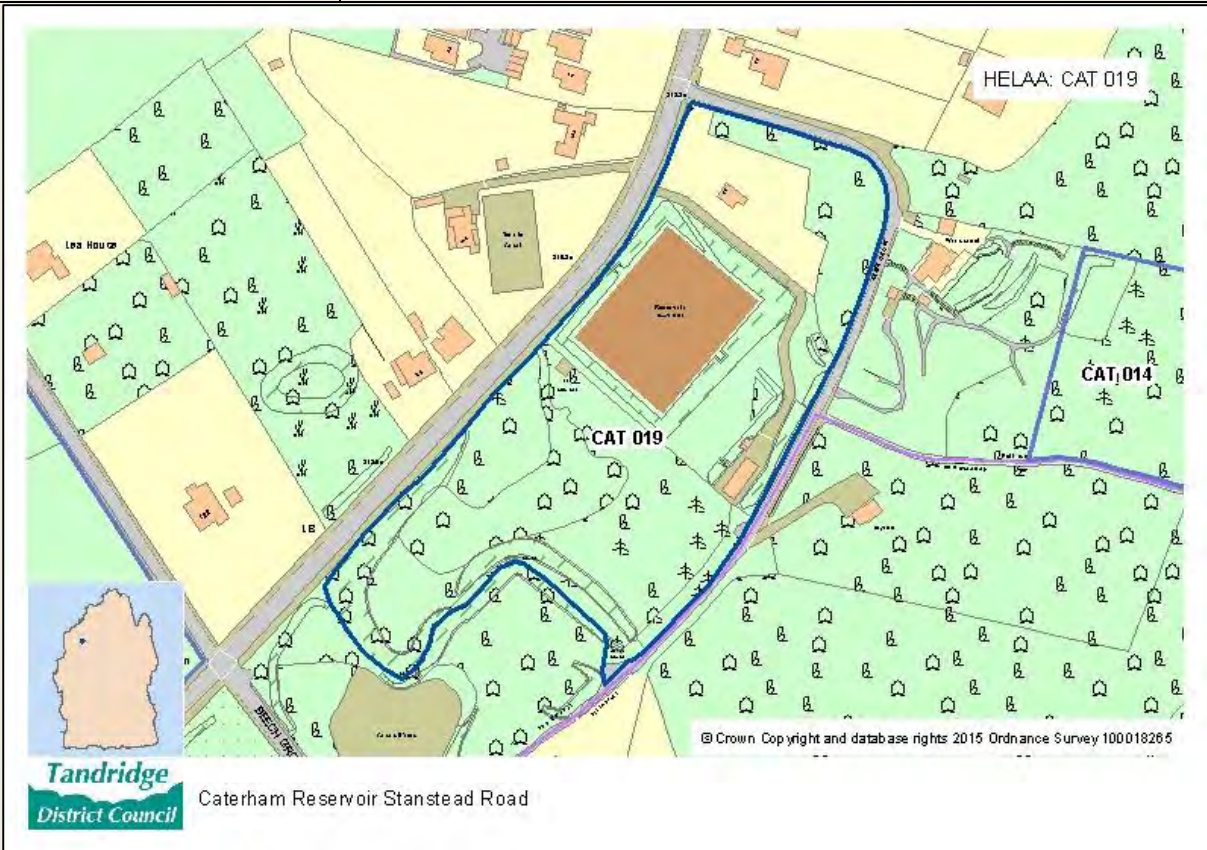
<b>HELAA Reference Number</b>	CAT 013
<b>Address</b>	89, 91, Godstone Road, Caterham
<b>Site Size</b>	0.35
<b>Approximate Developable Area</b>	0.35
<b>Estimated Site Yield</b>	21
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a disused former youth centre and grounds located within the urban area of Caterham. As such there is no objection in principle to the redevelopment of the site, and it is in a sustainable location close to the town centre. Access is possible via Godstone Road. Some large trees are present on the site so any future redevelopment would need to consider this. The site is considered suitable for development at this stage.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



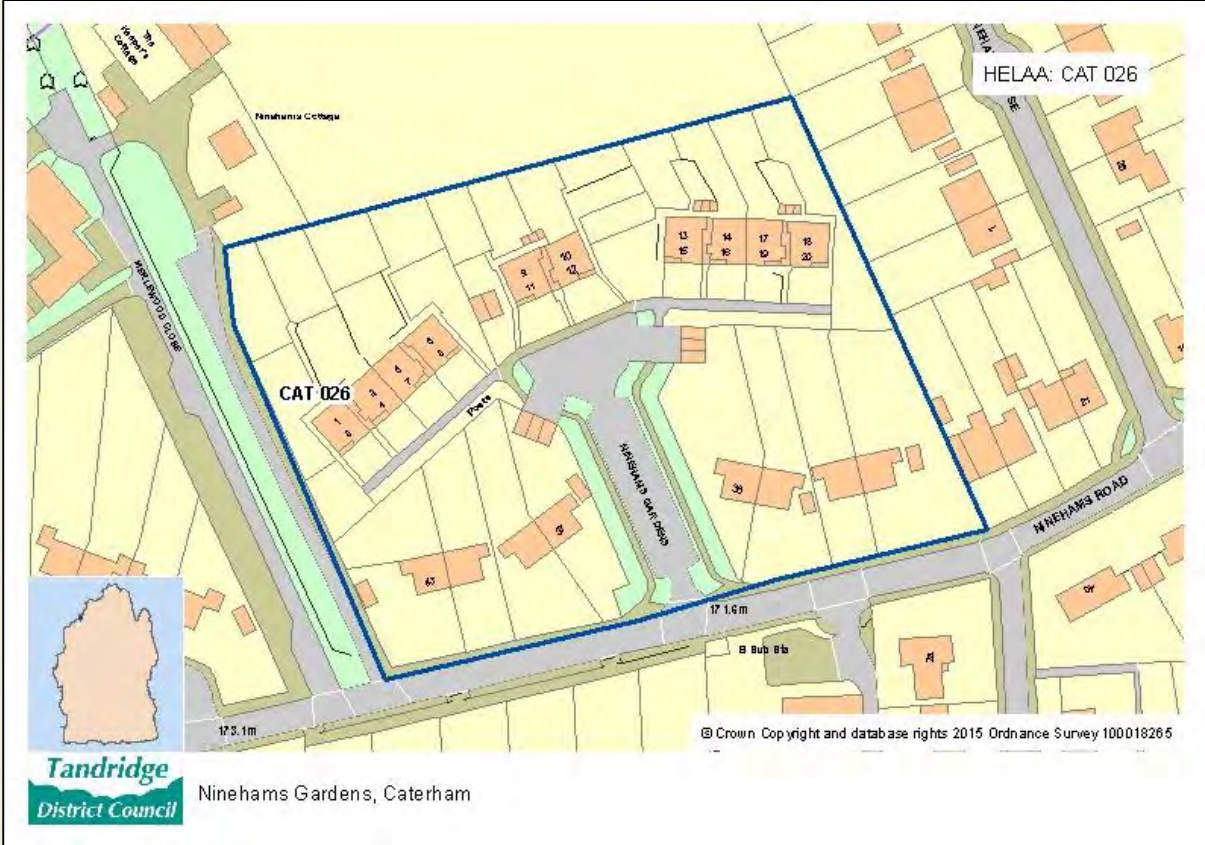
<b>HELAA Reference Number</b>	CAT 016
<b>Address</b>	Land at Godstone Road, Caterham
<b>Site Size</b>	3.96
<b>Approximate Developable Area</b>	3.96
<b>Estimated Site Yield</b>	70
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field located adjacent to the urban area of Caterham. 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. The bypass generates some noise; although the woodland that lies along the eastern boundary of the site helps to screen this. It is likely that the eastern flank of the site could not be developed due to the topography. However, the part of the site that lies closest to the urban area can be considered suitable in principle for development, although as it is within the Green Belt this designation would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



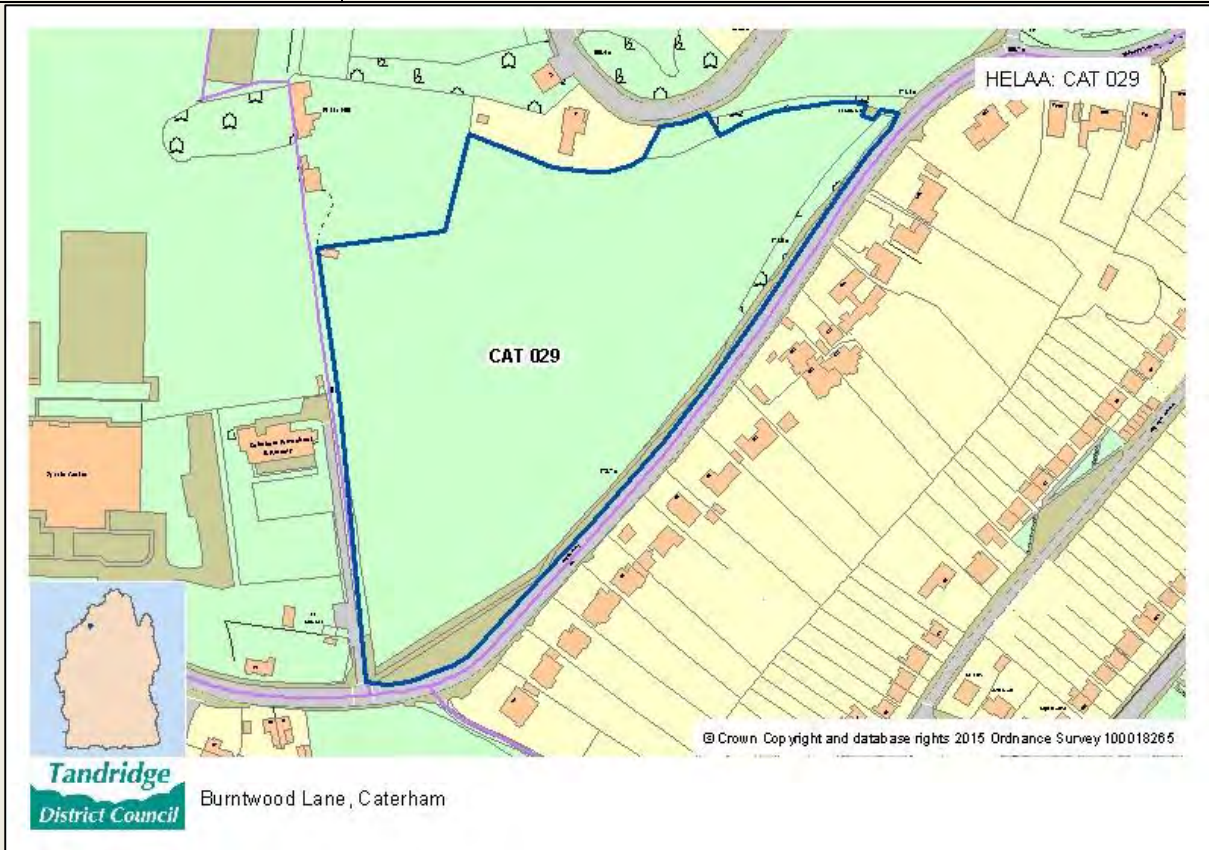
<b>HELAA Reference Number</b>	CAT 019
<b>Address</b>	Caterham Reservoir Stanstead Road
<b>Site Size</b>	2.05
<b>Approximate Developable Area</b>	1.07
<b>Estimated Site Yield</b>	27
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site was previously used as a landfill. It is also overgrown and wooded, with a varied topography. The majority of the site is flat, although slopes downwards along the eastern part towards the public footpath that runs behind. Part of the site was used for waste disposal, and would not be considered suitable. The parts of the site closest to the road can be considered suitable, however, as the site is designated Green Belt this would have to change in order for it to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



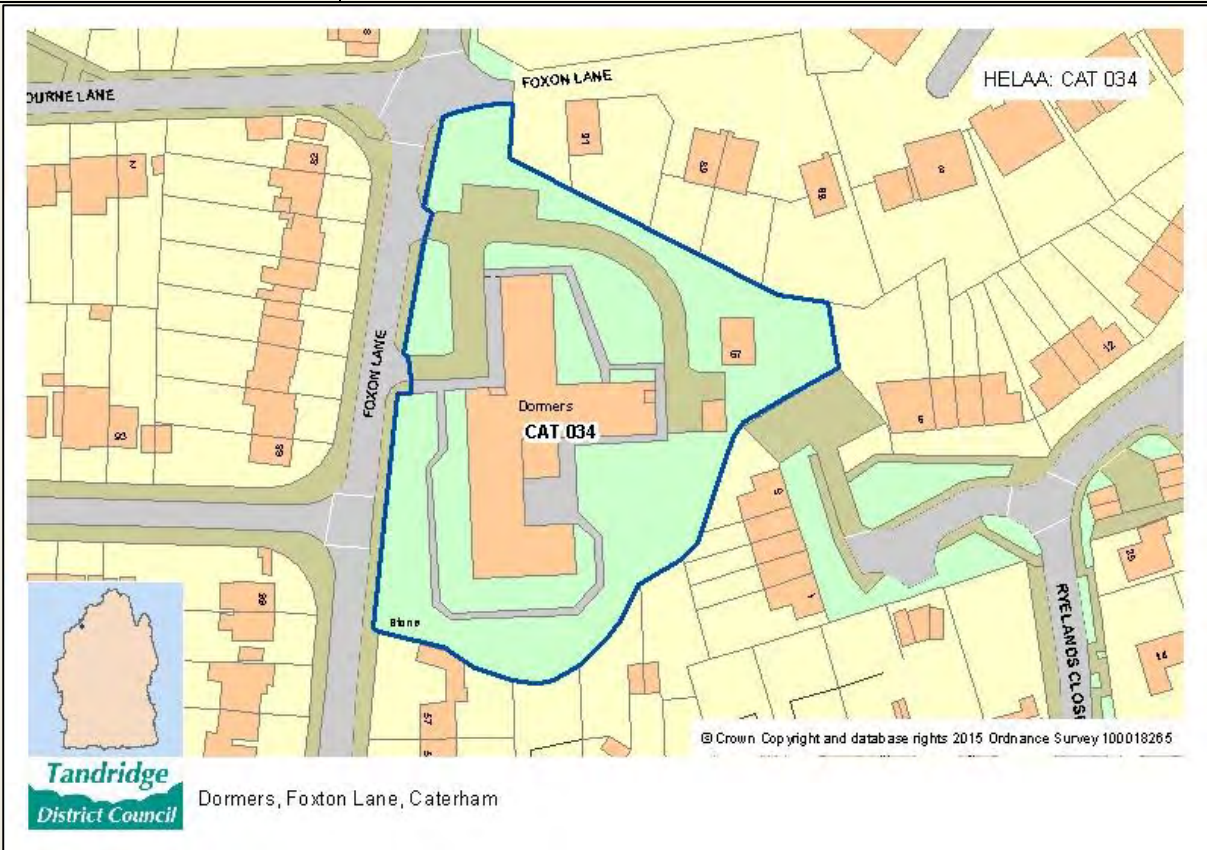
<b>HELAA Reference Number</b>	CAT 026
<b>Address</b>	Ninehams Gardens, Caterham
<b>Site Size</b>	1.10
<b>Approximate Developable Area</b>	1.10
<b>Estimated Site Yield</b>	15
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is currently developed as 20 maisonettes and a planning application has been submitted for the redevelopment of the site for a mixture of houses (17) and flats (18). The site can be accessed by Ninehams Gardens from Ninehams Road. Topography is not seen as an issue that would prevent the redevelopment of the site. The site is located within the settlement boundary, outside of the greenbelt and therefore the site is suitable for redevelopment in principle.
<b>Available</b>	The site is owned by Tandridge DC and an application has been submitted for redevelopment of the site for housing. Therefore the site is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	CAT 029
<b>Address</b>	Burntwood Lane, Caterham
<b>Site Size</b>	2.81
<b>Approximate Developable Area</b>	2.81
<b>Estimated Site Yield</b>	53
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field adjacent to the urban area of Caterham. The site has a long frontage with Burntwood Lane, so suitable access could be provided, and is relatively flat, although slopes downwards slightly towards the northern area. The site is considered to be suitable in principle, although as it is within the Green Belt, this designation would have to change in order for it to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	CAT 034
<b>Address</b>	Dormers, Foxton Lane, Caterham
<b>Site Size</b>	0.52
<b>Approximate Developable Area</b>	0.52
<b>Estimated Site Yield</b>	40
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a care home within the urban area of Caterham. The site sits on a raised elevation from the road although is predominantly flat, containing one main building, car parking and smaller outbuildings. The site has existing road access onto Foxton Lane and is considered suitable.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	CAT 036
<b>Address</b>	Stanstead Road Caterham
<b>Site Size</b>	0.53
<b>Approximate Developable Area</b>	0.53
<b>Estimated Site Yield</b>	14
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is comprised of three residential gardens and dwellings within the urban area of Caterham. The site has frontage with Stanstead Road where access could be created. The site is considered suitable.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years

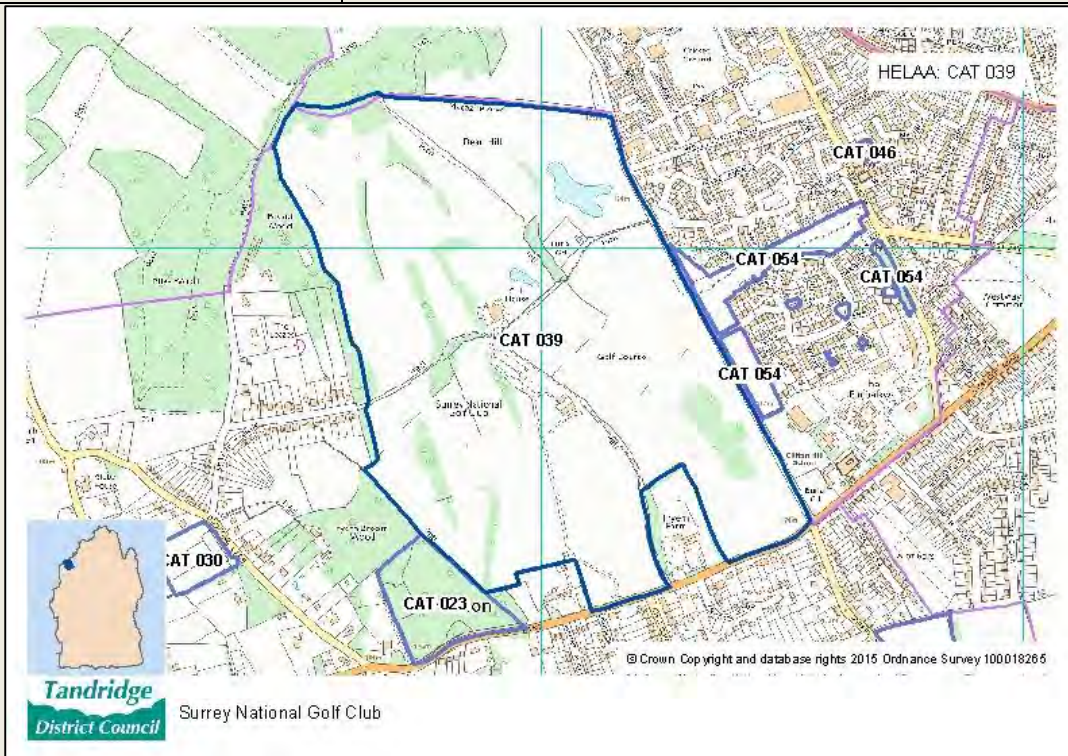




<b>HELAA Reference Number</b>	CAT 038
<b>Address</b>	Land at Waller Lane, Caterham
<b>Site Size</b>	2.11
<b>Approximate Developable Area</b>	1.20
<b>Estimated Site Yield</b>	30
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an area of Woodland situated between Caterham and Caterham on the Hill. Access to the site is only possible from Waller Lane, a narrow road. The site is also covered by a Tree Preservation Order. The site is overgrown and heavily wooded, and also on a steep slope. The site has access from the frontage with Waller Lane, although this road is narrow and may restrict development potential as a result. The steep areas of the site are not considered suitable, however the area closest to the road frontage is considered suitable in principle. The site is within the Green Belt however, so this designation would need to change in order for it to be redeveloped. The site submission also includes all of site CAT 011 which is also being promoted in isolation.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



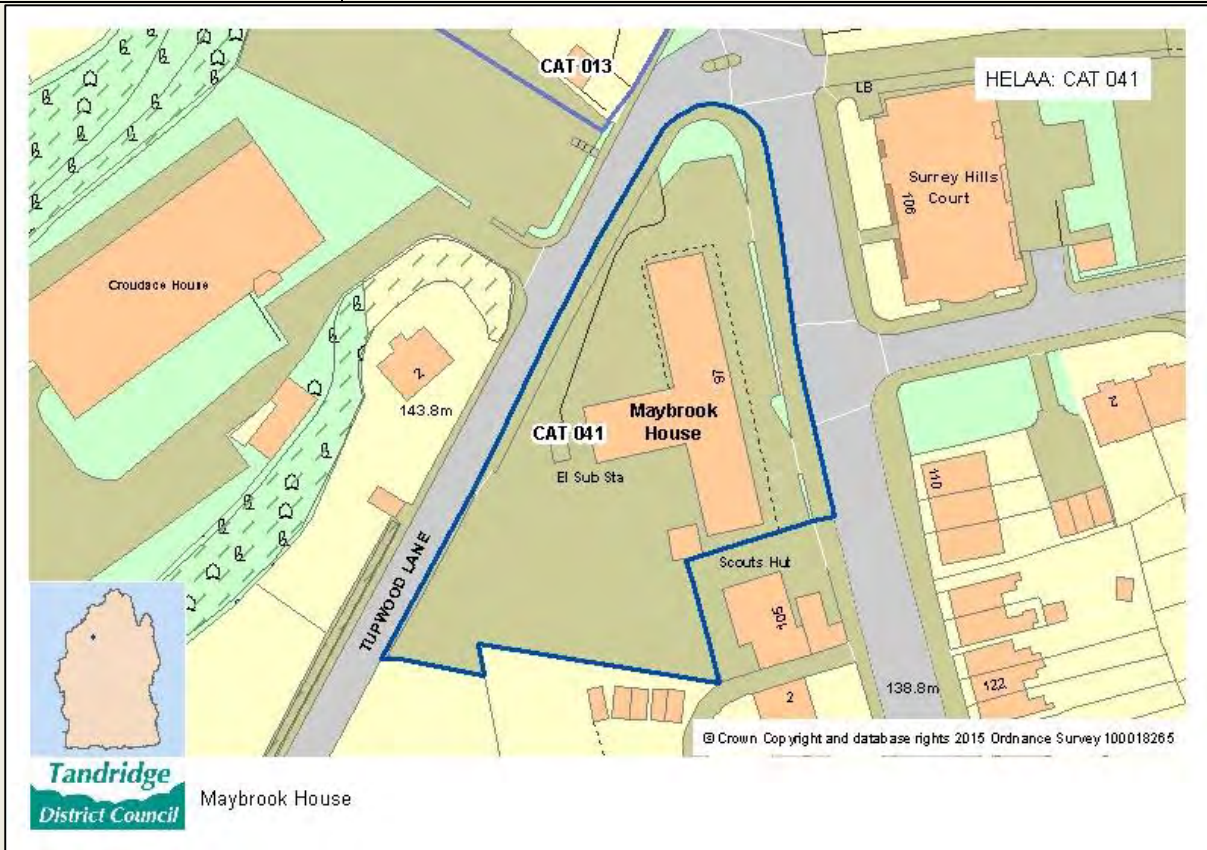
<b>HELAA Reference Number</b>	CAT 039
<b>Address</b>	Surrey National Golf Club
<b>Site Size</b>	71.74
<b>Approximate Developable Area</b>	71.74
<b>Estimated Site Yield</b>	1076
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large golf course of approximately 71.7 hectares, and includes parking, a club house, and events venue. It is situated adjacent to the urban area of Caterham, with some services within a short walking distance for most parts of the site. 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. Some of the woodland in the east of the site is Ancient Woodland, and a proportion of the site also includes a PSNCI. The site's topography is varied, in part due to the landscaping associated with the golf course. A central access road forms the link from the club house and other buildings onto Rook Lane. The sites topography varies considerable with some small valleys and hills compromising the different parts of the gold course. This could affect development potential but would not prevent it. The area designated Ancient Woodland would not be considered suitable. However, the remaining areas are considered suitable in principle for development, although as the site is designated Green Belt, this would have to change in order for it to be developed.
<b>Available</b>	The site has been submitted by the owners, so is considered to be available.
<b>Achievable Status</b>	Development of the site is considered to be achievable. Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	CAT 040
<b>Address</b>	Land off Salmons Lane West
<b>Site Size</b>	4.45
<b>Approximate Developable Area</b>	3.00
<b>Estimated Site Yield</b>	75
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a former military barracks north of Caterham. It excludes a listed building, but contains the land around it. The site is largely flat and suitable access can be achieved from the road. The site is considered to be suitable in principle, although is within the Green Belt so this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



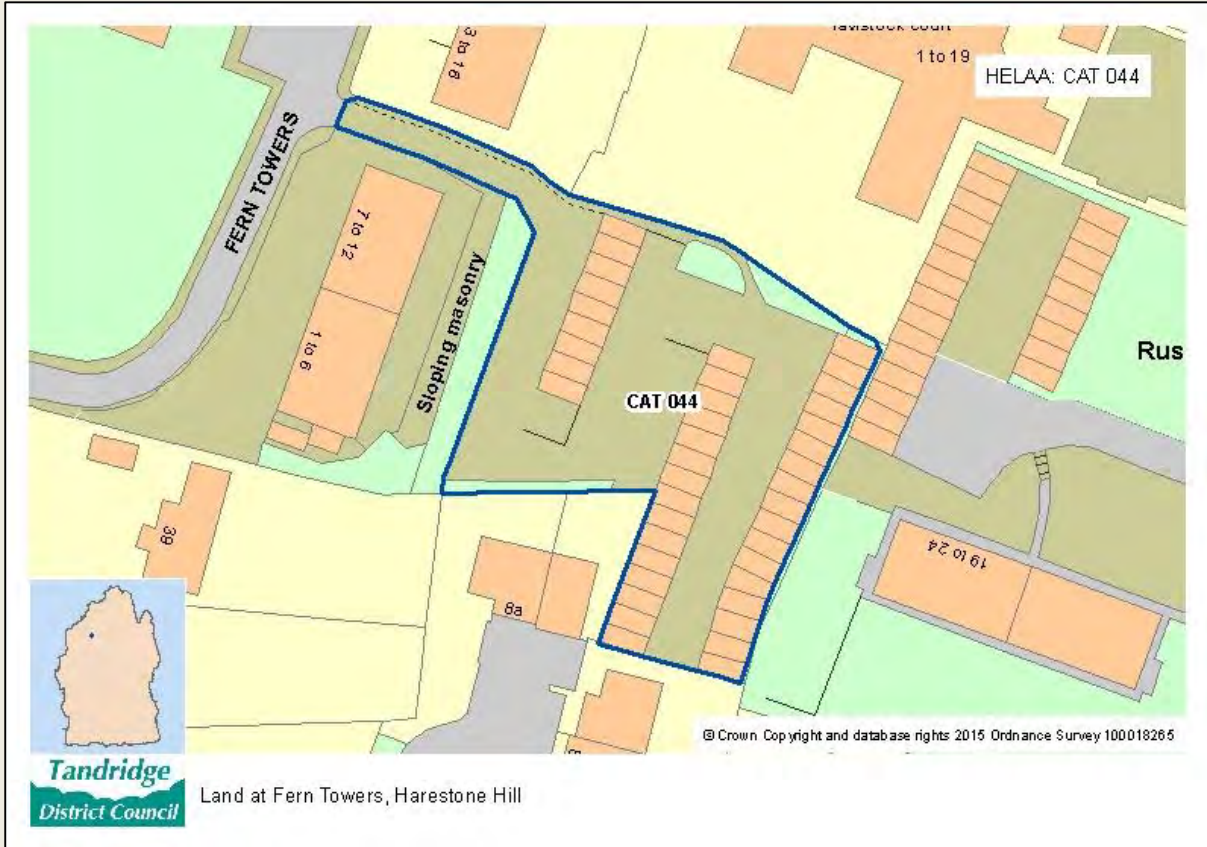
<b>HELAA Reference Number</b>	CAT 041
<b>Address</b>	Maybrook House
<b>Site Size</b>	0.33
<b>Approximate Developable Area</b>	0.28
<b>Estimated Site Yield</b>	40
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a large office block and car parking within the built up area of Caterham, so there is no objection in principle to development. It is close to the Town Centre and station so would be considered a sustainable location. Access would be possible from Godstone Road. The site is considered to be suitable.
<b>Available</b>	The site has been submitted for consideration by an Agent acting on behalf of the owners, who have indicated it is available despite it being in use currently.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



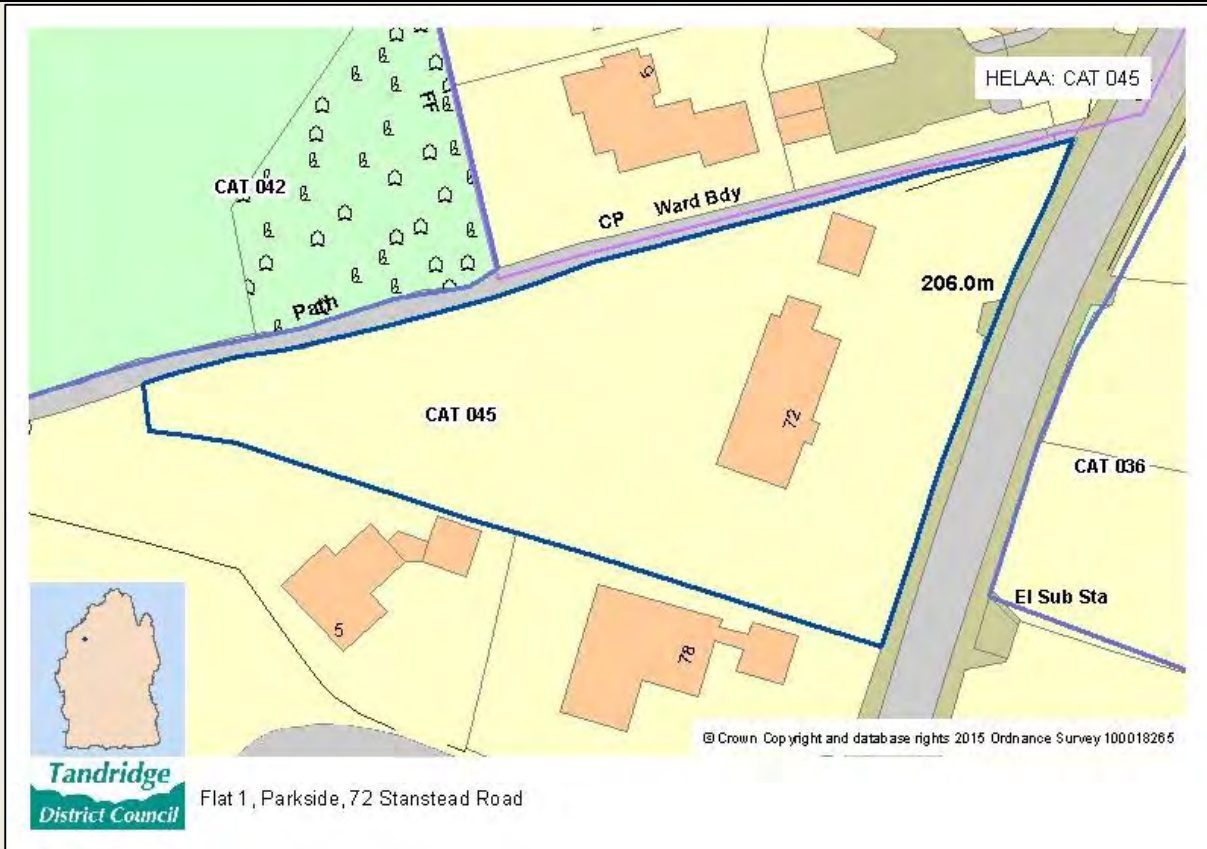
<b>HELAA Reference Number</b>	CAT 042
<b>Address</b>	Land to the East of Roffes Lane
<b>Site Size</b>	12.73
<b>Approximate Developable Area</b>	9.00
<b>Estimated Site Yield</b>	239
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large paddock and grazing field. Access to the site can be achieved from Roffes Lane. The site has a varied topography, with the areas in the north and east at a greater elevation to the western parts. However, the inclines are not steep, and would not prevent the site from being developed. As such, 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.
<b>Available</b>	The site has been submitted to the HELAA and is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



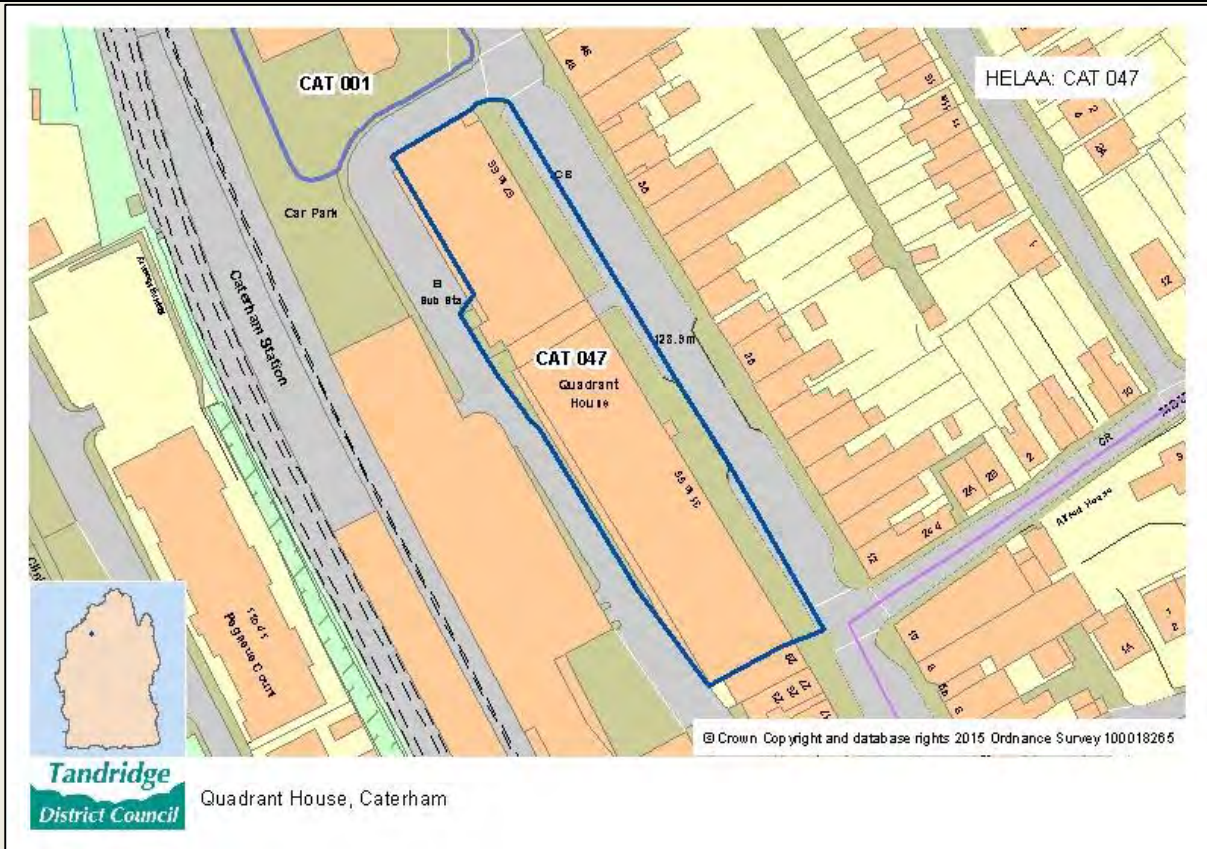
<b>HELAA Reference Number</b>	CAT 044
<b>Address</b>	Land at Fern Towers, Harestone Hill
<b>Site Size</b>	0.18
<b>Approximate Developable Area</b>	0.18
<b>Estimated Site Yield</b>	7
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is comprised of street parking and garage blocks over different staggered levels within the urban area of Caterham. Access is via Fern Towers of Harestone Hill, but the access road is narrow. The site is considered to be suitable, although the size of the site and the topography could limit development potential.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	CAT 045
<b>Address</b>	Flat 1, Parkside, 72 Stanstead Road
<b>Site Size</b>	0.28
<b>Approximate Developable Area</b>	0.28
<b>Estimated Site Yield</b>	9
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is comprised of a large building containing flats with parking, garages and gardens. It is within the urban area of Caterham so there is no objection in principle to development. Access is via Stanstead Road. The site is considered to be suitable.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years

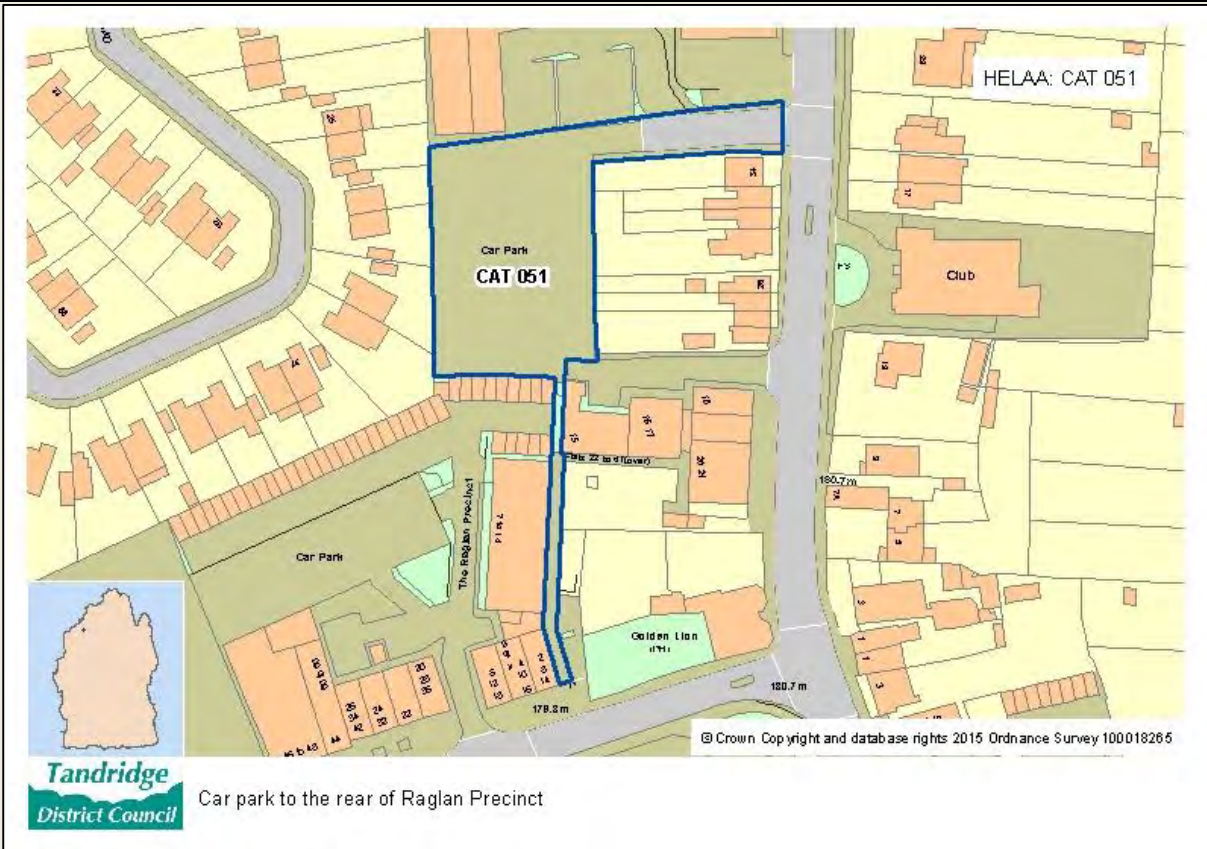


<b>HELAA Reference Number</b>	CAT 047
<b>Address</b>	Quadrant House, Caterham
<b>Site Size</b>	0.30
<b>Approximate Developable Area</b>	0.30
<b>Estimated Site Yield</b>	72
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site comprises of mixed use office and retail space within the urban area of Caterham. There is no objection in principle to redevelopment. Access to the site is available from the high street with some limited parking provision in an alleyway to the rear of the site. The site is considered to be suitable.
<b>Available</b>	The site has been submitted to the HELAA and is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years.

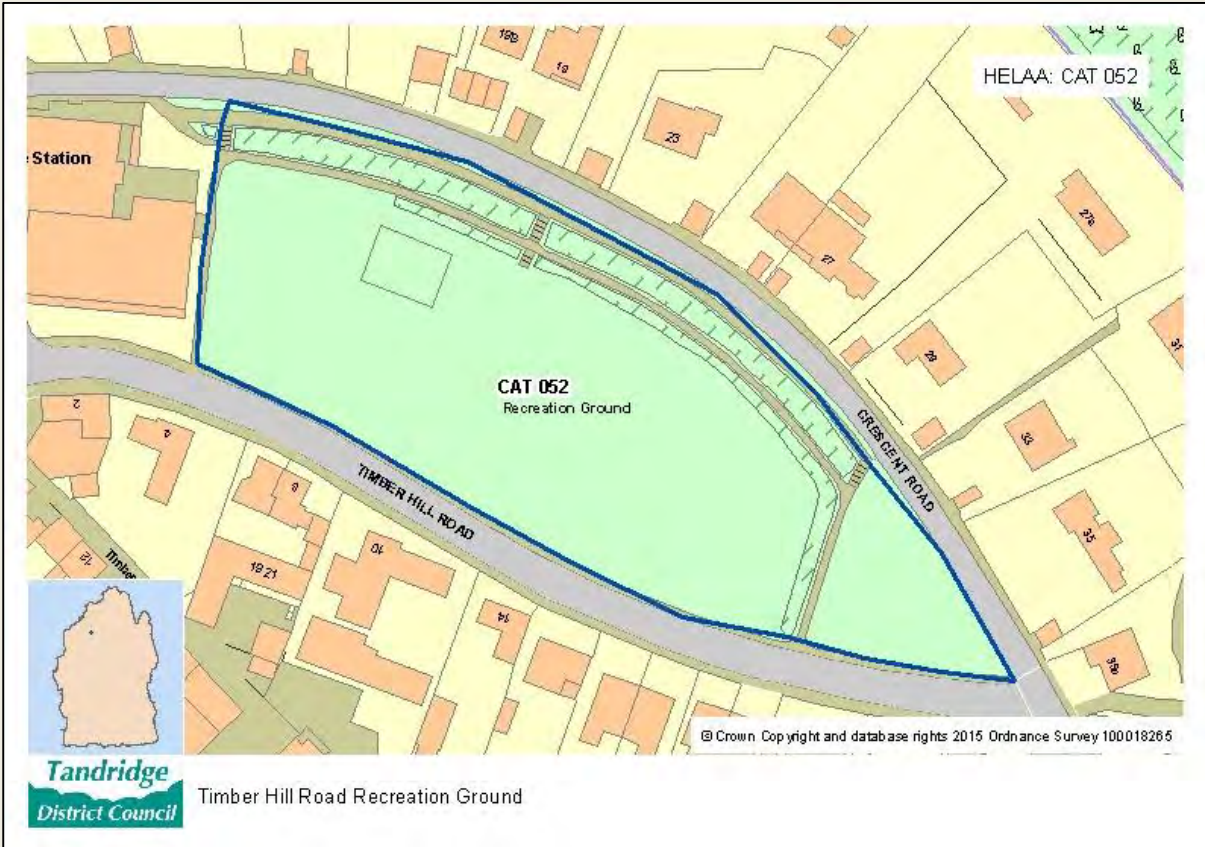




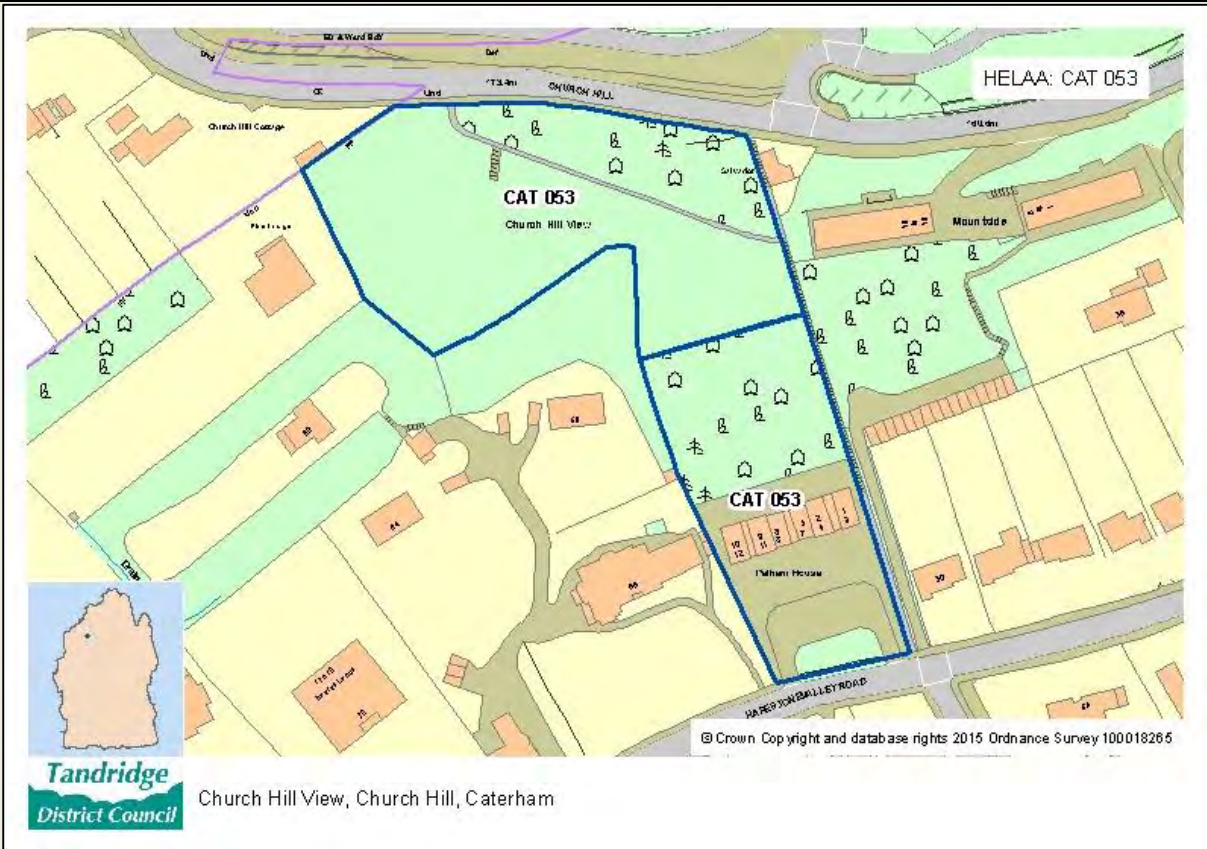
<b>HELAA Reference Number</b>	CAT 051
<b>Address</b>	Car park to the rear of Raglan Precinct
<b>Site Size</b>	0.24
<b>Approximate Developable Area</b>	0.24
<b>Estimated Site Yield</b>	7
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a car park within the urban area of Caterham, to the rear of the Raglan shopping centre. Access is possible onto the B2031 or B2030. The site is considered suitable.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



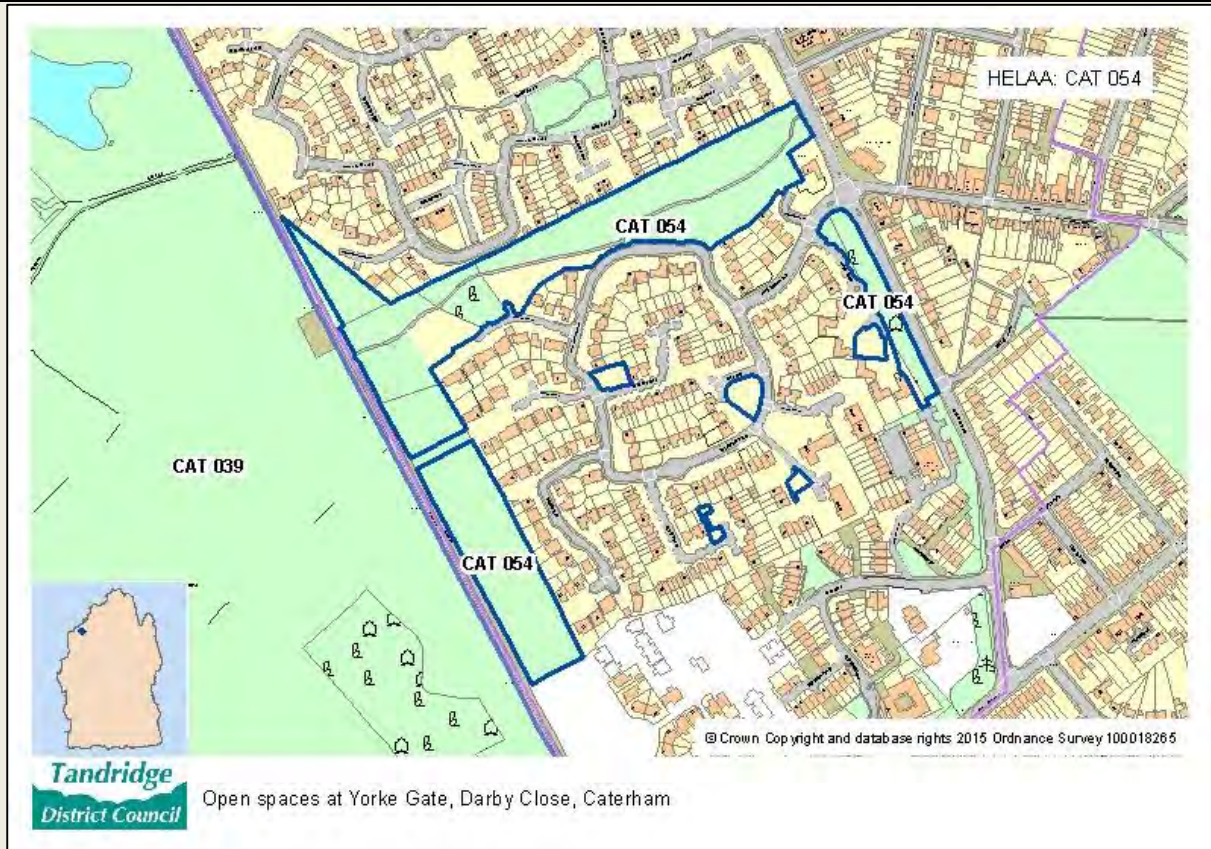
<b>HELAA Reference Number</b>	CAT 052
<b>Address</b>	Timber Hill Road Recreation Ground
<b>Site Size</b>	0.69
<b>Approximate Developable Area</b>	0.69
<b>Estimated Site Yield</b>	13
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is small area of grassland within the urban area of Caterham. The site has wide frontage with Timberhill Road so access could be created. The site is considered suitable in principle.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



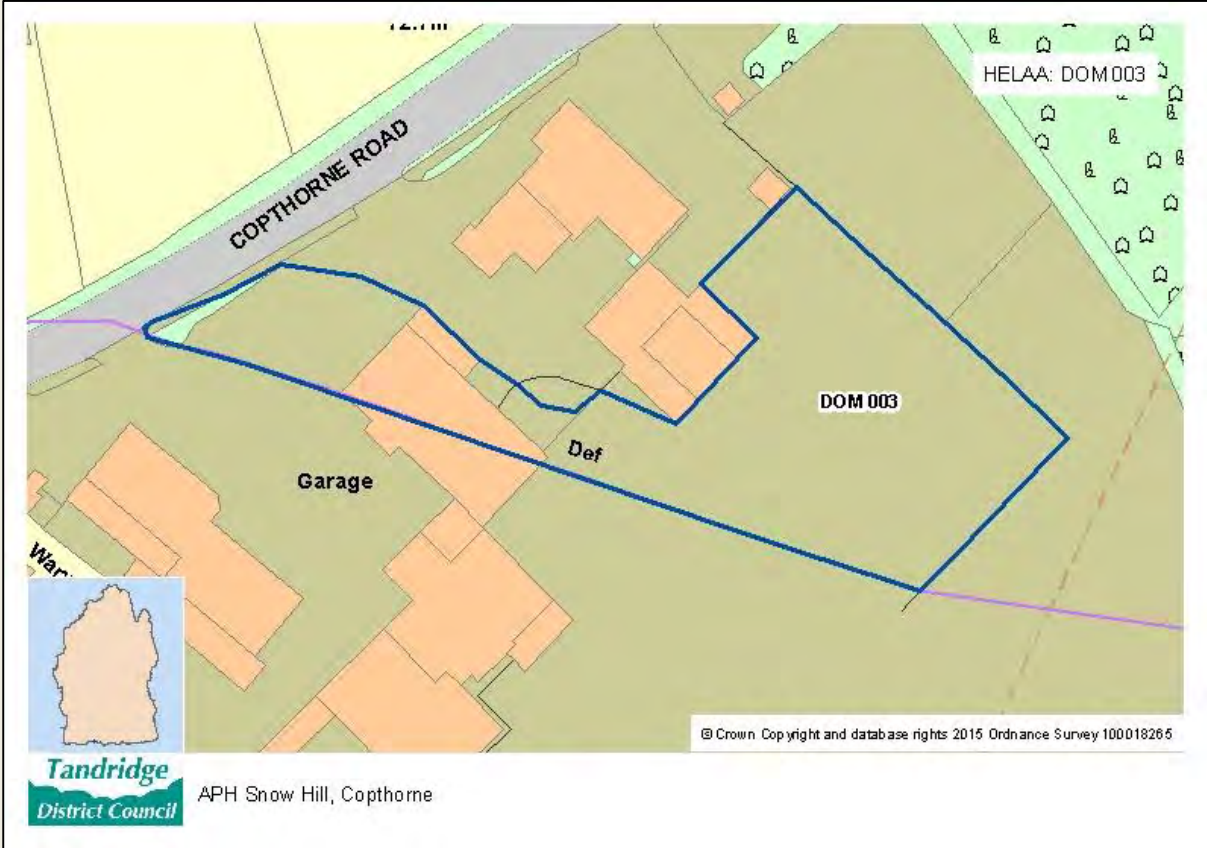
<b>HELAA Reference Number</b>	CAT 053
<b>Address</b>	Church Hill View, Church Hill, Caterham
<b>Site Size</b>	0.99
<b>Approximate Developable Area</b>	0.99
<b>Estimated Site Yield</b>	69
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is an area of Woodland adjacent to Church Hill view. The site slopes downwards from the road, although could accommodate development. Access could be provided from Harestone Valley Road. The site is considered suitable in principle.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable Status</b>	Development of the site is considered to be achievable. Deliverable - Can be developed within 5 years



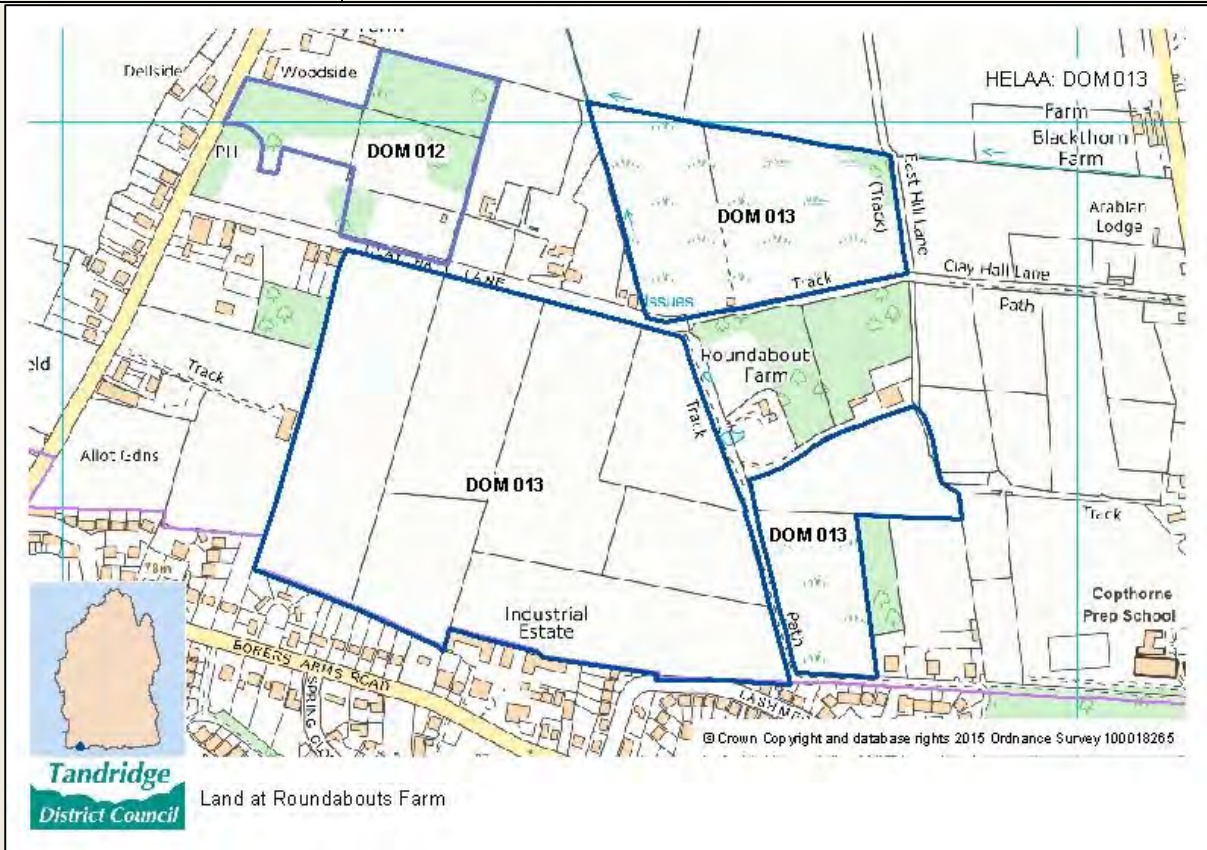
<b>HELAA Reference Number</b>	CAT 054
<b>Address</b>	Open spaces at Yorke Gate, Darby Close, Caterham
<b>Site Size</b>	3.92
<b>Approximate Developable Area</b>	3.92
<b>Estimated Site Yield</b>	157
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a number of areas of open space surrounding existing development at St Lawrence Way in the urban area of Caterham. The site's topography could accommodate development and access could be created from St Lawrence Way. The site is considered suitable.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



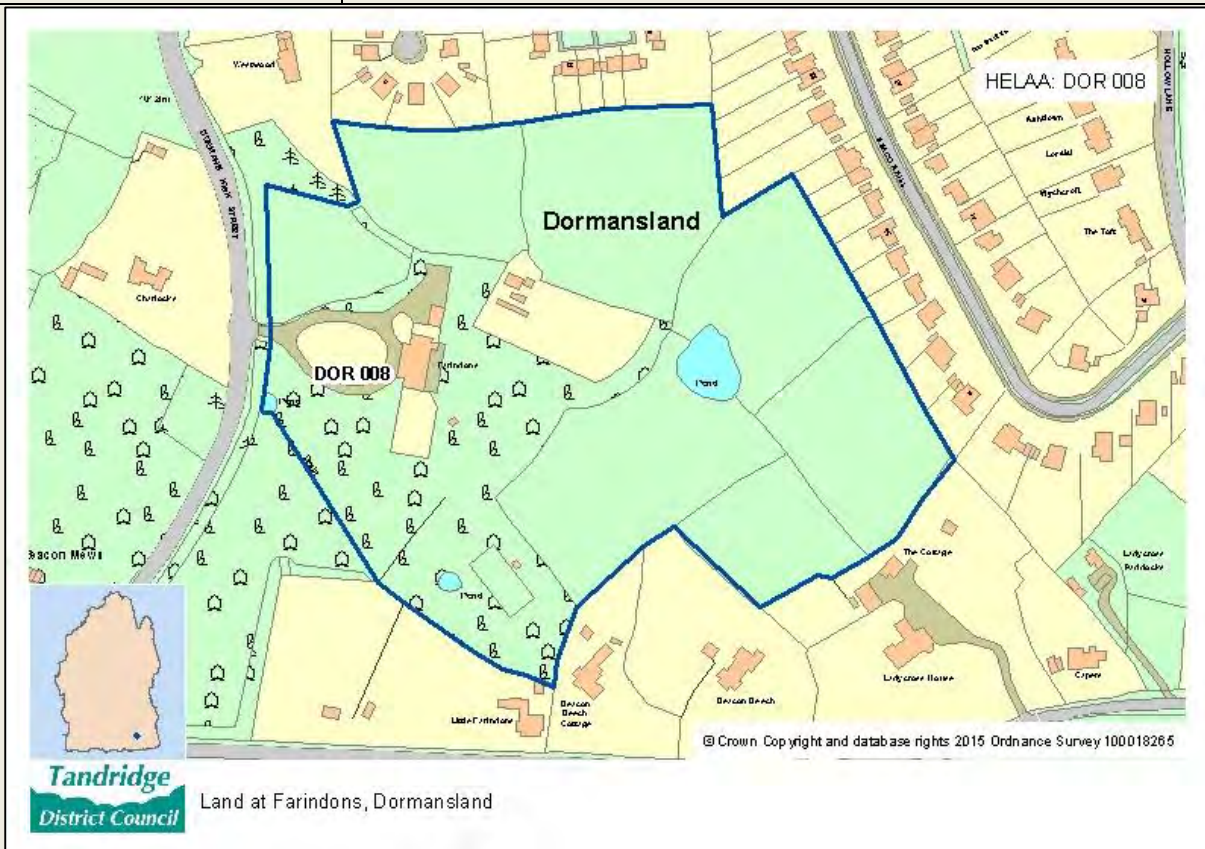
<b>HELAA Reference Number</b>	DOM 003
<b>Address</b>	APH Snow Hill, Copthorne
<b>Site Size</b>	0.51
<b>Approximate Developable Area</b>	0.25
<b>Estimated Site Yield</b>	7
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an airport car park and associated buildings along the border with Mid-Sussex. Part of the site is located across the border. The site contains hardstanding and some buildings and is considered suitable in principle.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	DOM 013
<b>Address</b>	Land at Roundabouts Farm
<b>Site Size</b>	22.61
<b>Approximate Developable Area</b>	20.23
<b>Estimated Site Yield</b>	379
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is three large areas surrounding Roundabout Farm, containing open fields and woodland. One of the areas is adjacent to the settlement of Copthorne across the district boundary. The sites all have suitable topography and road access could be created onto Clay Hall Lane. The sites are considered suitable in principle, however, as they are located within the Green Belt this designation would have to change in order for the sites to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable Status</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	DOR 008
<b>Address</b>	Land at Farindons, Dormansland
<b>Site Size</b>	5.76
<b>Approximate Developable Area</b>	4.75
<b>Estimated Site Yield</b>	60
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large residential property and includes the surrounding gardens and fields, which lie directly adjacent to the settlement of Dormansland. The submission indicates that the three fields directly adjacent to the settlement would be preferable for development, although the entire site could be utilised if required. Although the site's topography varies in places, with field "A" sloping southward slightly this is not considered to prevent development. The sites have existing road access onto Dormans High Street Road, although the agent has indicated 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.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

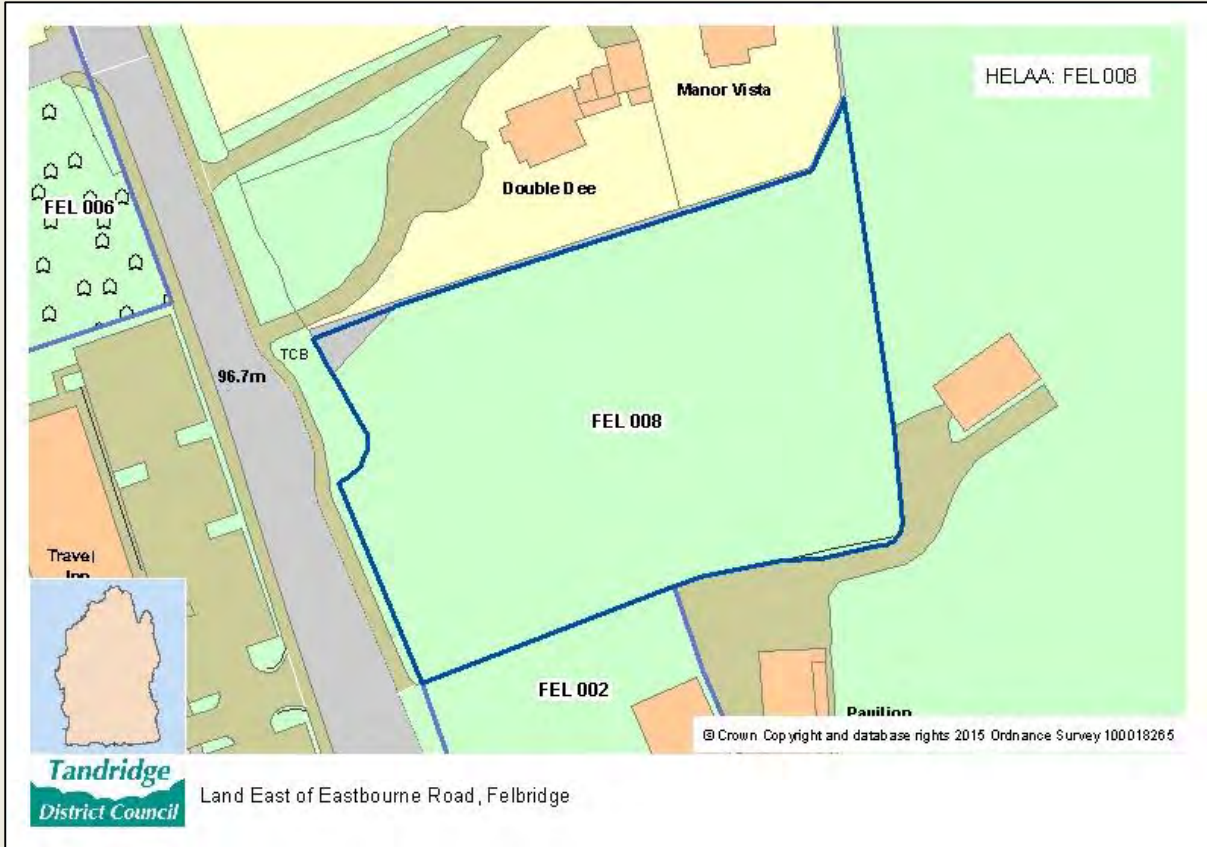


<b>HELAA Reference Number</b>	FEL 004
<b>Address</b>	Land opposite Doves Barn Nursery
<b>Site Size</b>	2.93
<b>Approximate Developable Area</b>	2.80
<b>Estimated Site Yield</b>	35
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a wooded area along Copthorne Road partially adjacent to the settlement of Felbridge. The site is relatively flat and has road frontage so access could be created. The site is considered suitable in principle, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

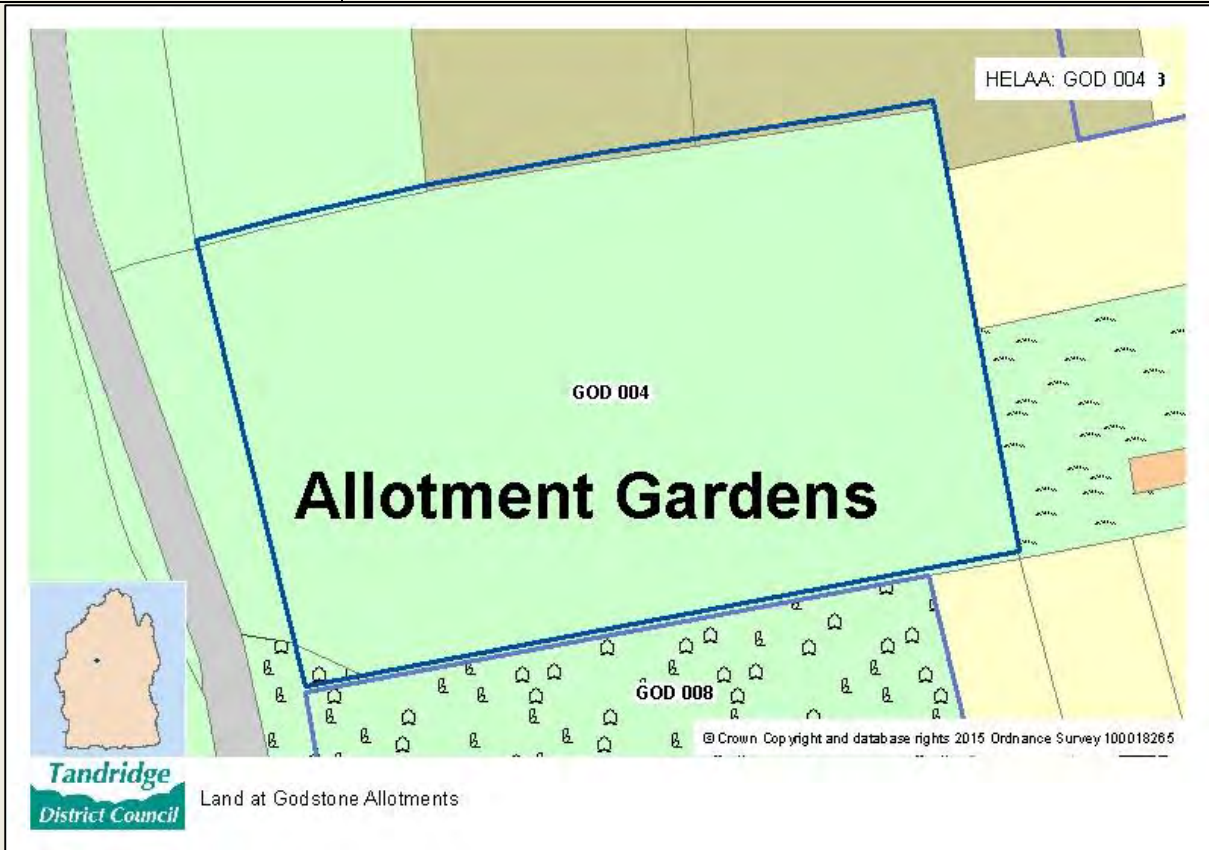




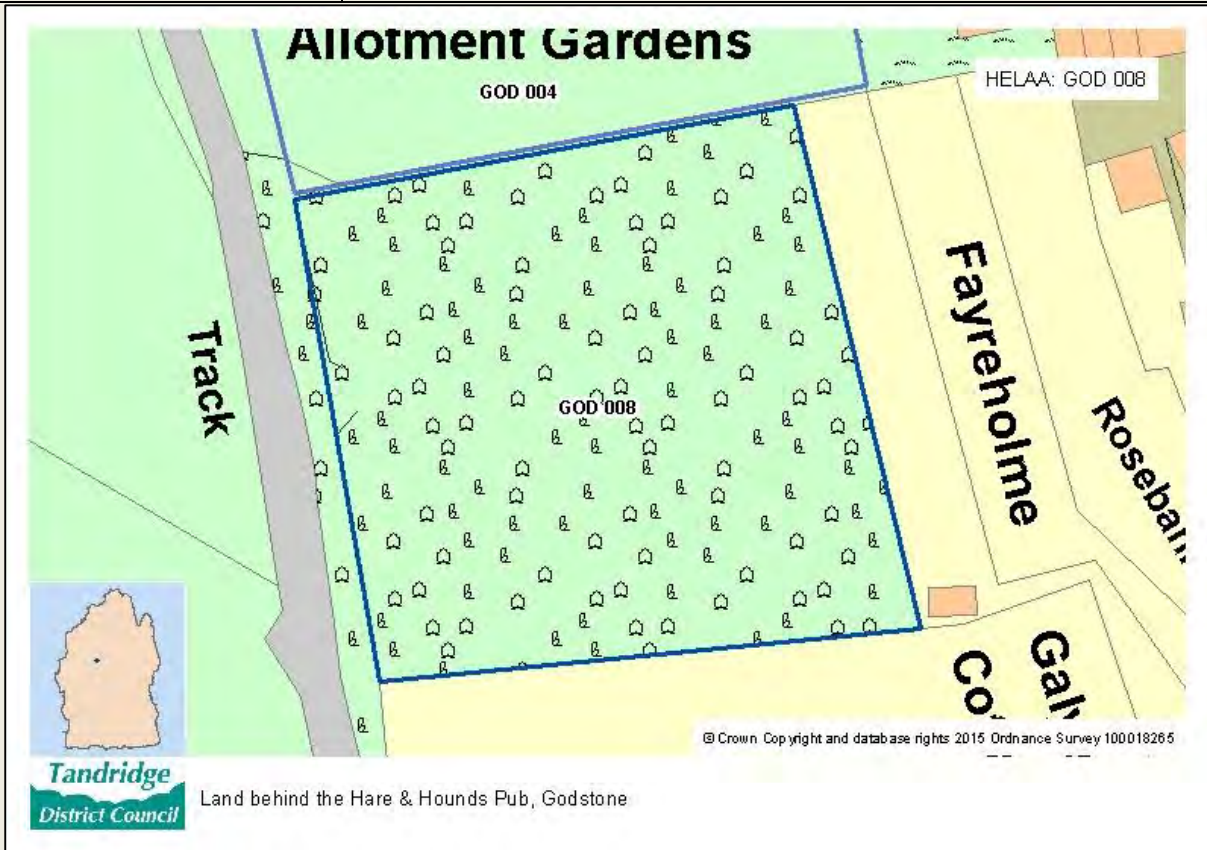
<b>HELAA Reference Number</b>	FEL 008
<b>Address</b>	Land East of Eastbourne Road, Felbridge
<b>Site Size</b>	0.43
<b>Approximate Developable Area</b>	0.43
<b>Estimated Site Yield</b>	6
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field adjacent to the settlement of Felbridge in the south of the District. It has road frontage onto London Road, so access could be created although the front is partially covered by trees. The site is relatively flat and so considered suitable in principle, although as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



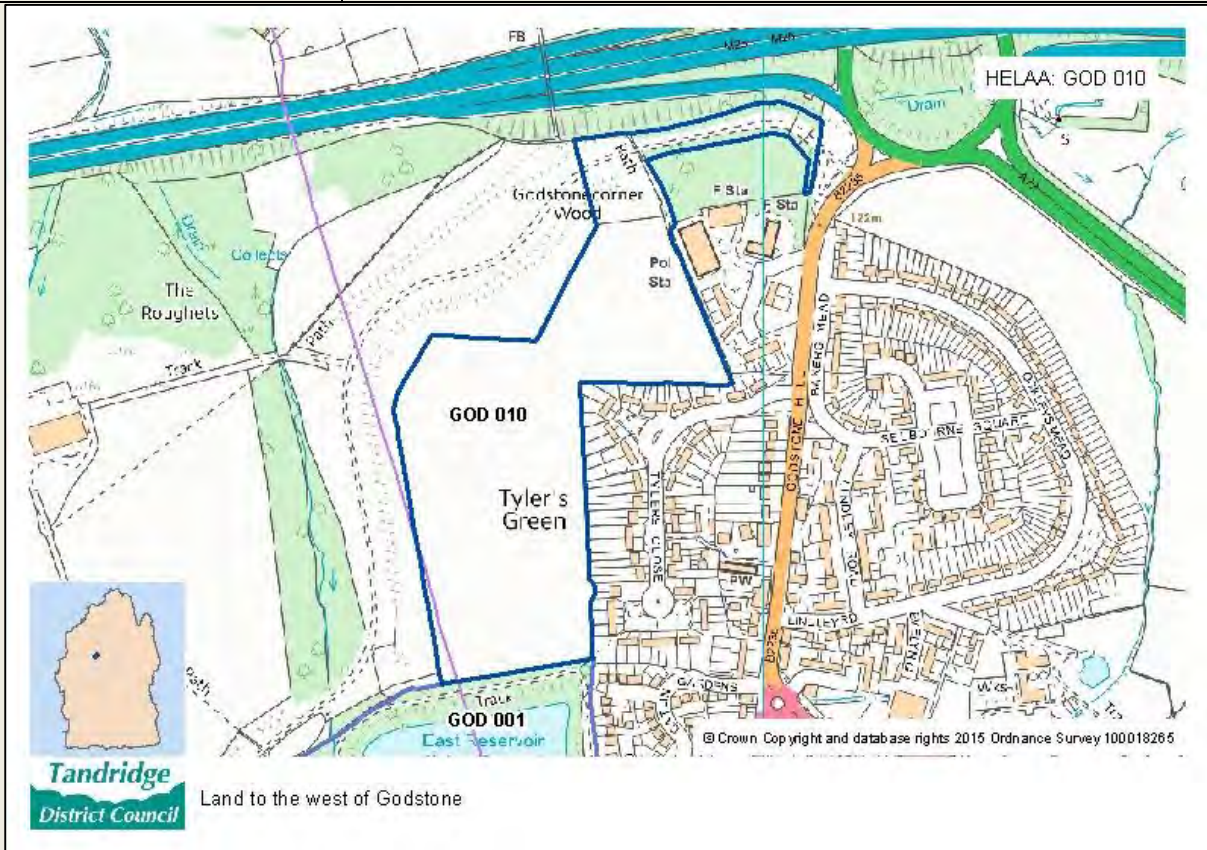
<b>HELAA Reference Number</b>	GOD 004
<b>Address</b>	Land at Godstone Allotments
<b>Site Size</b>	0.20
<b>Approximate Developable Area</b>	0.20
<b>Estimated Site Yield</b>	6
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an allotments adjacent to the settlement of Godstone. The site is flat, and although it has no road frontage, access is achieved from a track adjacent to the Hare and Hounds Pub. At this stage the site is considered to be suitable, although as it is within the Green Belt this designation would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	GOD 008
<b>Address</b>	Land behind the Hare & Hounds Pub, Godstone
<b>Site Size</b>	0.25
<b>Approximate Developable Area</b>	0.25
<b>Estimated Site Yield</b>	8
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a wooded area adjacent to the Hare and Hounds Pub, next to the settlement of Godstone. The site is overgrown but has suitable topography, although existing access is via a narrow track. At this stage the site can be considered suitable, although as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



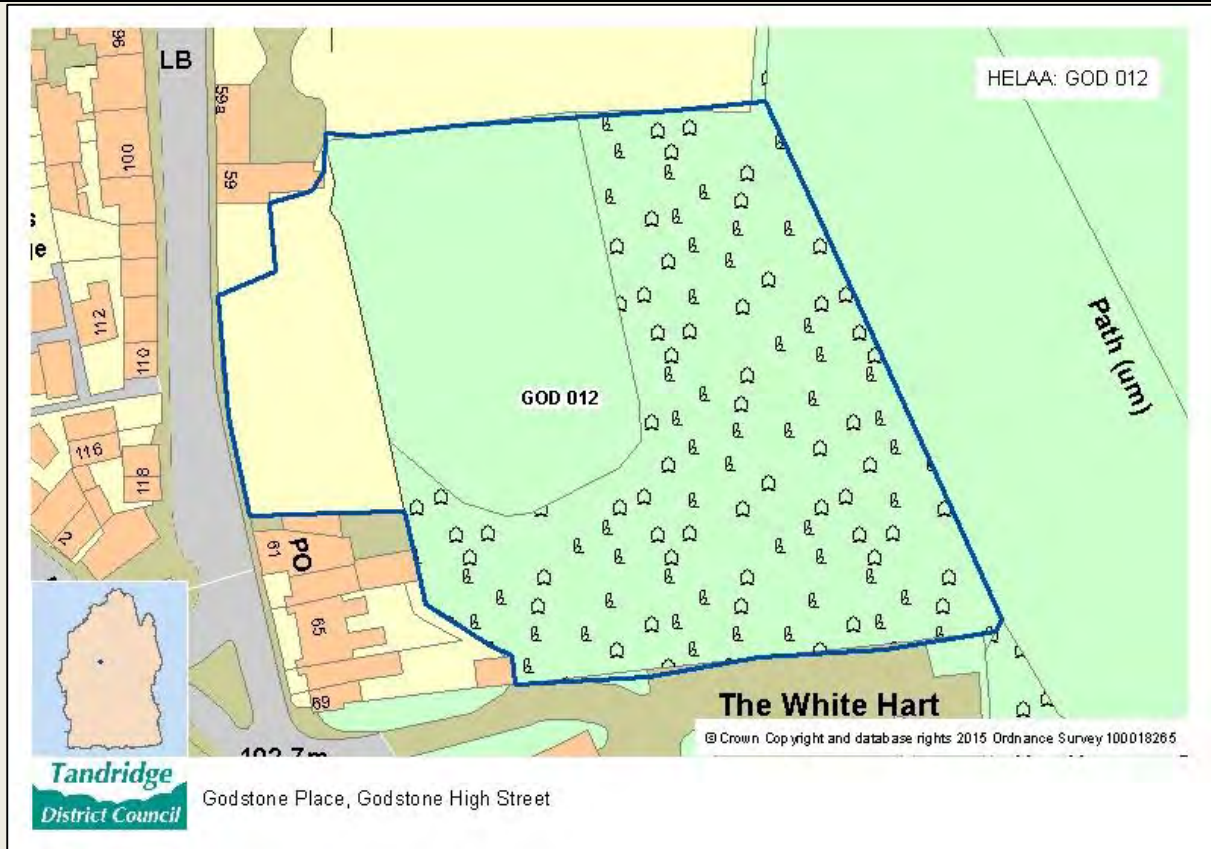
<b>HELAA Reference Number</b>	GOD 010
<b>Address</b>	Land to the west of Godstone
<b>Site Size</b>	10.23
<b>Approximate Developable Area</b>	8.90
<b>Estimated Site Yield</b>	167
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a sizeable field west of the settlement of Godstone. The site is immediately adjacent to the settlement boundaries. Currently access to the site is available via an access road that runs through the northern part of the site then along the western boundary, although access could be created into the existing settlement. The site is relatively flat, with the northern area at a slight raised elevation although this would not prevent development. 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.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



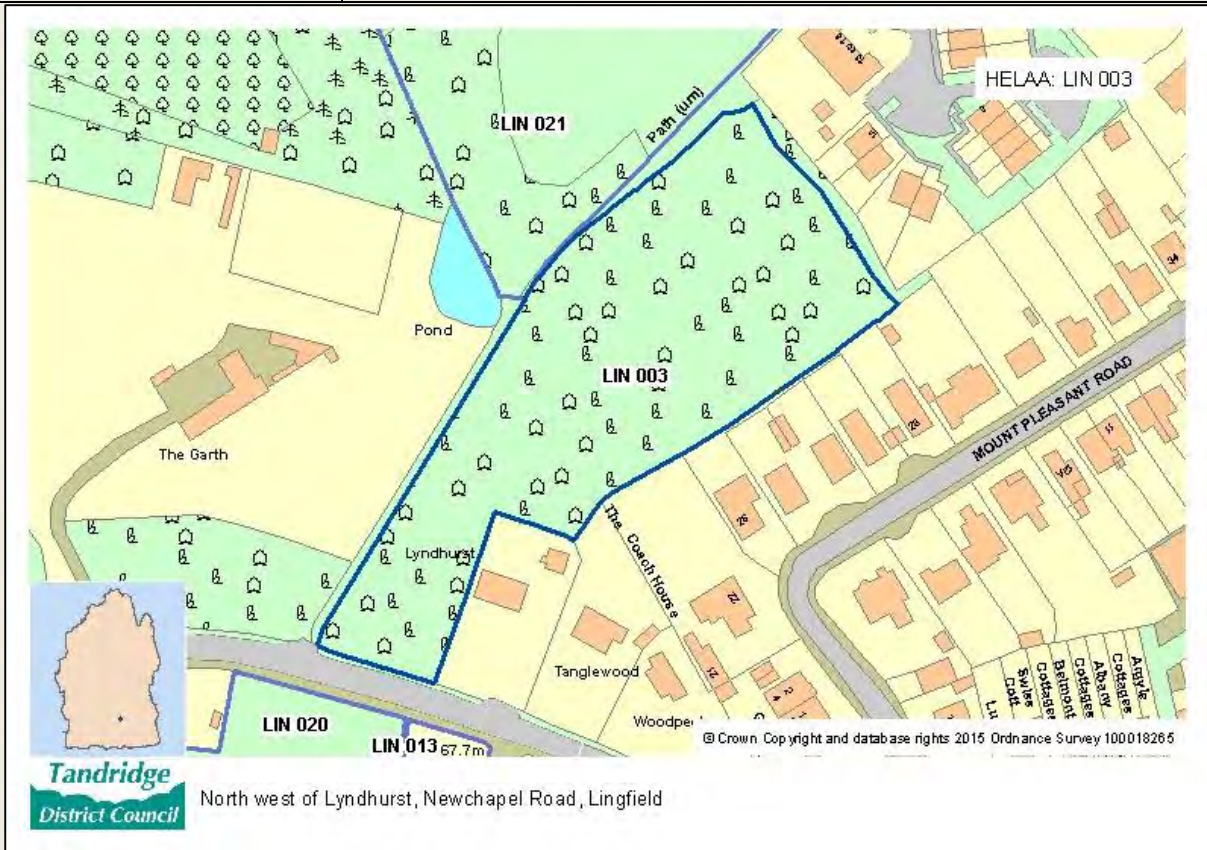
<b>HELAA Reference Number</b>	GOD 011
<b>Address</b>	Knights Garden Centre
<b>Site Size</b>	1.30
<b>Approximate Developable Area</b>	1.30
<b>Estimated Site Yield</b>	21
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a garden centre located along Bletchingley Road west of Godstone. The site is currently in use and so contains car parking, a number of buildings and hardstanding associated with the use. The site has road frontage and access so is considered suitable.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	GOD 012
<b>Address</b>	Godstone Place, Godstone High Street
<b>Site Size</b>	0.81
<b>Approximate Developable Area</b>	0.81
<b>Estimated Site Yield</b>	20
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a residential garden and field located adjacent to the settlement of Godstone. The site has road frontage onto the A25 and suitable topography. The site is considered suitable in principle, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	LIN 003
<b>Address</b>	North west of Lyndhurst, Newchapel Road, Lingfield
<b>Site Size</b>	0.85
<b>Approximate Developable Area</b>	0.85
<b>Estimated Site Yield</b>	20
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an overgrown area of land adjacent to the inset settlement of Lingfield. The site has road frontage along Newchapel Road and suitable topography. The site is considered suitable in principle, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available. The site also has an unimplemented permission for 20 affordable units under 2014/389 but until construction begins the site can be considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

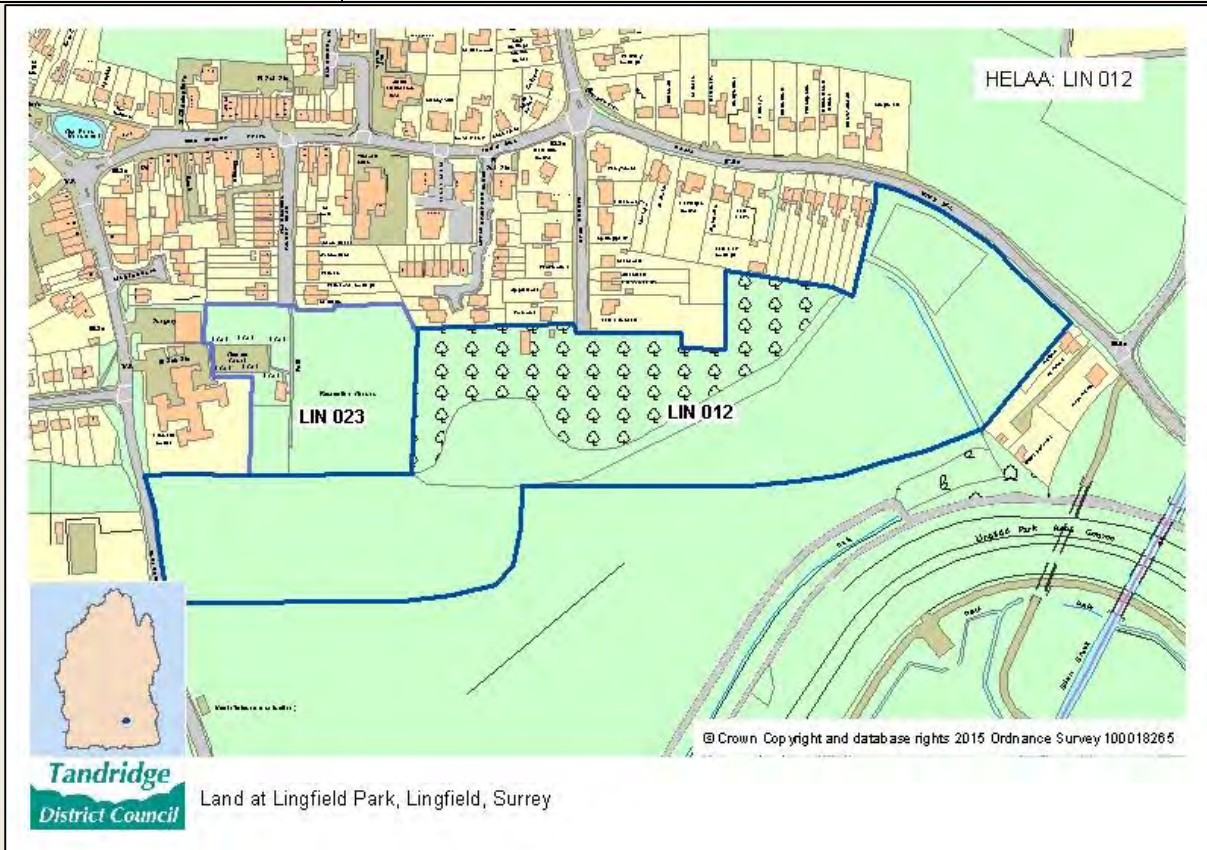


<b>HELAA Reference Number</b>	LIN 005
<b>Address</b>	Land at Godstone Road, Lingfield
<b>Site Size</b>	2.22
<b>Approximate Developable Area</b>	2.22
<b>Estimated Site Yield</b>	15
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field adjacent to the inset settlement of Lingfield. The site has access onto Godstone Road and suitable topography. The site is considered suitable in principle, however as it is within the Green Belt this designation would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years





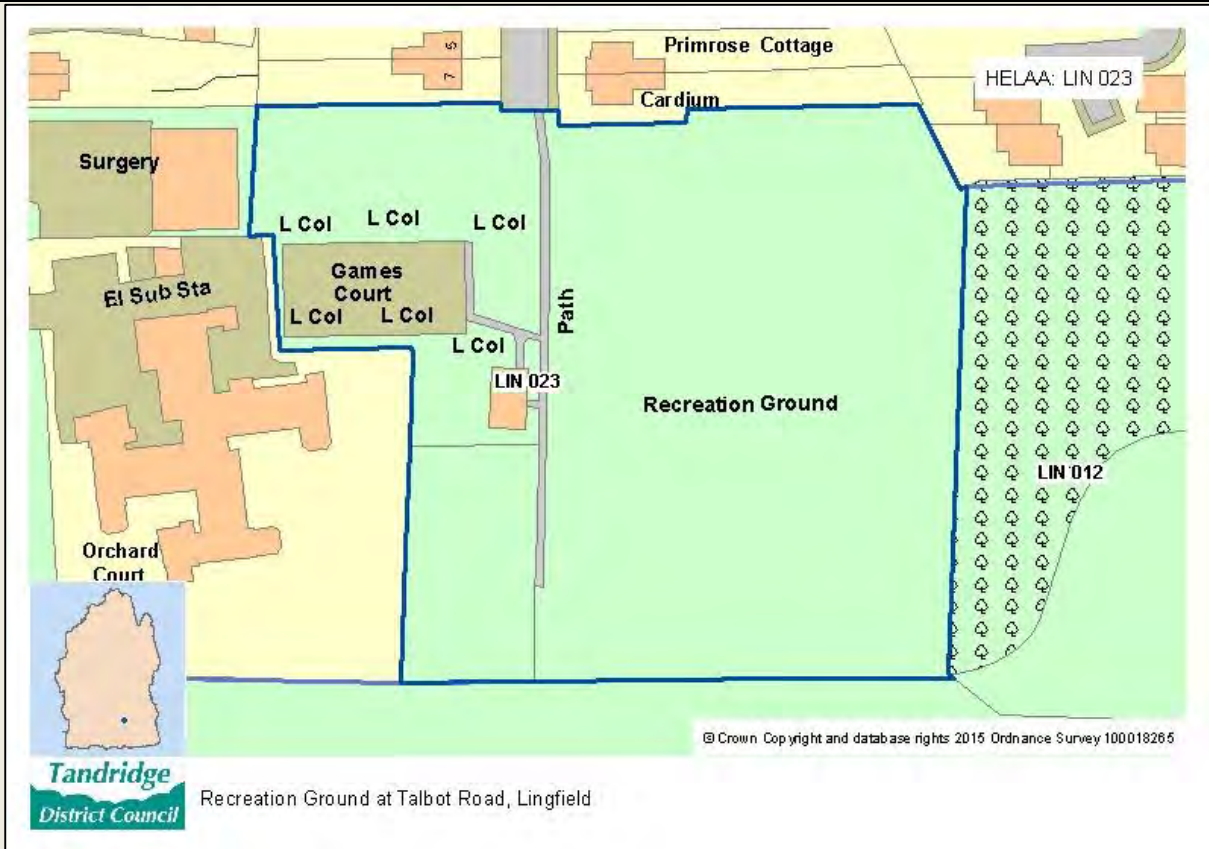
<b>HELAA Reference Number</b>	LIN 012
<b>Address</b>	Land at Lingfield Park, Lingfield, Surrey
<b>Site Size</b>	6.87
<b>Approximate Developable Area</b>	4.80
<b>Estimated Site Yield</b>	80
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a sloping field adjacent to the inset settlement of Lingfield. The site has two road frontages along Town Hill and East Grinstead Road, although access could also be created through Camden Road. Although the site slopes downwards to the south this would not prevent development. The site is considered suitable in principle, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	LIN 020
<b>Address</b>	Land to the south west of Lingfield
<b>Site Size</b>	5.28
<b>Approximate Developable Area</b>	5.28
<b>Estimated Site Yield</b>	70
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field to the west of the inset settlement of Lingfield. The site has road frontage onto Newchapel Road and although slopes downwards slightly to the south this 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.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



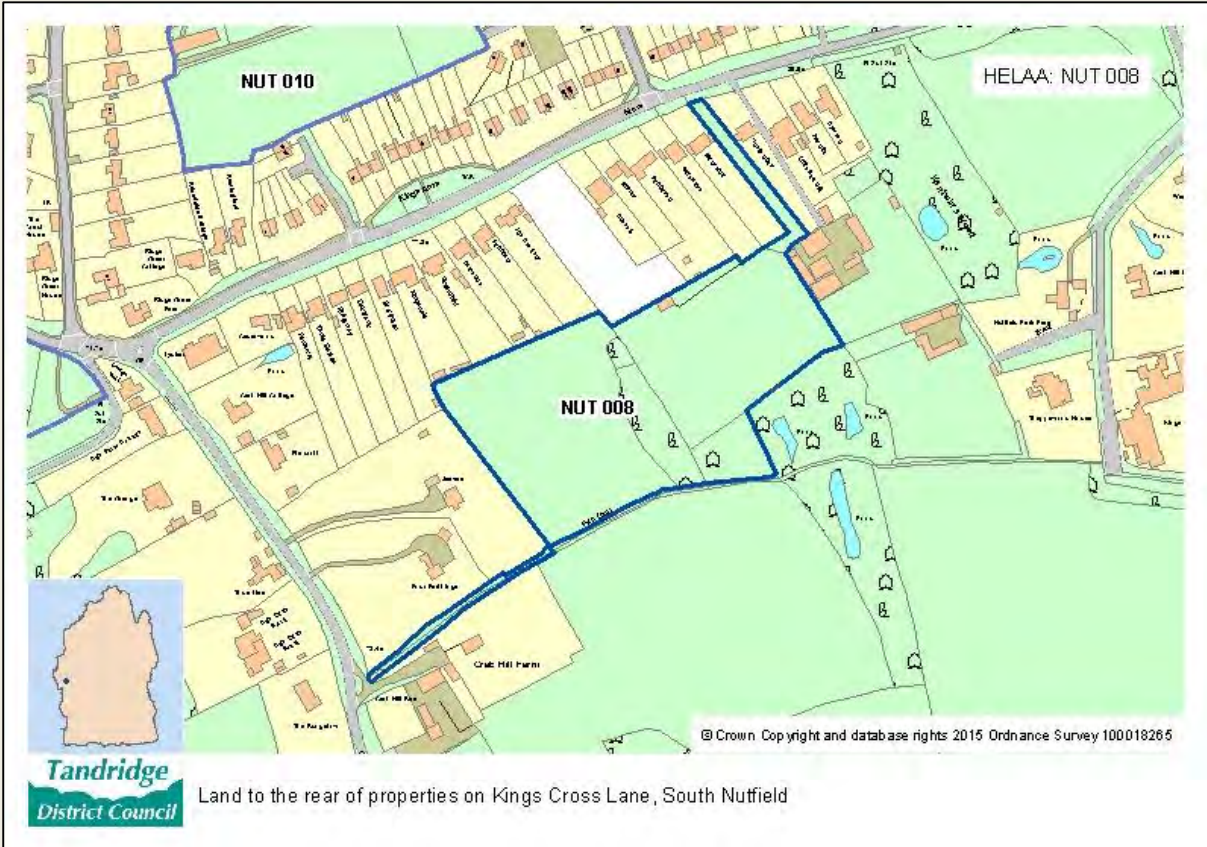
<b>HELAA Reference Number</b>	LIN 023
<b>Address</b>	Recreation Ground at Talbot Road, Lingfield
<b>Site Size</b>	1.35
<b>Approximate Developable Area</b>	1.35
<b>Estimated Site Yield</b>	10
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a recreation ground within the inset settlement of Lingfield. Part of the site has existing sports facilities which could be retained whilst the other half of the site could be utilised for development. The site is flat and access could be created though Talbot Road.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	NUT 003
<b>Address</b>	Land at Kings Cross Lane, South Nutfield
<b>Site Size</b>	1.66
<b>Approximate Developable Area</b>	1.05
<b>Estimated Site Yield</b>	15
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an area of overgrown hardstanding and disused tennis courts, adjacent to the settlement of South Nutfield. The site has frontage and access onto Kings Cross Lane, and is flat. It can be considered suitable in principle however as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



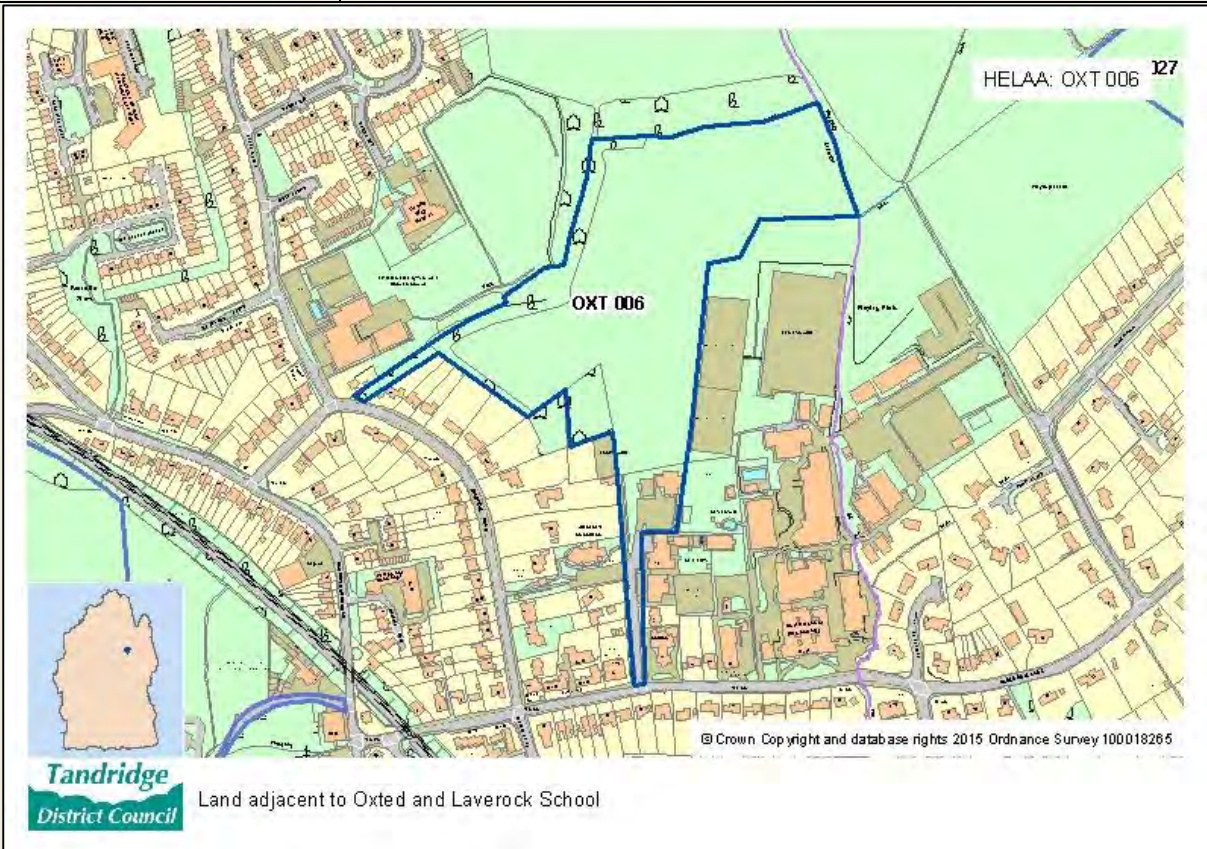
<b>HELAA Reference Number</b>	NUT 008
<b>Address</b>	Land to the rear of properties on Kings Cross Lane, South Nutfield
<b>Site Size</b>	2.37
<b>Approximate Developable Area</b>	2.22
<b>Estimated Site Yield</b>	28
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a two large fields adjacent to the settlement of South Nutfield. It has two access points from Kings Cross Lane and Crab Hill Lane. The site is partially wooded and the topography is suitable. The site can be considered suitable in principle, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



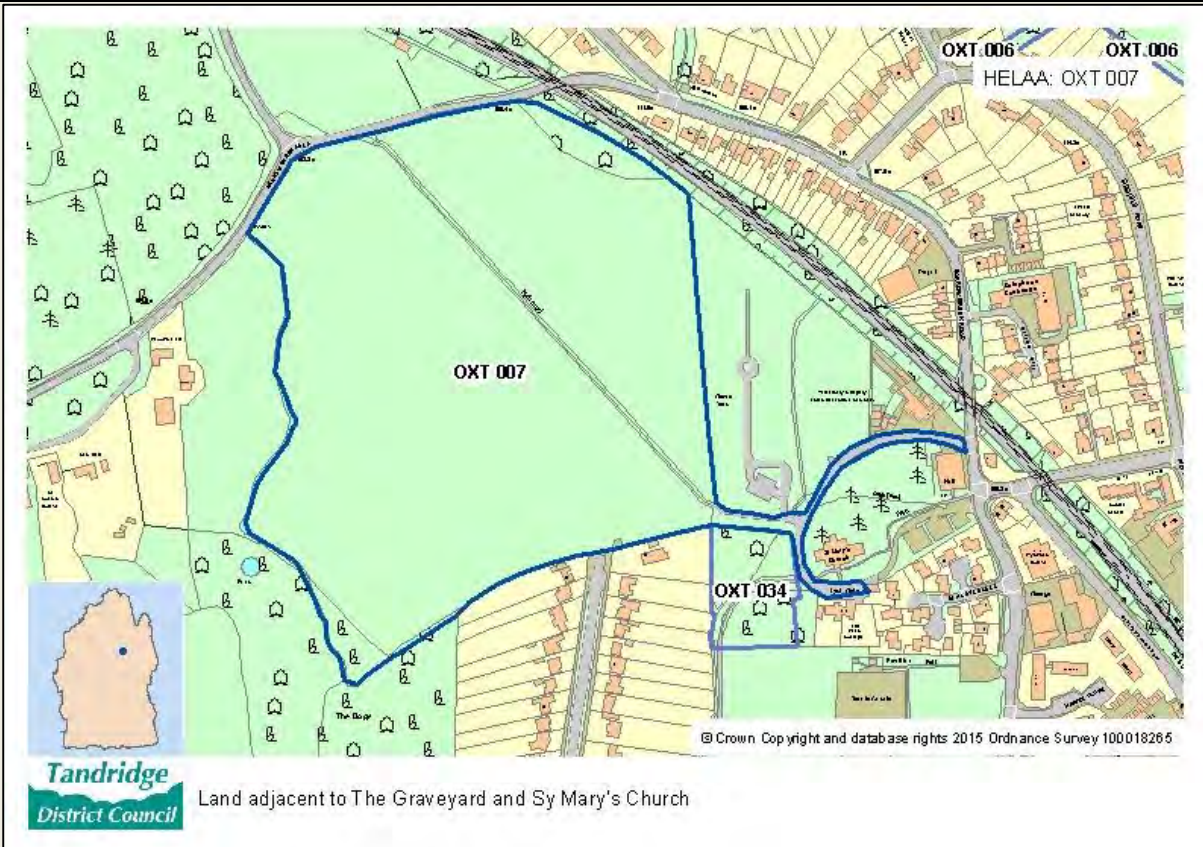
<b>HELAA Reference Number</b>	OXT 005
<b>Address</b>	Beach Shaw, Wey Hill Oxted
<b>Site Size</b>	0.39
<b>Approximate Developable Area</b>	0.39
<b>Estimated Site Yield</b>	12
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a residential property and garden in the urban area of Oxted. The site sits at a raised elevation from the road and is accessed by a narrow and steep track directly onto West Hill road. It is likely that if the site was to be developed better access would be required. However, at this stage the site can be considered suitable.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	OXT 006
<b>Address</b>	Land adjacent to Oxted and Laverock School
<b>Site Size</b>	5.74
<b>Approximate Developable Area</b>	4.20
<b>Estimated Site Yield</b>	150
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field located adjacent to the north of the urban area of Oxted, and south of the AONB. The sites topography is largely flat, with the western, northern and eastern corners sloping downwards slightly from the centre. There are also a number of Tree Preservation Orders on the trees bordering the north of the site, and also on the boundary with the rear of the school, although these are not considered to render the site wholly unsuitable for development. Access is available from two tracks, although both are narrow. The site is considered suitable, although as it is within the Green Belt this designation would have to change in order for it to be developed. Included with this submission is the site formally known as OXT 004, the wooded area to the west of the site.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 007
<b>Address</b>	Land adjacent to The Graveyard and Sy Mary's Church
<b>Site Size</b>	9.88
<b>Approximate Developable Area</b>	9.88
<b>Estimated Site Yield</b>	250
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field located west of the urban area of Oxted. A site visit indicated it was in use for agricultural purposes, although it was also apparent the site is in regular use for recreation, with people making use of the right of way that runs through the centre of the site. There are a number of Tree Preservation Orders on the site, although this is not considered to wholly prevent development. The site can be accessed from an entrance on Barrow Green Road or from an access road that runs behind the Church. It is considered suitable in principle, but as it is currently in the Green Belt this would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

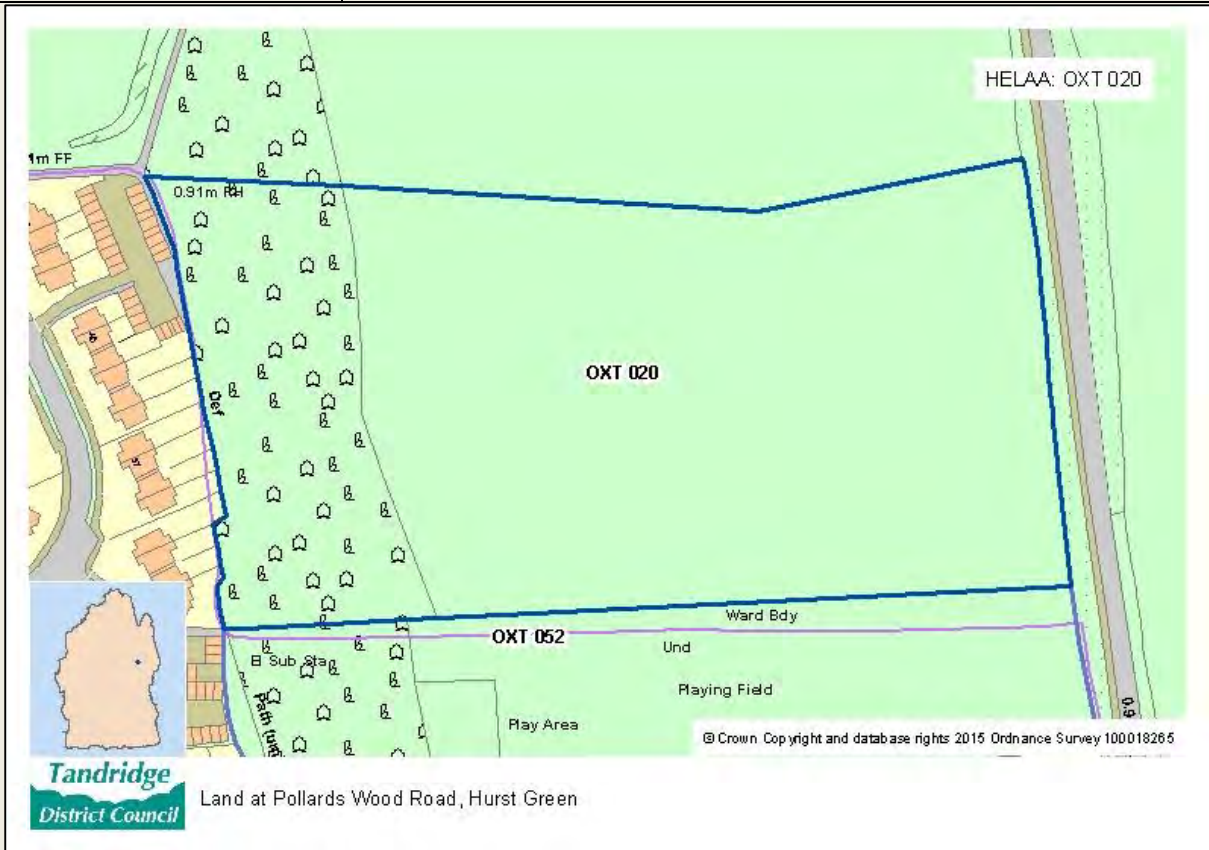




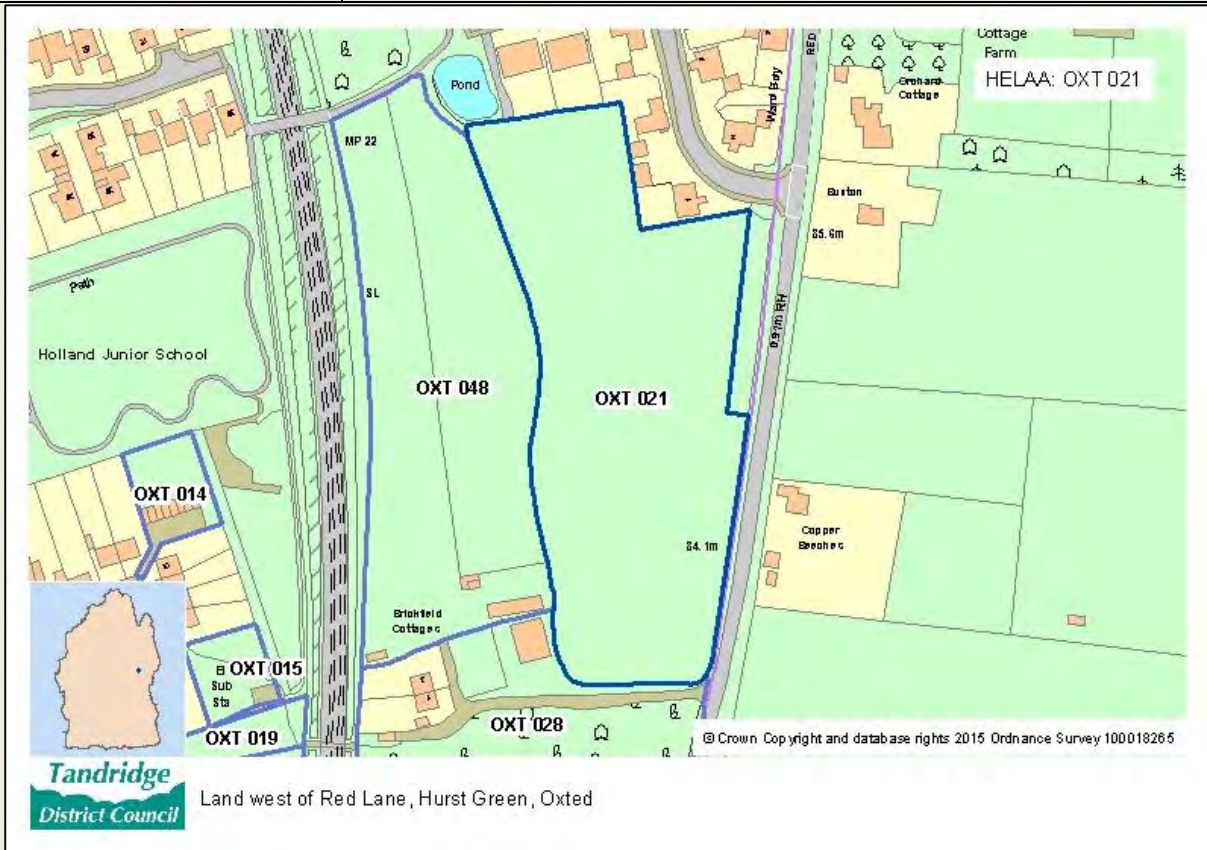
<b>HELAA Reference Number</b>	OXT 016
<b>Address</b>	Oxted Gas Holder & Ellice Road
<b>Site Size</b>	1.39
<b>Approximate Developable Area</b>	1.39
<b>Estimated Site Yield</b>	50
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a disused gasholder and surrounding land within the urban area of Oxted. Access to the site is possible directly onto Oxted High Street. The site is considered suitable for development subject to contamination issues being resolved.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable if contamination issues can be overcome on the Gas Holder site. As such, it is seen as developable rather than deliverable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 020
<b>Address</b>	Land at Pollards Wood Road, Hurst Green
<b>Site Size</b>	2.67
<b>Approximate Developable Area</b>	2.67
<b>Estimated Site Yield</b>	35
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a small field adjacent to the urban area of Oxted. The site has access onto Pollards Wood Road and is relatively flat, although sloping downwards slightly towards the woodland at the western edge of the site. The site is considered suitable in principle, however as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



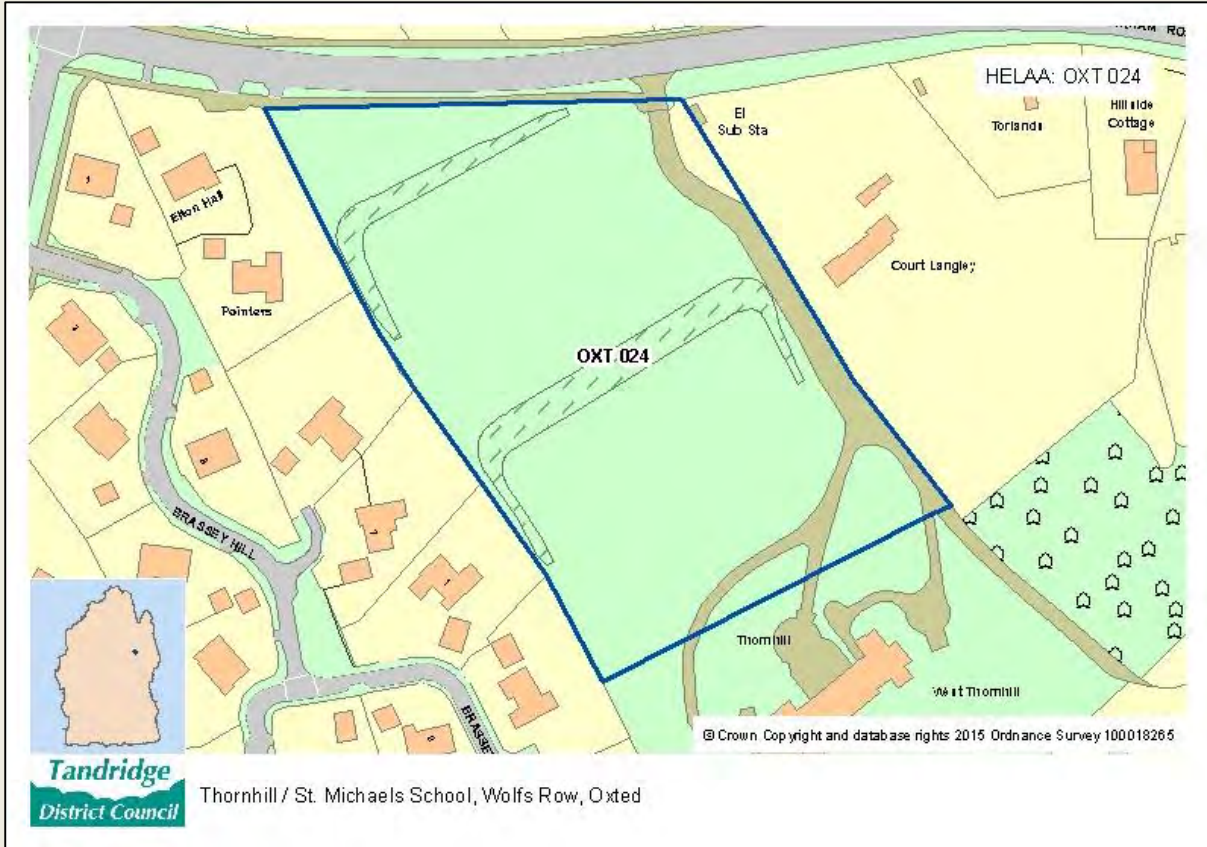
<b>HELAA Reference Number</b>	OXT 021
<b>Address</b>	Land west of Red Lane, Hurst Green, Oxted
<b>Site Size</b>	1.34
<b>Approximate Developable Area</b>	1.34
<b>Estimated Site Yield</b>	33
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field located south of Hurst Green, adjacent to the urban area. Although partially overgrown the site is largely flat and has a long frontage with Pollards Wood Road, so access could be created. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



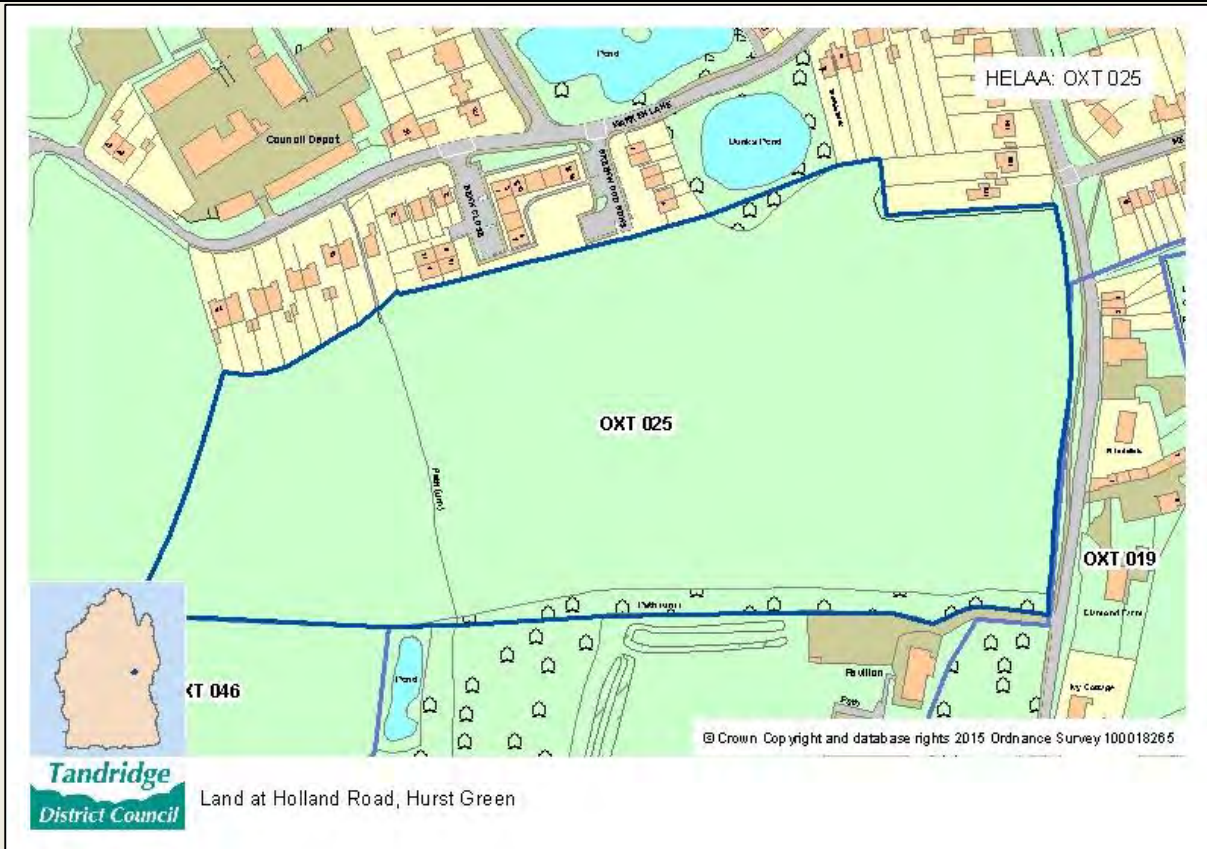
<b>HELAA Reference Number</b>	OXT 022
<b>Address</b>	Wolf's Row Allotments
<b>Site Size</b>	1.45
<b>Approximate Developable Area</b>	1.45
<b>Estimated Site Yield</b>	20
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an overgrown area of land adjacent to the urban area of Oxted. The site is largely flat although sits at a raised elevation to the A25, so access would likely be created onto Wolfs Road. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



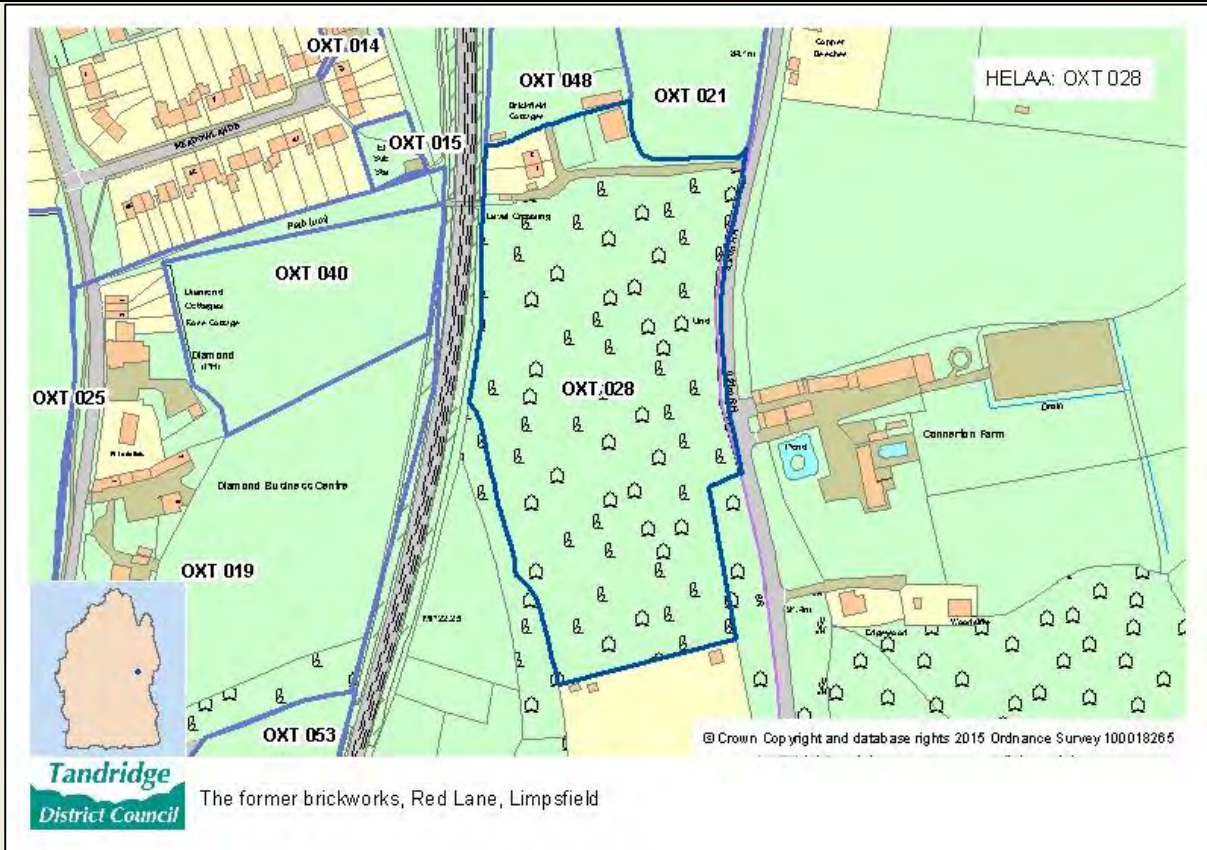
<b>HELAA Reference Number</b>	OXT 024
<b>Address</b>	Thornhill / St. Michaels School, Wolfs Row, Oxted
<b>Site Size</b>	2.02
<b>Approximate Developable Area</b>	1.76
<b>Estimated Site Yield</b>	15
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is field adjacent to the urban area of Oxted along the A25, where it has access. The site slopes downwards slightly towards the road but this would not impact on the sites developability. The site is therefore considered suitable, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



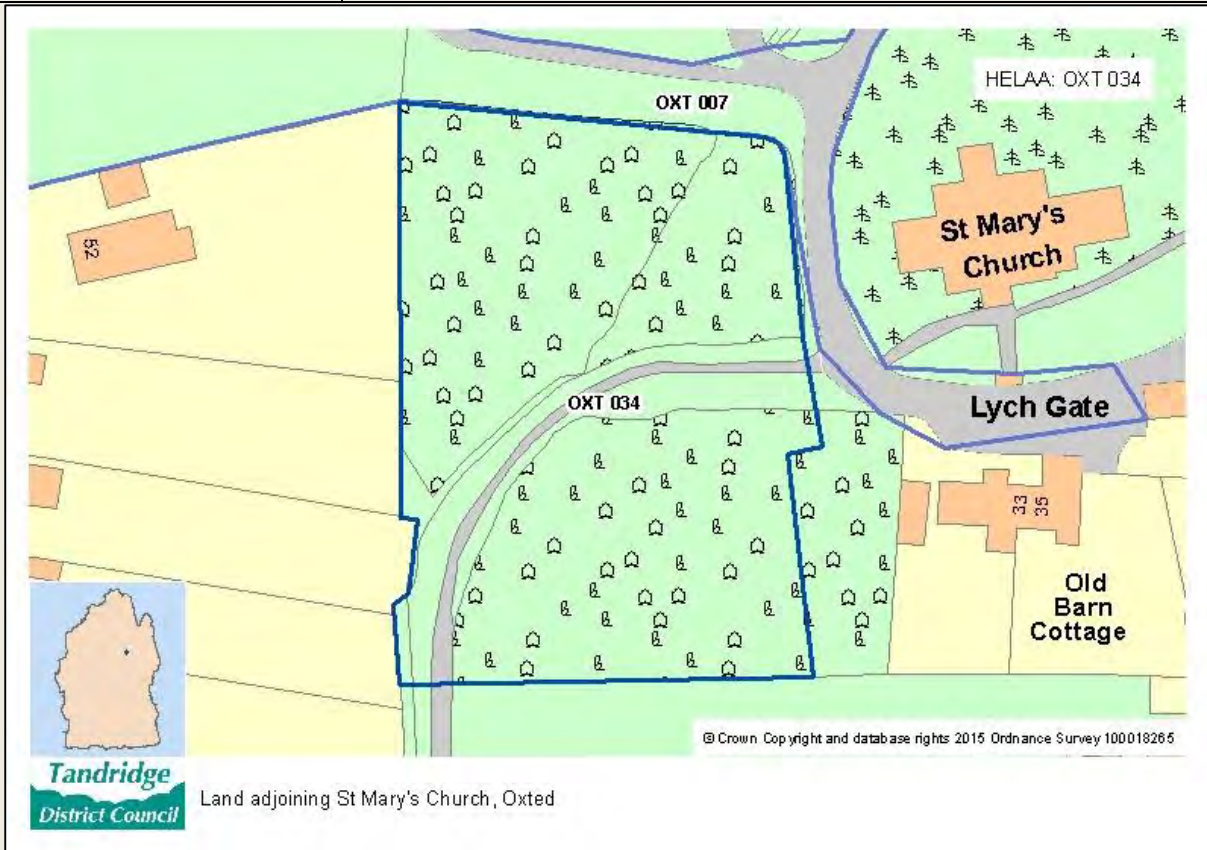
<b>HELAA Reference Number</b>	OXT 025
<b>Address</b>	Land at Holland Road, Hurst Green
<b>Site Size</b>	6.96
<b>Approximate Developable Area</b>	6.96
<b>Estimated Site Yield</b>	165
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field adjacent to Hurst Green. It has a wide road frontage and access onto Holland Road and is largely flat. The site is considered suitable in principle, however, as the site is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 028
<b>Address</b>	The former brickworks, Red Lane, Limpsfield
<b>Site Size</b>	2.73
<b>Approximate Developable Area</b>	2.73
<b>Estimated Site Yield</b>	51
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is an area of woodland south of the boundary with Hurst Green. Most of the site is covered in trees but there is a clearing area adjacent to OXT 048 and OXT 021 in which two dwellings and a garage / workshop is located. Access to these properties is via a short road onto Red Lane, which serves as the main access onto the site. However it has a wide road frontage so alternative or additional access points could be made. A railway line borders the site along the western boundary. The site's topography is largely flat and the site is considered suitable in principle, however, as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an Agent and by the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 034
<b>Address</b>	Land adjoining St Mary's Church, Oxted
<b>Site Size</b>	0.49
<b>Approximate Developable Area</b>	0.49
<b>Estimated Site Yield</b>	12
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a small area of woodland to the north of Oxted. It is heavily overgrown, and there is a Tree Preservation Order on one tree on the site, and some on the boundary in adjacent properties. The site can be accessed from a road off Barrow Green Lane. It is considered suitable in principle, although as it is within the Green Belt it could only come forward for development if this designation changed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

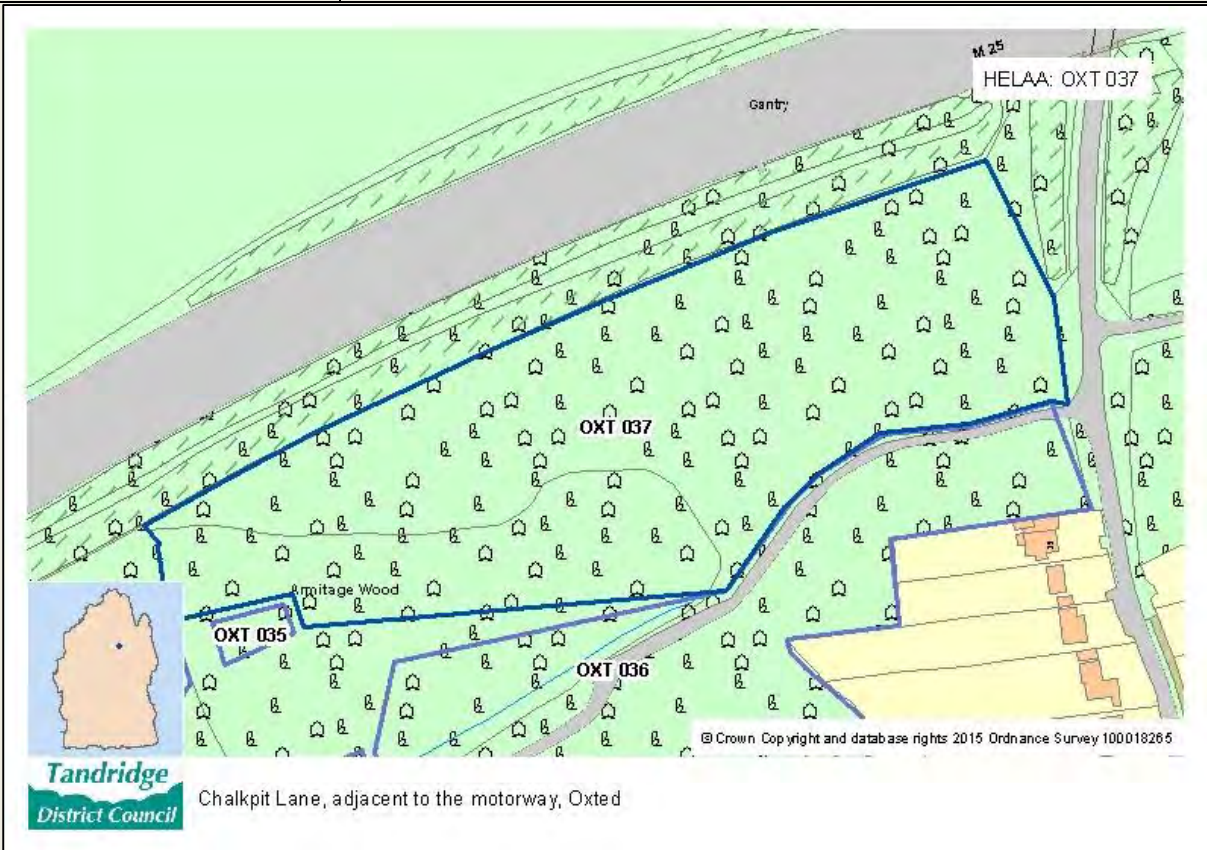




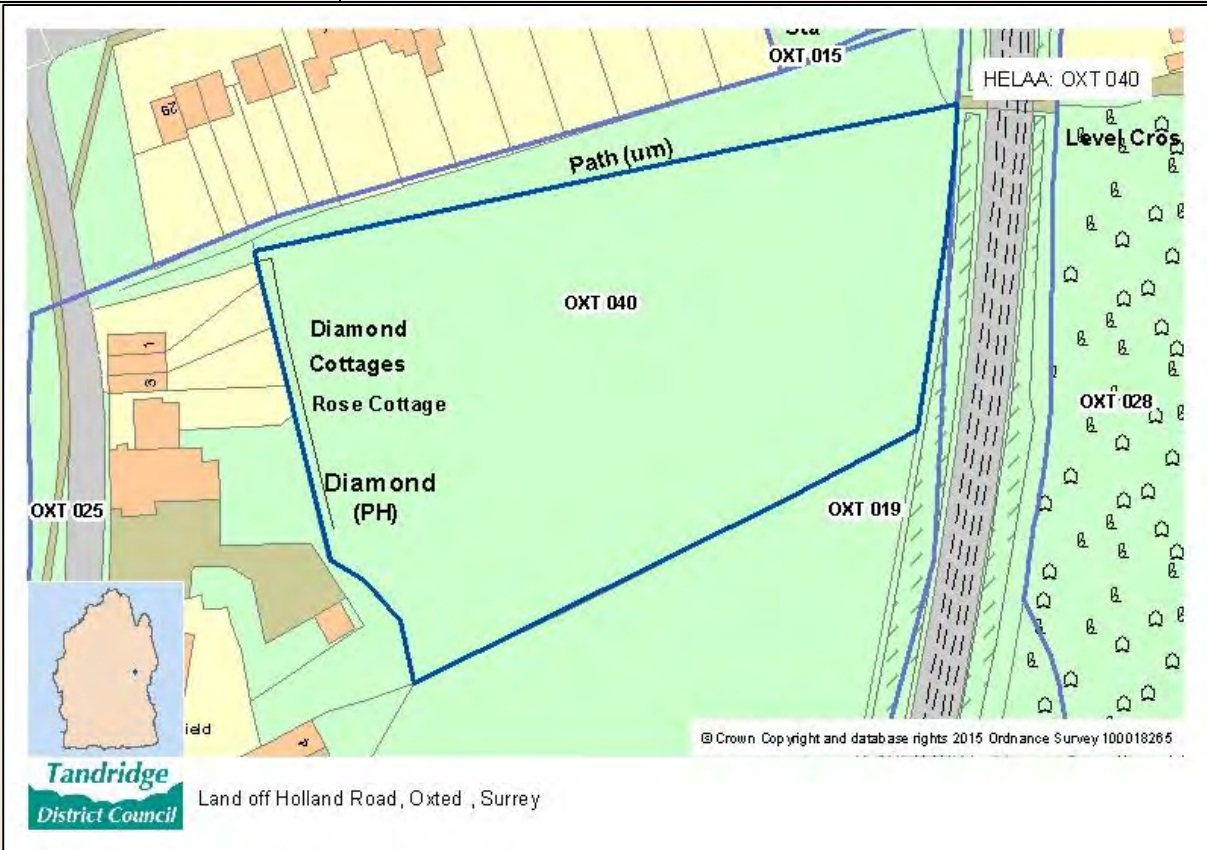
<b>HELAA Reference Number</b>	OXT 036
<b>Address</b>	Land at Chalkpit Lane to the rear of Hamfield Close, Oxted
<b>Site Size</b>	2.78
<b>Approximate Developable Area</b>	1.22
<b>Estimated Site Yield</b>	30
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a small clearing and area of Woodland in the north west of Oxted just south of the M25. The site forms part of a group of sites along with OXT 037 and OXT 036 all under the same ownership. The site has some hardstanding and access onto Chalkpit Lane. Half the site is designated Ancient Woodland and would not be considered suitable. The remainder of 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.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



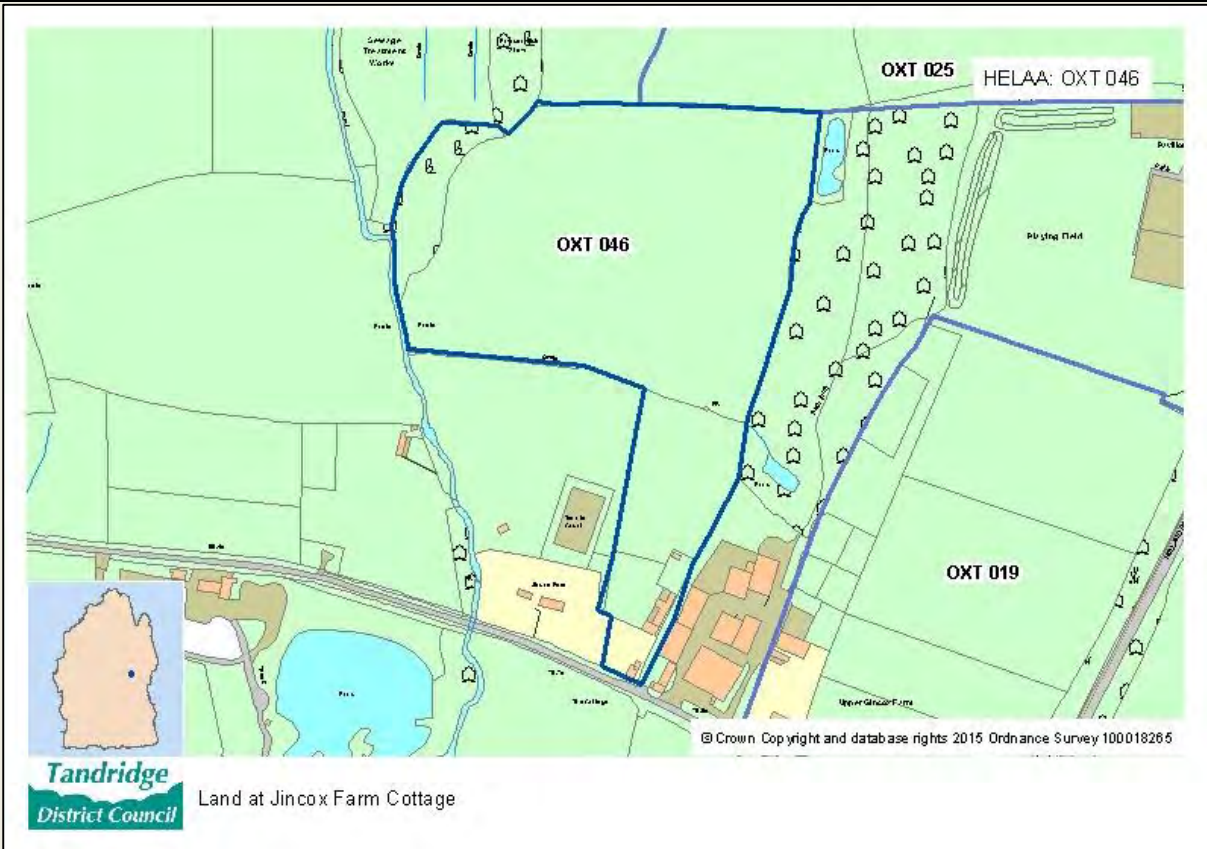
<b>HELAA Reference Number</b>	OXT 037
<b>Address</b>	Chalkpit Lane, adjacent to the motorway, Oxted
<b>Site Size</b>	2.45
<b>Approximate Developable Area</b>	1.35
<b>Estimated Site Yield</b>	22
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a small clearing and area of Woodland in the north west of Oxted just south of the M25. The site forms part of a group of sites along with OXT 035 and OXT 036 all under the same ownership. The site has some hardstanding and access onto Chalkpit Lane. Half the site is designated Ancient Woodland and would not be considered suitable. The remainder of 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.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 040
<b>Address</b>	Land off Holland Road, Oxted , Surrey
<b>Site Size</b>	0.89
<b>Approximate Developable Area</b>	0.89
<b>Estimated Site Yield</b>	21
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a small field south of Hurst Green. The railway runs behind the eastern boundary of the site. The site is largely flat, although existing access is only via a narrow footpath that leads into the north western corner. However, it is considered that if the site was to be developed an appropriate access point could be created. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



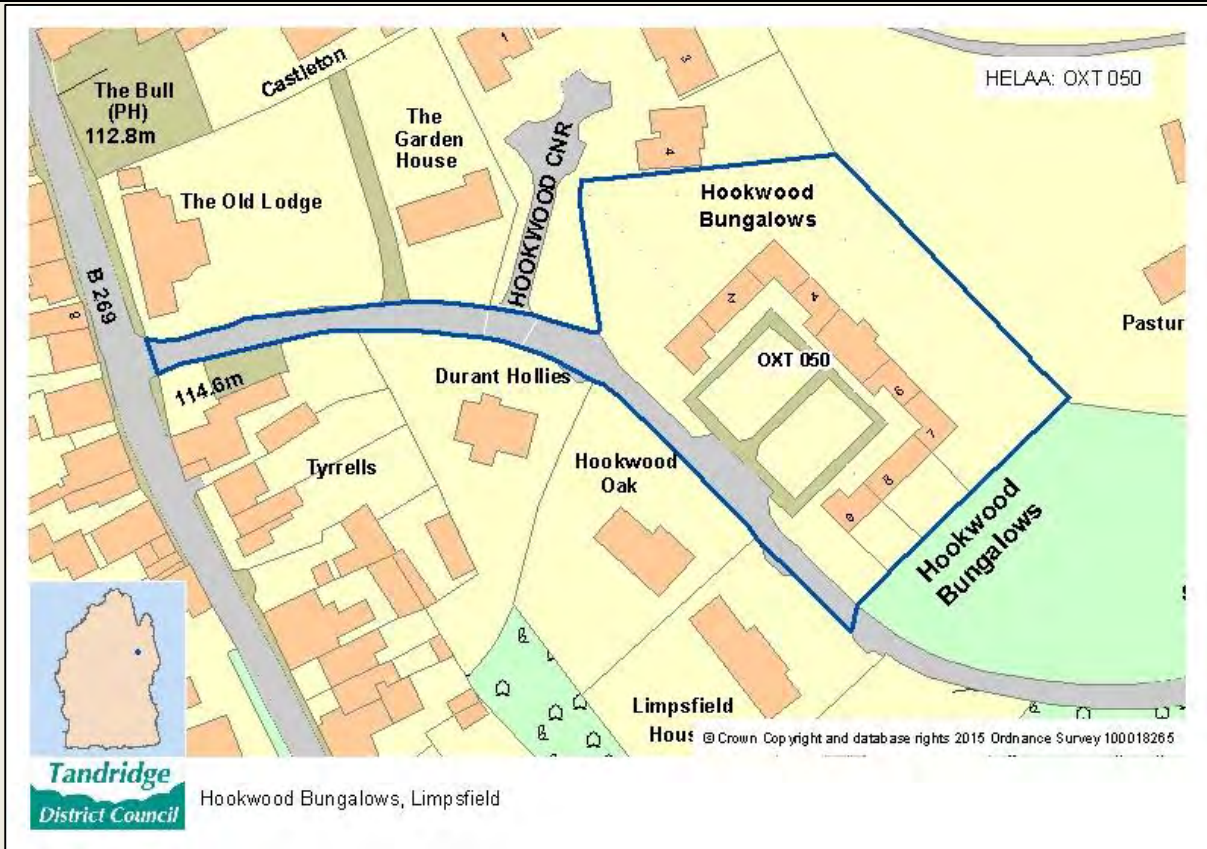
<b>HELAA Reference Number</b>	OXT 046
<b>Address</b>	Land at Jincox Farm Cottage
<b>Site Size</b>	5.09
<b>Approximate Developable Area</b>	5.09
<b>Estimated Site Yield</b>	95
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large area of farmland south of Hurst Green. The site has access onto Popes Lane, and although it has a mild sloping incline this would not prevent the site 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 048
<b>Address</b>	Land adjacent to Brickfield Cottages
<b>Site Size</b>	1.09
<b>Approximate Developable Area</b>	1.09
<b>Estimated Site Yield</b>	26
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field adjacent to the urban area, south of Hurst Green. The site is largely flat, and although it does not have frontage it is adjacent to site OXT 021 included within the same submission by the same agent. Access could therefore be created though the adjacent site. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



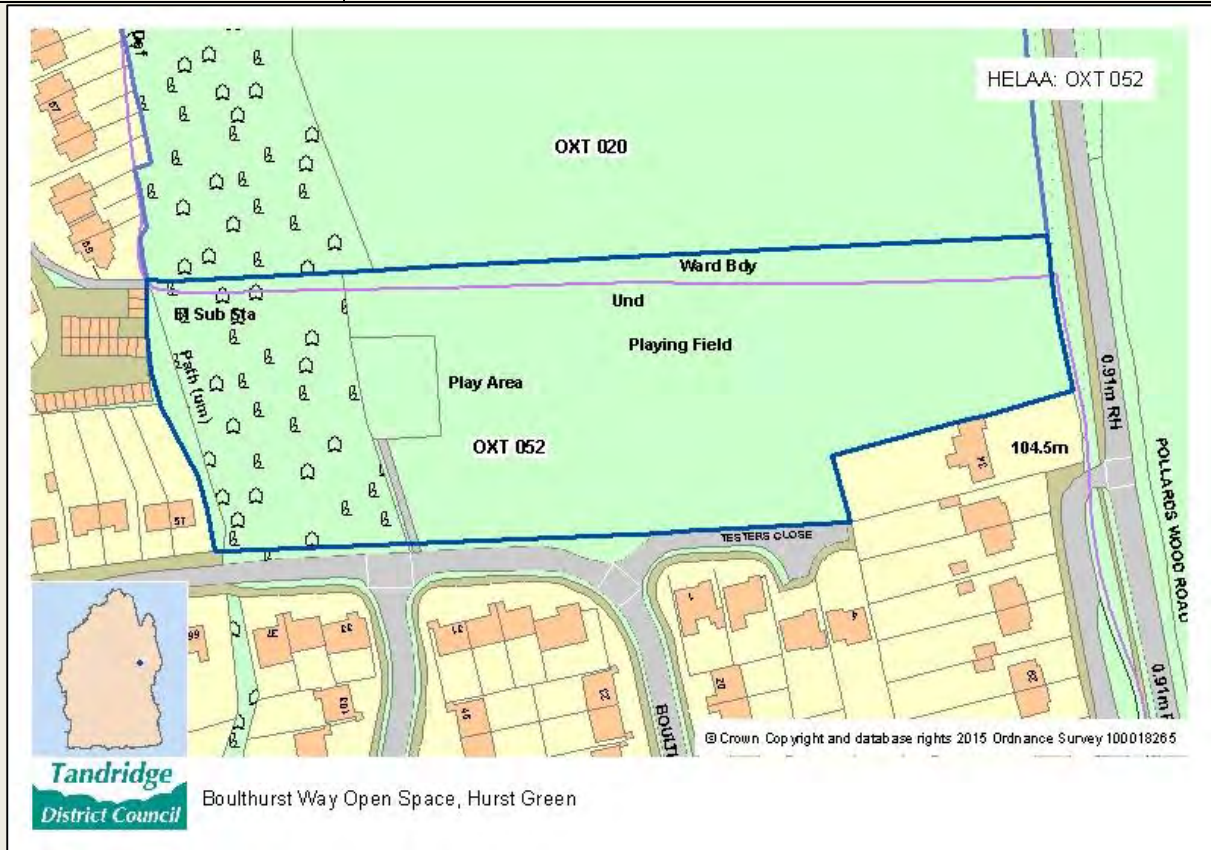
<b>HELAA Reference Number</b>	OXT 050
<b>Address</b>	Hookwood Bungalows, Limpsfield
<b>Site Size</b>	0.55
<b>Approximate Developable Area</b>	0.55
<b>Estimated Site Yield</b>	15
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site contains a number of bungalows in the urban area of Oxted / Limpsfield. Access is possible onto the high street. The site is considered suitable.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	OXT 051
<b>Address</b>	Scouts Hut, Mill Lane, Hurst Green
<b>Site Size</b>	5.97
<b>Approximate Developable Area</b>	5.97
<b>Estimated Site Yield</b>	112
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a recreation ground and playing field within the urban area of Oxted. The site contains a running track, tennis courts and a skate park, as well as car parking and a clubhouse. The site is predominately flat and has existing access onto Mill Lane. The site is considered suitable in principle.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	OXT 052
<b>Address</b>	Boulthurst Way Open Space, Hurst Green
<b>Site Size</b>	1.49
<b>Approximate Developable Area</b>	1.49
<b>Estimated Site Yield</b>	36
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a small recreation ground within the urban area of Hurst Green. The site is partially covered in woodland and also contains a play area. The site is relatively flat and has a wide frontage with Boulthurst Way so access could be created. The site is considered suitable.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable Status</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years

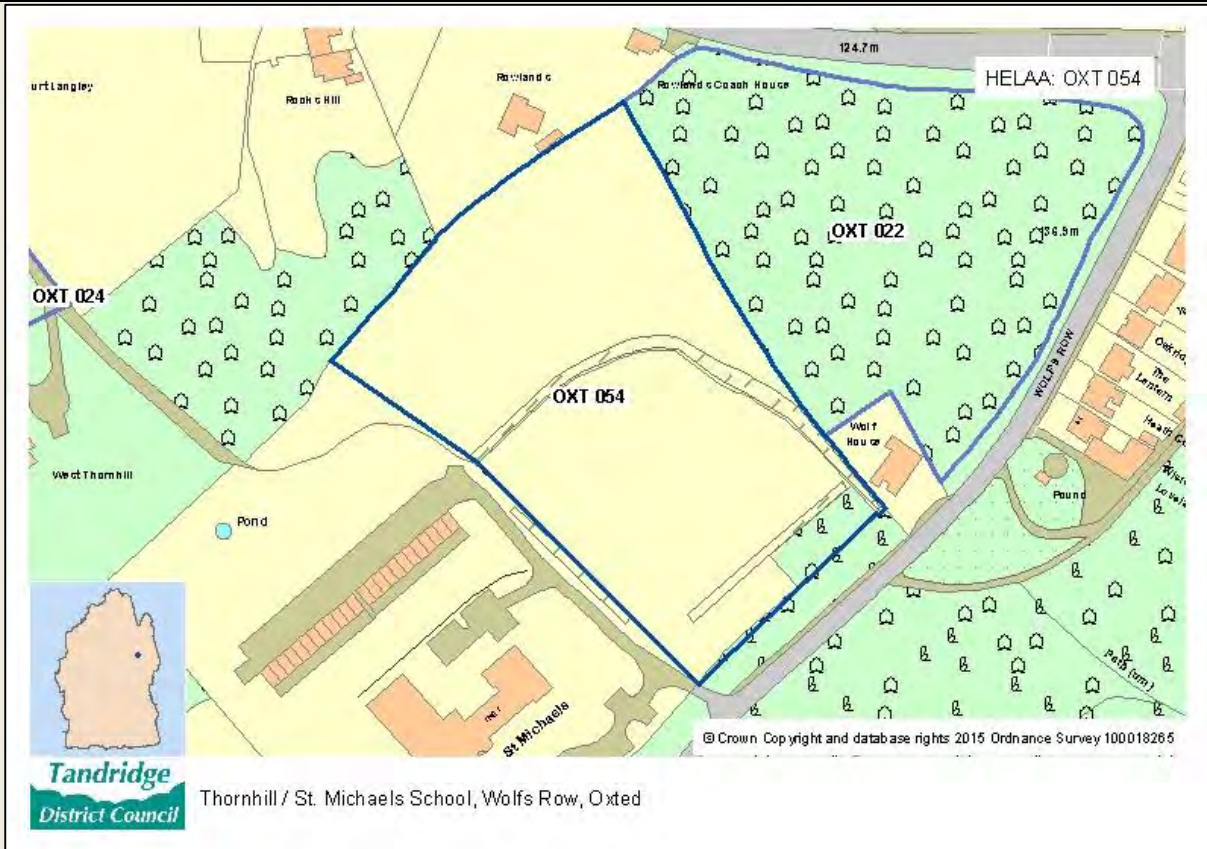




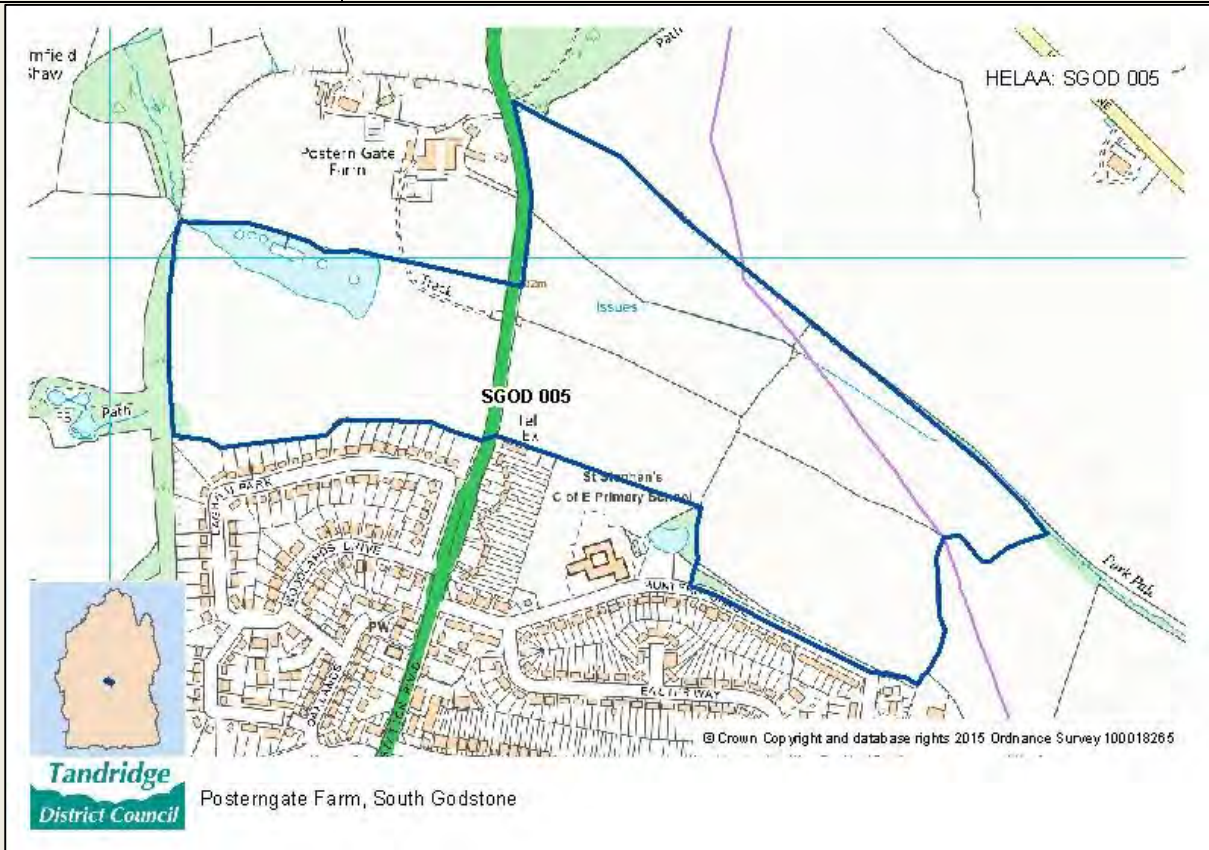
<b>HELAA Reference Number</b>	OXT 053
<b>Address</b>	Land at Holland Road
<b>Site Size</b>	1.60
<b>Approximate Developable Area</b>	1.60
<b>Estimated Site Yield</b>	40
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field south of Hurst Green. It has suitable topography and access onto Holland Road. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	OXT 054
<b>Address</b>	Thornhill / St. Michaels School, Wolfs Row, Oxted
<b>Site Size</b>	1.69
<b>Approximate Developable Area</b>	1.69
<b>Estimated Site Yield</b>	15
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field located off Wolf's Row Road near Limpsfield. The field slopes downwards slightly to the north but this would not prevent it being developed. The site is considered suitable however, as it is within the Green Belt this designation would need to change in order for it to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



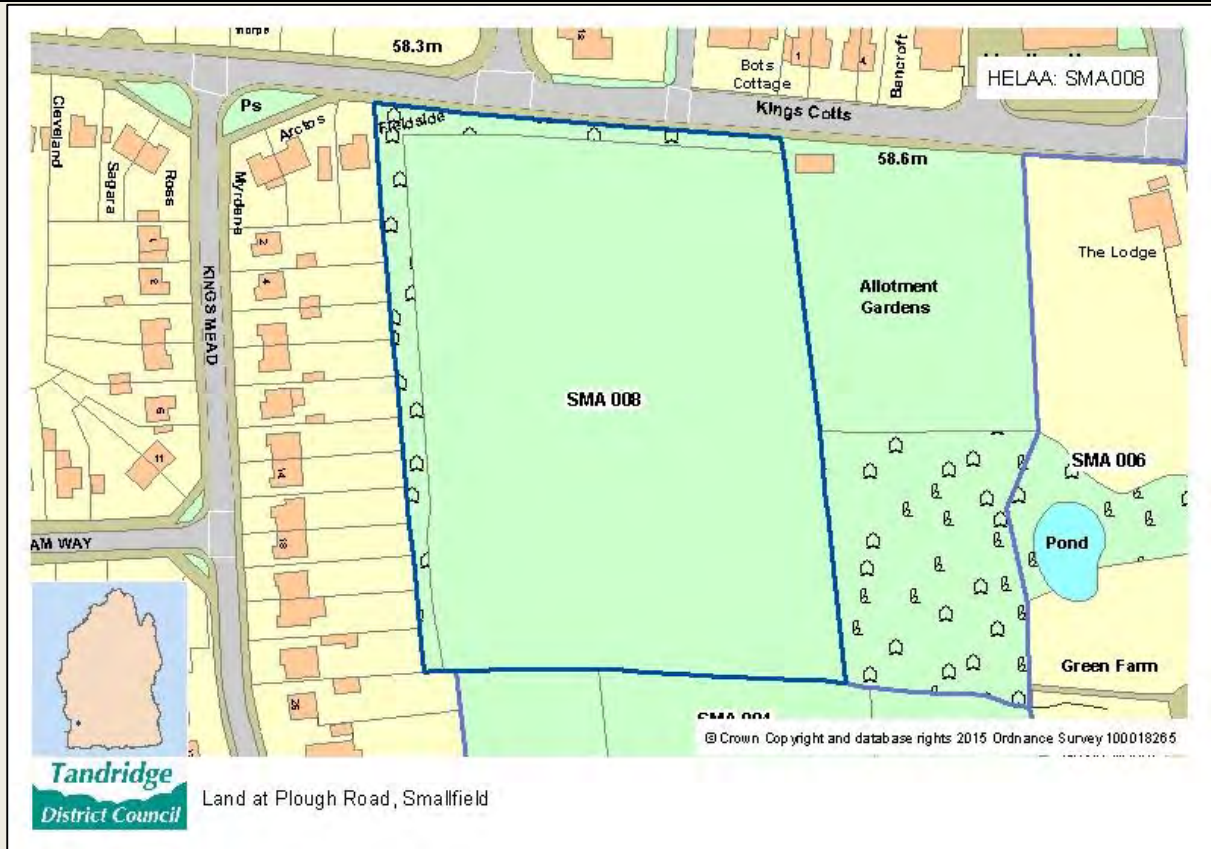
<b>HELAA Reference Number</b>	SGOD 005
<b>Address</b>	Posterngate Farm, South Godstone
<b>Site Size</b>	28.04
<b>Approximate Developable Area</b>	25.00
<b>Estimated Site Yield</b>	468
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large area of farmland north of South Godstone, directly adjacent to the settlement boundary. The site's topography varies, sloping downwards towards the north, however, this is not considered to prevent the site from being developed. The site is split by Eastbourne Road, with both parts of the site having wide frontage so access could be created. The south-eastern part of the site also has access onto Hunter's Chase. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



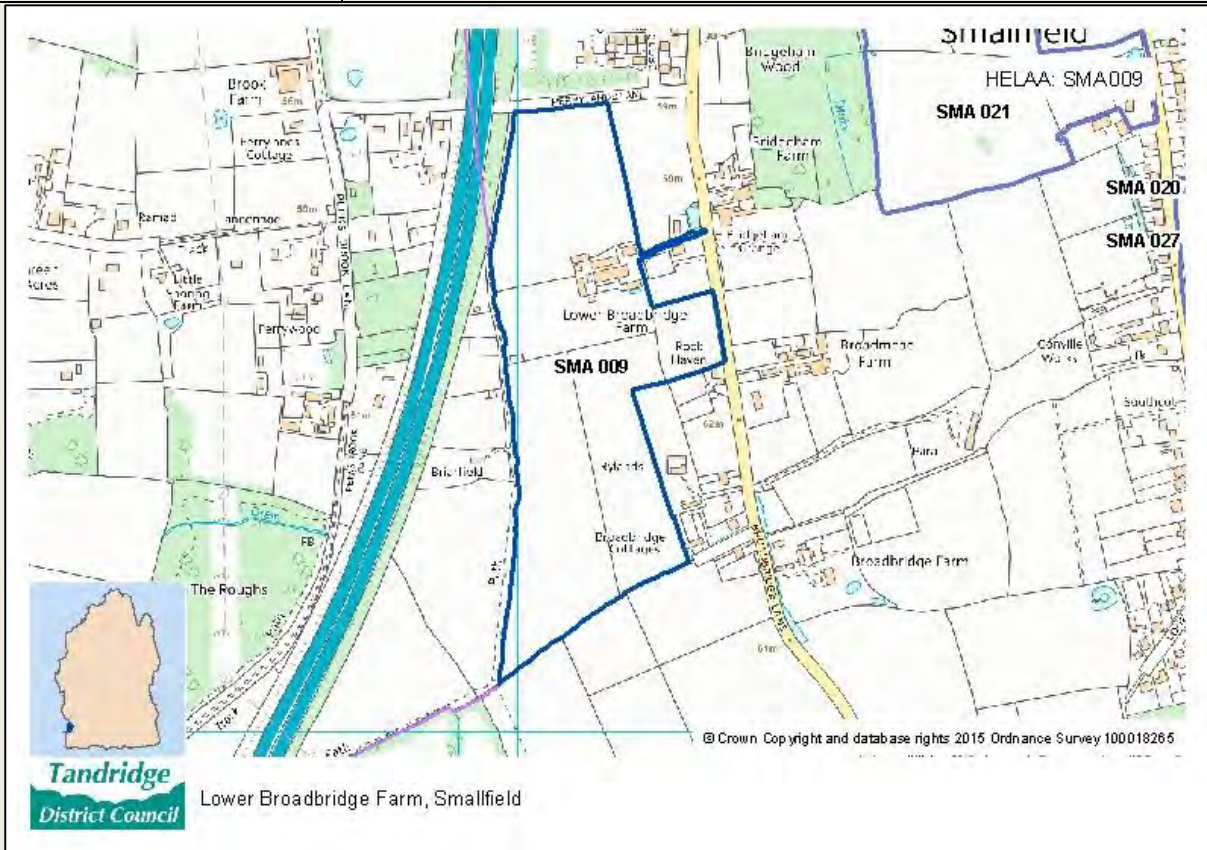
<b>HELAA Reference Number</b>	SMA 005
<b>Address</b>	Land at Coopers Close Smallfield
<b>Site Size</b>	1.49
<b>Approximate Developable Area</b>	1.49
<b>Estimated Site Yield</b>	36
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is an area of grassland within the inset settlement boundary of Smallfield. The site has access onto Cooper's Close and has appropriate topography. The site is considered suitable for development.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



<b>HELAA Reference Number</b>	SMA 008
<b>Address</b>	Land at Plough Road, Smallfield
<b>Site Size</b>	1.43
<b>Approximate Developable Area</b>	1.43
<b>Estimated Site Yield</b>	40
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field adjacent to the inset settlement of Smallfield. The site is flat and has frontage with Plough Road so access could be created. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



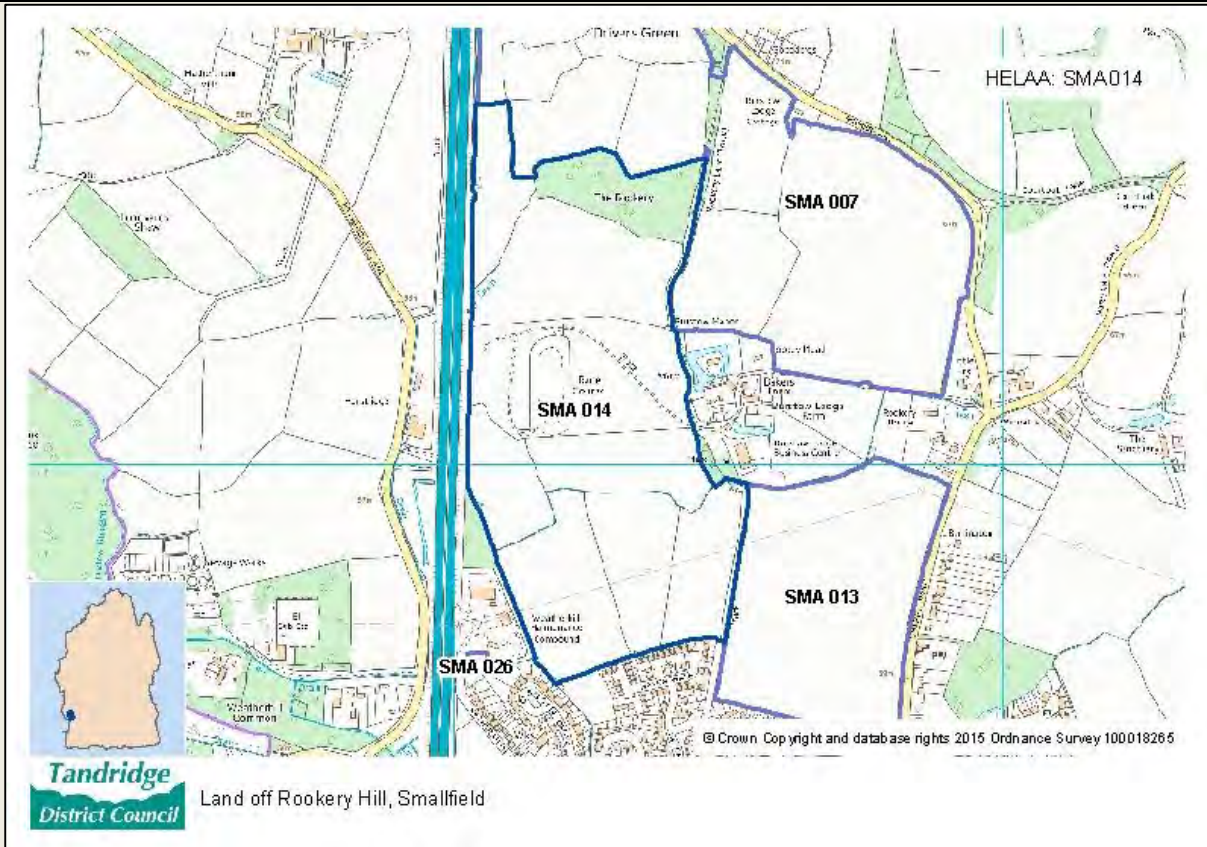
<b>HELAA Reference Number</b>	SMA 009
<b>Address</b>	Lower Broadbridge Farm, Smallfield
<b>Site Size</b>	13.81
<b>Approximate Developable Area</b>	13.81
<b>Estimated Site Yield</b>	259
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large area of farmland south west of Smallfield. The submission includes the farm and buildings as well as the surrounding fields. Access points are 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.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	SMA 013
<b>Address</b>	Land at Chapel Road, Smallfield (rear of Careys Wood)
<b>Site Size</b>	14.97
<b>Approximate Developable Area</b>	14.97
<b>Estimated Site Yield</b>	300
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field north of Smallfield lying directly adjacent to the inset boundary. The site is flat with frontage and access onto Chapel Road along the eastern boundary of the site. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years

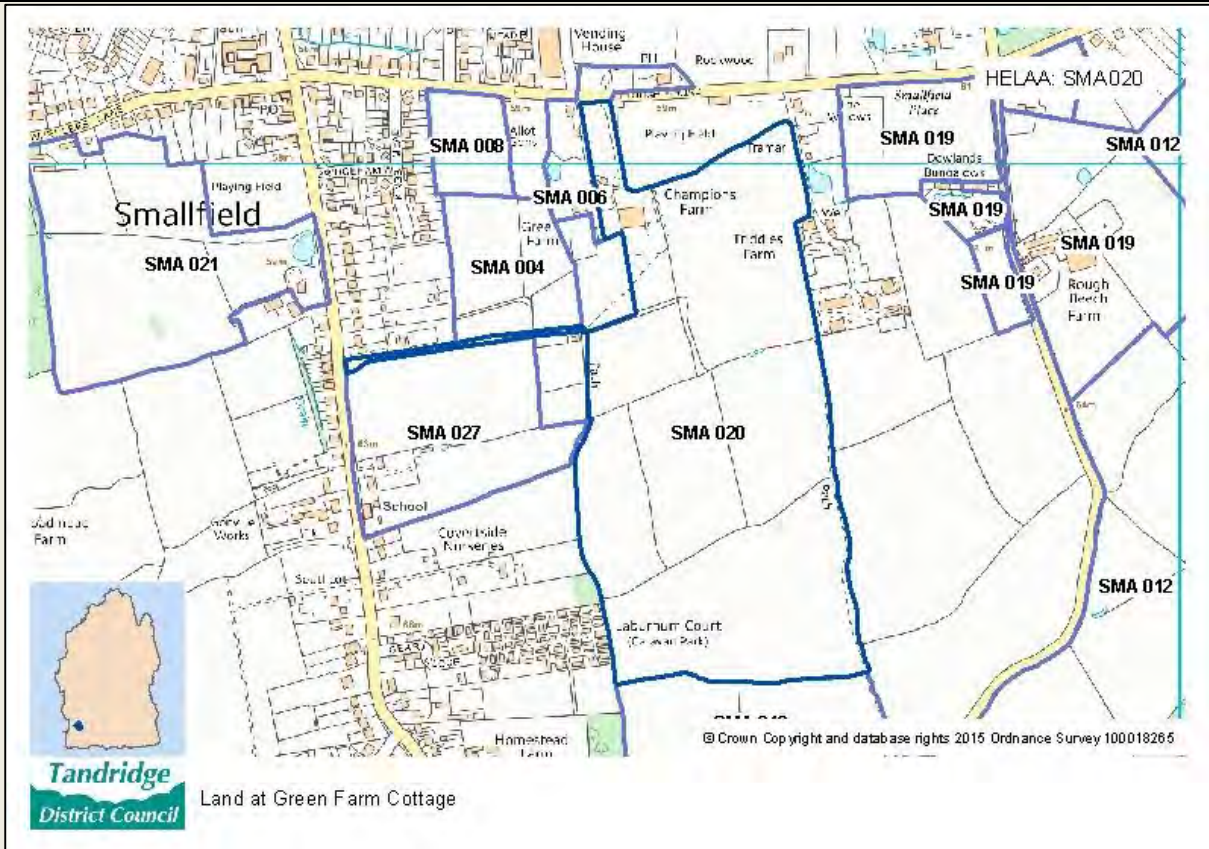


<b>HELAA Reference Number</b>	SMA 014
<b>Address</b>	Land off Rookery Hill, Smallfield
<b>Site Size</b>	37.52
<b>Approximate Developable Area</b>	37.52
<b>Estimated Site Yield</b>	562
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large area of Farmland north of Smallfield. The southern area of the site lies directly adjacent to the inset boundary of the settlement. The site is substantial in size and contains some Ancient Woodland in the north which would need to be safeguarded in the event that the site was developed. The site has existing access from a number of points including onto Rookery Hill and through into Smallfield via a track, although it is likley these would need improvement if the site was to be 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.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years





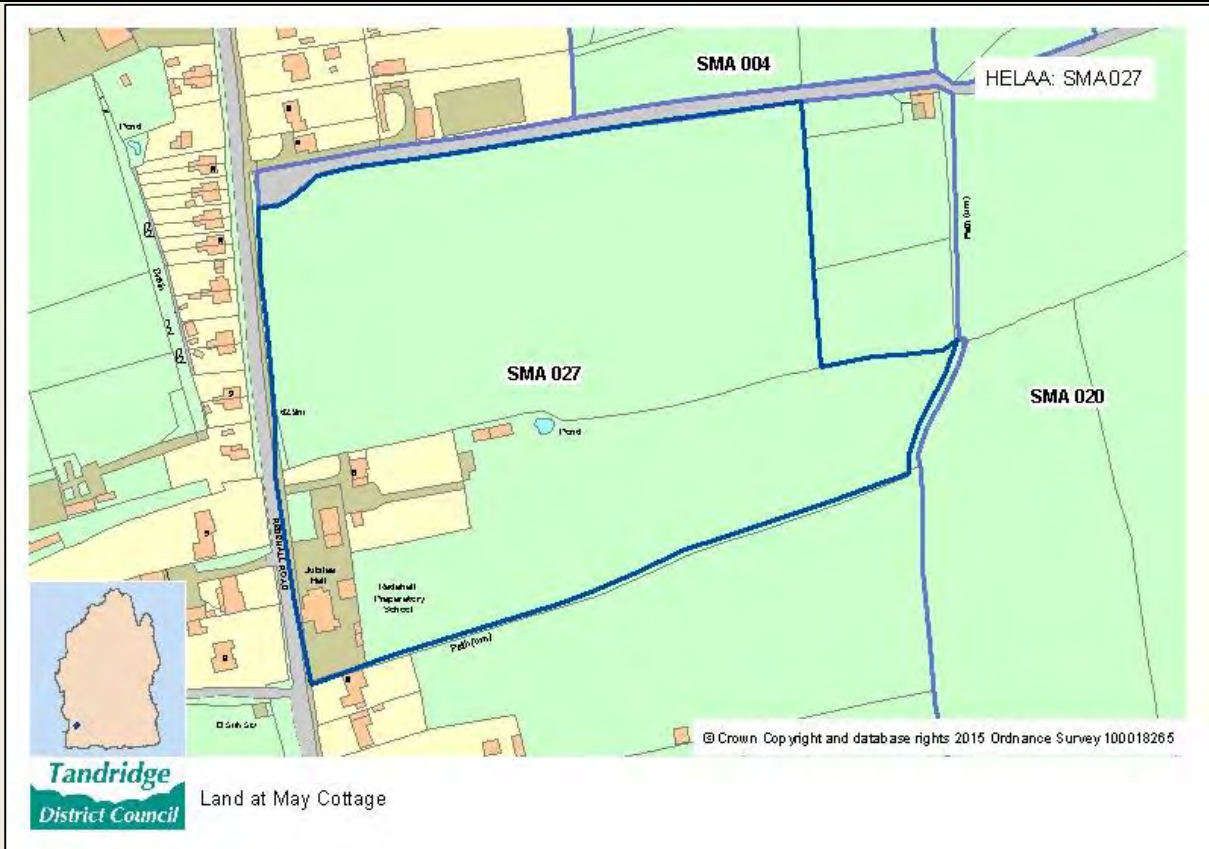
<b>HELAA Reference Number</b>	SMA 020
<b>Address</b>	Land at Green Farm Cottage
<b>Site Size</b>	22.56
<b>Approximate Developable Area</b>	22.56
<b>Estimated Site Yield</b>	423
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large area of farmland to the south east of Smallfield, and comprises of a number of fields. The area is largely flat and has access onto both Redehall Road and Plough Lane. The site is considered suitable however as it is within the Green Belt this designation would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	SMA 021
<b>Address</b>	Land at Greenleas House, Smallfield
<b>Site Size</b>	8.78
<b>Approximate Developable Area</b>	8.30
<b>Estimated Site Yield</b>	164
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field and wooded area south of Smallfield. The site is partially adjacent to the inset settlement boundary. Some structures are present in the northern part of the site in what appears to be a automotive workshop area / scrapyard. The site has access onto Wheelers Lane and frontage with Redehall Lane so additional access could be created. 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	SMA 027
<b>Address</b>	Land at May Cottage
<b>Site Size</b>	5.72
<b>Approximate Developable Area</b>	5.72
<b>Estimated Site Yield</b>	100
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field south of Smallfield, comprising of fields and the school located along Redehall Lane, where the site has access. The site is predominately 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.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowners so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	TAT 003
<b>Address</b>	Land at Goatsfield Road, Tatsfield
<b>Site Size</b>	0.45
<b>Approximate Developable Area</b>	0.45
<b>Estimated Site Yield</b>	5
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a small field in the west of Tatsfield located at Goatsfield Road, where the site has access. The road is narrow and more of a track, which would need improvement if the site was to be developed. The site also slopes down from the road, although this is not considered to prevent the site 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.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



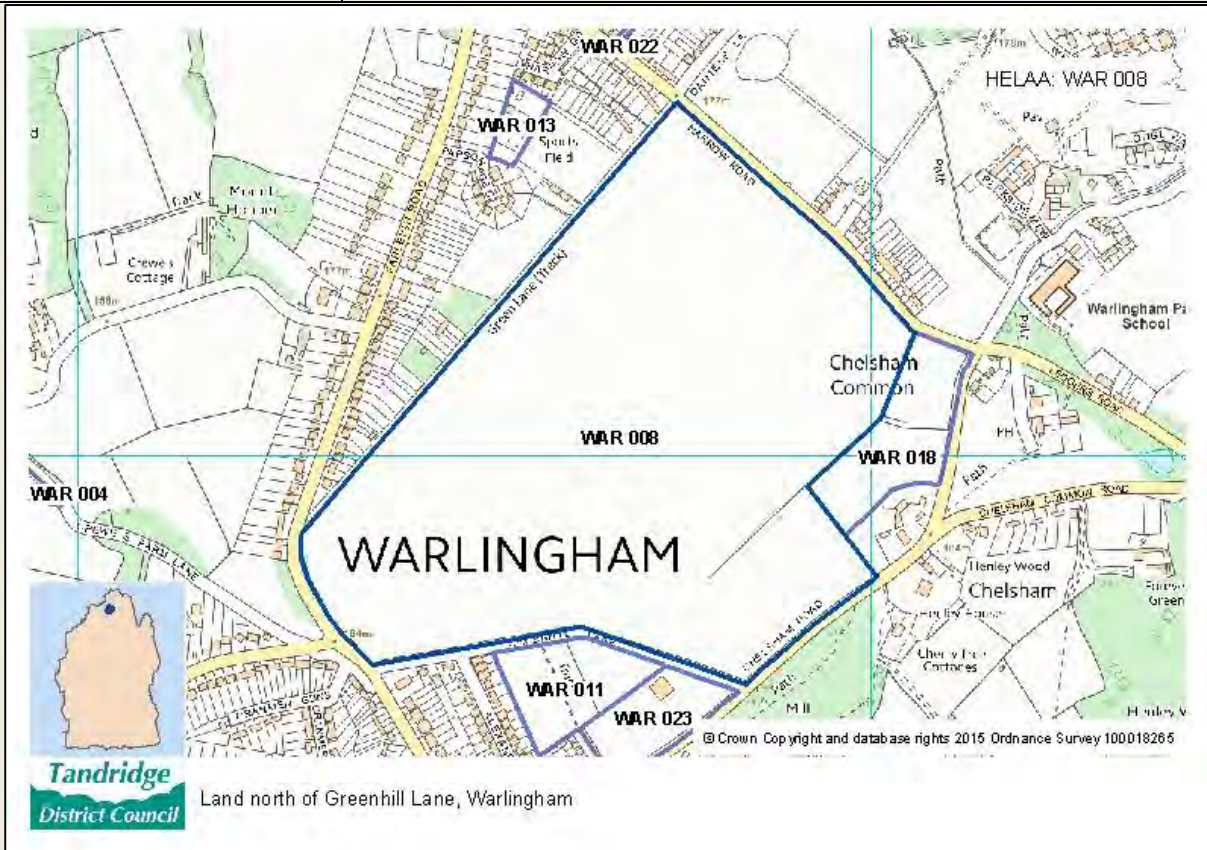
<b>HELAA Reference Number</b>	TAT 005
<b>Address</b>	Land to the rear of Paynesfield Road, Tatsfield
<b>Site Size</b>	0.45
<b>Approximate Developable Area</b>	0.45
<b>Estimated Site Yield</b>	7
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a number of residential gardens with frontage along Westmore Road. There are a number of sizeable trees along the boundary line with the road which sits at a slightly raised elevation. The site is considered suitable, although as it is in the Green Belt this designation would need to change in order for it to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



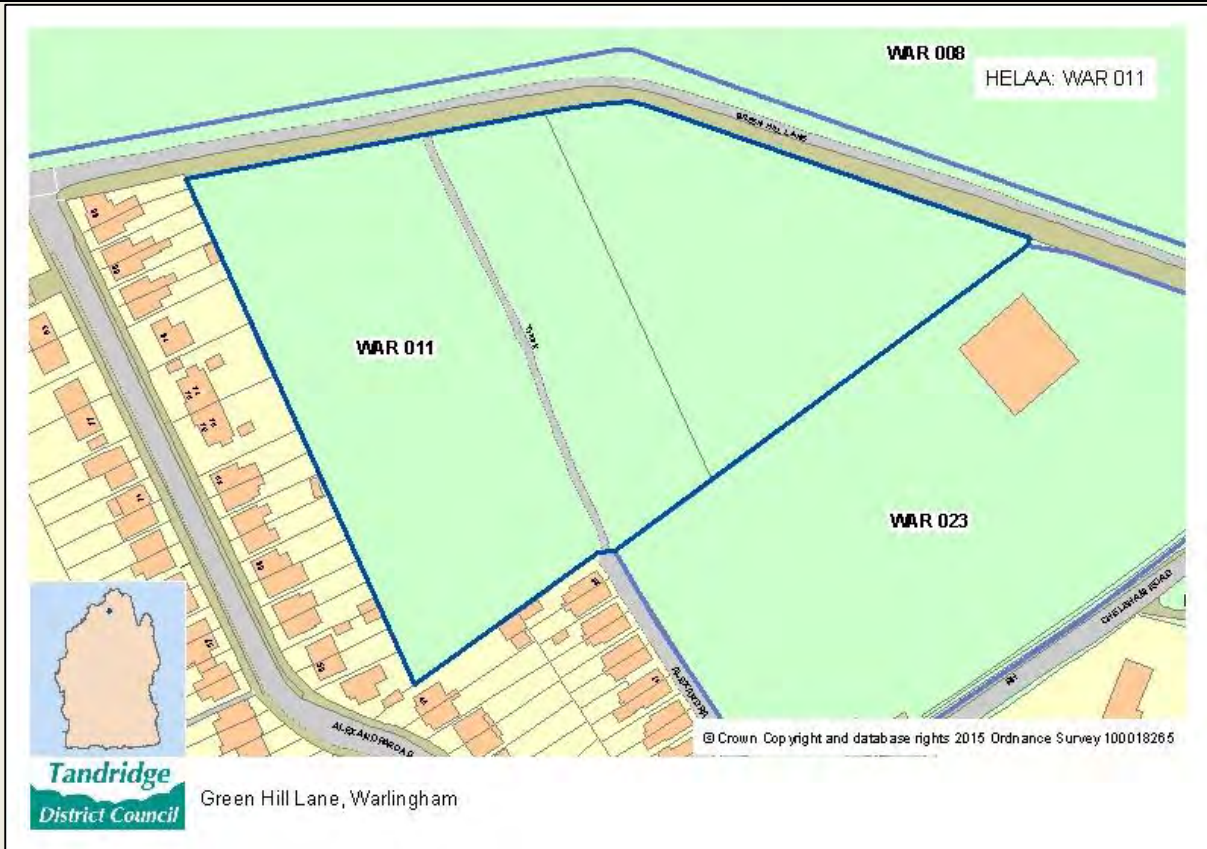
<b>HELAA Reference Number</b>	WAR 005
<b>Address</b>	282 Limpsfield Road, Warlingham
<b>Site Size</b>	6.86
<b>Approximate Developable Area</b>	6.75
<b>Estimated Site Yield</b>	120
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a recreation ground, comprised of fields, a swimming pool, club house, car parking, and hard standing pitches. The site appears to be in use still, although the swimming pool was in disrepair and fenced off. The site is relatively flat, with existing access along its wide frontage with Limpsfield Road. To the rear of the clubhouse and hard pitches are fields, with fly tipping evident. The site is surrounded by woodland on its north and eastern boundaries, which screen it from the surrounding fields. The site is considered to be suitable, although as it is within the Green Belt this designation would need to change in order for it to be developed.
<b>Available</b>	The site has been submitted with the consent of the landowner so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	WAR 008
<b>Address</b>	Land north of Greenhill Lane, Warlingham
<b>Site Size</b>	33.15
<b>Approximate Developable Area</b>	33.15
<b>Estimated Site Yield</b>	621
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a large field situated next to the built-up area of Warlingham. It is relatively flat, although there is a mild slope downwards towards the south western corner. Access is available from multiple entrances, one on Chelsham Road and another on Harrow Road to the north. There are some shops nearby, and a number of bus routes stop along the boundary of the site. The site is considered to be suitable; however, it is within the Green Belt, so this designation would have to be changed in order for it to be developed.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowner, so is considered to be available.
<b>Achievable Status</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	WAR 011
<b>Address</b>	Green Hill Lane, Warlingham
<b>Site Size</b>	1.71
<b>Approximate Developable Area</b>	1.71
<b>Estimated Site Yield</b>	60
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field adjacent to the urban area of Warlingham. Access onto the site is via Alexandra Avenue. The site has a mild incline downwards to the Green Lane track, but is not considered to wholly restrict development potential. The site is considered suitable, but could only come forward if the Green Belt designation was changed.
<b>Available</b>	The site has been submitted by an Agent on behalf of the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years





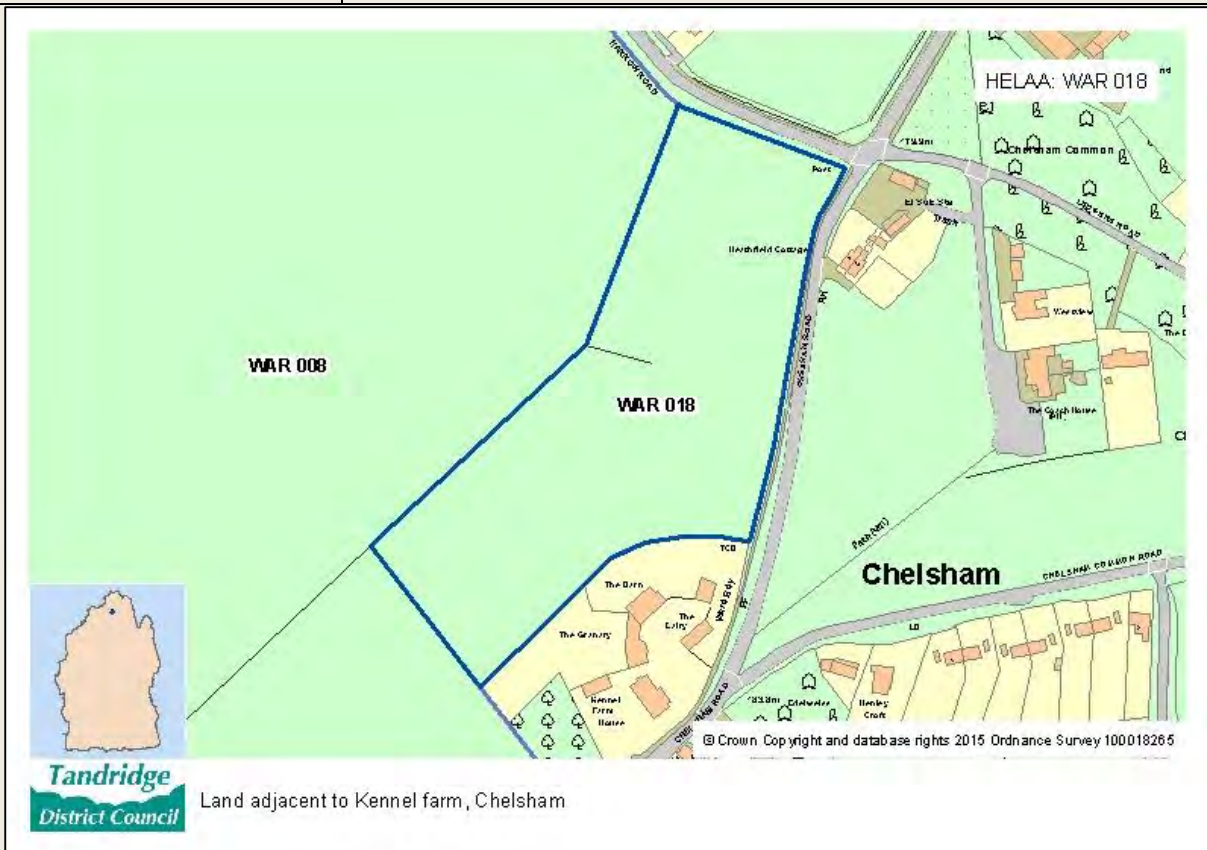
<b>HELAA Reference Number</b>	WAR 012
<b>Address</b>	Land at Farleigh Road
<b>Site Size</b>	1.27
<b>Approximate Developable Area</b>	1.20
<b>Estimated Site Yield</b>	29
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is currently in use as grazing paddock, adjacent to the urban area of Warlingham. Access is available from a track via Farleigh Road. The site has a mild sloping gradient and a public footpath running through the middle, though neither would prevent the site being considered suitable for development. However, the site is in the Green Belt, so this would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by an Agent with the consent of the owner. It is therefore considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	WAR 016
<b>Address</b>	Edgeworth Close, Warlingham
<b>Site Size</b>	0.09
<b>Approximate Developable Area</b>	0.09
<b>Estimated Site Yield</b>	7
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is a small piece of amenity land for nearby residents. 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 and lies very close proximity to Upper Warlingham Railway Station.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



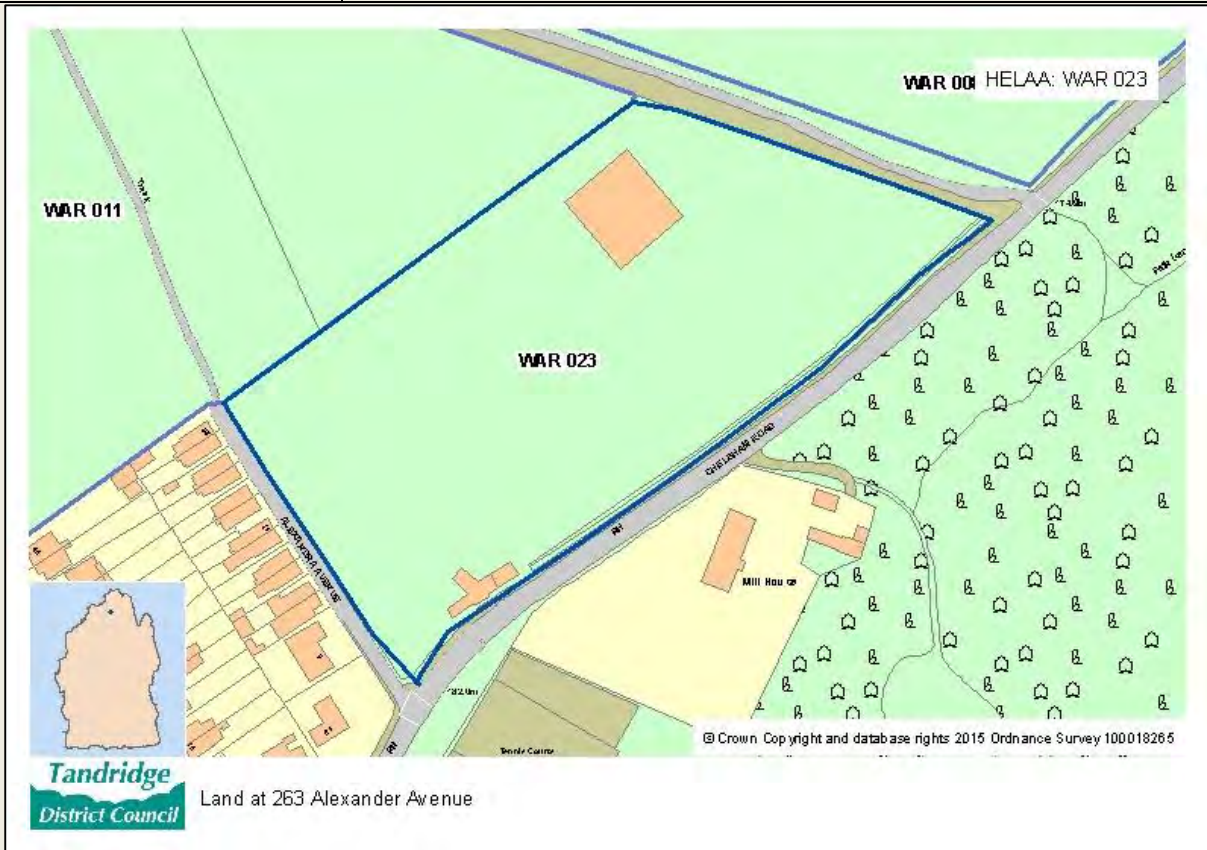
<b>HELAA Reference Number</b>	WAR 018
<b>Address</b>	Land adjacent to Kennel farm, Chelsham
<b>Site Size</b>	2.25
<b>Approximate Developable Area</b>	2.00
<b>Estimated Site Yield</b>	40
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a field located Chelsham. The site has a wide frontage on Chelsham and Farrow Road so suitable access could be provided. The site is relatively flat, and although there are some large trees present they would not wholly restrict the sites development potential. The site is considered suitable in principle although as it is in the Green Belt this designation would have to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	WAR 019
<b>Address</b>	Former Shelton Sports Club, Warlingham
<b>Site Size</b>	6.34
<b>Approximate Developable Area</b>	6.24
<b>Estimated Site Yield</b>	81
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a former sports / recreation facility adjacent to the built up area of Warlingham. A site visit indicated that it has 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. The site has access from Shelton Close, although included within the submission is land adjacent to 267 Hillbury Road, (WAR 010) with the submission indicating this could be used to create a new access road. The site is also very flat. It is considered to be suitable; however, as it is within the Green Belt this designation would need to change in order to for it to be developed.
<b>Available</b>	The site has been submitted by an agent on behalf of the landowners, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



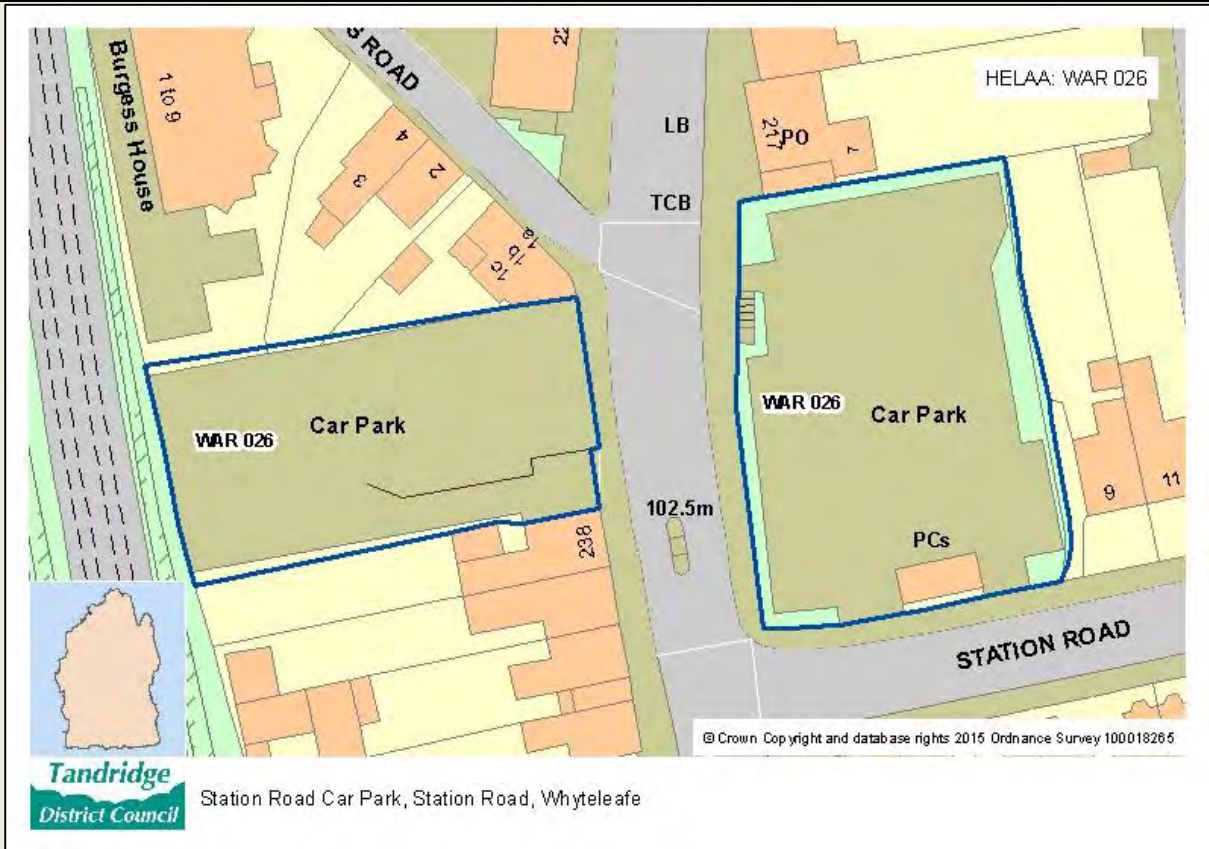
<b>HELAA Reference Number</b>	WAR 023
<b>Address</b>	Land at 263 Alexander Avenue
<b>Site Size</b>	1.40
<b>Approximate Developable Area</b>	1.40
<b>Estimated Site Yield</b>	34
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a horse paddock adjacent to the urban area of Warlingham and sites WAR 011 and WAR 008. The site has a mild sloping topography northwards into Green Lane but is not considered to prevent it being considered suitable for development. There is access from Chelsham Road. The site is within the Green Belt however so this designation would need to change in order for it to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	WAR 025
<b>Address</b>	Land at Farm Road, Warlingham
<b>Site Size</b>	1.68
<b>Approximate Developable Area</b>	1.68
<b>Estimated Site Yield</b>	35
<b>Green Belt</b>	Within Green Belt
<b>Suitability</b>	The site is a grazing paddock and stables adjacent to the urban area of Warlingham. The site is located at the end of a residential road with access via a gate. The area of the site closest to the settlement boundary is flat, with the site sloping downwards in a southerly direction towards the woodland that runs along the southern boundary. Although sloping, the incline is not steep enough to prevent development, and so the site is considered to be suitable in principle, although as it is within the Green Belt this designation would need to change in order for the site to be developed.
<b>Available</b>	The site has been submitted by the landowner, so is considered to be available.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Developable - Can be developed after 5 years



<b>HELAA Reference Number</b>	WAR 026
<b>Address</b>	Station Road Car Park, Station Road, Whyteleafe
<b>Site Size</b>	0.24
<b>Approximate Developable Area</b>	0.24
<b>Estimated Site Yield</b>	7
<b>Green Belt</b>	Not in Green Belt
<b>Suitability</b>	The site is two car parks along Godstone Road in the urban area of Whyteleafe. As they are within the urban area there is no objection in principle to development. Both parts of the site have access onto Godstone Road or Station Road and with suitable topography.
<b>Available</b>	The site is owned by TDC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
<b>Achievable</b>	Development of the site is considered to be achievable.
<b>Status</b>	Deliverable - Can be developed within 5 years



## Appendix 4 – Unavailable Sites



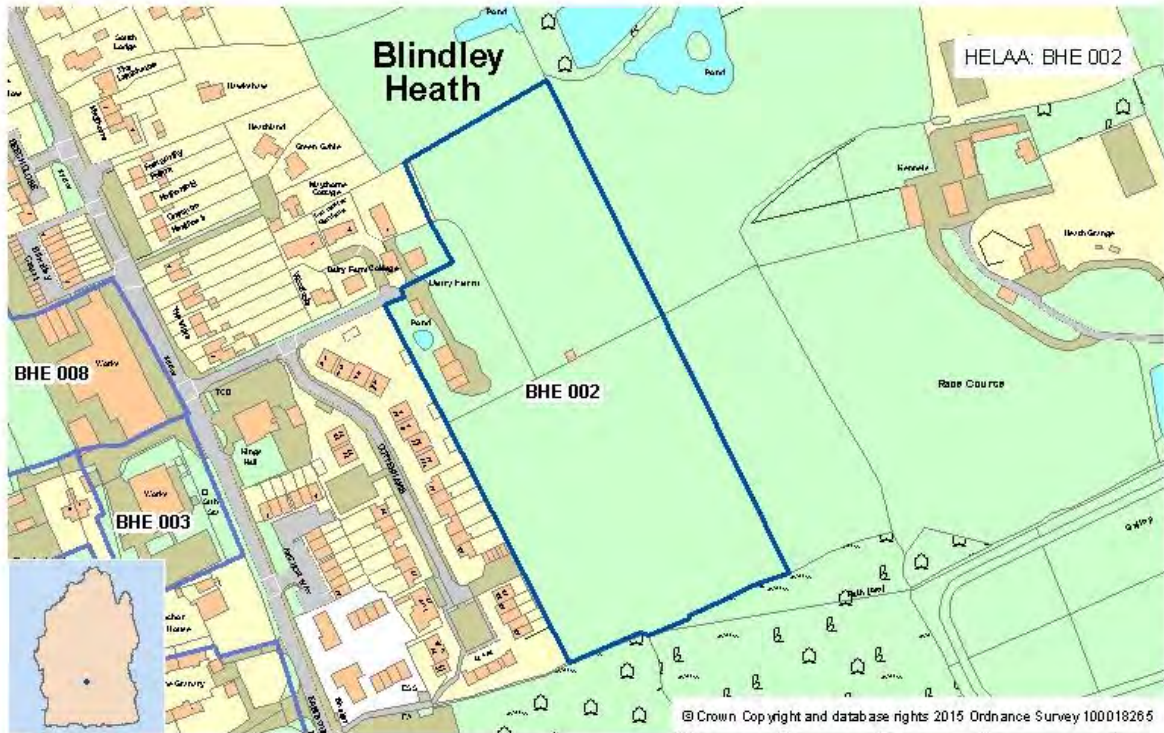
HELAA Reference Number	Site Address	Availability Description
BHE 002	Dairy Farm, Cottenhams, Blindley Heath	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BHE 003	Commercial Units, Eastbourne Road, Blindley Heath	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BHE 004	Land at corner of Byers Lane and A22, Blindley Heath	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BHE 006	Land at Whitewood Lane, South Godstone	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BLE 001	Land at Little Common Lane, Bletchingley	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BLE 002	Five Acres, Little Common Lane, Bletchingley RH1 4QG	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BLE 003	Adj Knights Cottages, Bletchingley	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BLE 005	Land at Little Common Lane, Bletchingley	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BLE 006	Land at Big Common Lane, Bletchingley	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
BLE 007	Land east of Bletchingley	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 009	Land between Roffes Lane and Stanstead Road	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 010	R/O Furrows Place and R/O 30-42	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still

	Whyteleafe Road, Caterham	available for consideration. Therefore the site was not taken any further.
CAT 014	Land at Harestone Lane	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 020	Rear of 97-101 Tupwood Lane	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 022	Essendene Park, off Whyteleafe Road, Caterham	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 023	Land at Rook Lane	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 027	Texaco Garage 43-48 High Street, Caterham	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
CAT 048	19-23 High Trees Close & 118-130 Stafford Road	Land in multiple ownership and it is not apparent that all owners wish site to be redeveloped
DOM 004	Fairfield, Effingham Road, Copthorne, RH10 3HY	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
DOM 006	Cophall Farm, Effingham Road, Felbridge	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
DOR 007	Land west of Dormans Road and North of West Street, Dormansland	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
DPA 004	Rentokil, Felcourt Headquarters, Felcourt	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
DPA 005	Rentokil, Yew Lodge Training Centre, Felcourt	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
DPA 006	South of Blackberry Lane, Dormansland	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.

FEL 001	Land North of Felbridge Hotel	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
FEL 002	Felbridge Garage	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
FEL 005	Eastbourne Road Felbridge	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
FEL 006	Land at Whittington College Site, Felbridge	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
FEL 007	71 Copthorne Road, Felbridge, East Grinstead	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
GOD 009	Land at Nettleton's Nursery, Ivy Mill Lane, Godstone	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
LIN 002	Land at Godstone Road, Lingfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
LIN 004	Ferndale, Lingfield Common Road	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
LIN 008	Land of the North side of Knights Farm, Crowhurst Road, Lingfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
LIN 011	Land at Willow Cottage, Newchapel Road Lingfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
LIN 013	Land at Newchapel Road Lingfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
LIN 021	Land North of Mount Pleasant Road & West of Godstone Road, Lingfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
NUT 001	Land at Mercers Farm, Nutfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still

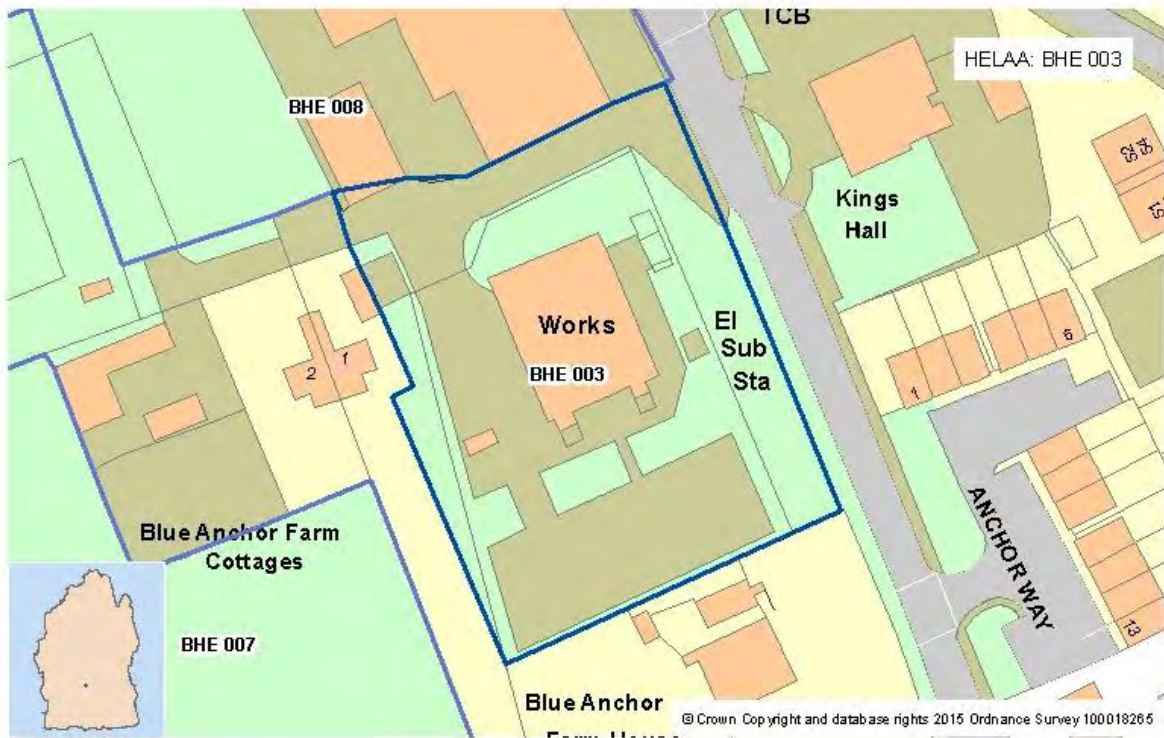
		available for consideration. Therefore the site was not taken any further.
NUT 004	Land st South Nutfield accessed from Kings Cross Lane	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
NUT 010	Land east of Mid Street, South Nutfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
NUT 011	Land west of Kings Cross Lane, South Nutfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
OXT 018	Home Place, Home Place Lodge, East House Home Place, Wolfs Hill, Oxted	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
OXT 019	Land at Popes Lane, Holland, Oxted	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
OXT 026	Land at Beadles Lane Old Oxted	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
OXT 039	2, 4, 6 Snatts Hill & Edenbrook, East Hill, Oxted	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SGOD 003	Lagham Farm	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SGOD 004	Land at Danemore Lane, South Godstone	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SMA 001	Land at Broadbridge Lane, Smallfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SMA 004	Land off Redehall Road	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SMA 006	Land at Green Farm, Smallfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.

SMA 007	Land at Rookery Hill, Smallfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SMA 012	West Park Estate, Horne	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
SMA 023	Land formely held by Elite Developments Ltd	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
TAT 006	Thistledown, Kemsley Road, Tatsfield	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WAR 004	Land at Crewes Lane Warlingham	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WAR 013	Land at r/o 258/270 Farleigh Road, Warlingham	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WHY 001	Land north east of Salmons Lane/Church Road, Whyteleafe	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WHY 004	Land at Joysons Hill Whyteleafe	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WHY 006	64-74 Godstone Road, Whyteleafe	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WOL 002	Land at Lunghurst Road, Woldingham	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.
WOL 003	Land at Long Hill, Woldingham	Site was submitted for consideration under previous SHLAA's. However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further.



**Tandridge**  
District Council

Dairy Farm, Cottenhams, Blindley Heath



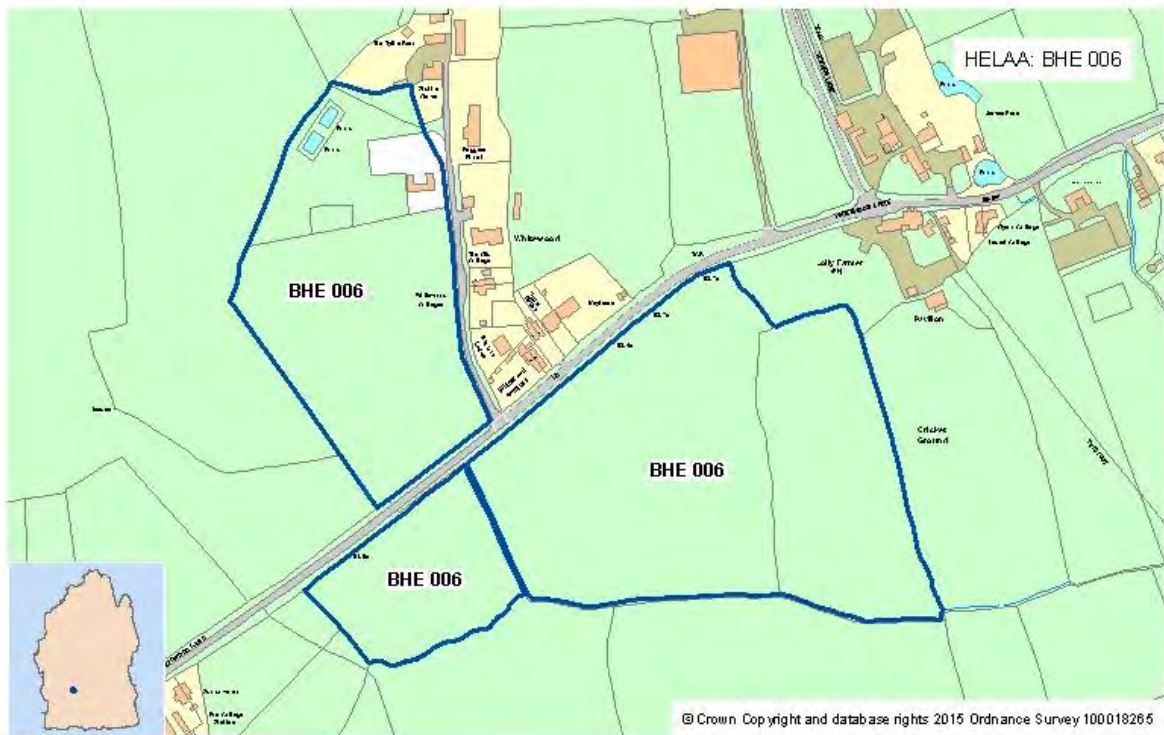
**Tandridge**  
District Council

Commercial Units, Eastbourne Road, Blindley Heath



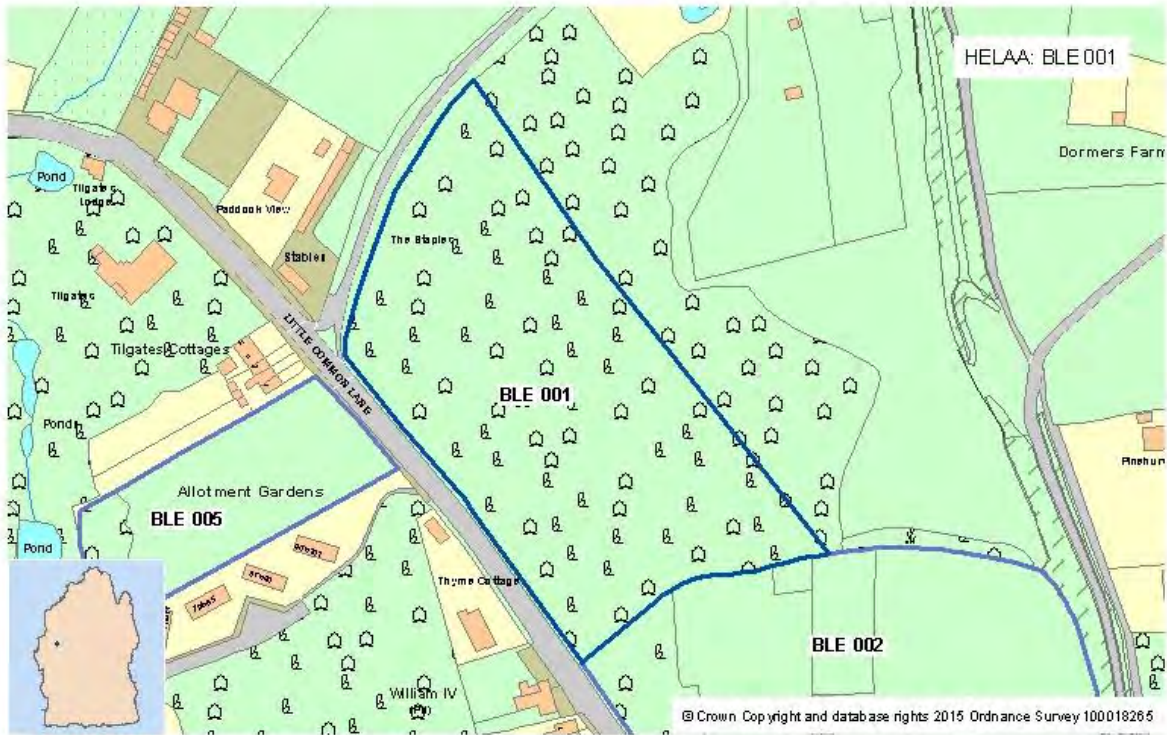
**Tandridge**  
District Council

Land at corner of Byers Lane and A22, Blindley Heath



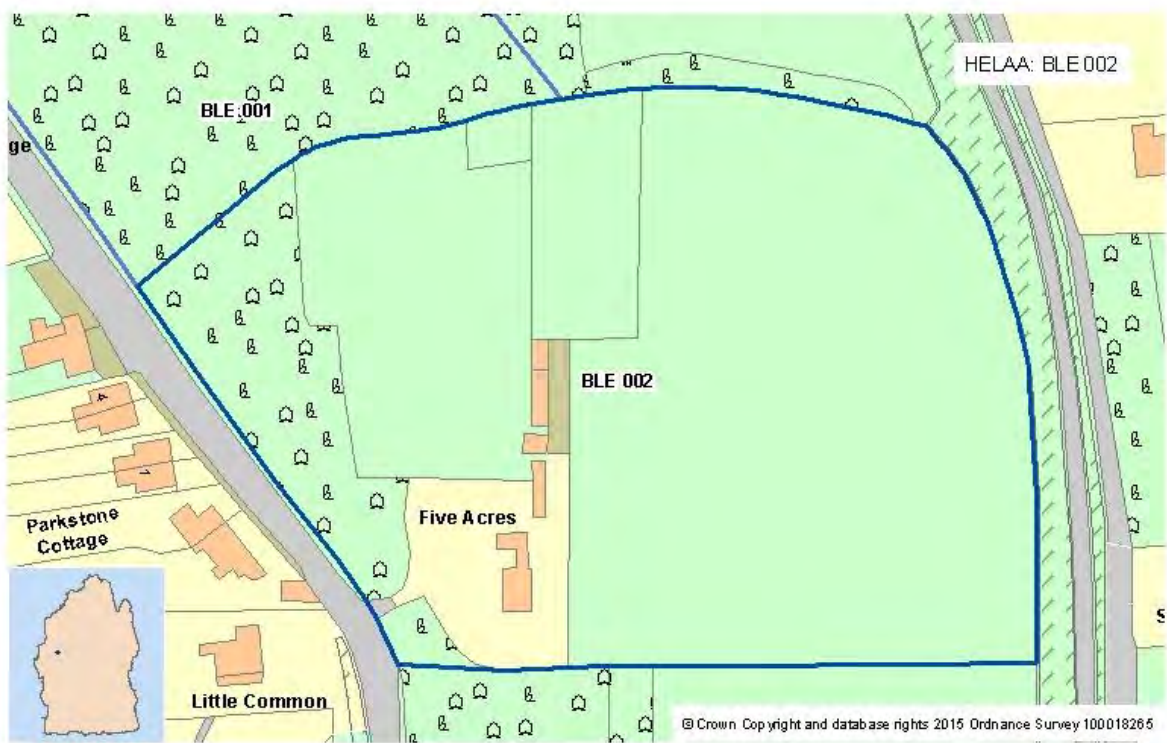
**Tandridge**  
District Council

Land at Whitewood Lane, South Godstone



**Tandridge**  
District Council

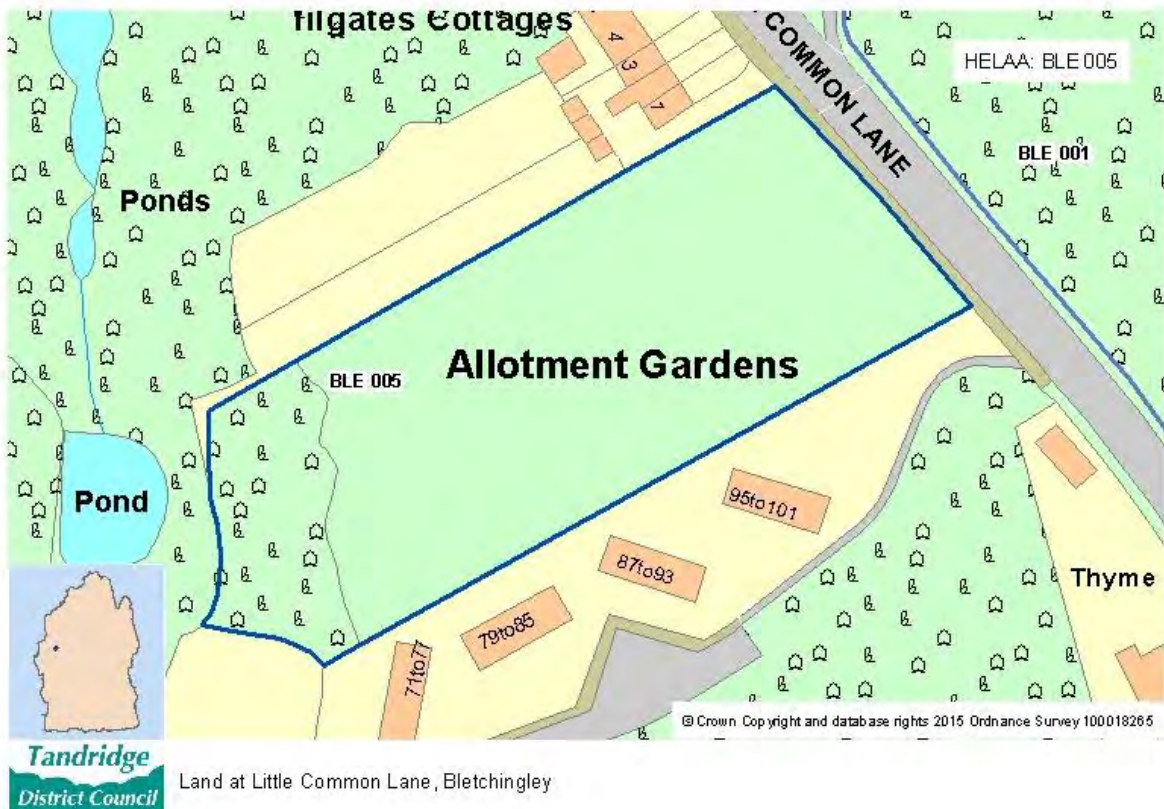
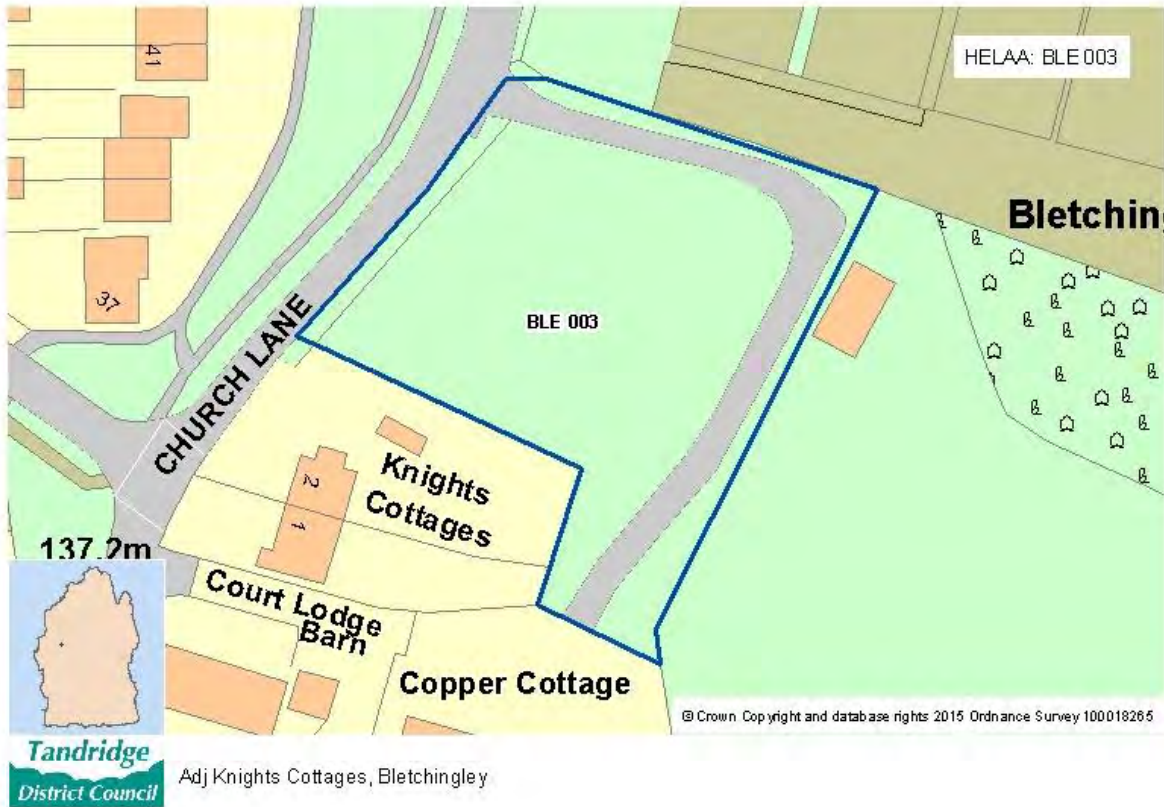
Land at Little Common Lane, Bletchingley



**Tandridge**  
District Council

Five Acres, Little Common Lane, Bletchingley RH1 4QG

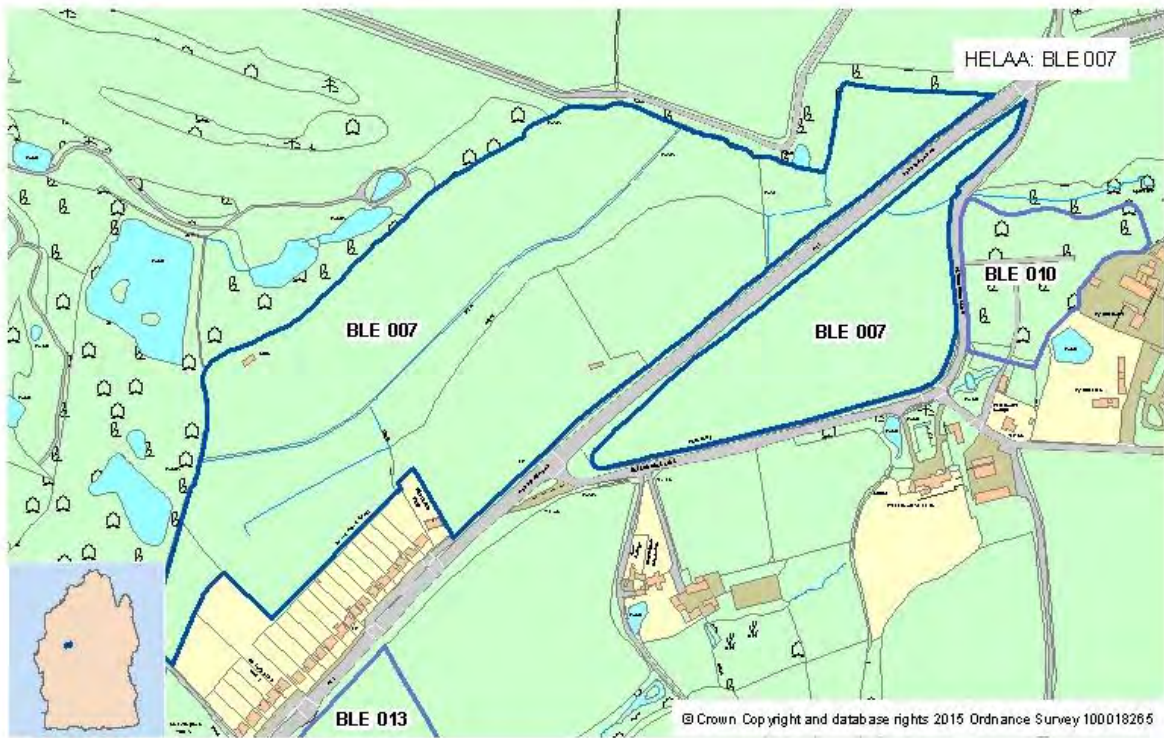






**Tandridge**  
District Council

Land at Big Common Lane, Bletchingley



**Tandridge**  
District Council

Land east of Bletchingley



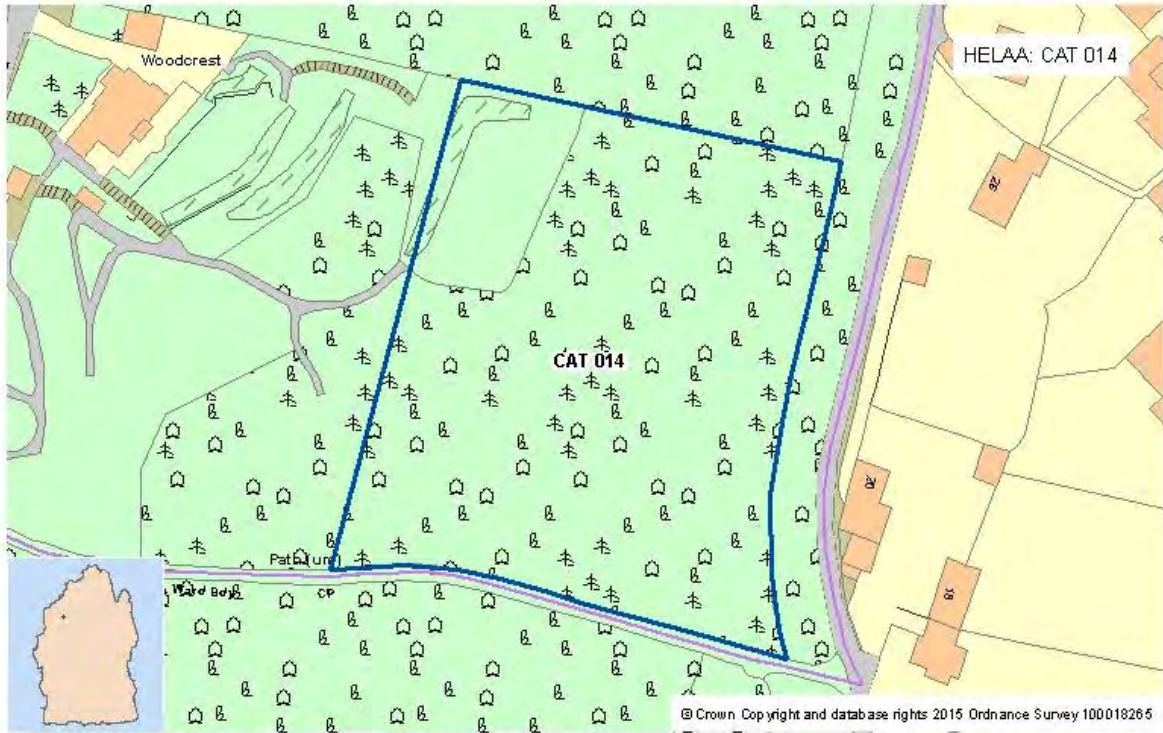
**Tandridge**  
District Council

Land between Roffes Lane and Stanstead Road



**Tandridge**  
District Council

R/O Furrows Place and R/O 30-42 Whyteleaf Road, Caterham



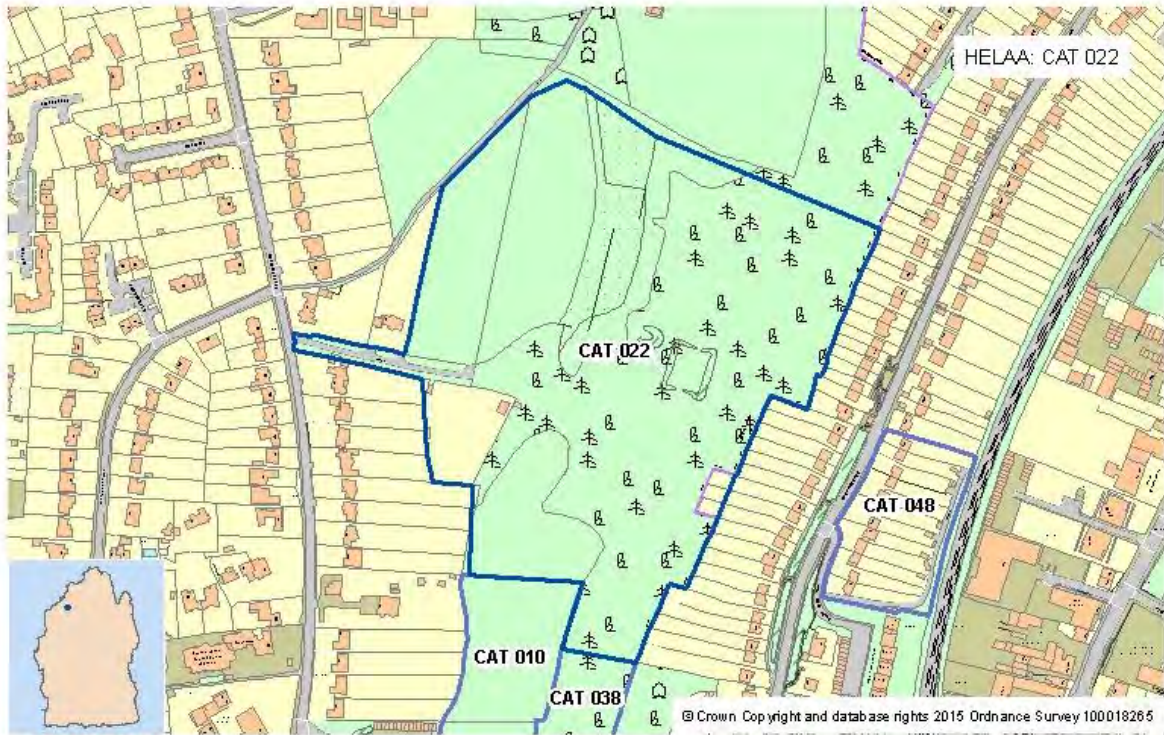
**Tandrige**  
District Council

Land at Harestone Lane



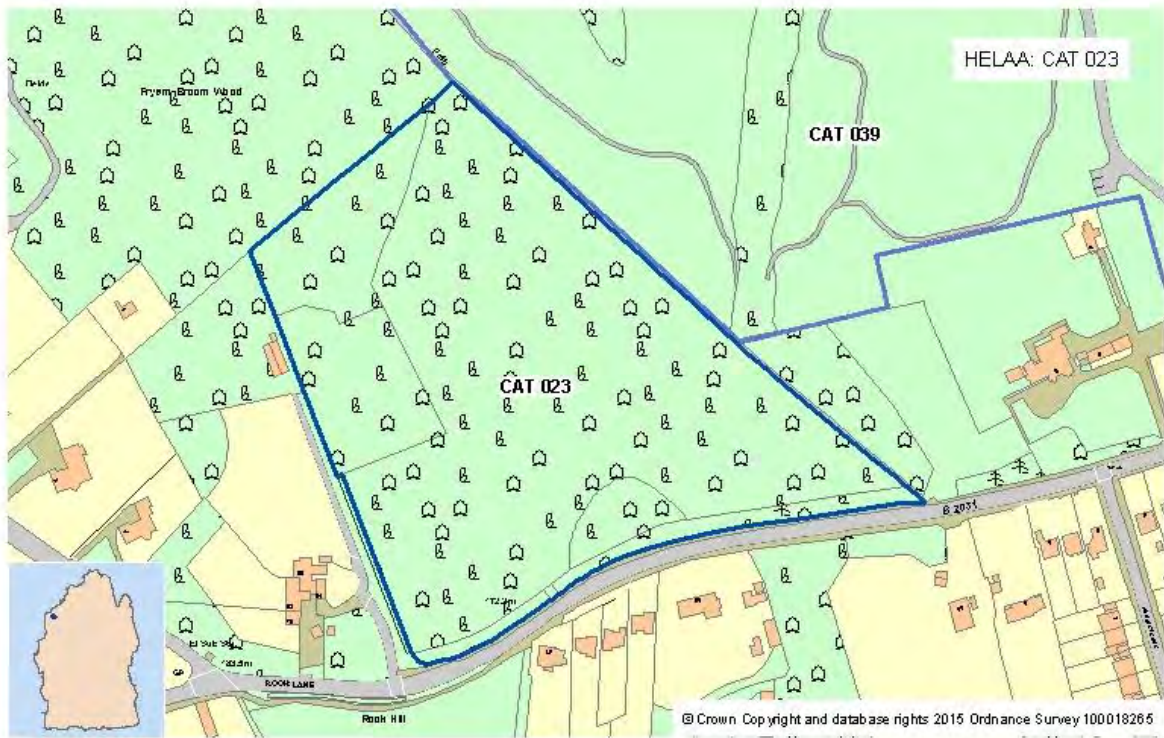
**Tandrige**  
District Council

Rear of 97-101 Tupwood Lane



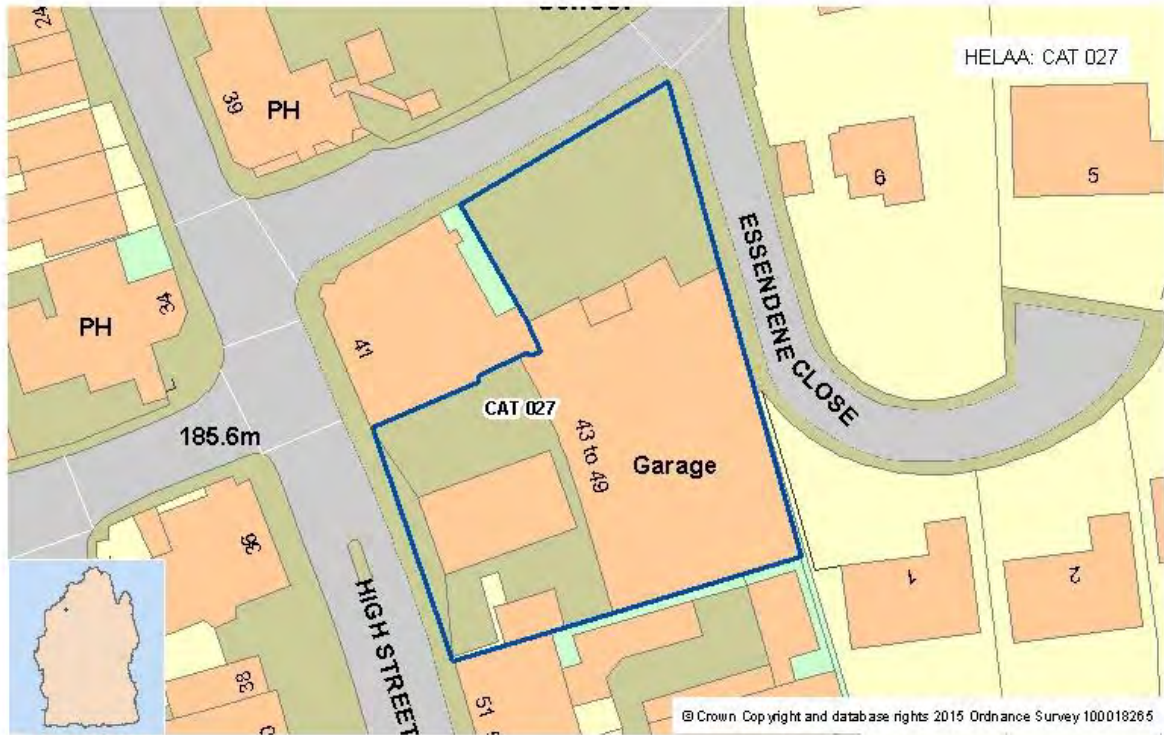
**Tandridge**  
District Council

Essdene Park, off Whyteleafe Road, Caterham



**Tandridge**  
District Council

Land at Rook Lane



**Tandridge**  
District Council

Texaco Garage 43-48 High Street, Caterham



**Tandridge**  
District Council

Fairfield, Effingham Road, Cophorne, RH10 3HY



**Tandridge**  
District Council

Cophall Farm, Effingham Road, Felbridge

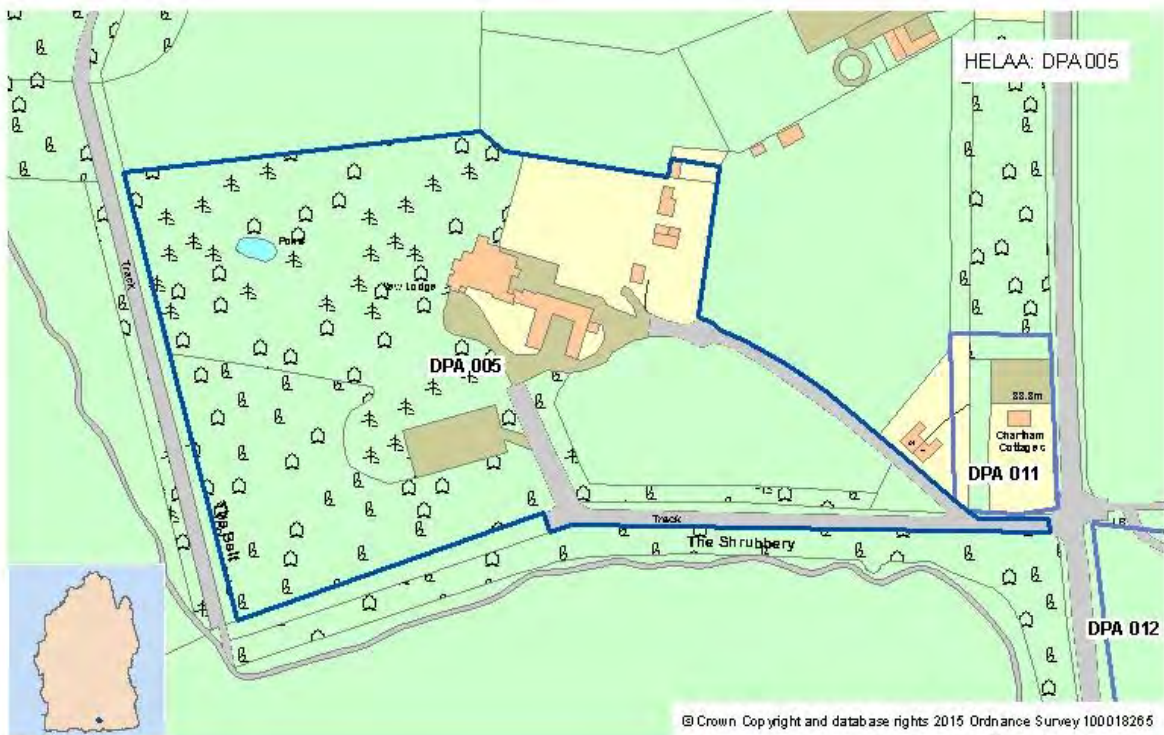


**Tandridge**  
District Council

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

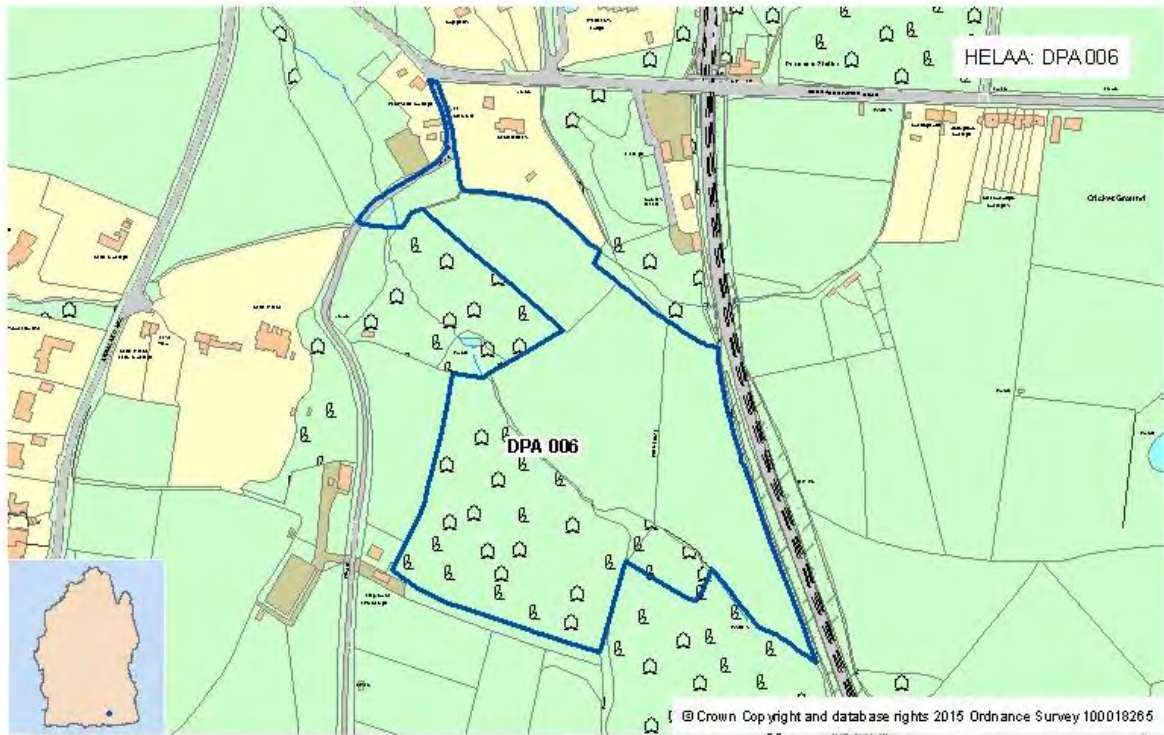


Rentokil, Felcourt Headquarters, Felcourt



Rentokil, Yew Lodge Training Centre, Felcourt





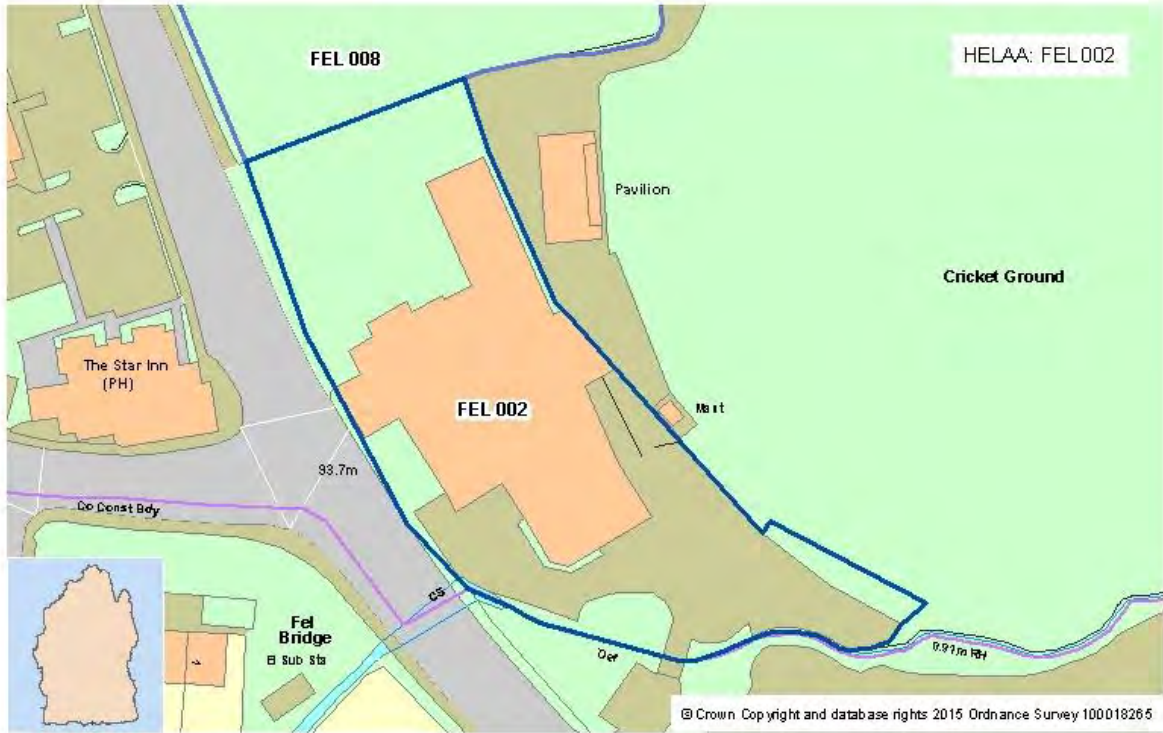
**Tandridge**  
District Council

South of Blackberry Lane, Dormansland



**Tandridge**  
District Council

Land North of Felbridge Hotel



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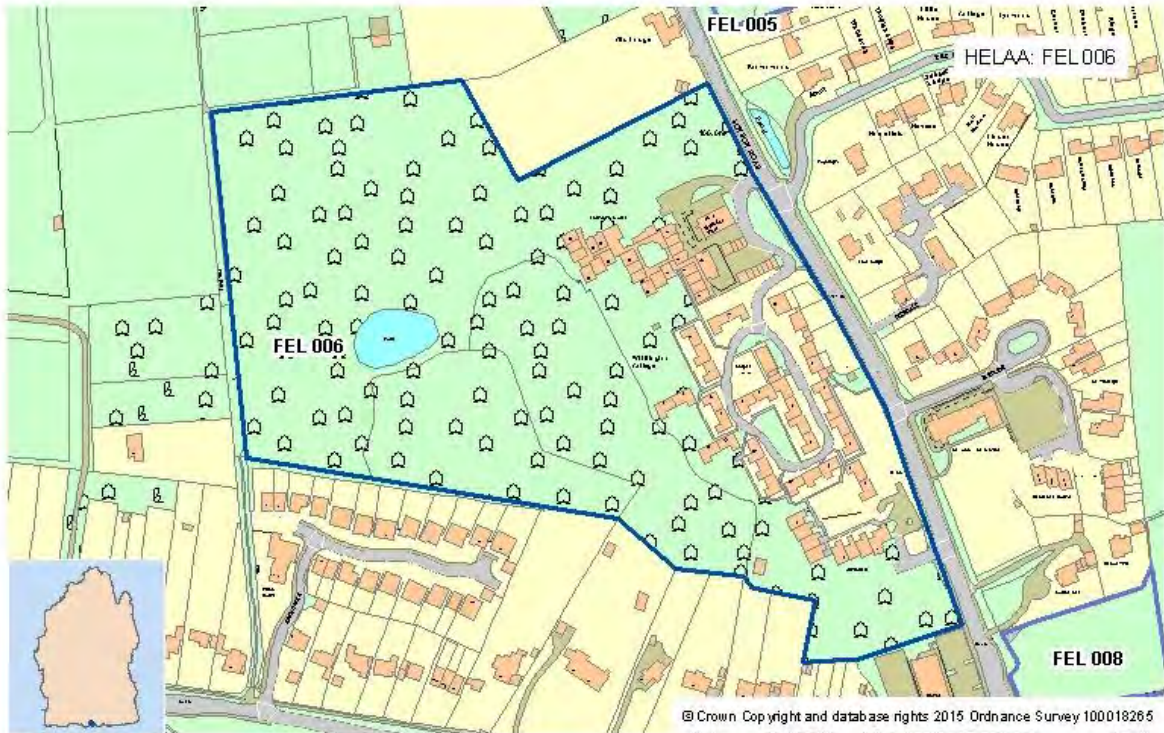
Felbridge Garage



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Eastbourne Road Felbridge



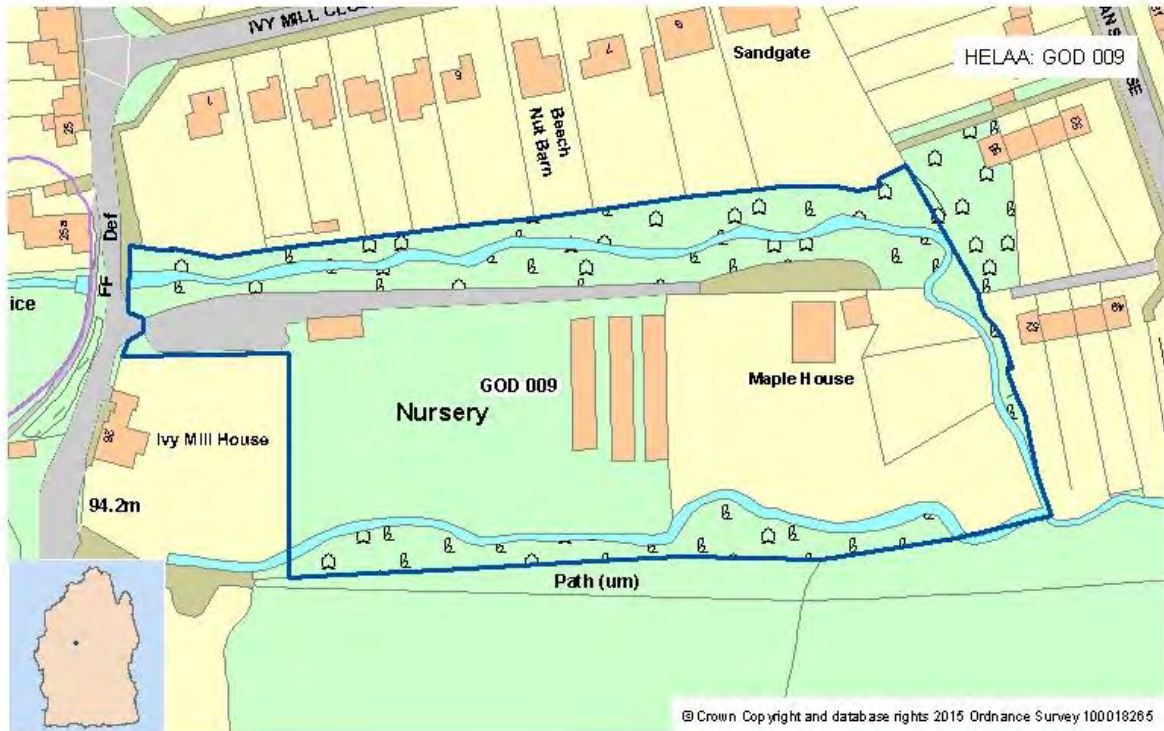
**Tandridge**  
District Council

Land at Whittington College Site, Felbridge



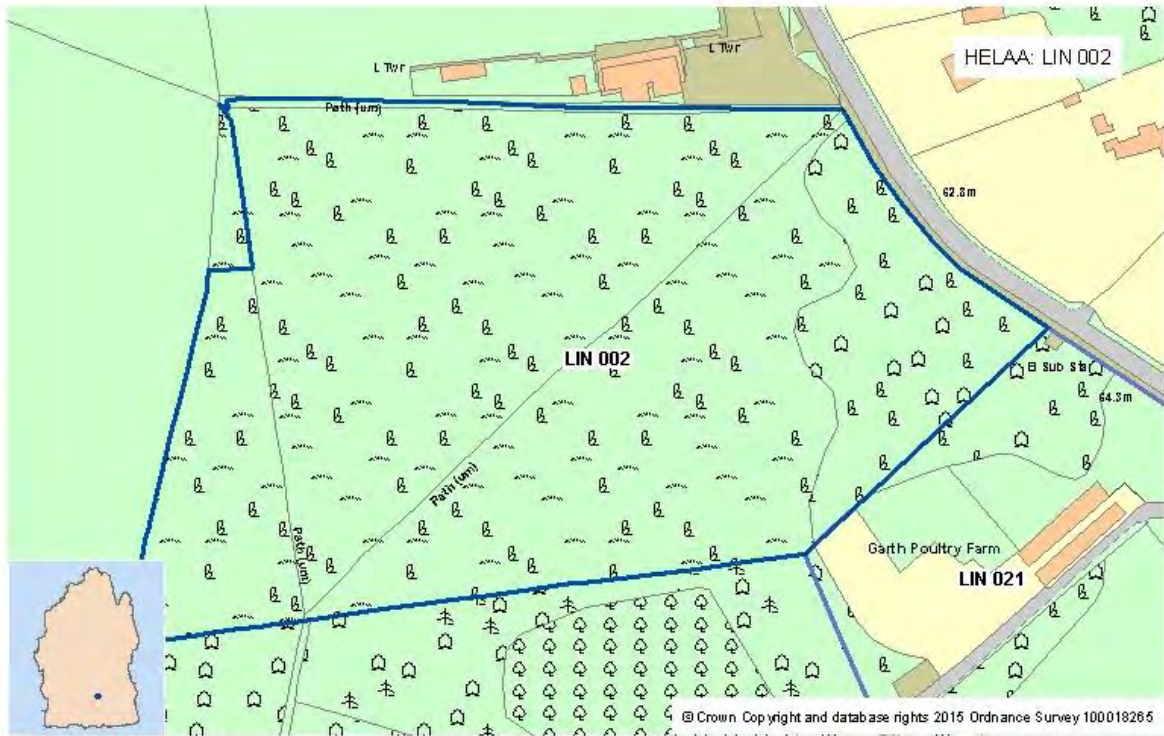
**Tandridge**  
District Council

71 Copthorne Road, Felbridge, East Grinstead



**Tandridge**  
District Council

Land at Nettleton's Nursery, Ivy Mill Lane, Godstone



**Tandridge**  
District Council

Land at Godstone Road, Lingfield



**Tandridge**  
District Council

Ferndale, Lingfield Common Road



**Tandridge**  
District Council

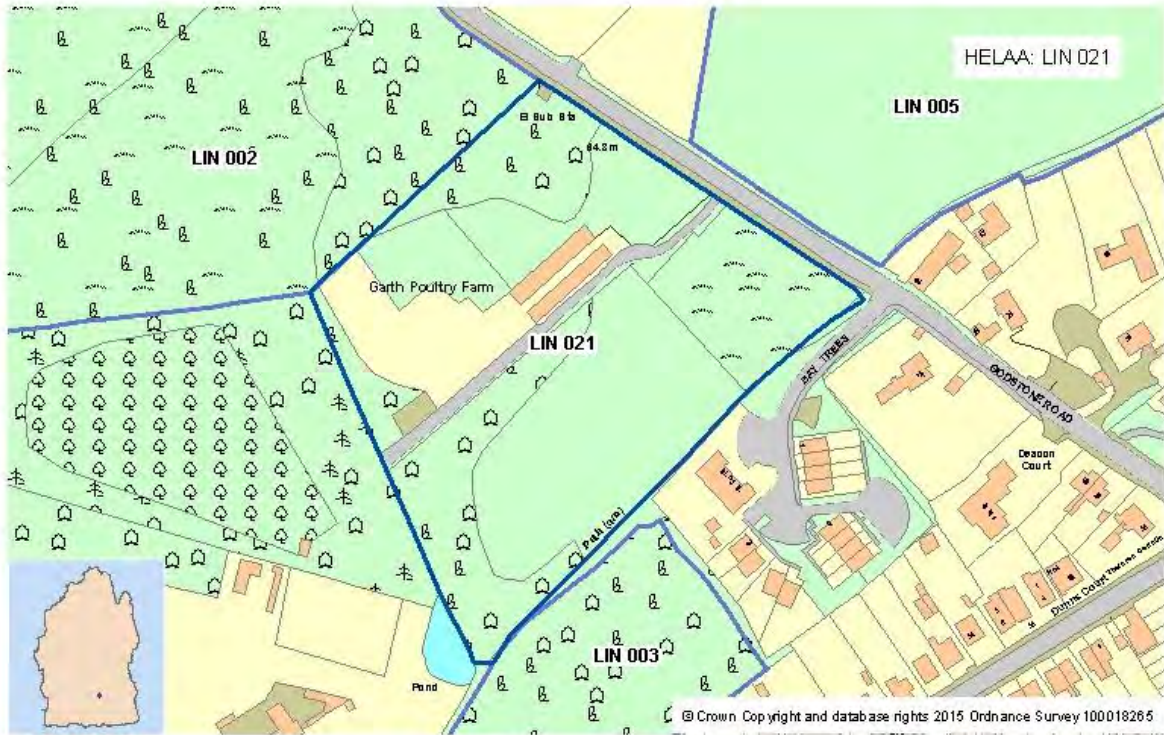
Land of the North side of Knights Farm, Crowhurst Road, Lingfield



Land at Willow Cottage, Newchapel Road Lingfield



Land at Newchapel Road Lingfield



**Tandridge**  
District Council

Land North of Mount Pleasant Road & West of Godstone Road, Lingfield



**Tandridge**  
District Council

Land at Mercers Farm, Nutfield



**Tandridge**  
District Council

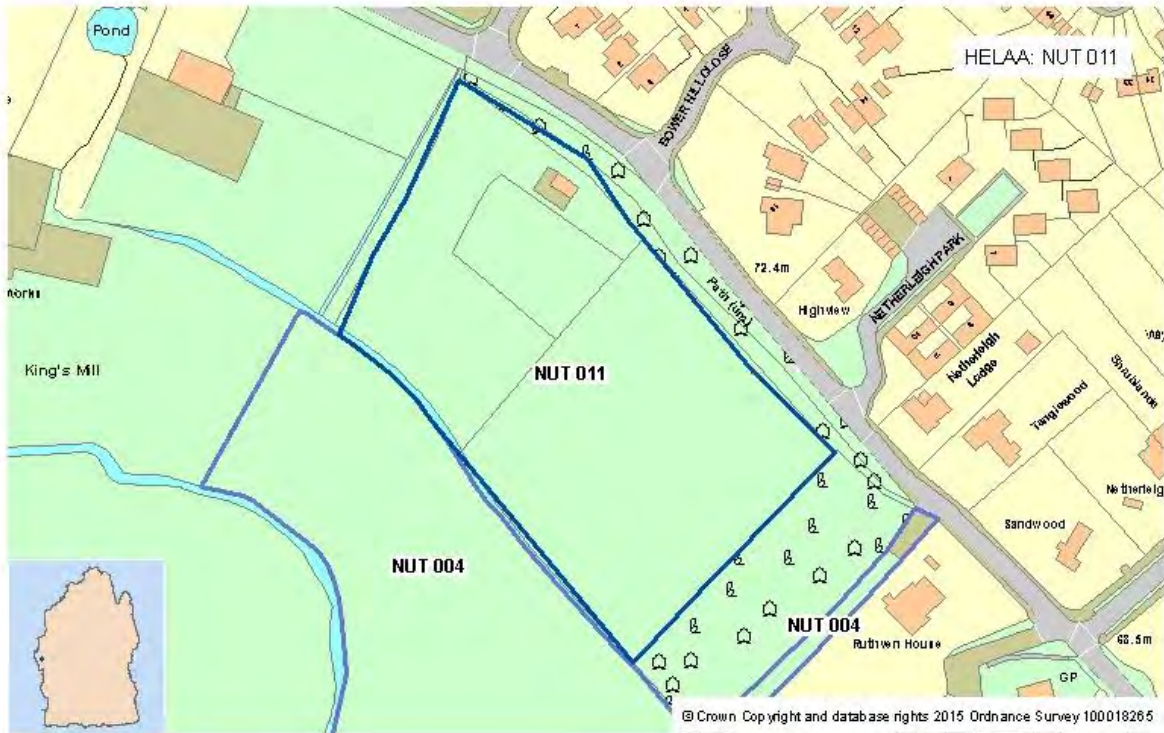
Land at South Nutfield accessed from Kings Cross Lane



**Tandridge**  
District Council

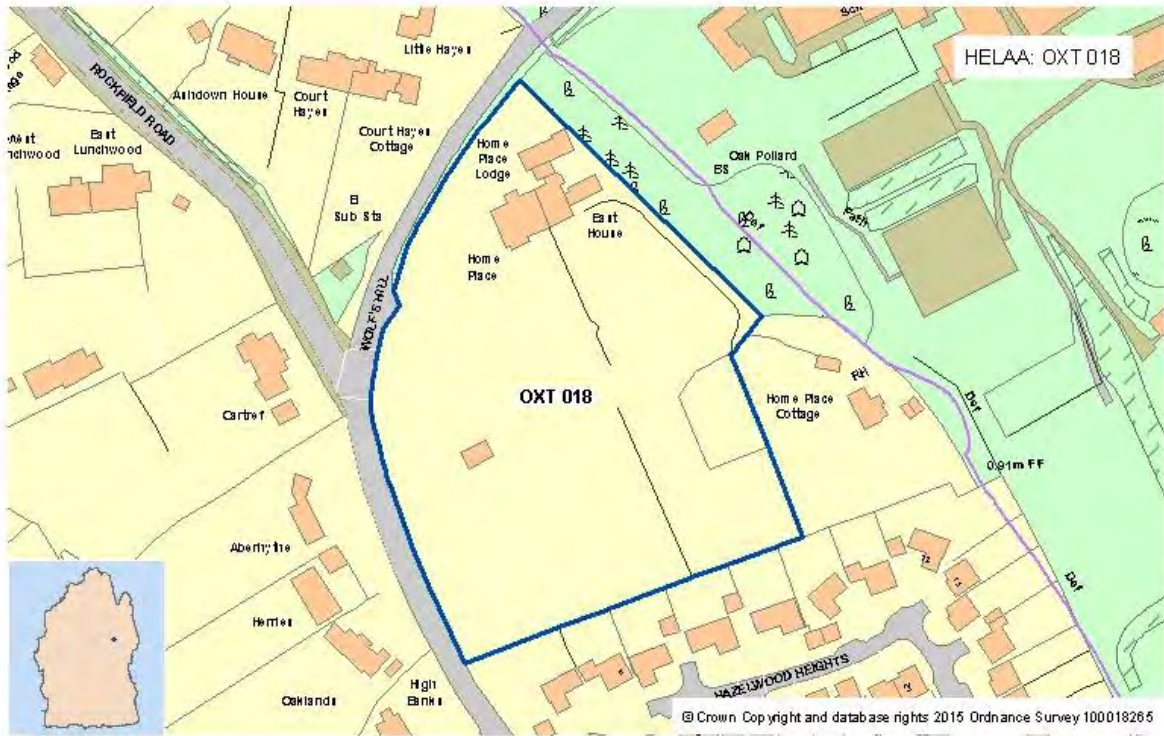
Land east of Mid Street, South Nutfield





**Tandridge**  
District Council

Land west of Kings Cross Lane, South Nutfield



**Tandridge**  
District Council

Home Place, Home Place Lodge, East House Home Place, Wolfs Hill, Oxted



**Tandridge**  
District Council

Land at Popes Lane, Holland, Oxted



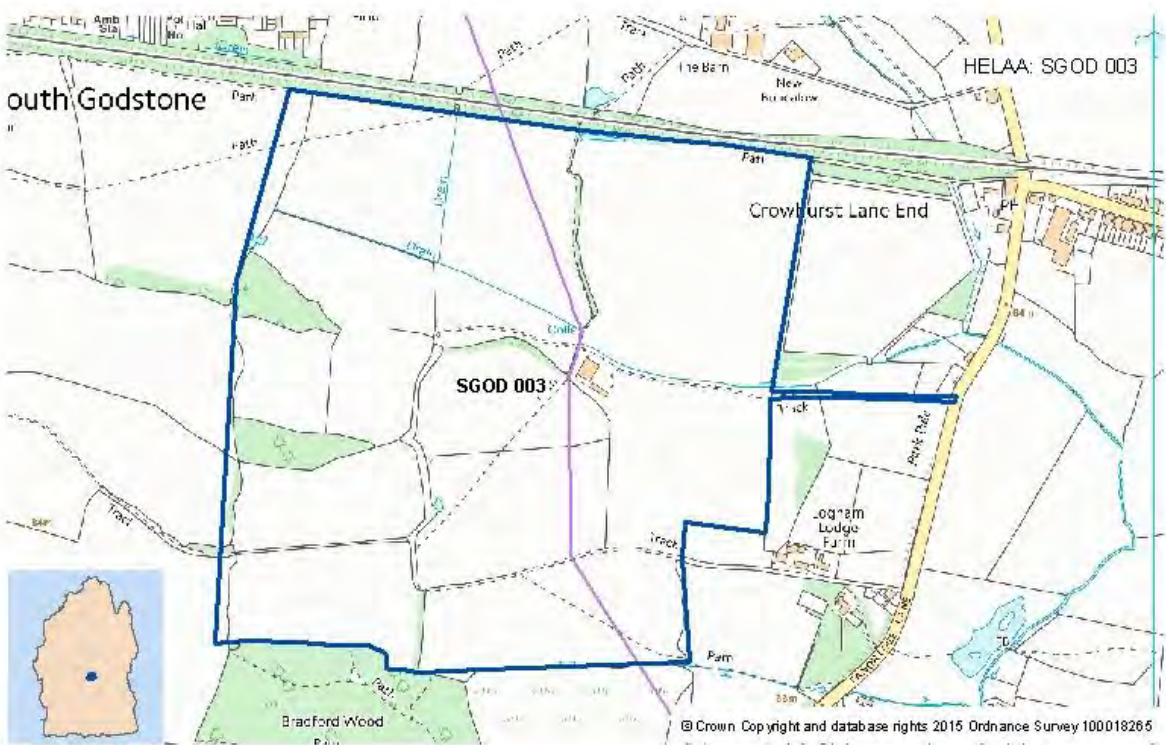
**Tandridge**  
District Council

Land at Beadles Lane Old Oxted



**Tandridge**  
 District Council

2, 4, 6 Snatts Hill & Edenbrook, East Hill, Oxted



**Tandridge**  
 District Council

Lagham Farm



**Tandridge**  
District Council

Land at Danemore Lane, South Godstone



**Tandridge**  
District Council

Land at Broadbridge Lane, Smallfield



**Tandridge**  
District Council

Land off Redehall Road

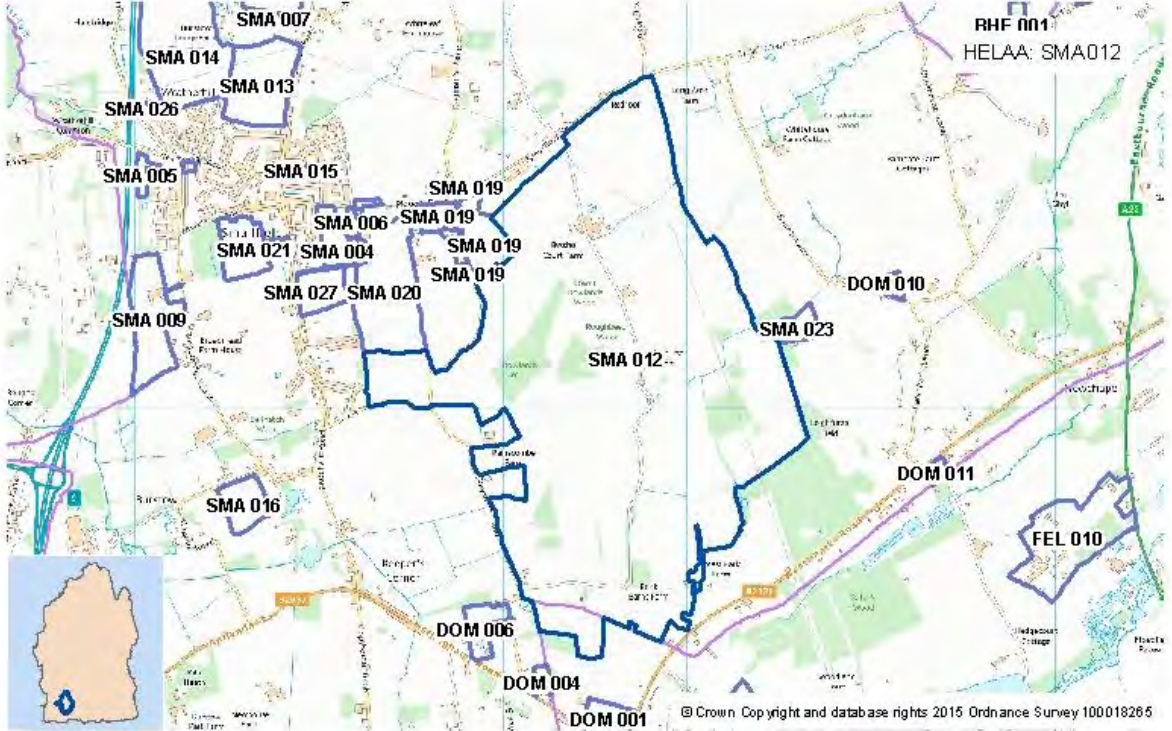


**Tandridge**  
District Council

Land at Green Farm, Smallfield



**Tandridge District Council**  
Land at Rookery Hill, Smallfield

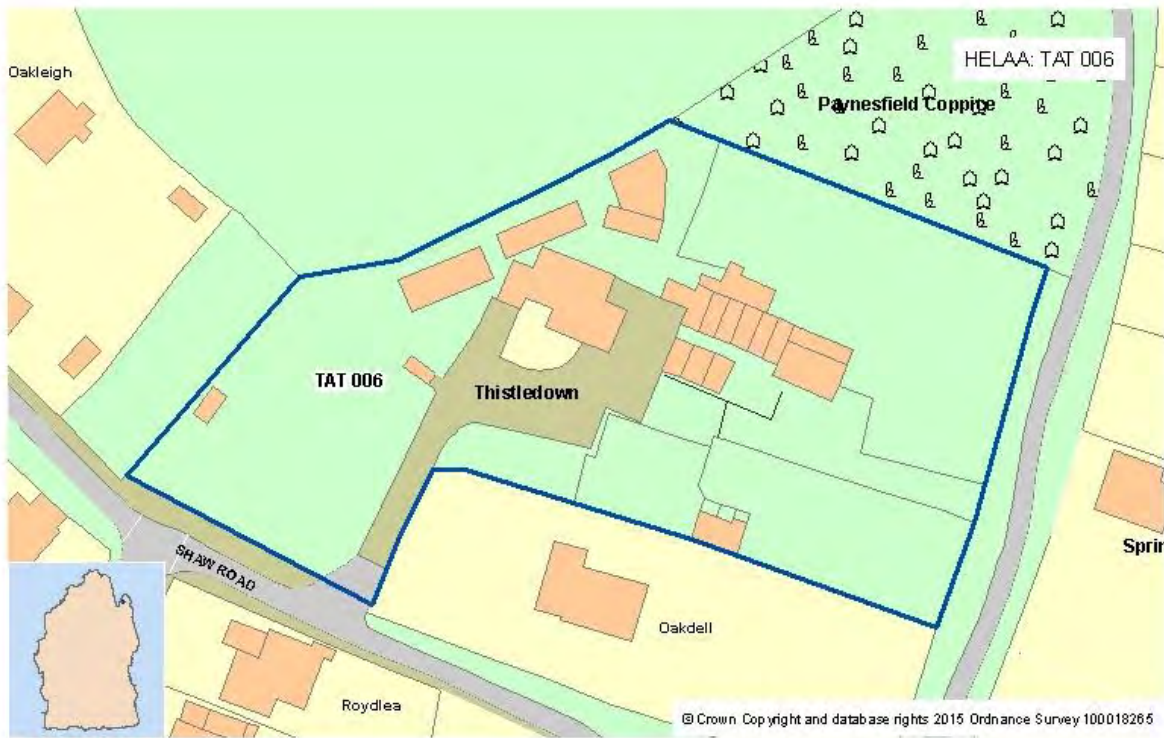


**Tandridge District Council**  
West Park Estate, Home



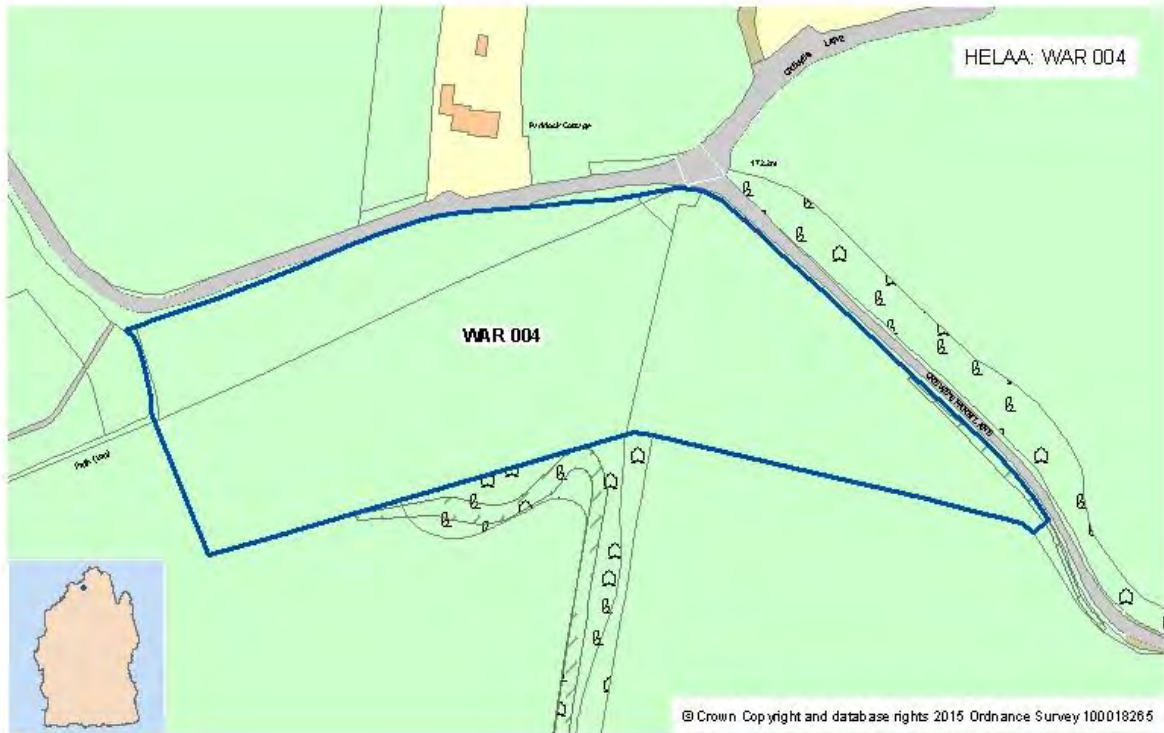
**Tandridge**  
District Council

Land formerly held by Elite Developments Ltd



**Tandridge**  
District Council

Thistledown, Kemsley Road, Tatsfield



**Tandridge**  
District Council

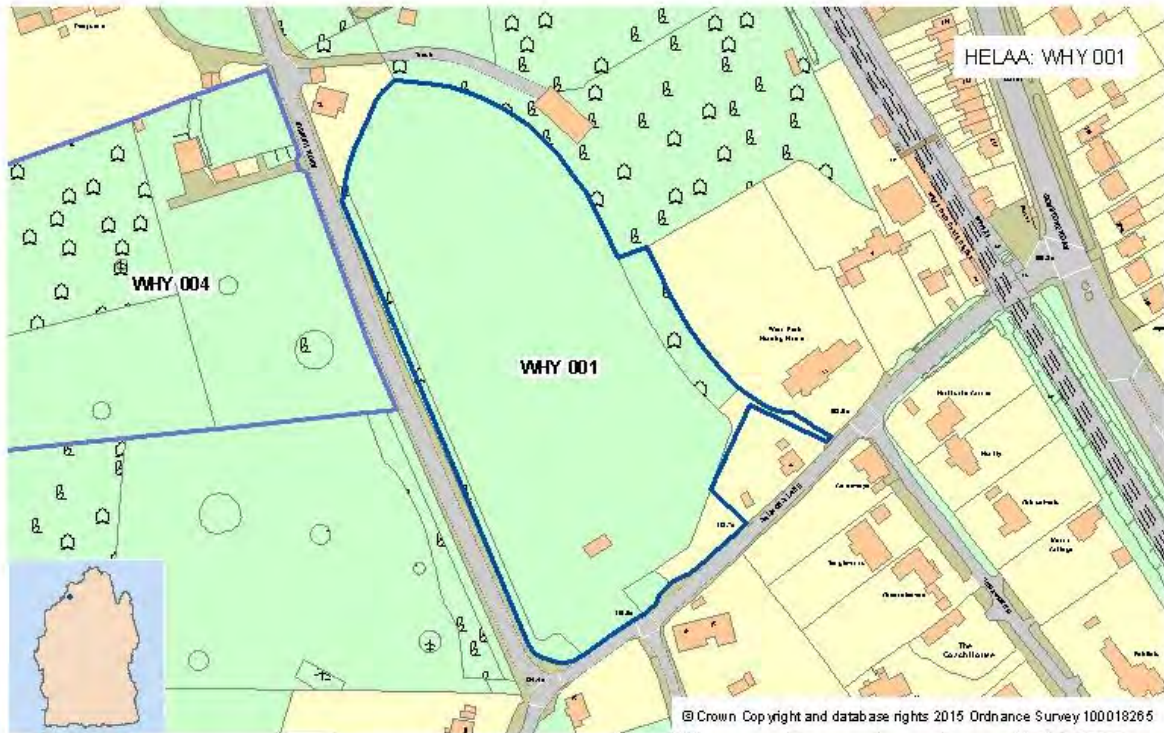
Land at Crewes Lane Warringham



**Tandridge**  
District Council

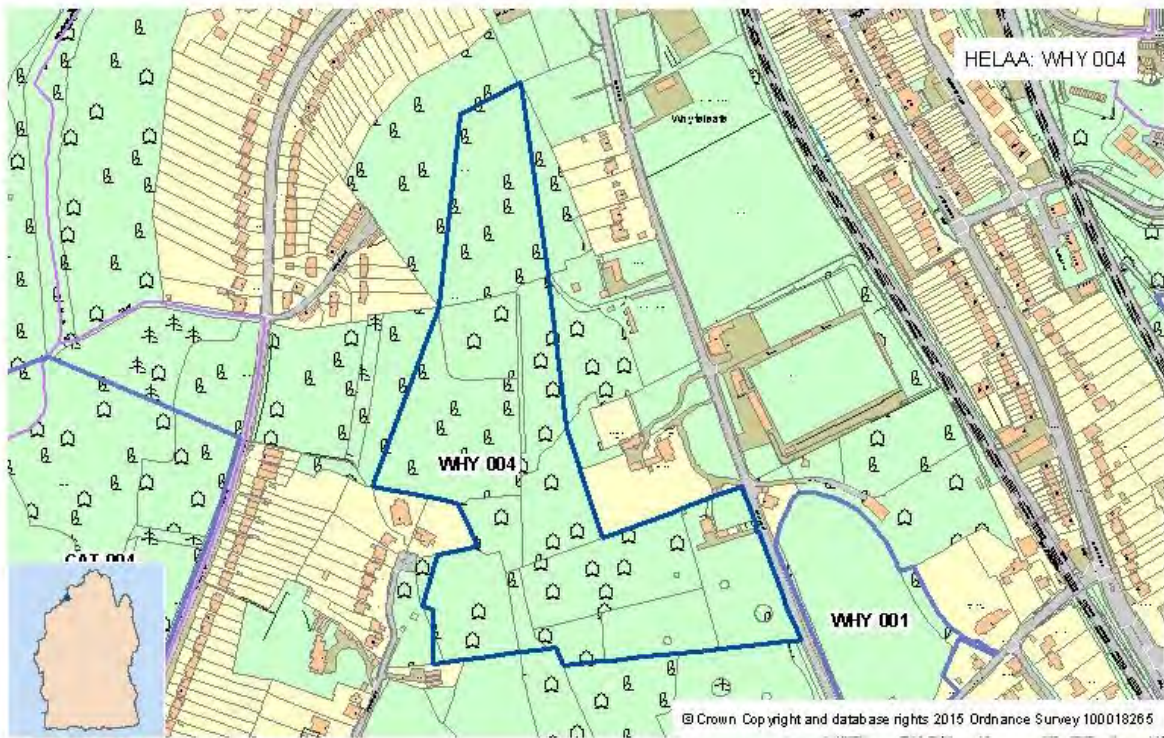
Land at r/o 258/270 Farleigh Road, Warringham





**Tandridge**  
District Council

Land north east of Salmons Lane/Church Road, Whyteleafe



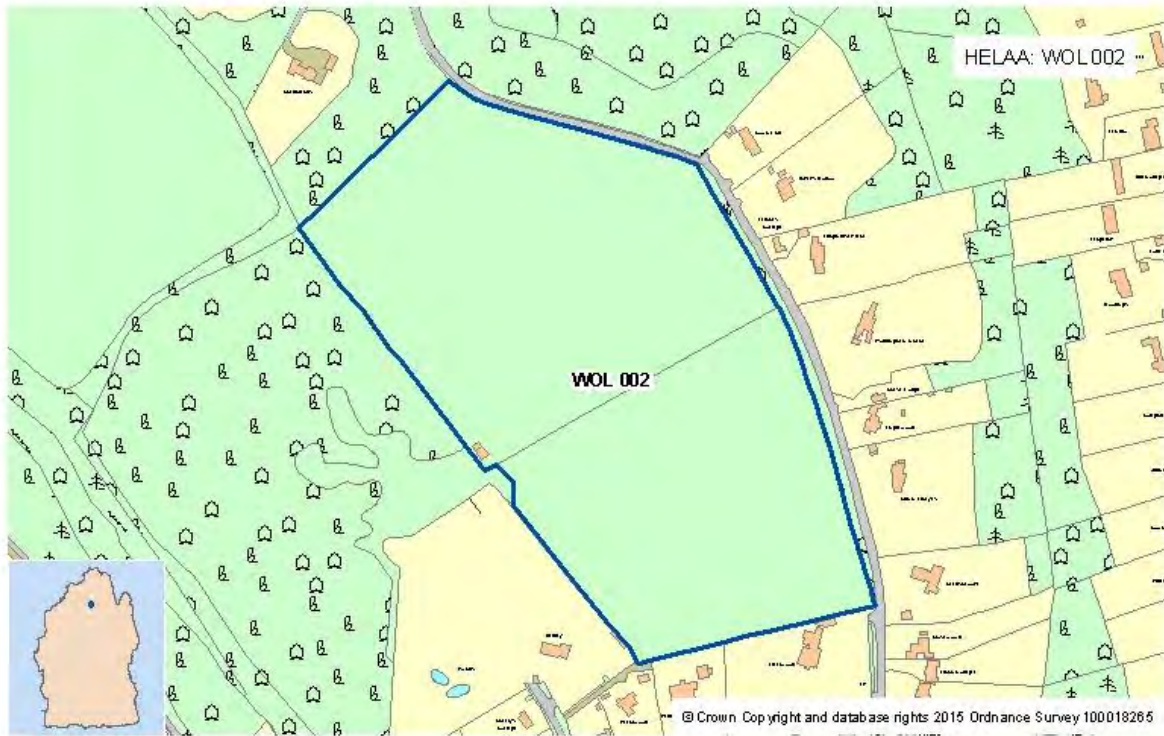
**Tandridge**  
District Council

Land at Joysons Hill Whyteleafe



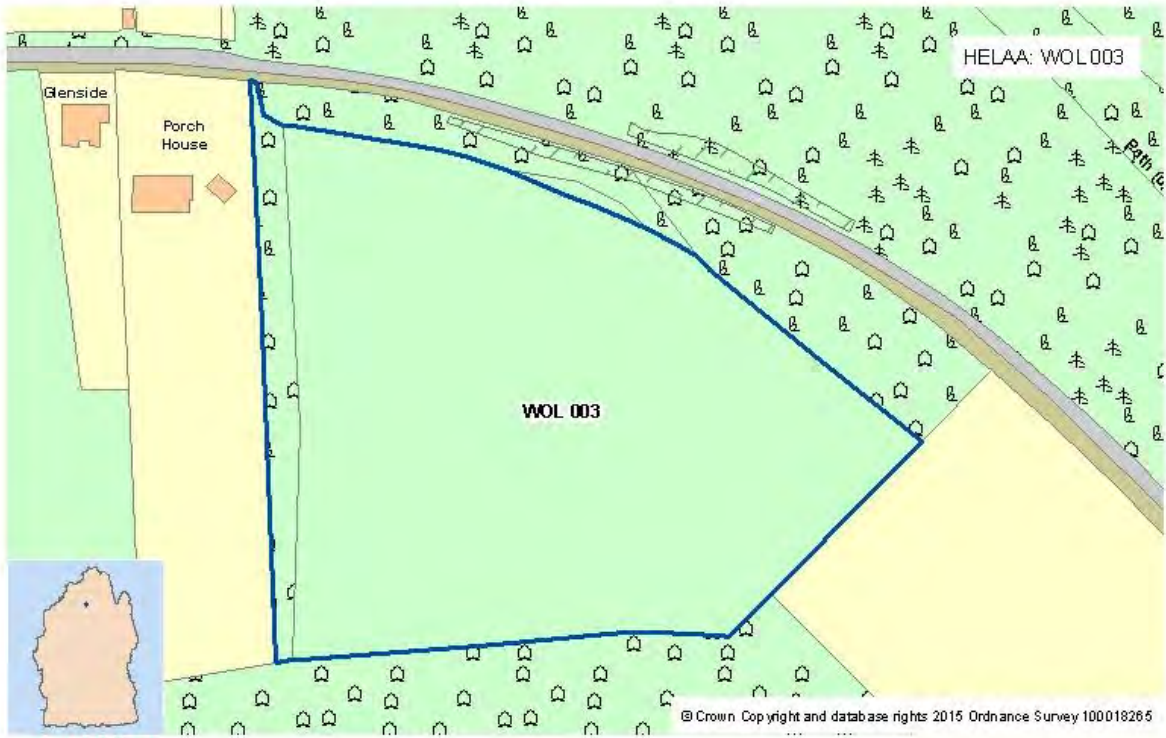
**Tandridge**  
District Council

64-74 Godstone Road, Whyteleafe



**Tandridge**  
District Council

Land at Lughurst Road, Woldingham



**Tandridge**  
District Council

Land at Long Hill, Woldingham



**Tandridge**  
District Council

19-23 High Trees Close & 118-130 Stafford Road

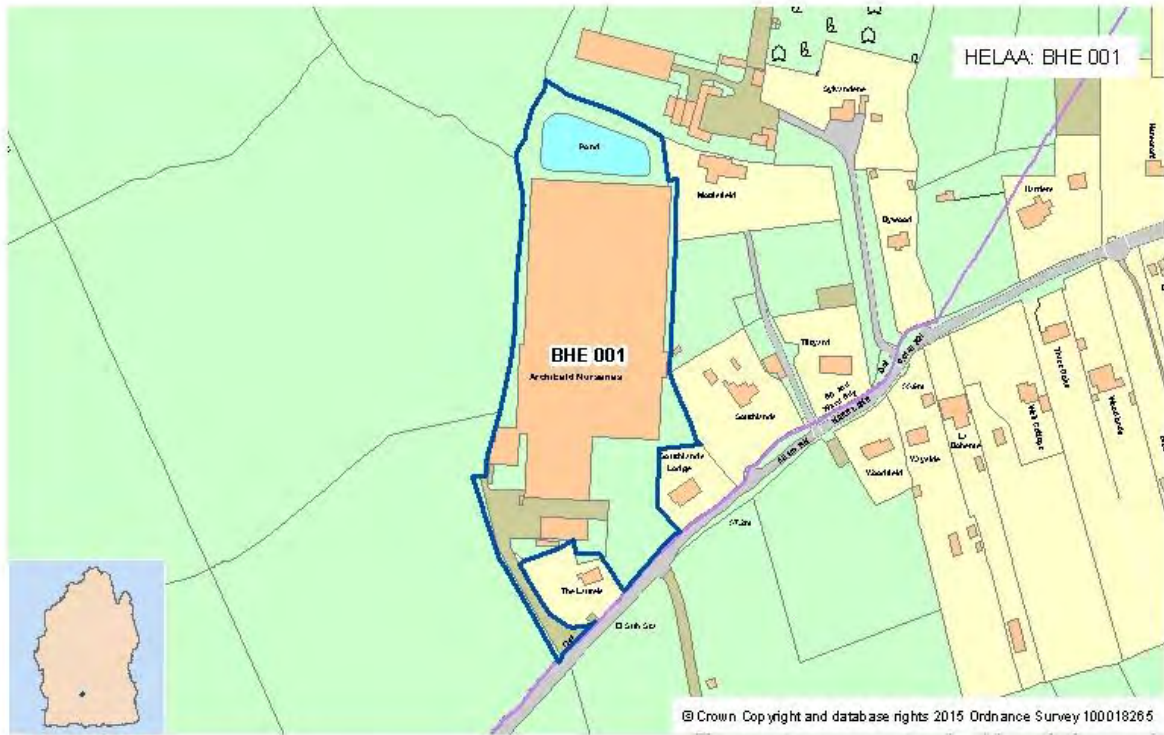
## Appendix 5 – Unsuitable Sites

All of the sites listed in the table below have been considered to be unsuitable due to one or more factors. Such factors are identified in the 'unsuitability description' field in the table. An explanation of each term is explained below:

- Unsuitable location – As per paragraph 4.11 of the HELAA report, if a site was not within or immediately adjacent to a settlement, then it was determined not to be a suitable location for development;
- Ancient woodland – If a site had a significant proportion of ancient woodland this would effectively prevent development coming forward the site was seen as unsuitable;
- ENA site – As per paragraph 3.7 of the HELAA report, the Employment Needs Assessment (ENA) suggested that existing employment sites should be retained for employment uses. As such if ENA sites were submitted for the HELAA they were found to be unsuitable;
- Minerals and Waste Site – If a site was a Minerals and Waste site, it was found to be unsuitable.
- AONB or AONB Candidate Area – If a site was located in such an area, it was found to be unsuitable.

HELAA Reference Number	Site Address	Unsuitability Description
BHE 001	Southlands Nursery, Blindley Heath	Unsuitable Location.
BHE 008	Systems House, Blindley Heath	ENA Site
BLE 010	Land at The Lodge, Bletchingley	Unsuitable Location.
BLE 013	Land at Rabies Heath Road, Bletchingley	Minerals and Waste Site.
CAT 008	Land at Stanstead Road and Willey Lane	Unsuitable Location.
CAT 015	Land east of Tupwood Lane, Caterham	AONB Candidate Area
CAT 028	Caterham Reservoir, Stanstead Road	Unsuitable Location.
CAT 030	Land at Doctors Lane, Chaldon	Unsuitable Location.
CAT 031	Land to the rear of Dome Hill Peak	Site access would only be possible through ancient woodland.
CAT 032	Land at Old Park Woods	Unsuitable Location.
CAT 035	Land at Tillingdown Hill	AONB
DOM 001	Roseleigh, West Park Rd, Copthorne	Unsuitable Location.
DOM 002	Mill Lane, Copthorne	Unsuitable Location.
DOM 007	Land between Little Sorrell and Woodsedge Domewood	Unsuitable Location.
DOM 008	Effingham Park, West Park Road, RH10 3EU	Unsuitable Location.
DOM 009	Land at Broad Oak	Unsuitable Location.
DOM 010	Timber Yard, Bones Lane	Unsuitable Location.
DOM 012	Land at Copthorne Bank Road	Unsuitable Location.
DOR 005	Starborough Nursery, Starborough Road, Marsh Green, Edenbridge, Kent. TN8 5RB	Unsuitable Location.
DPA 003	South of Furzefield Chase, Dormans Park	Ancient Woodland

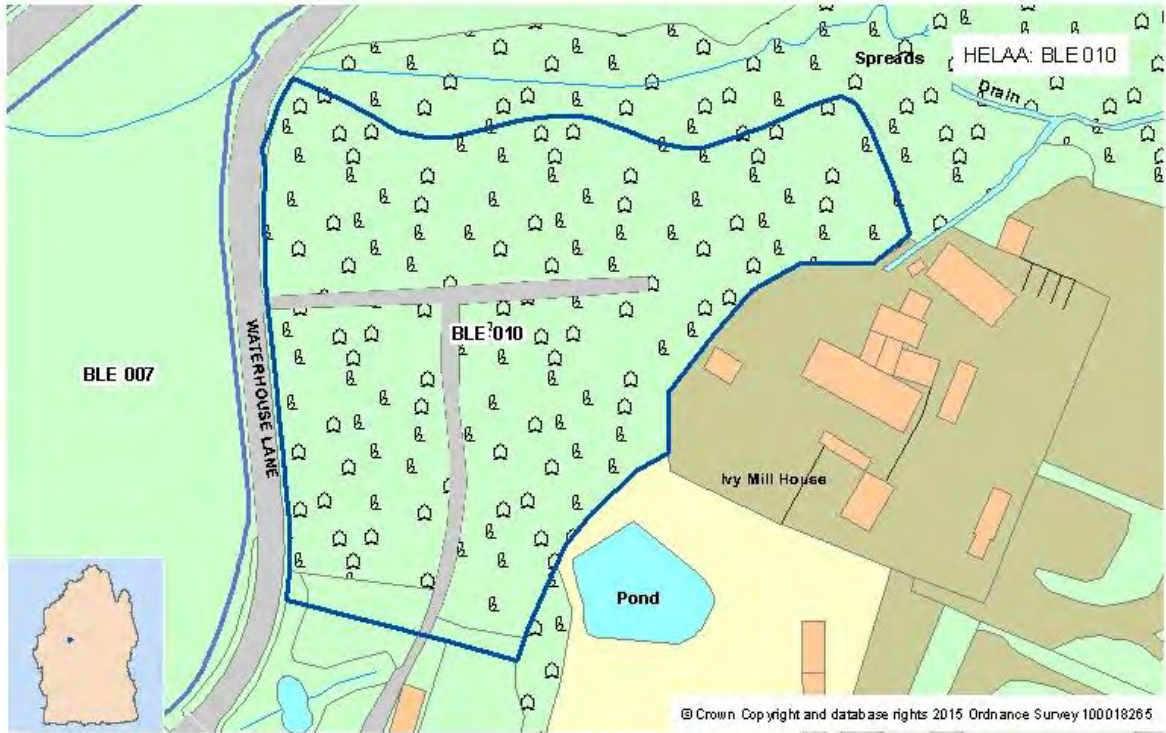
DPA 007	Land off Eden Vale, Baldwins Hill, East Grinstead, RH19 2JW	Unsuitable Location.
DPA 008	Land at Lingfield Road	Unsuitable Location.
DPA 009	Land at Parklands	Unsuitable Location.
DPA 010	Land at Frith Manor Farm	Unsuitable Location.
FEL 009	Land at Chester Lodge	Unsuitable Location.
FEL 010	Hobbs Industrial Estate	ENA Site
FEL 011	The Kennels, Felbridge	Unsuitable location.
GOD 001	Godstone Reservoirs	Minerals and Waste Site.
GOD 003	The Walled Garden, Oxted Road, Godstone	Unsuitable location.
GOD 007	Land at Church Lane, Godstone	Unsuitable location.
LIN 017	Land between 56 Lingfield Common Road, RH7 6BX and Paris Farm, RH7 6BZ	Unsuitable location.
LIN 019	Lingfield Nursery	Unsuitable location.
NUT 005	Redhill College, Philanthropic Road, Redhill	Unsuitable location.
NUT 009	Land at Robert Denholm House	AONB Candidate Area
OXT 008	Pains Hill Reservoir	Unsuitable location.
OXT 009	Pains Hill Pumping Station	Unsuitable location.
OXT 010	Tandridge Golf Club, Oxted	AONB Candidate Area
OXT 027	Land at Water Lane, Park Road, Limpsfield	AONB
OXT 030	Land at Ballards Lane, Limpsfield Common	Unsuitable location.
OXT 031	Land to the north of Kent Hatch Road, Limpsfield Chart	Unsuitable location.
OXT 033	Land at Moorhouse Sand Pits, Westerham Road	Unsuitable location.
OXT 035	Land at Chalkpit Lane Oxted adjacent to the railway line	Unsuitable location.
OXT 041	Stonehall Farm, Woodhurst Lane, Oxted	AONB Candidate Area
OXT 043	Moorhouse Tileworks	ENA Site
OXT 049	Land at Orchards Stables, Pollards Wood Hill	Unsuitable location.
SGOD 006	Land at King's farm	Unsuitable location.
SGOD 007	Standitch Farm	Unsuitable location.
SGOD 008	Lambs Business Park	ENA Site
SMA 015	Chapel Road	ENA Site
SMA 016	Land at Church Road, Burstow	Unsuitable location.
SMA 019	Downlands Settlement	Unsuitable location.
SMA 025	Timber Yard, Green Lane, Outwood	Unsuitable location.
TAN 001	Tandridge Court Farm, Tandridge	Unsuitable location.
WAR 003	Batts Farm, Warlingham	Unsuitable location.



Southlands Nursery, Blindley Heath



Systems House, Blindley Heath



**Tandridge**  
District Council

Land at The Lodge, Bletchingley



**Tandridge**  
District Council

Land at Rabies Heath Road, Bletchingley





**Tandridge**  
District Council

Land at Stanstead Road and Willey Lane



**Tandridge**  
District Council

Land east of Tupwood Lane, Caterham



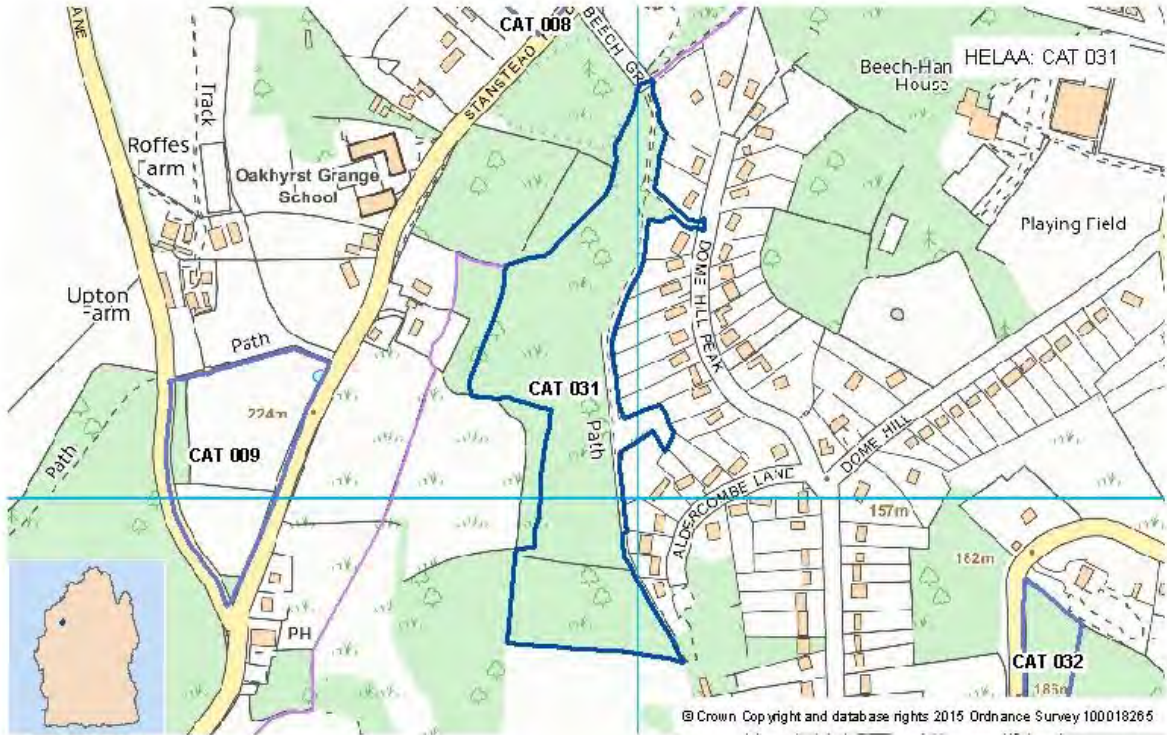
**Tandridge**  
District Council

Caterham Reservoir



**Tandridge**  
District Council

Land at Doctors Lane, Chaldon



**Tandridge**  
District Council

Land to the rear of Dome Hill Peak



**Tandridge**  
District Council

Land at Old Park Woods



**Tandridge**  
District Council

Land at Tillingdown Hill



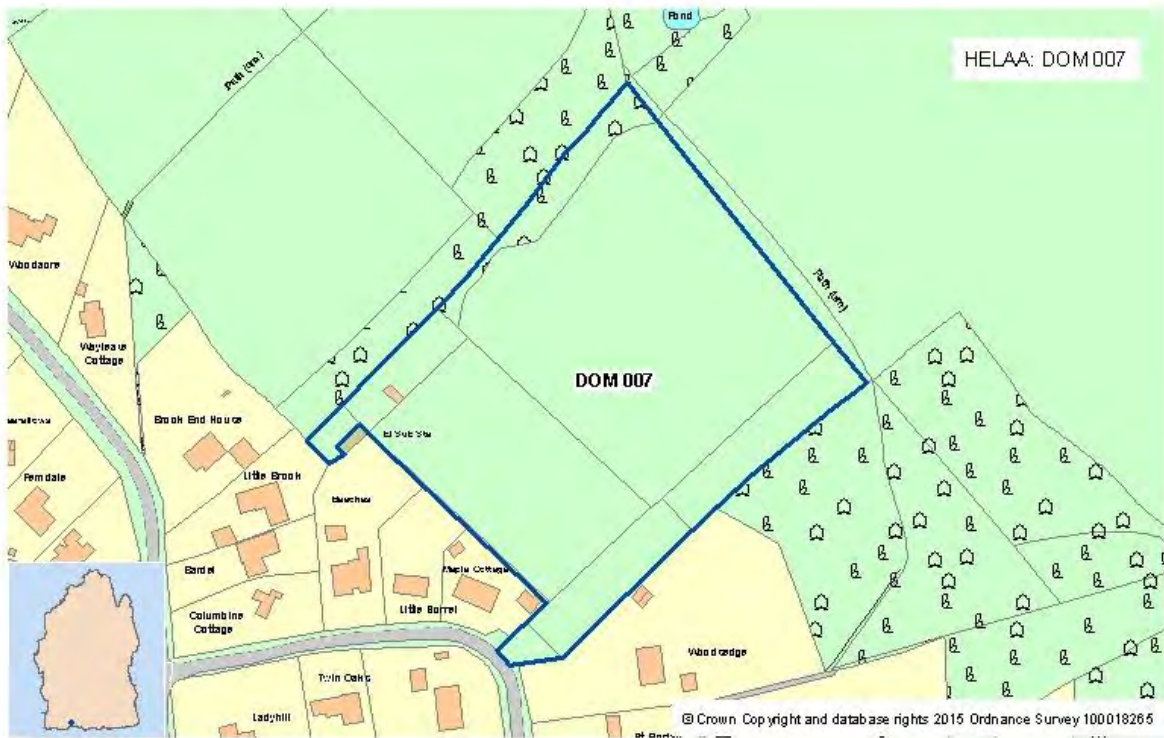
**Tandridge**  
District Council

Roseleigh, West Park Rd, Copthorne



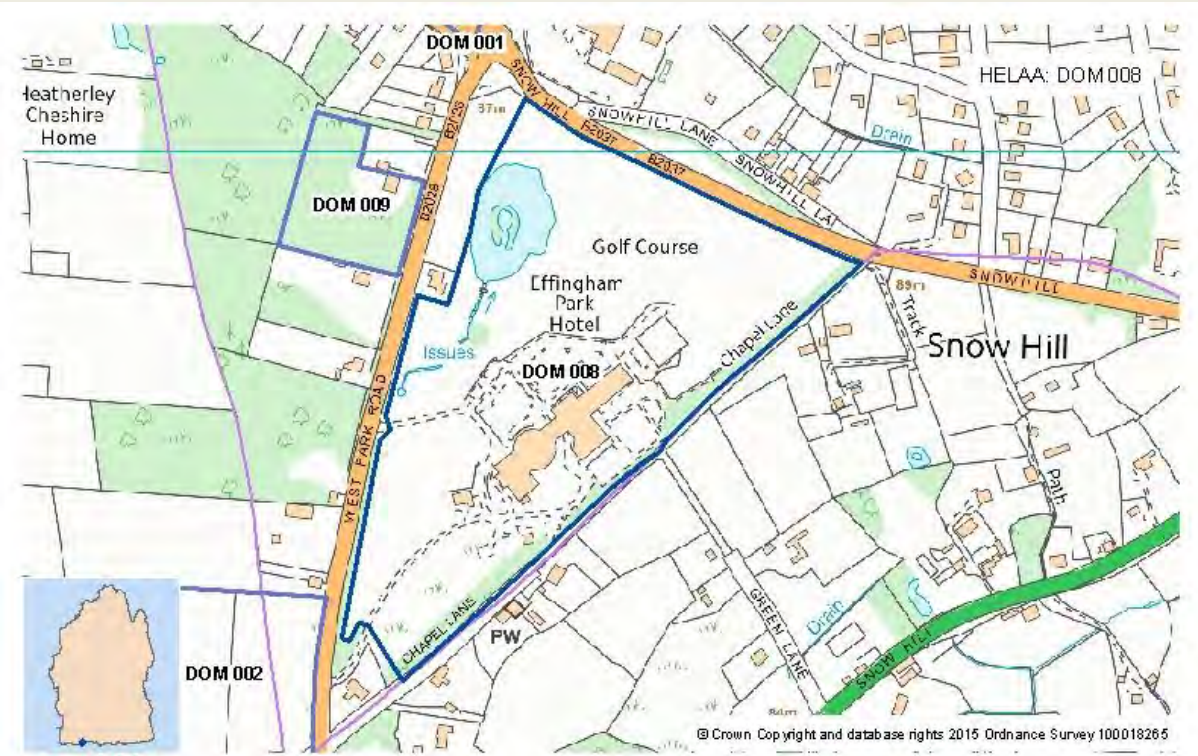
**Tandridge**  
District Council

Mill Lane, Copthorne



**Tandridge**  
District Council

Land between Little Sorrell and Woodsedge Domewood

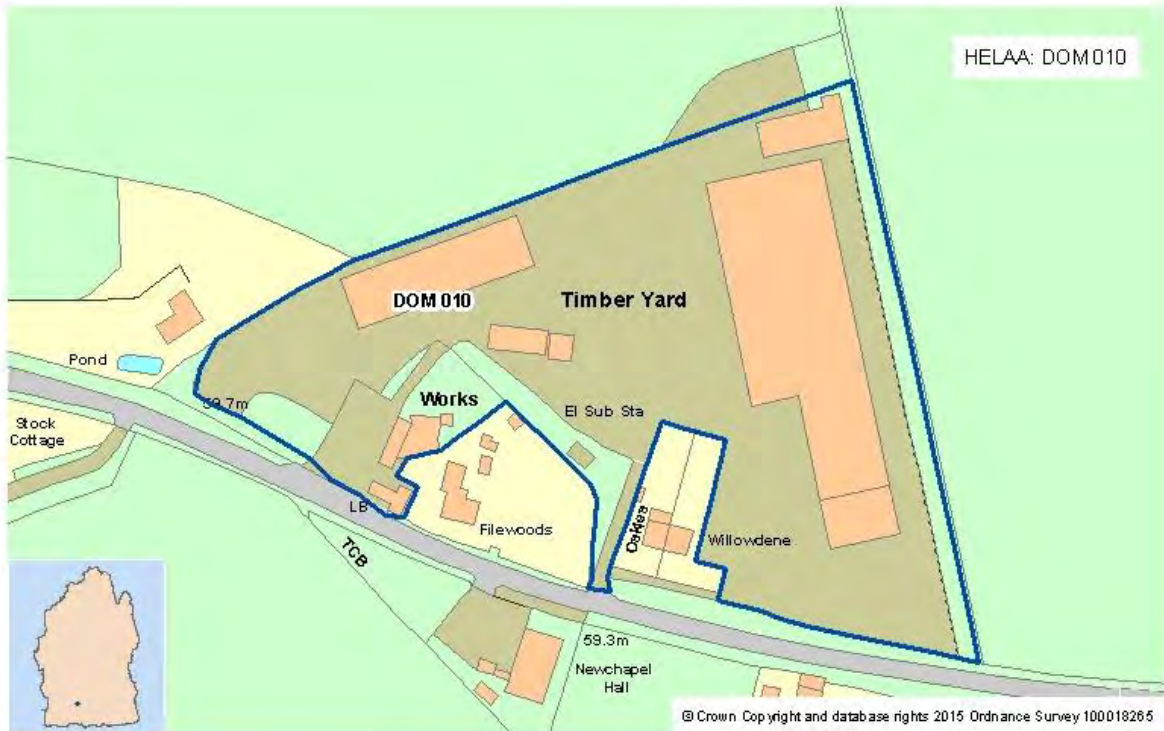


Effingham Park, West Park Road, RH10 3EU



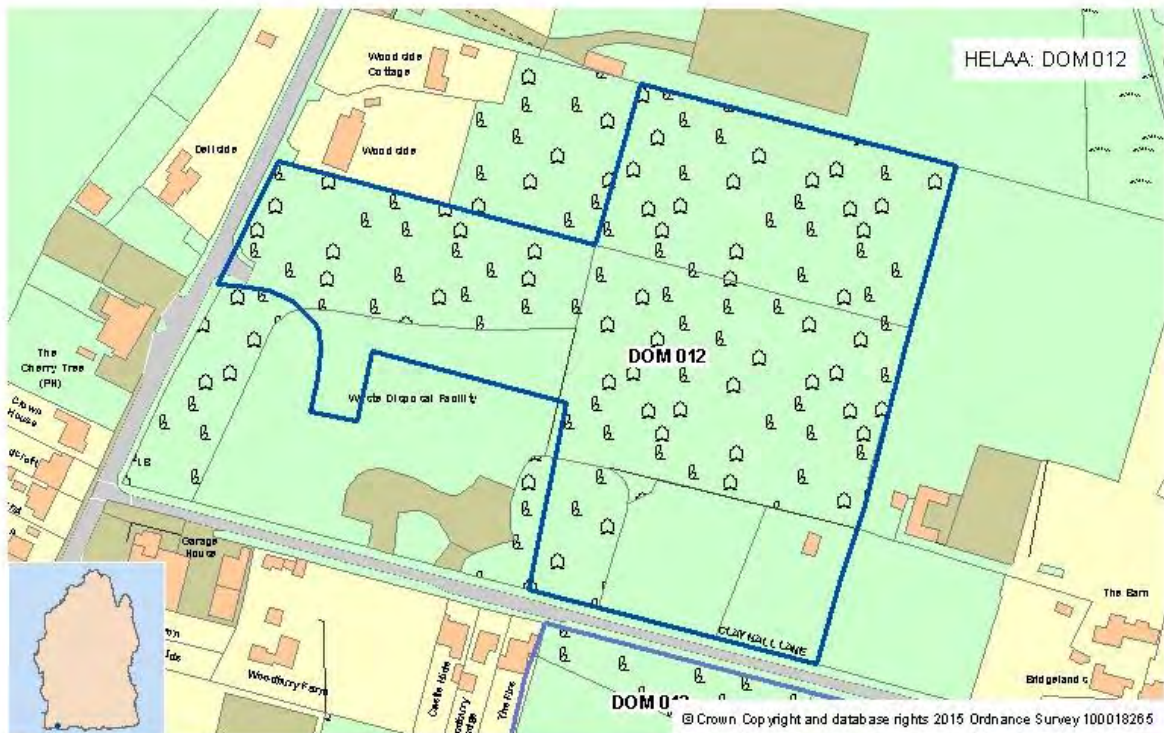
Land at Broad Oak





**Tandridge**  
District Council

Timber Yard, Bones Lane



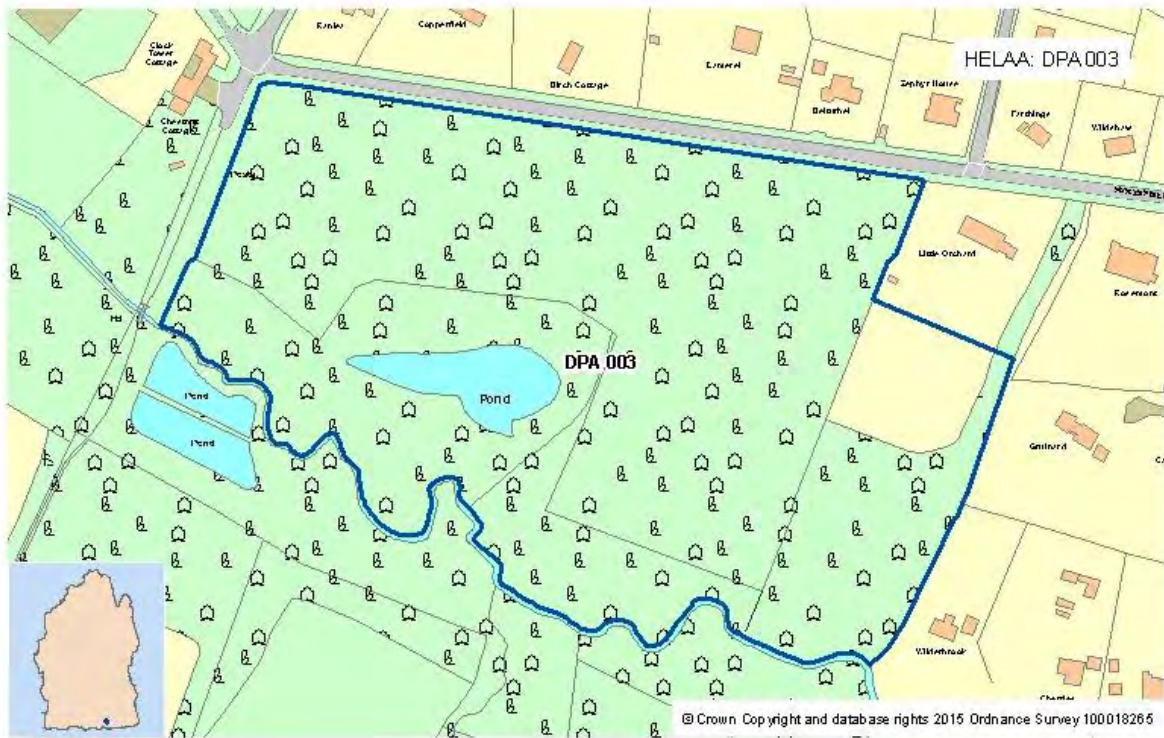
**Tandridge**  
District Council

Land at Copthorne Bank Road



**Tandridge**  
District Council

Starborough Nursery, Starborough Road, Marsh Green, Edenbridge, Kent. TN8 5RB



**Tandridge**  
District Council

South of Furzefield Chase, Dormans Park





**Tandridge**  
District Council

Land off Eden Vale, Baldwins Hill, East Grinstead, RH19 2JW

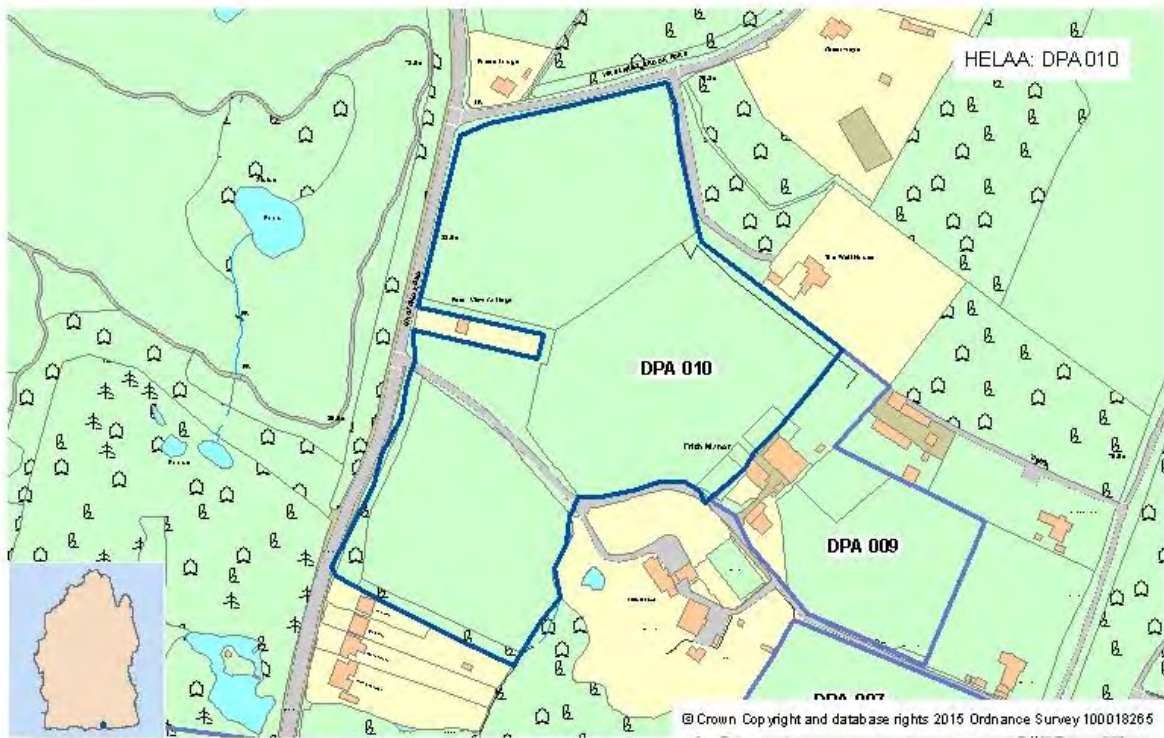


**Tandridge**  
District Council

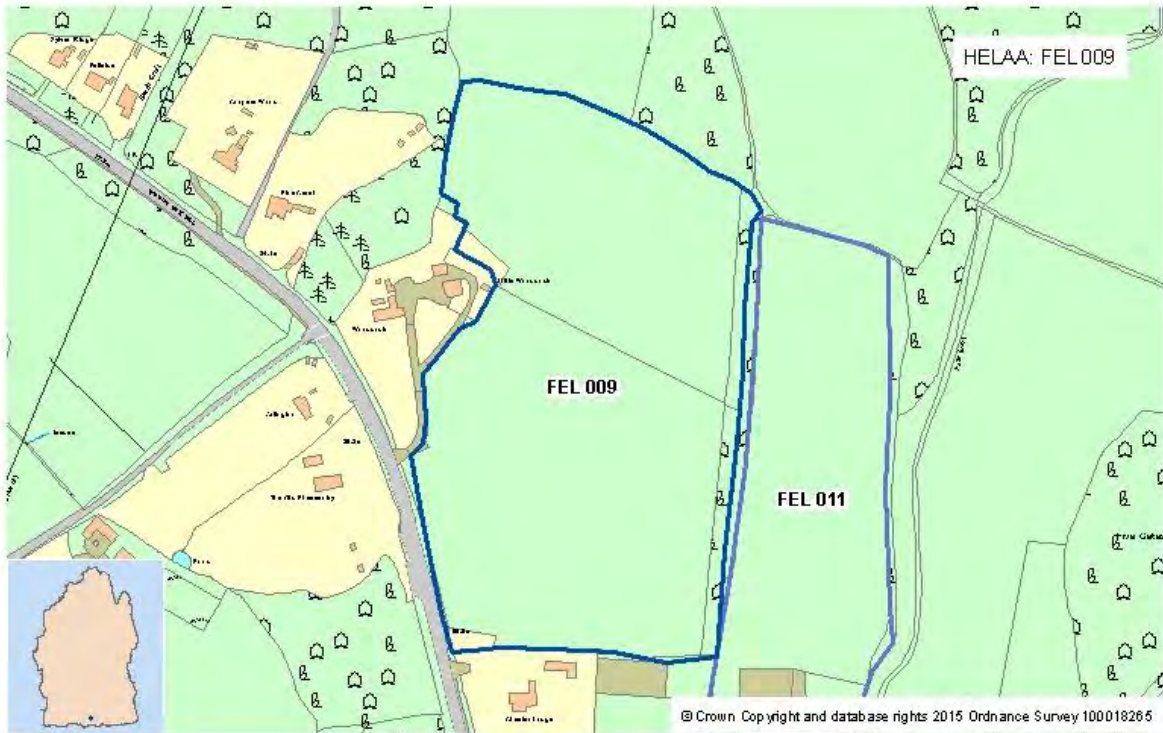
Land at Lingfield Road



Land at Parklands



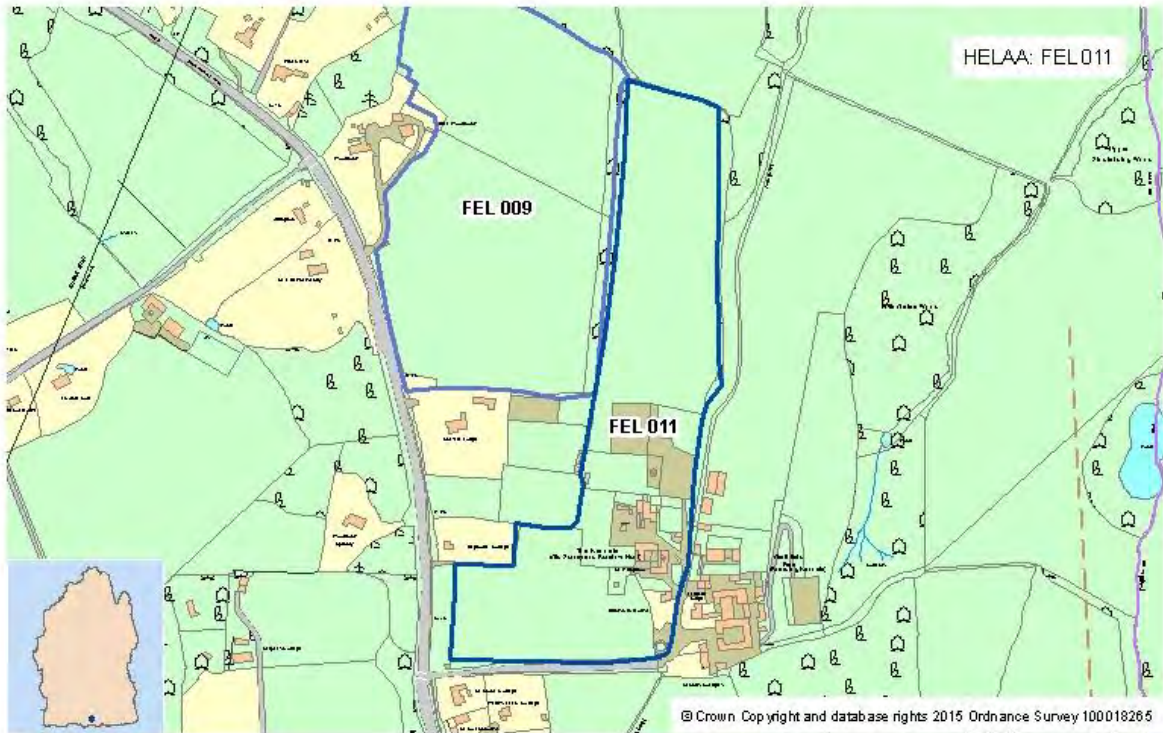
Land at Frith Manor Farm



**Tandridge**  
District Council  
Land at Chester Lodge



**Tandridge**  
District Council  
Hobbs Industrial Estate



**Tandridge**  
District Council

The Kennels, Felbridge



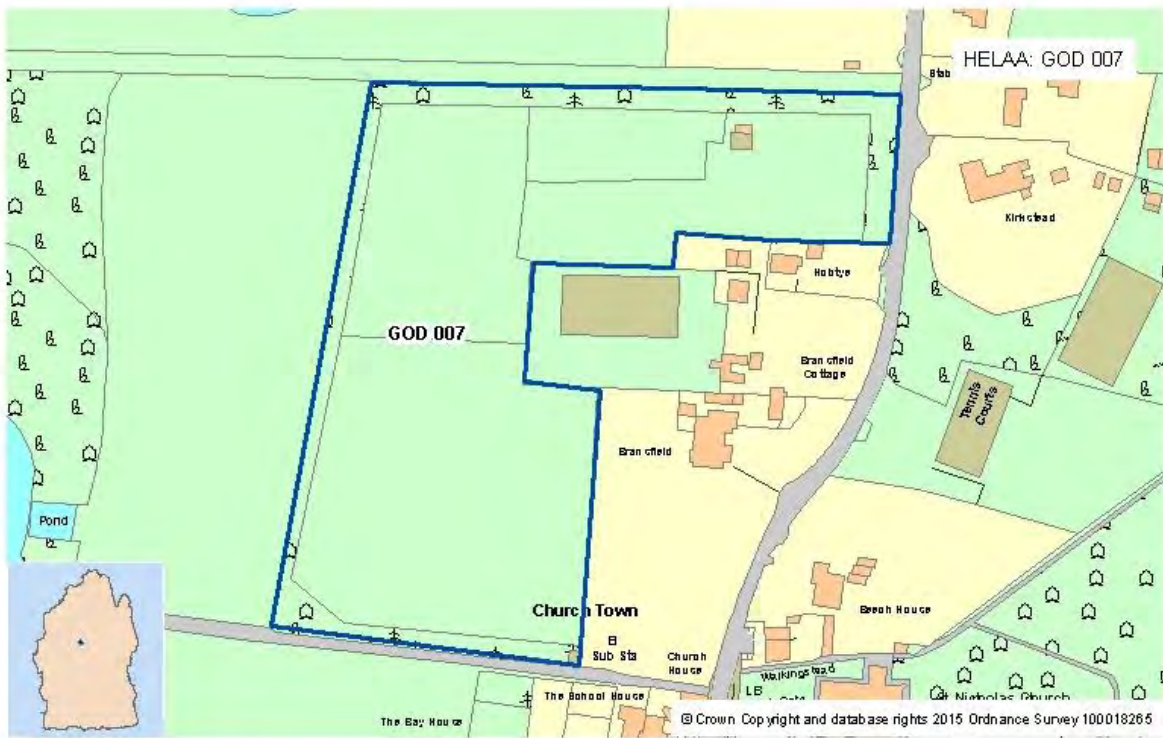
**Tandridge**  
District Council

Godstone Reservoirs



**Tandridge**  
District Council

The Walled Garden, Oxted Road, Godstone



**Tandridge**  
District Council

Land at Church Lane, Godstone



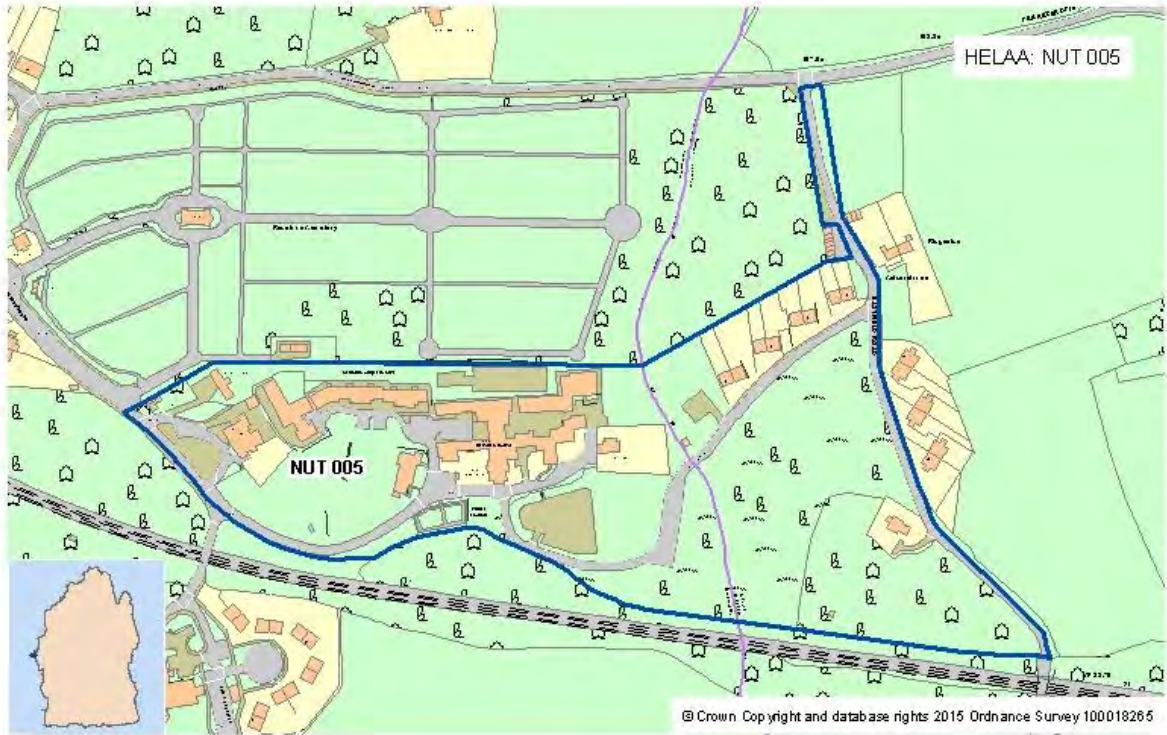
**Tandridge**  
District Council

Land between 56 Lingfield Common Road, RH7 6BX and Paris Farm, RH7 6BZ



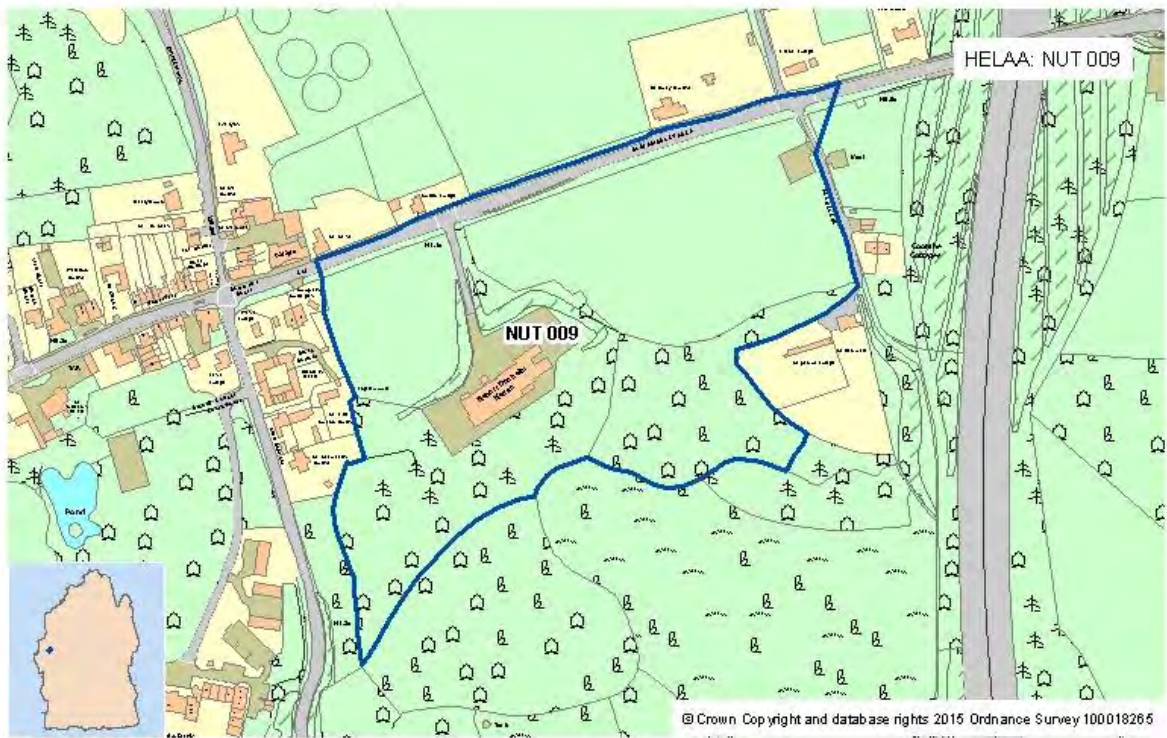
**Tandridge**  
District Council

Lingfield Nursery



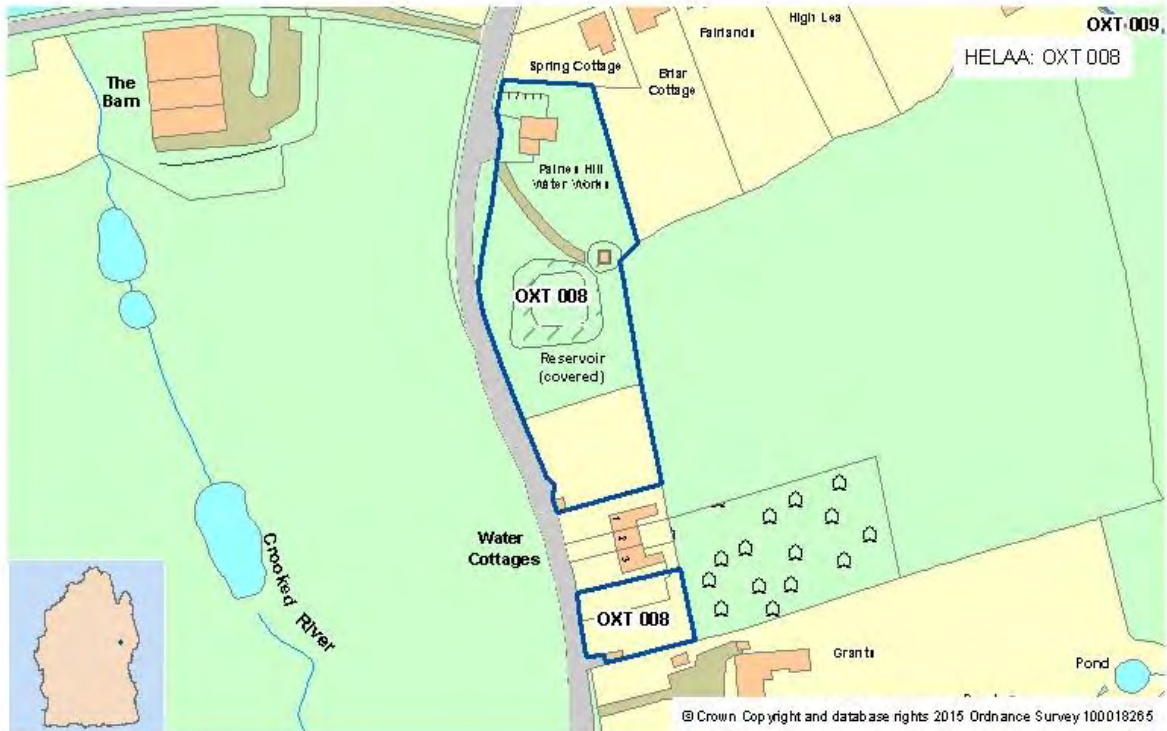
**Tandridge**  
District Council

Redhill College, Philanthropic Road, Redhill



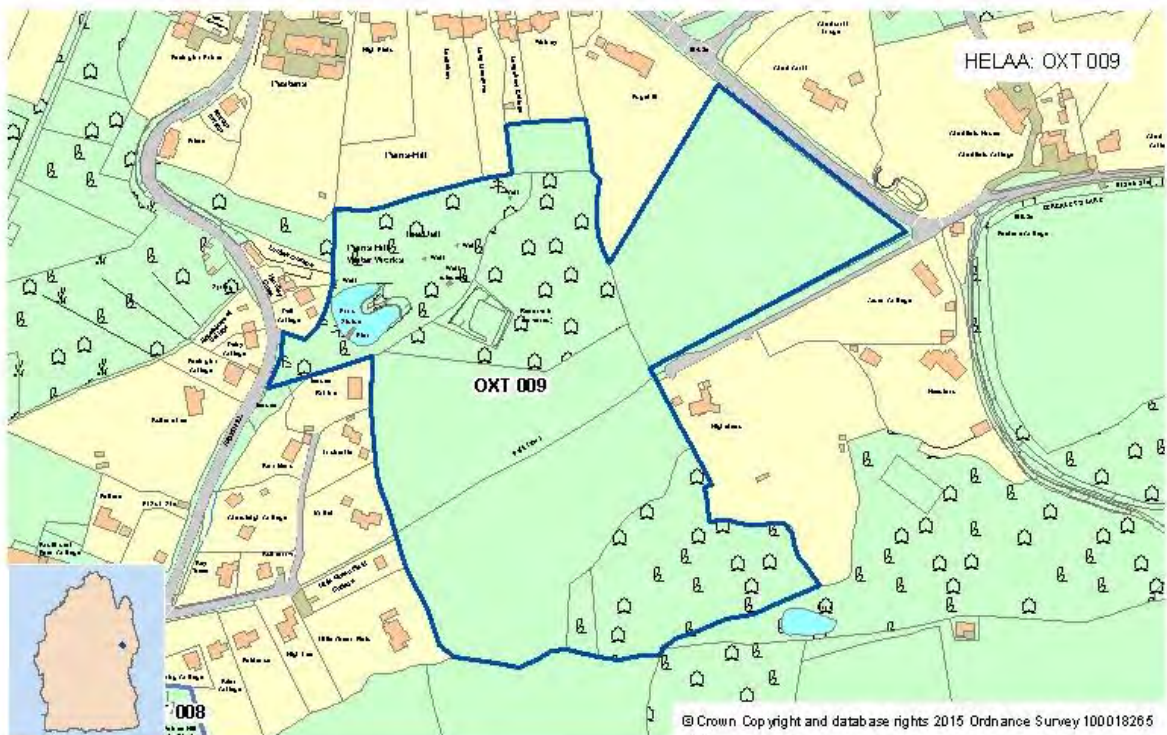
**Tandridge**  
District Council

Land at Robert Denholm House



**Tandridge**  
District Council

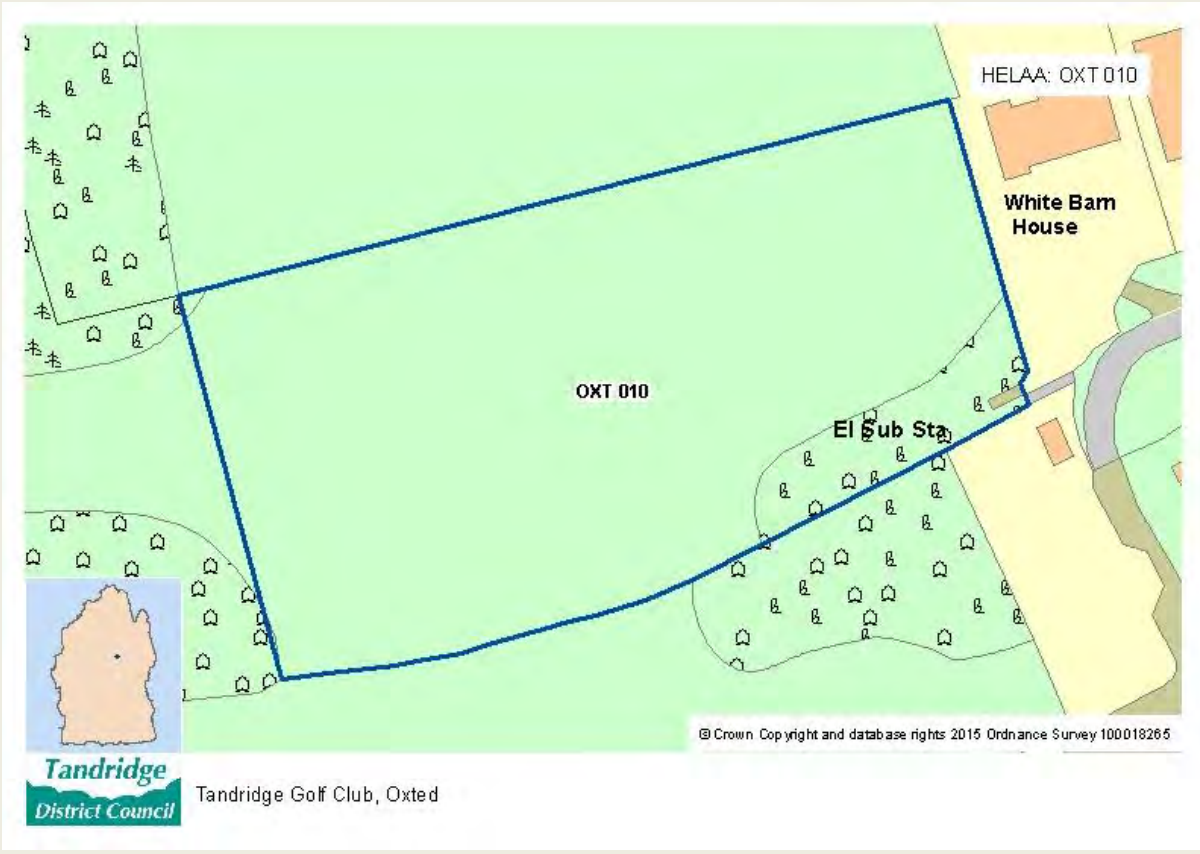
Pains Hill Reservoir



**Tandridge**  
District Council

Pains Hill Pumping Station

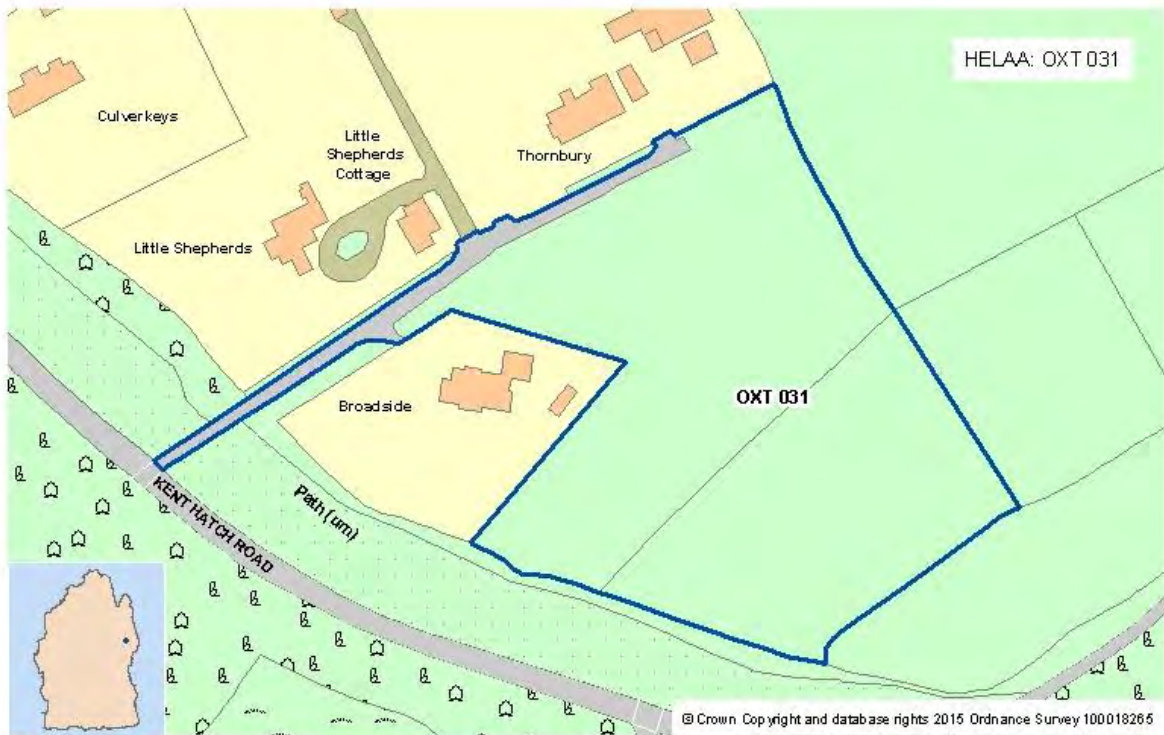






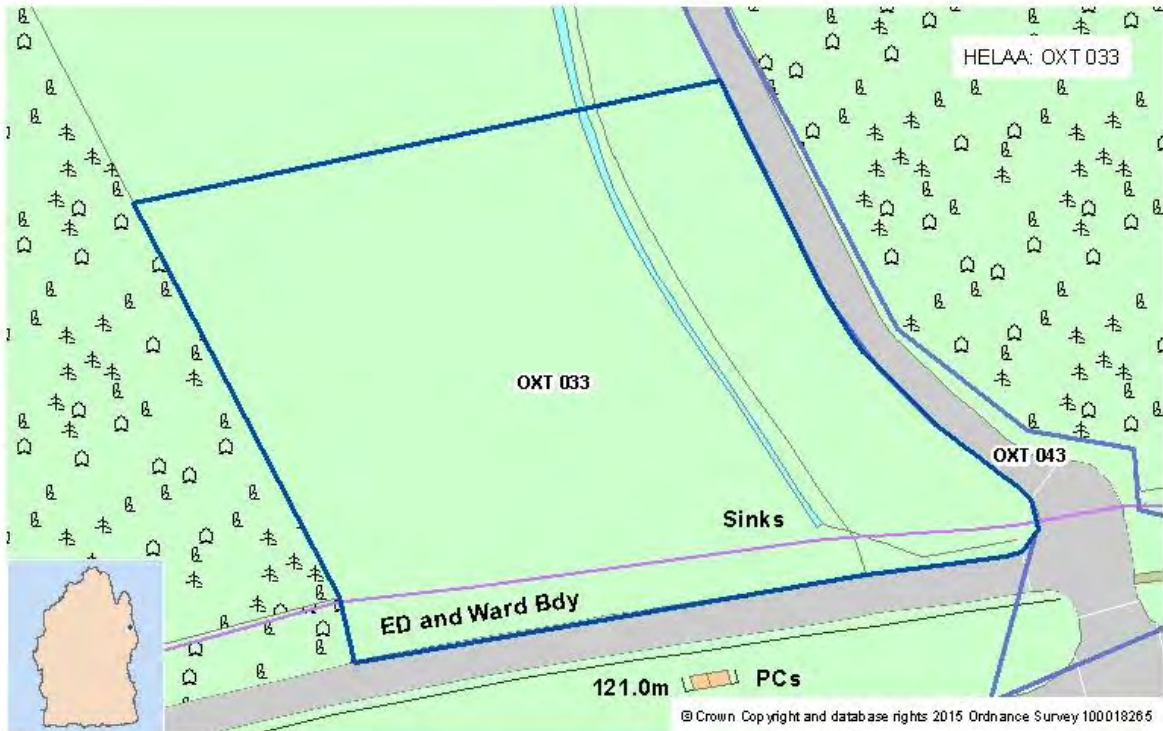
**Tandridge**  
District Council

Land at Ballards Lane, Limpfield Common



**Tandridge**  
District Council

Land to the north of Kent Hatch Road, Limpfield Chart



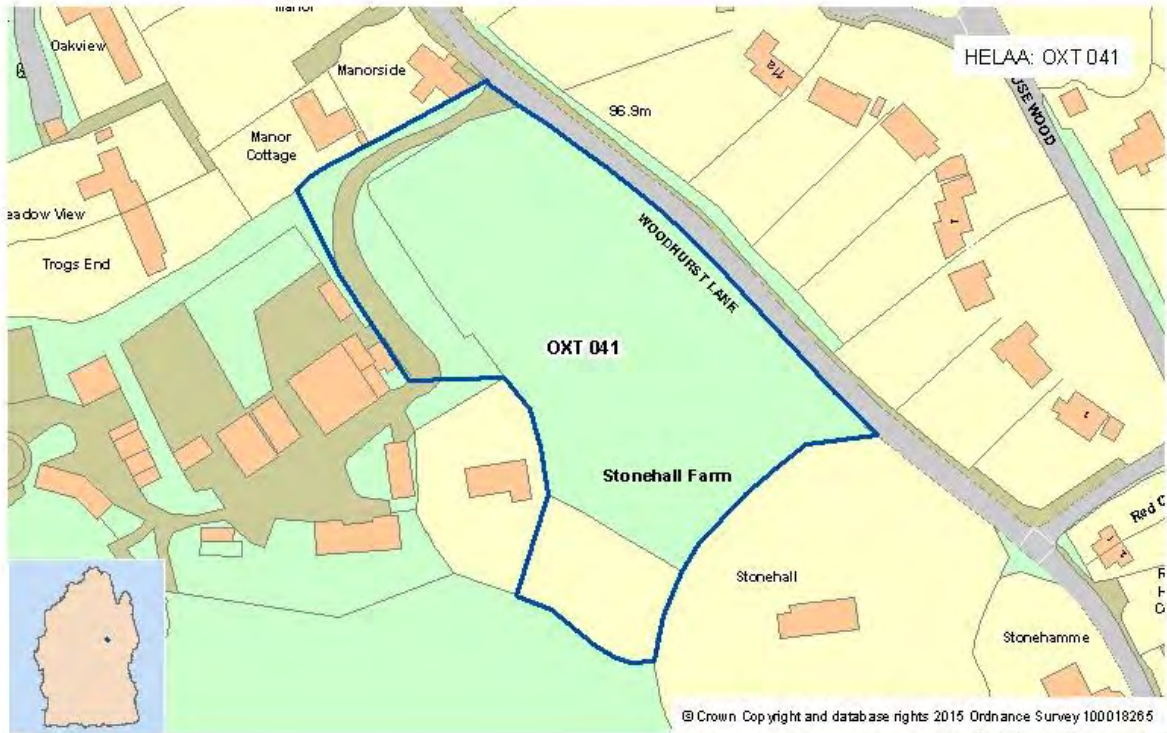
**Tandridge**  
District Council

Land at Moorhouse Sand Pits, Westerham Road



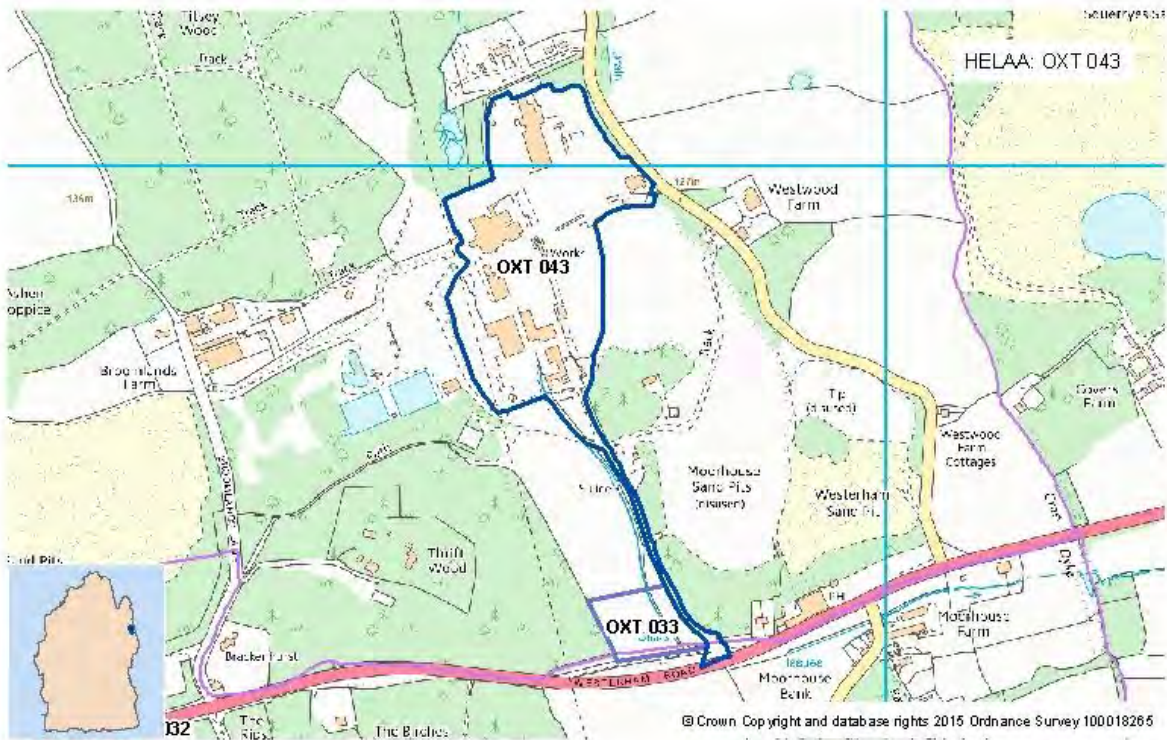
**Tandridge**  
District Council

Land at Chalkpit Lane Oxted adjacent to the railway line



**Tandridge**  
District Council

Stonehall Farm, Woodhurst Lane, Oxted



**Tandridge**  
District Council

Moorhouse Tileworks



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**Tandridge**  
District Council

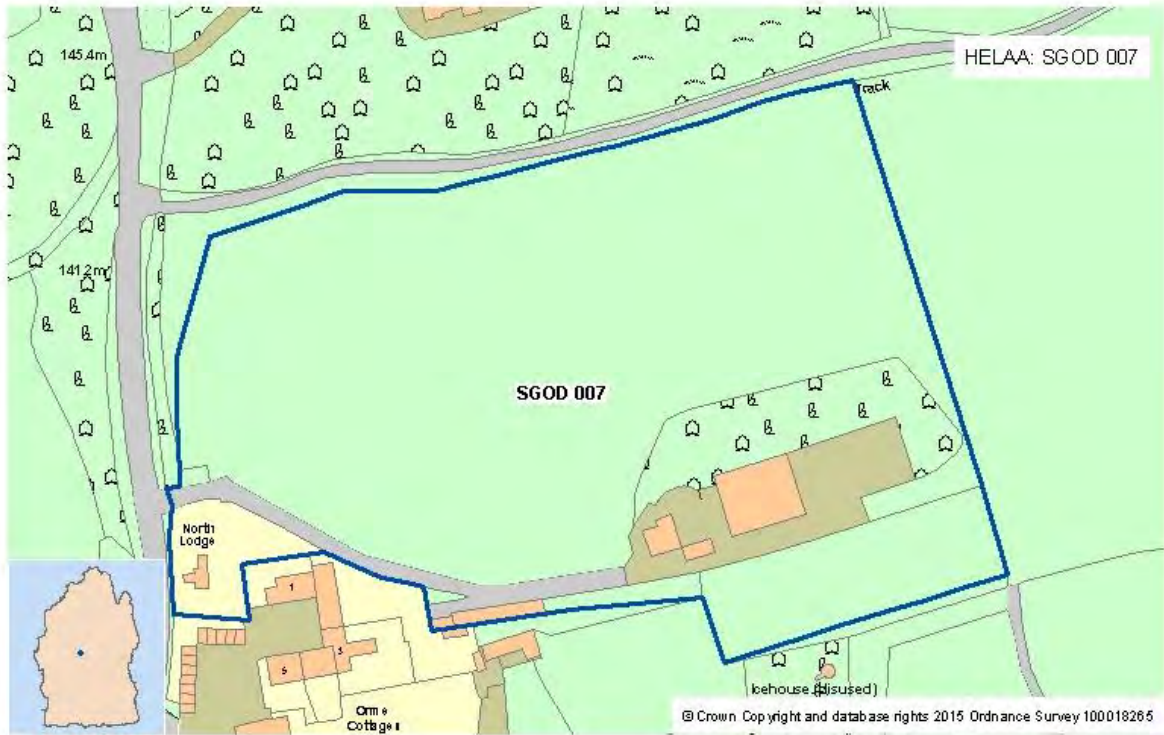
Land at Orchards Stables, Pollards Wood Hill



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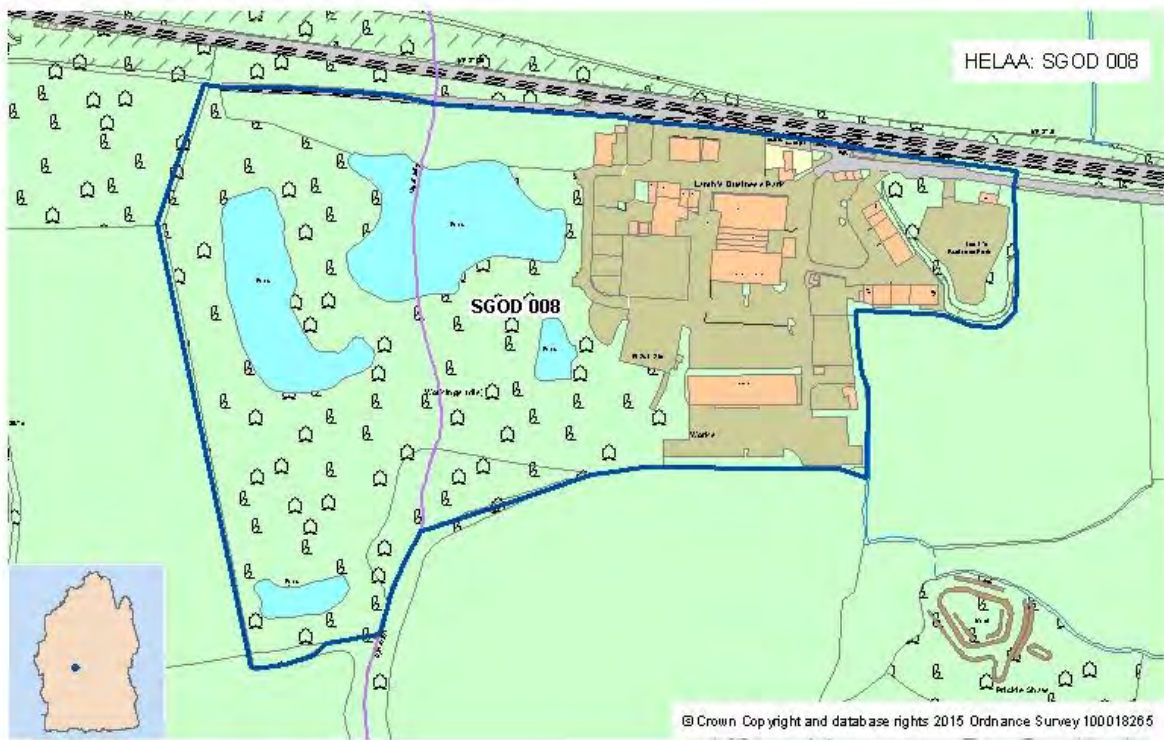
**Tandridge**  
District Council

Land at King's farm



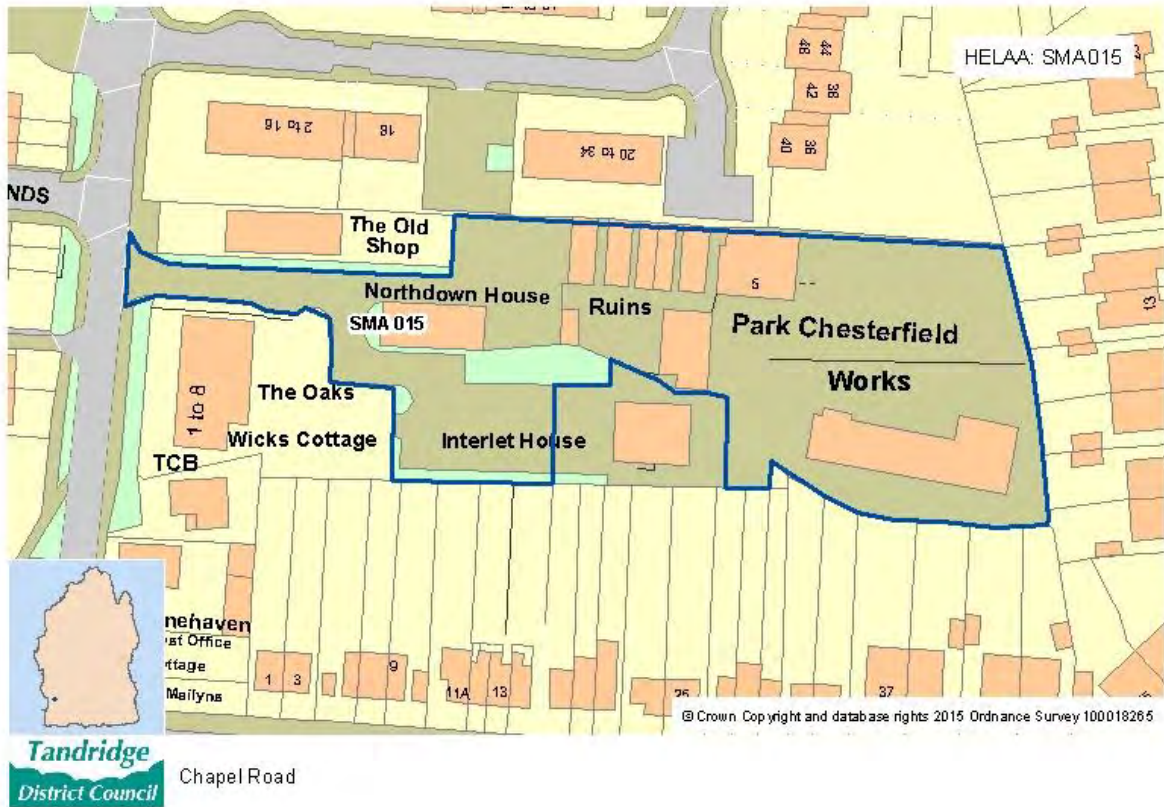
**Tandridge**  
District Council

Standitch Farm



**Tandridge**  
District Council

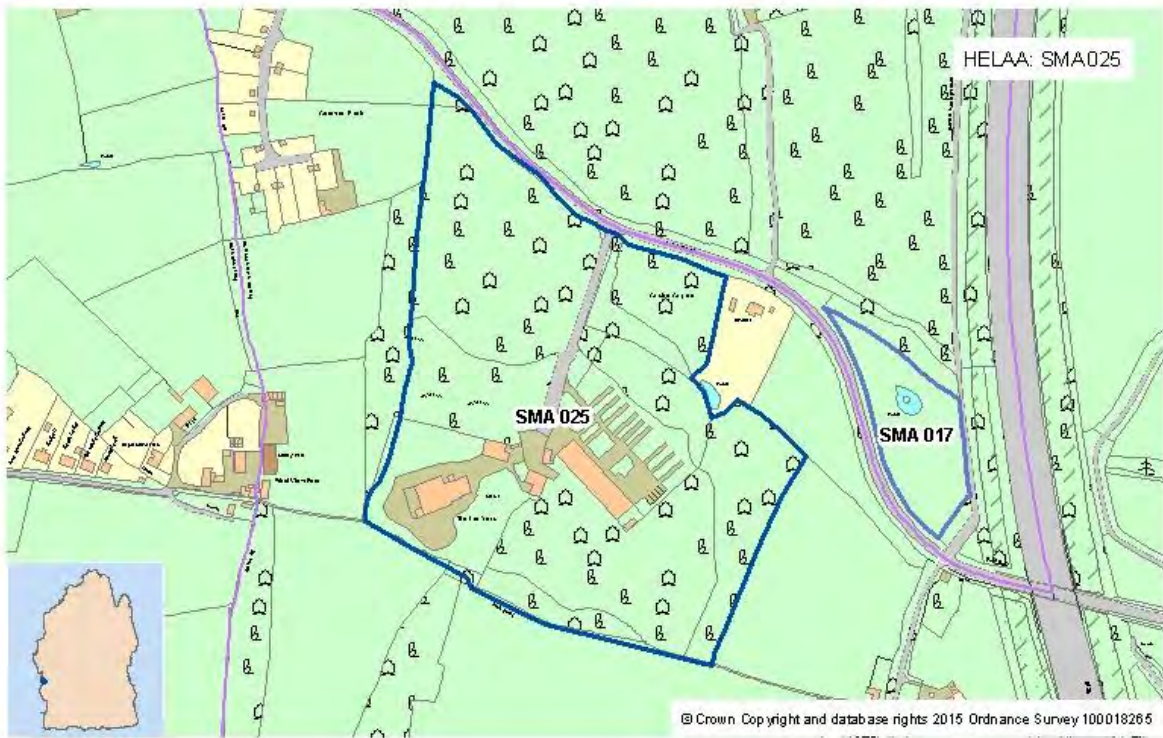
Lambs Business Park





**Tandridge**  
District Council

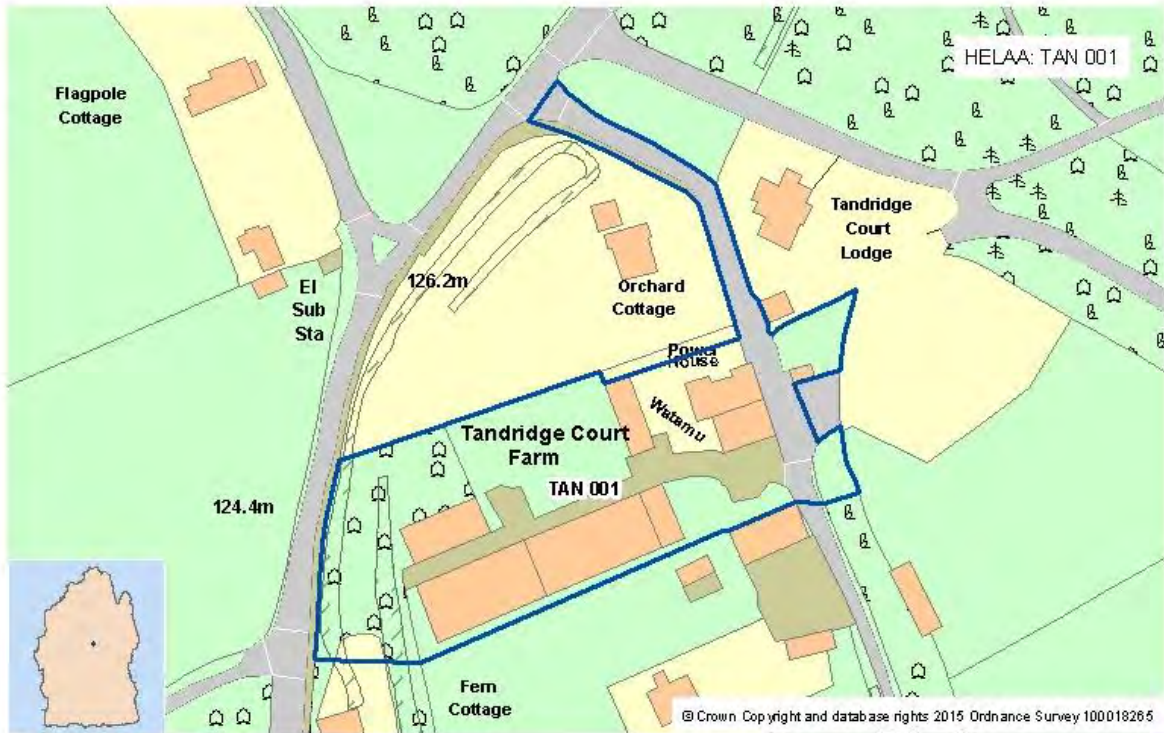
Downlands Settlement



**Tandridge**  
District Council

Timber Yard, Green Lane, Outwood





**Tandridge**  
District Council

Tandridge Court Farm, Tandridge



**Tandridge**  
District Council

Batts Farm, Warlingham

## Appendix 6 – Non-Qualifying Sites

All sites marked as non-qualifying on the table below were given such a classification as the site was considered to have development potential below the minimum threshold of 5 units. This may have been due to size, topography, shape, or because surrounding densities are low, making it unlikely a scheme would provide more than 5 or more units.

HELAA Site Reference	Site Address
BLE 009	Land at Travellers Rest <sup>1</sup>
CAT 043	121A Harestone Hill
CAT 046	Land off Coulsdon Road, Caterham
CAT 049	59 Stafford Road
CAT 055	Caterham Community Centre
CAT 056	Land to the rear of Windmill Close, Caterham
DOR 006	Land adjacent to Barberry
DPA 011	Little Paddock, Felcourt Rd
DPA 012	Land at The Lodge
GOD 013	Land at The Builder's Yard, Godstone
LIN 018	Land behind 83 Saxbys Lane
LIN 022	Land to the west of Roselea, Newchapel Road
OXT 013	Barnfield Way, Hurst Green, Oxted
OXT 014	Adj 13 Meadowlands, Hurst Green, Oxted
OXT 015	Adj 16 Meadowlands, Hurst Green, Oxted
OXT 029	Land at Lakestreet Green, Westerham Road
OXT 032	Land fronting Westerham Road, Oxted
OXT 038	29-31 Amy Road, Oxted
OXT 042	1A Springfield, Oxted
OXT 045	5 & 7 Old Oxted High Street
SMA 026	Land off Hathersham Close
TAT 001	Land south of Georges Road, Tatsfield
TAT 007	Land at Joyfields
WAR 002	Gresham Avenue, Warlingham
WAR 015	Land at the end of Southview Road
WAR 022	Rear of 33 Harrow Road, Warlingham
WAR 024	Farleigh Golf Club
WAR 027	Garage Block off Sunny Bank, Warlingham
WHY 008	21 Whyteleafe Hill
WOL 001	Hurst Place, Woldingham
BLE 009	Land at Travellers Rest
CAT 043	121A Harestone Hill
CAT 046	Land off Coulsdon Road, Caterham
CAT 049	59 Stafford Road
CAT 055	Caterham Community Centre
CAT 056	Land to the rear of Windmill Close, Caterham
DOR 006	Land adjacent to Barberry
DPA 011	Little Paddock, Felcourt Rd
DPA 012	Land at The Lodge
GOD 013	Land at The Builder's Yard, Godstone
LIN 018	Land behind 83 Saxbys Lane
LIN 022	Land to the west of Roselea, Newchapel Road

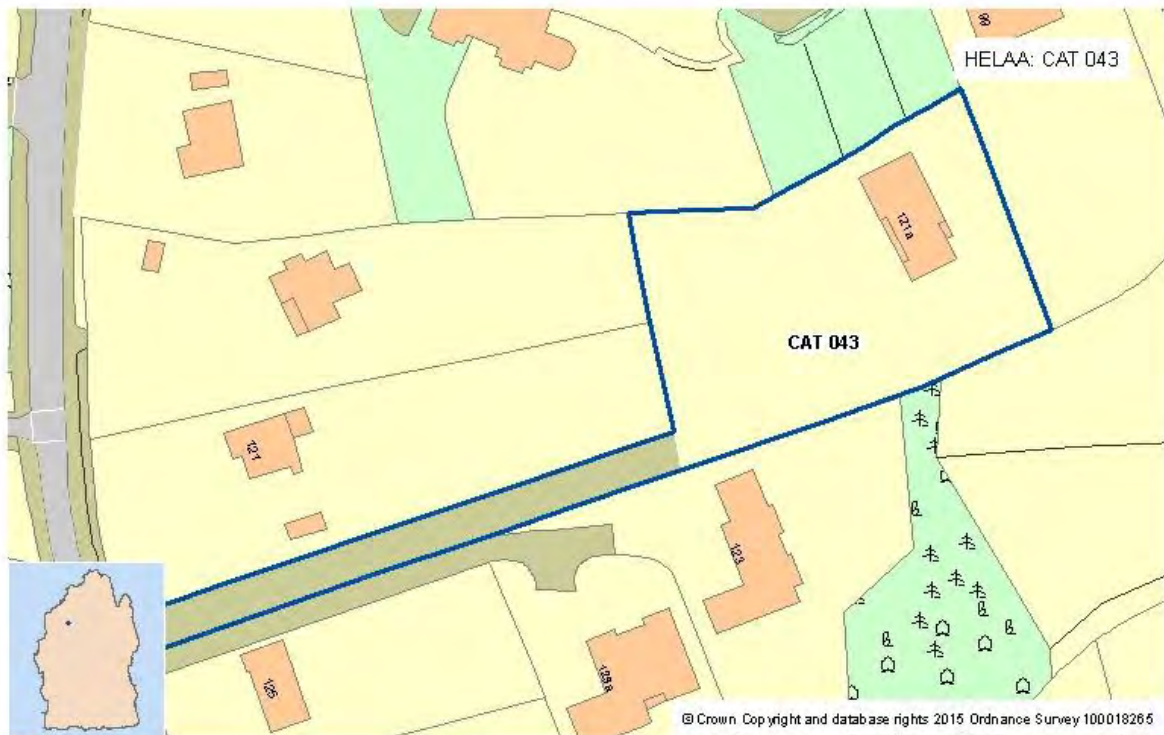
<sup>1</sup> This site has also been considered for Traveller use where there is no minimum size needed for qualifying

OXT 013	Barnfield Way, Hurst Green, Oxted
OXT 014	Adj 13 Meadowlands, Hurst Green, Oxted
OXT 015	Adj 16 Meadowlands, Hurst Green, Oxted
OXT 029	Land at Lakestreet Green, Westerham Road
OXT 032	Land fronting Westerham Road, Oxted
OXT 038	29-31 Amy Road, Oxted
OXT 042	1A Springfield, Oxted
OXT 045	5 & 7 Old Oxted High Street
SMA 026	Land off Hathersham Close
TAT 001	Land south of Georges Road, Tatsfield
TAT 007	Land at Joyfields
WAR 002	Gresham Avenue, Warlingham
WAR 015	Land at the end of Southview Road
WAR 022	Rear of 33 Harrow Road, Warlingham
WAR 024	Farleigh Golf Club
WAR 027	Garage Block off Sunny Bank, Warlingham
WHY 008	21 Whyteleafe Hill
WOL 001	Hurst Place, Woldingham



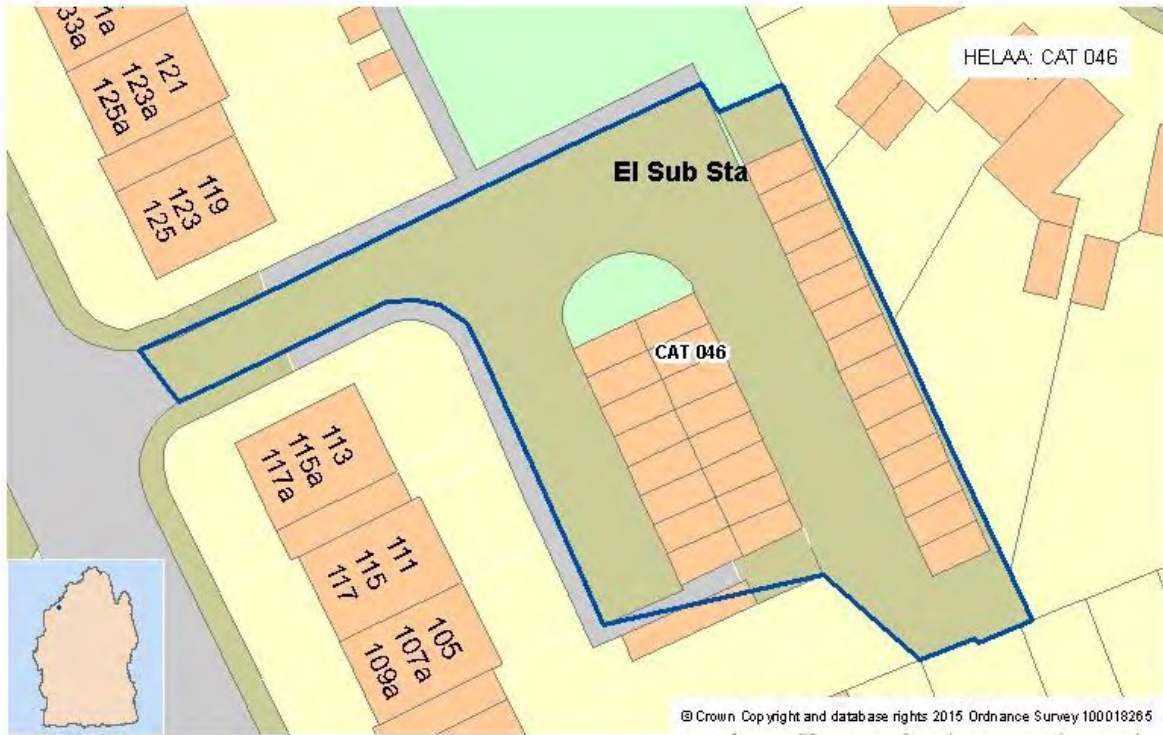
**Tandridge**  
District Council

Land at Travellers Rest



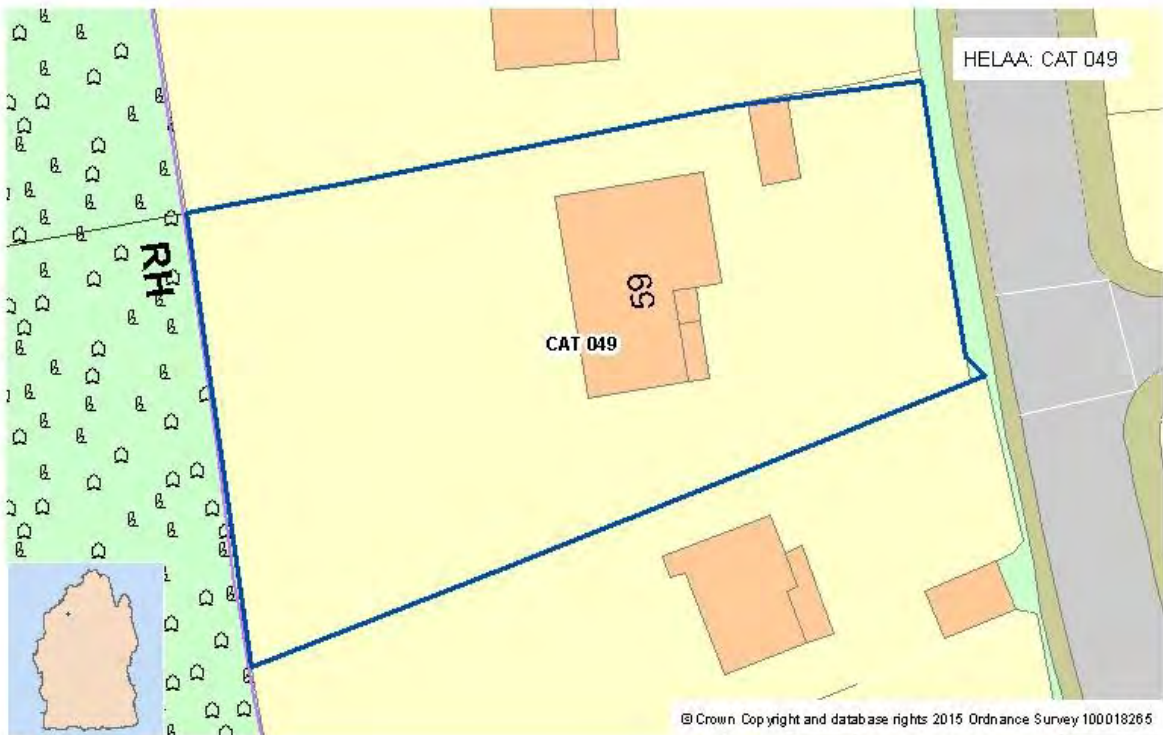
**Tandridge**  
District Council

121A Harestone Hill



**Tandridge**  
District Council

Land off Coulsdon Road, Caterham

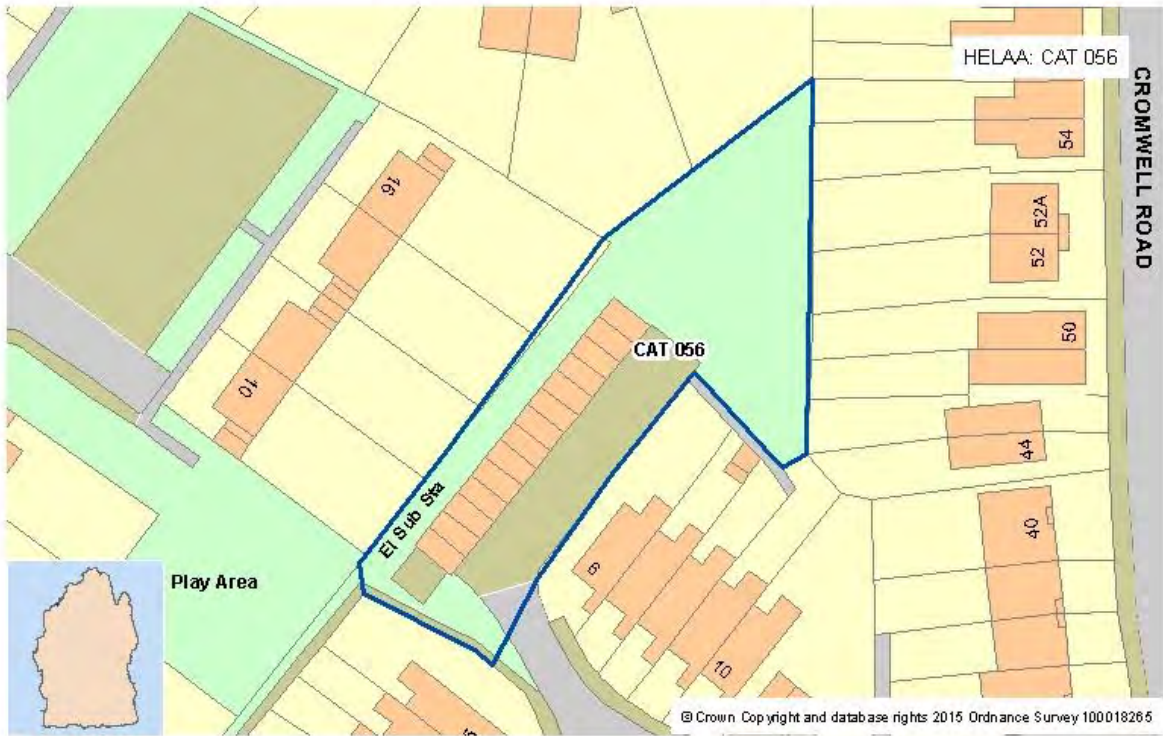


**Tandridge**  
District Council

59 Stafford Road



Caterham Community Centre

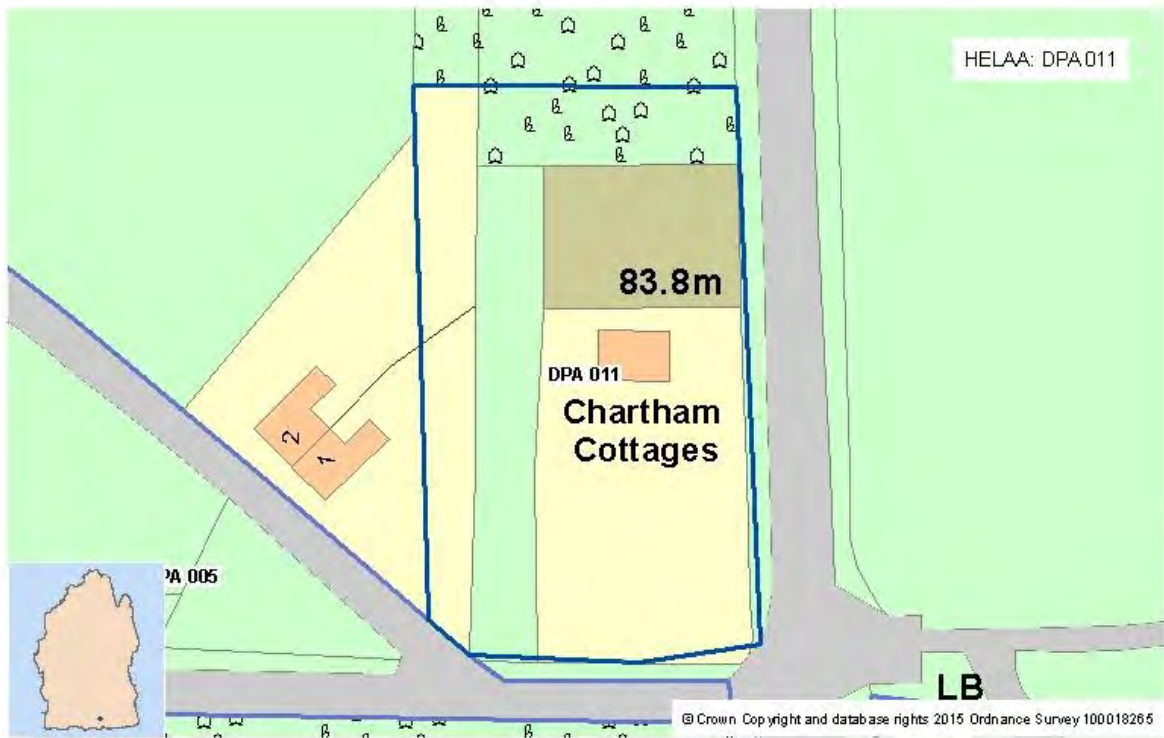


Land to the rear of Windmill Close, Caterham



**Tandridge**  
District Council

Land adjacent to Barberry



**Tandridge**  
District Council

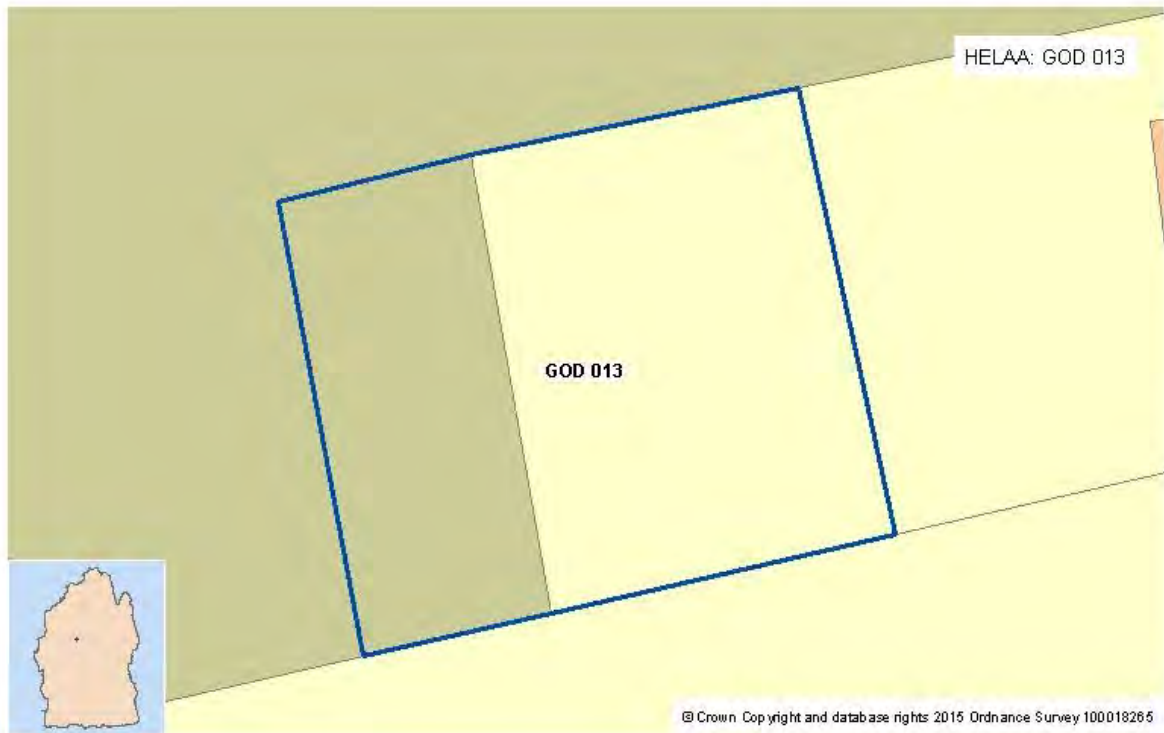
Little Paddock, Felcourt Rd





**Tandridge**  
District Council

Land at The Lodge



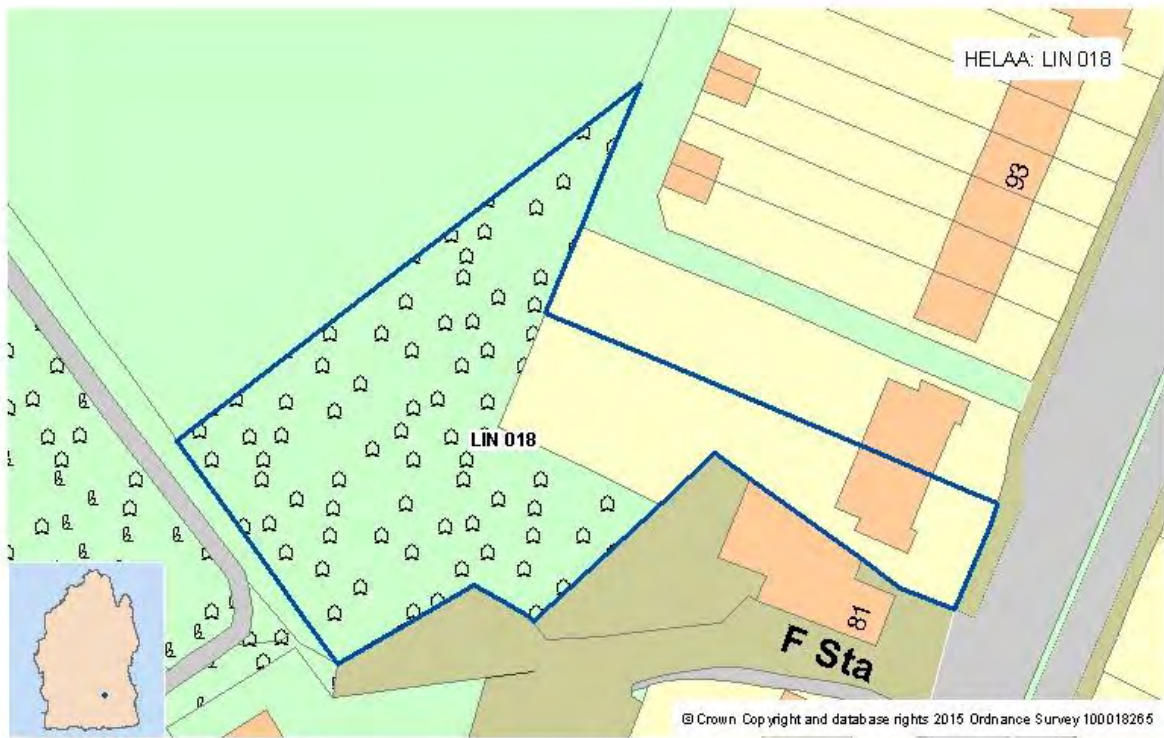
**Tandridge**  
District Council

Land at The Builder's Yard, Godstone



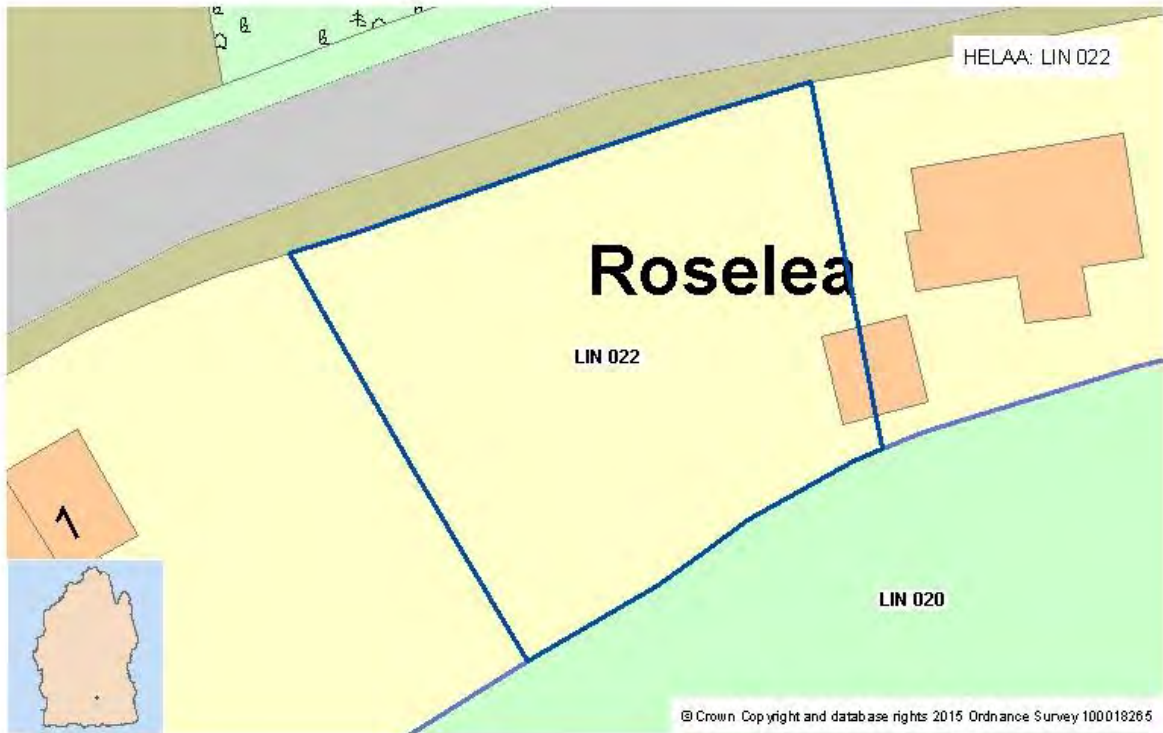
**Tandridge**  
District Council

Land at Rabies Heath Road, Bletchingley



**Tandridge**  
District Council

Land behind 83 Saxbys Lane



Land to the west of Roselea, Newchapel Road



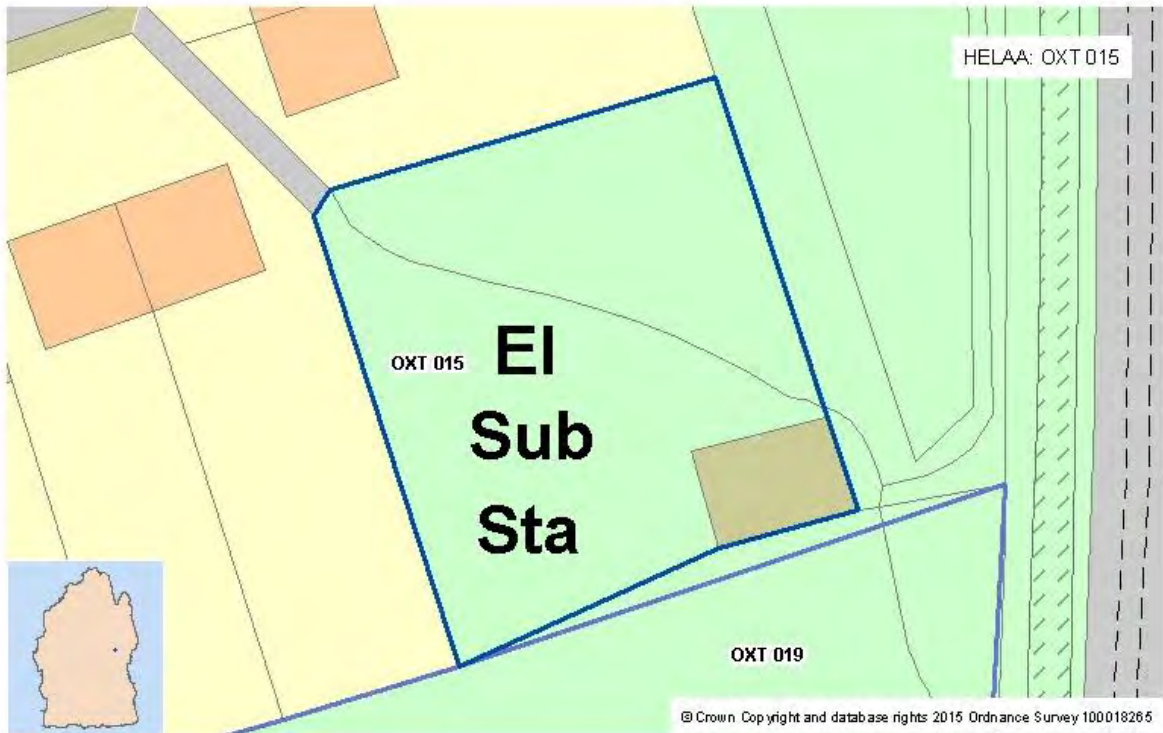
Barnfield Way, Hurst Green, Oxted



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Adj 13 Meadowlands, Hurst Green, Oxted



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Adj 16 Meadowlands, Hurst Green, Oxted



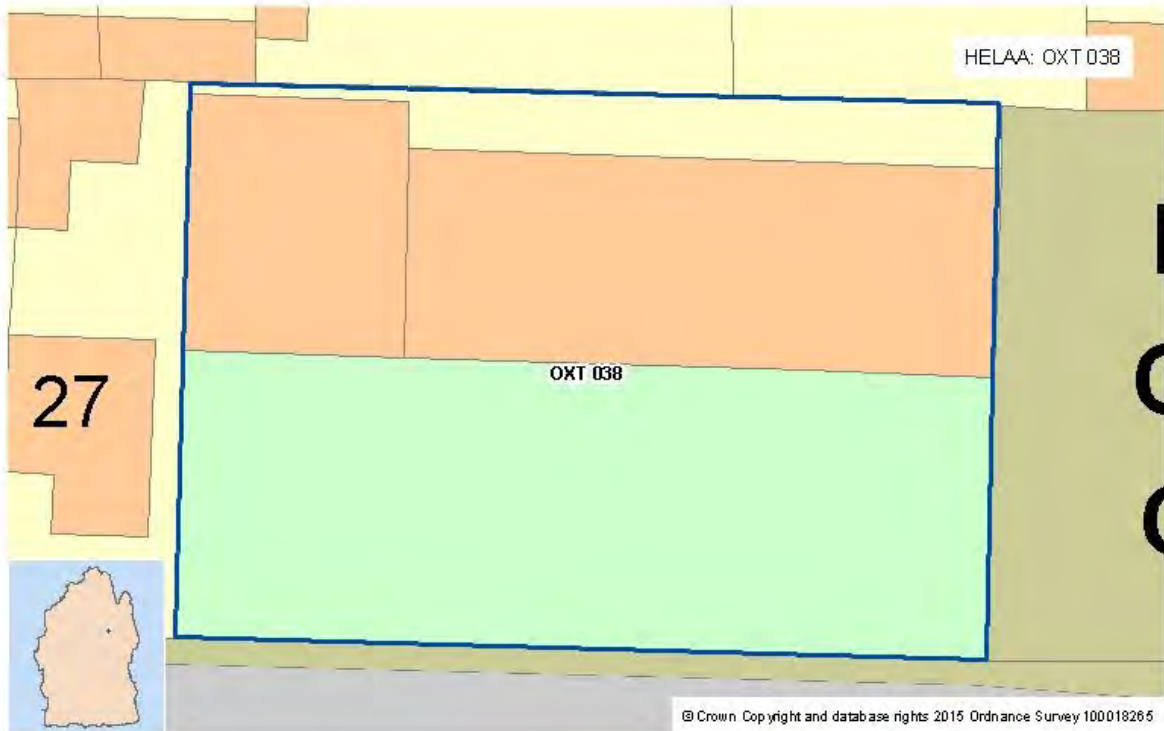
**Tandridge**  
District Council

Land at Lakestreet Green, Westerham Road



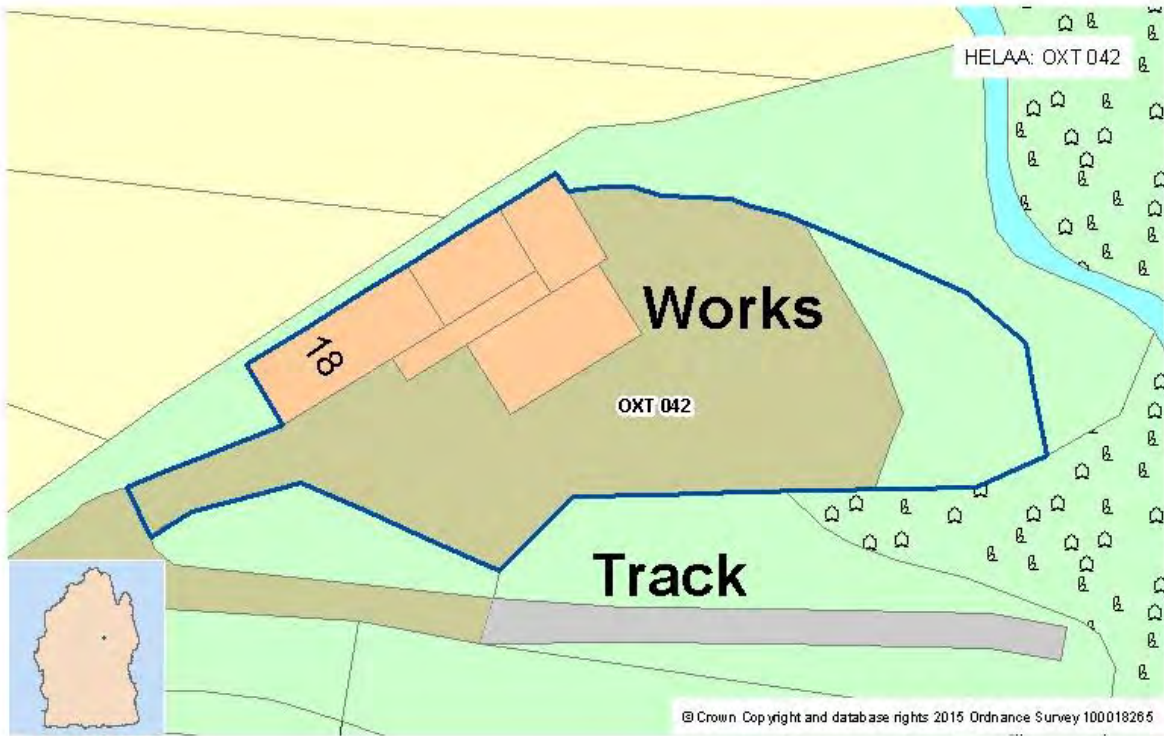
**Tandridge**  
District Council

Land fronting Westerham Road, Oxted



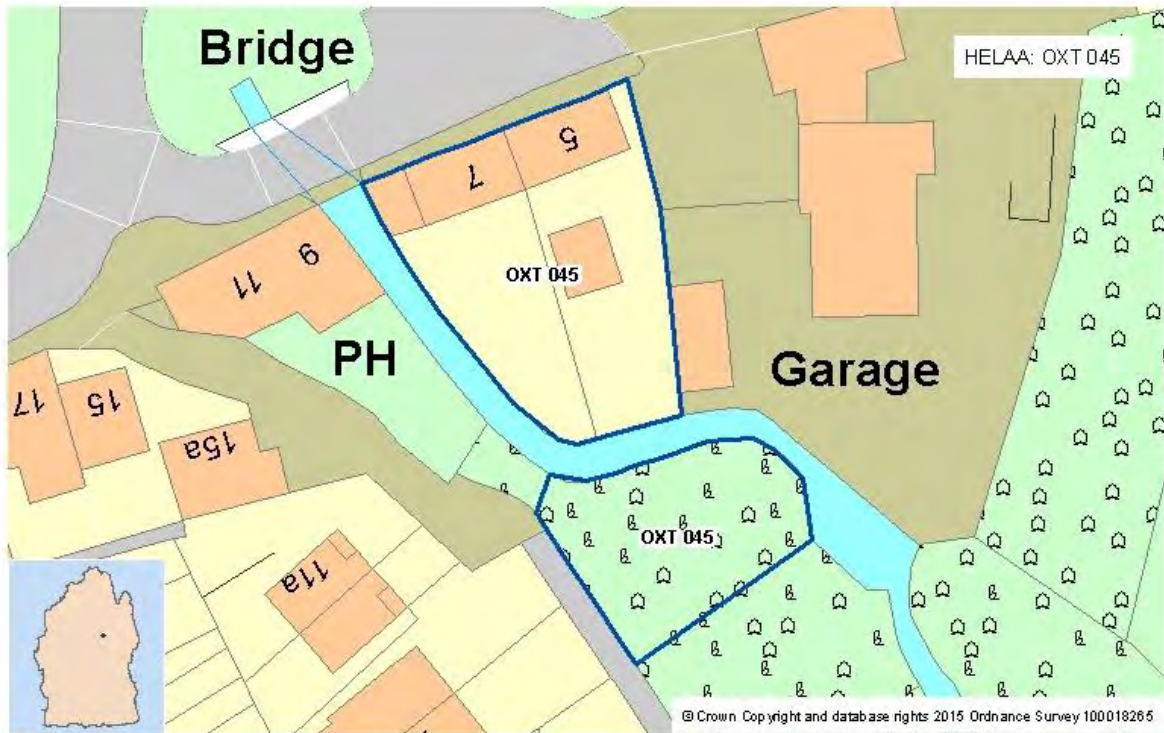
**Tandridge**  
District Council

29-31 Amy Road, Oxted



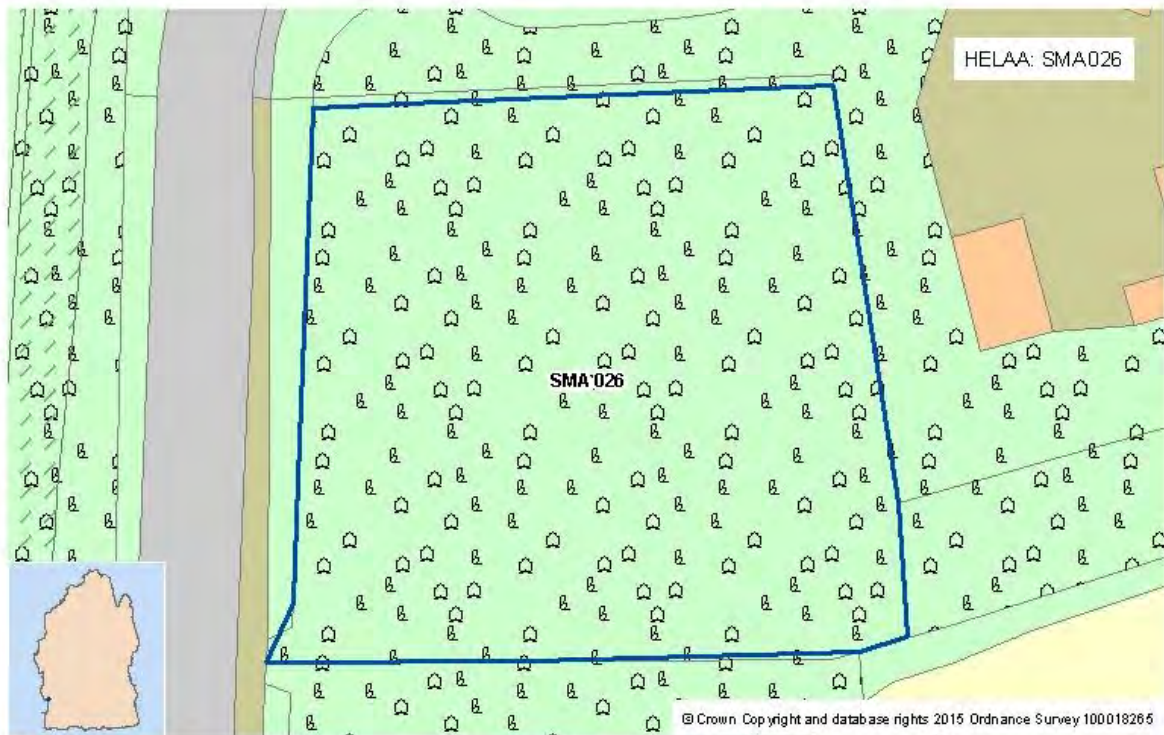
**Tandridge**  
District Council

1A Springfield, Oxted



**Tandridge**  
District Council

5 & 7 Old Oxted High Street



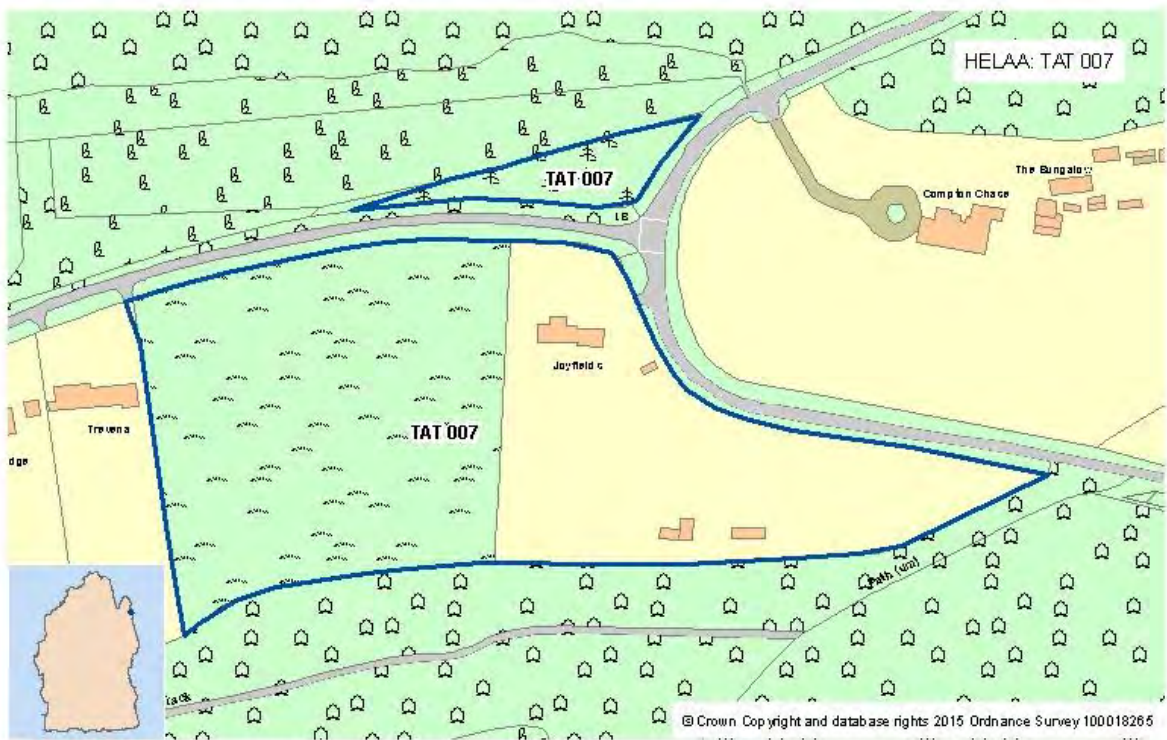
**Tandridge**  
District Council

Land off Hathersham Close



**Tandridge**  
District Council

Land south of Georges Road, Tatsfield



**Tandridge**  
District Council

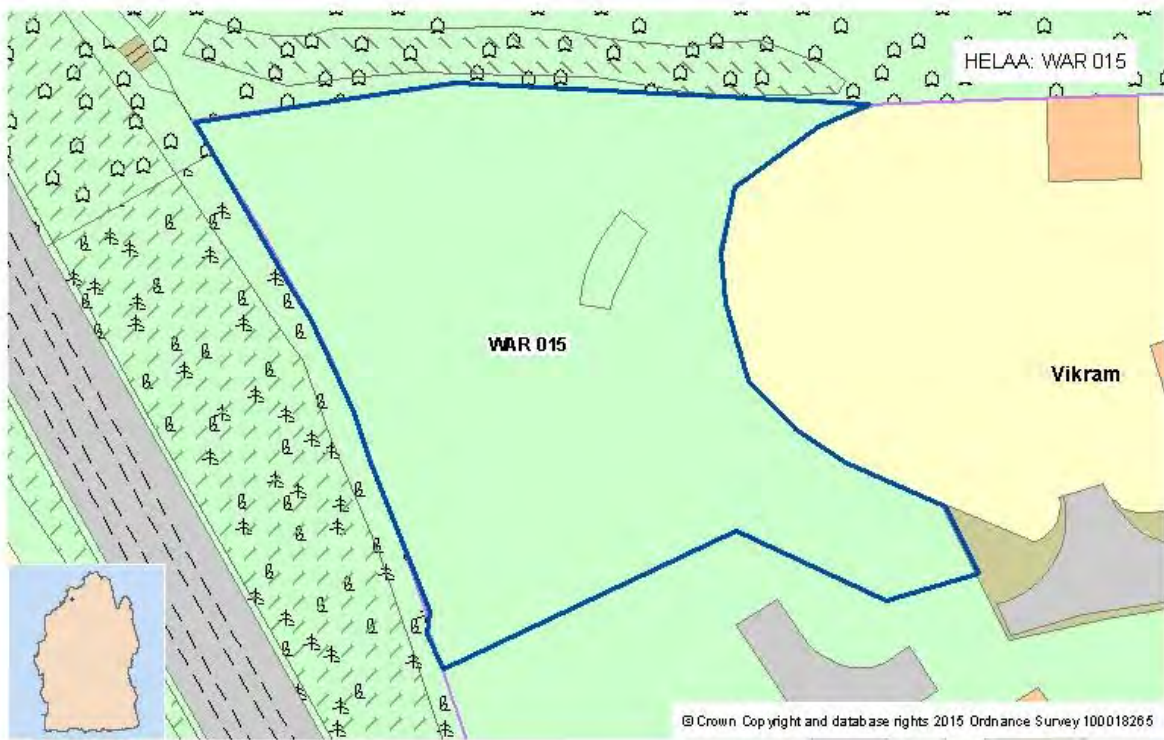
Land at Joyfields





**Tandridge**  
District Council

Gresham Avenue, Warlingham



**Tandridge**  
District Council

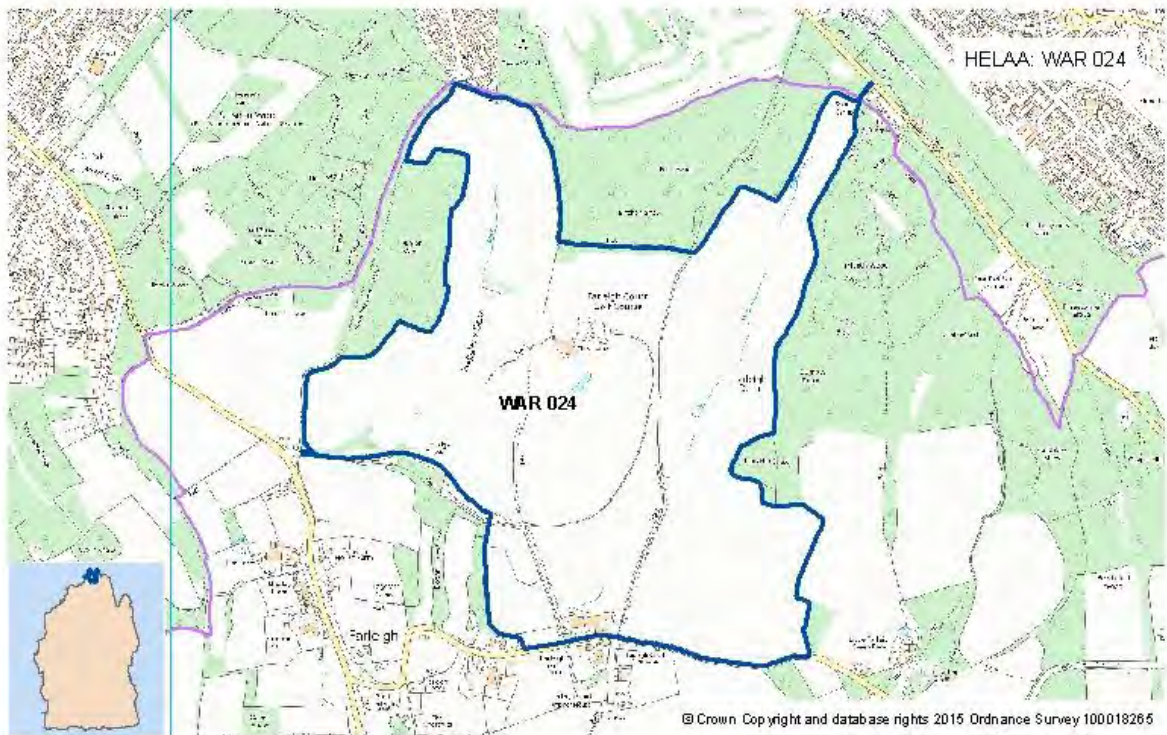
Land at the end of Southview Road



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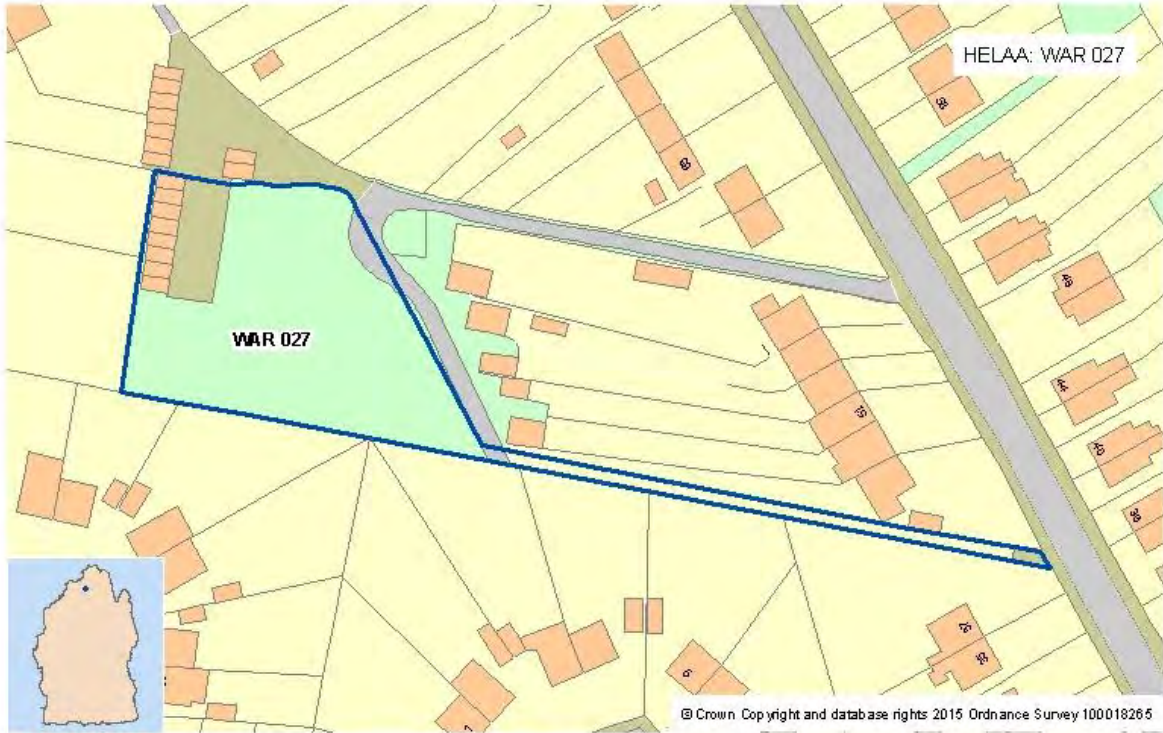
Rear of 33 Harrow Road, Warlingham



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Farleigh Golf Club



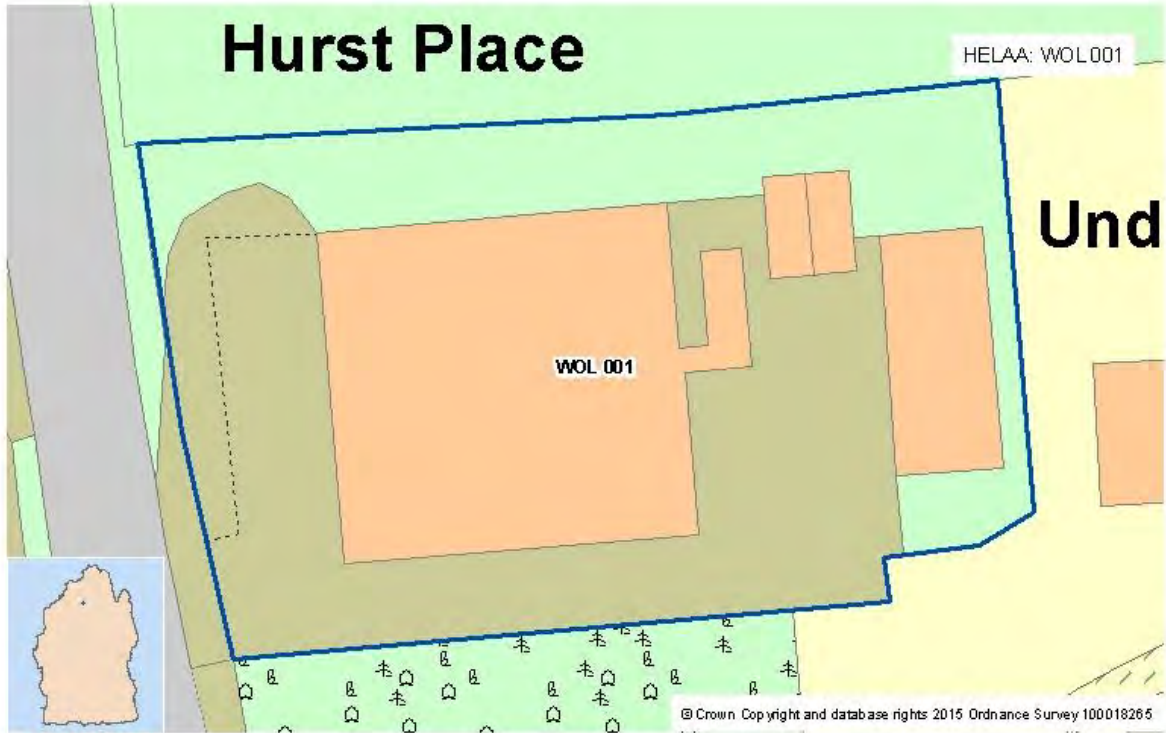
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Garage Block off Sunny Bank, Warlingham



**Tandridge**  
District Council

21 Whyteleafe Hill



**Tandridge**  
District Council

Hurst Place, Woldingham

## Appendix 7 – Traveller Sites

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	BHE 009
<b>Location</b>	Land adjacent to Hartley, Hare Lane, Blindley Heath, RH7
<b>Current Land Use</b>	Greenfield, grazing land.
<b>Size</b>	1.28 hectares. Previous application sought 3 pitches. In practice, site is capable of accommodating much greater total. Assuming 15 pitches per hectare, potential for up to 19 pitches.
<b>Topography</b>	Site is flat for purposes of Traveller accommodation.
<b>Availability</b>	The owner of the site is known and previous planning application (2008/1185) was submitted. Contact has been made with the owner who has confirmed availability for such use.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	<p>Part of site alongside bridleway is in Flood Zone 2, which has potential to reduce capacity of the site. The remainder is located in Flood Zone 1.</p> <p>Apart from a small area in the north west of the site, the site is not prone to surface water flooding.</p> <p>The site is not located in the broad area which is at risk of ground water flooding.</p>
<b>Environmental Health</b>	No potential contaminated land identified within or adjoining site
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	None
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Services not in the immediate vicinity. Residents could use Blindley Heath for some of its services (roughly 1 mile away) but would likely use Lingfield or Smallfield for most of its needs (approx. 3.5 miles away).
<b>Accessibility to transport modes</b>	<p>No nearby public transport modes and it is not considered likely that cycling/walking would be used by residents considering lack of footpath/cyclepath along Hare Lane albeit bridleway on eastern boundary.</p> <p>Reasonable access to wider transport network from Hare Lane to Eastbourne Road.</p>
<b>Relationship with settled communities</b>	<p>Has neighbouring property to the west but no other immediate neighbours.</p> <p>Well screened from south and east but will be able to be seen from north and from neighbouring property without screening/landscaping. Site promoter has indicated that neighbouring properties would not object to the development of the site.</p>
<b>Overall</b>	
The site is considered suitable for Traveller accommodation.	



Land adjacent to Hartley, Hare Lane

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	BLE 009
<b>Location</b>	Land at Travellers Rest, Rockshaw Road, Merstham, RH1 3DE
<b>Current Land Use</b>	Greenfield – site used for horse grazing.
<b>Size</b>	0.78 hectares. The applicant has suggested that 30+ pitches could be provided on the site, but such a density seems highly unlikely. At a rate of 15 pitches per hectare, that would equate to 12 pitches.
<b>Topography</b>	Site is largely flat and suitable for the provision of pitches.
<b>Availability</b>	The landowner has submitted the site as part of the process and it is assumed that the site is available.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	The whole site lies within Flood Zone 1 and is not in an area at risk of surface water flooding.  The site lies in the broad area identified as being at risk of ground water flooding.
<b>Environmental Health</b>	No potential contaminated land identified within or adjoining site and Environmental Health have no concerns about the proximity of the site to the M23/M25 interchange
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	Site lies within AONB.
<b>Green Belt</b>	Site lies within Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Services not immediately nearby. Residents would likely go to Merstham (1.5 miles) or Caterham (3 miles) to access services.
<b>Accessibility to transport modes</b>	No public transport options immediately nearby and it is not seen likely that residents would cycle or walk to services given lack of footpath/cyclepath and distance to services.  The site is well located to access the M23 and M25.
<b>Relationship with settled communities</b>	Neighbouring properties to the west, east and south east. It is likely that views out of the site would be prevented by screening from large, mature trees located on the site's boundaries.
<b>Overall</b>	
The relationship of the site with the AONB would have to be looked at in more detail before it can be considered as suitable.	





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Land at Travellers Rest

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	BLE 011
<b>Location</b>	Land at Warwick Wold
<b>Current Land Use</b>	Greenfield (land recently cleared of trees, parts of hardstanding visible near entrance on site visit).
<b>Size</b>	0.16 hectares. Discussions with owners suggest potential for 2-3 pitches.
<b>Topography</b>	Site is flat enough for use as pitches.
<b>Availability</b>	Site submitted as part of the process and is considered available. Meeting with owner has confirmed availability.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	Site within Flood Zone 1. Surface water flooding not a known risk at this location.  Not located in broad area which is at risk of ground water flooding.
<b>Environmental Health</b>	Environmental Health have concerns that this site will not meet the World Health Organisation noise guidelines and would need to be overcome.  No potential contaminated land identified within or adjoining site.
<b>Environmental Designations</b>	Ancient woodland borders site to the southwest.
<b>Landscape Designation</b>	Site lies within AONB.
<b>Green Belt</b>	Site lies within Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Merstham is less than a mile away and is likely to provide access to everyday services.
<b>Accessibility to transport modes</b>	No nearby public transport modes and it is not considered likely that cycling/walking would be used by residents considering lack of pavement/cyclepath, although footpath located reasonably close by.  Good access to wider transport network with M25 and M23 nearby.
<b>Relationship with settled communities</b>	No neighbouring properties and is capable of being well screened.
<b>Overall</b>	
<p>The relationship of the site with the AONB would have to be looked at in more detail before it can be considered as suitable.</p> <p>Environmental Health have concerns that that the site would not meet World Health Organisation guidelines due to proximity of the M23/M25 and such an issue would need to be overcome before the site could be considered suitable.</p>	



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Land at Warwick Wold

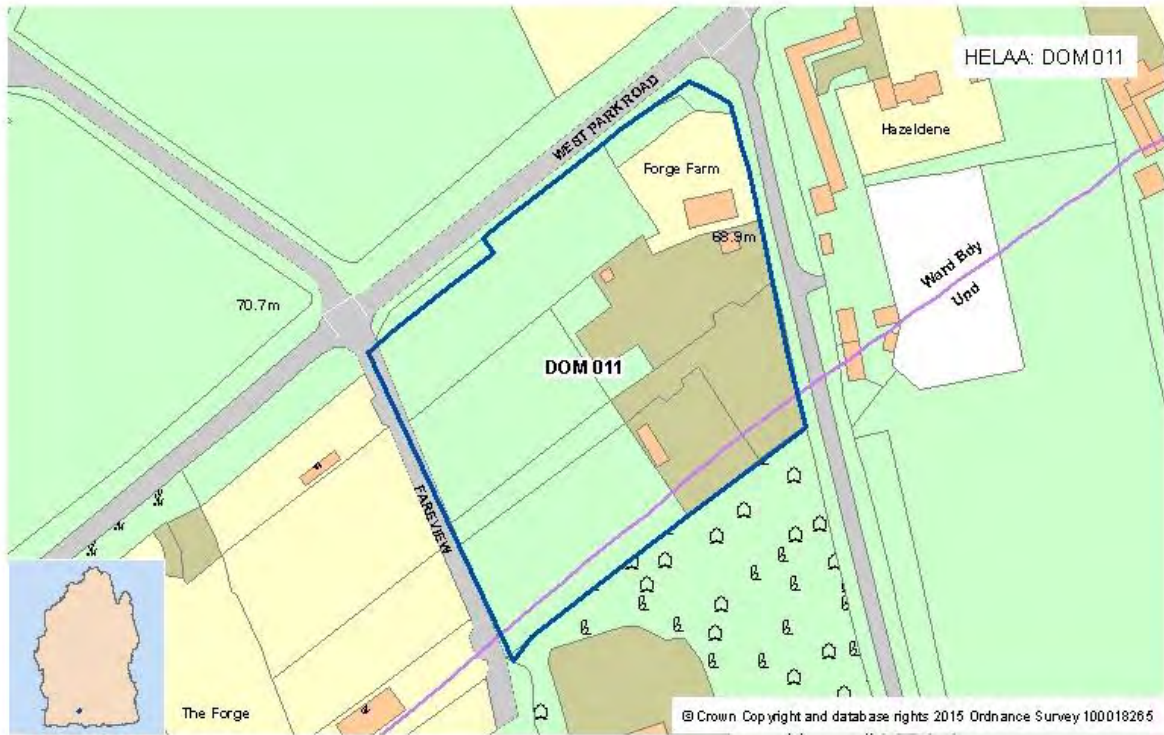
<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	BLE 012
<b>Location</b>	Land at Warwick Wold Road, Bletchingley, RH1 3DH
<b>Current Land Use</b>	Mostly greenfield – north western section wooded but remainder mostly open with some tree coverage.  Family currently residing on site.
<b>Size</b>	2.06 hectares. Agent proposes 2 pitches.
<b>Topography</b>	Topography would prevent part of the site from being developed but would not prevent delivery of two pitches.
<b>Availability</b>	The agent has submitted the site as part of process. Planning application 2014/1009 was submitted for part of site for 1 pitch and refused. An appeal was lodged but has subsequently been withdrawn.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	Site lies within Flood Zone 1 and is not subject to surface water flooding.  The site is not located in a broad area which is at risk of ground water flooding.
<b>Environmental Health</b>	Environmental Health have concerns that this site will not meet the World Health Organisation noise guidelines and would need to be overcome.  No potential contaminated land identified within or adjoining site.
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	Located within AONB.
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Merstham is less than a mile away and is likely to provide access to everyday services.
<b>Accessibility to transport modes</b>	No nearby public transport modes and it is not considered likely that cycling/walking would be used by residents although footpath located reasonably close by.  Good access to wider transport network with M25 and M23 nearby.
<b>Relationship with settled communities</b>	Considered to be well screened away from nearby properties.
<b>Overall</b>	
The relationship of the site with the AONB would have to be looked at in more detail before it can be considered as suitable. Environmental Health have concerns that that the site would not meet World Health Organisation guidelines due to proximity of the M23/M25 and such an issue would need to be overcome before the site could be considered suitable.	



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Land at Warwick Wold Road

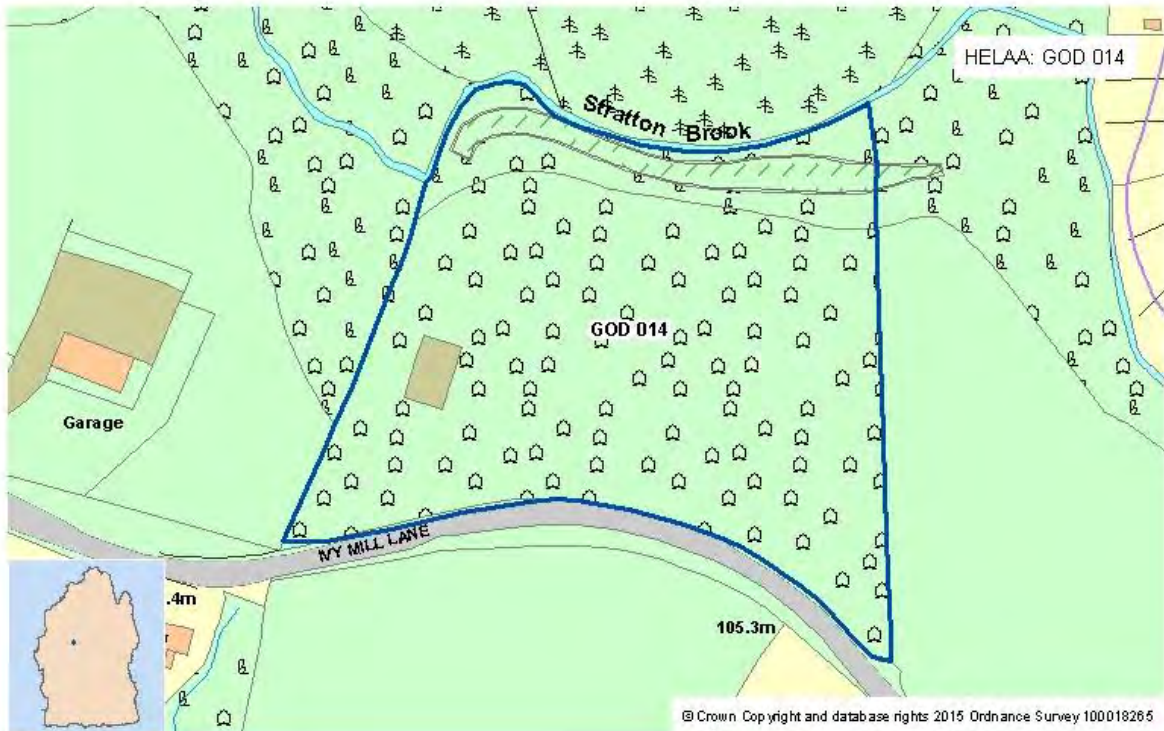
<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	DOM 011
<b>Location</b>	Land at Forge Farm Nurseries, West Park Road, Newchapel, RH7 6HT
<b>Current Land Use</b>	Eastern part in use as G&T site, western half of the site not presently developed.
<b>Size</b>	1.2 hectares. Submission suggests 12 units. (Had temporary planning permission for 5 years between 2009 and 2014 for 6 caravans)
<b>Topography</b>	Site is flat for purposes of Traveller accommodation.
<b>Availability</b>	The site has been submitted as part of this process. It is thus assumed to be available.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	Within Flood Zone 1 and is not subject to surface water flooding.  Site is located in broad area which is at risk of ground water flooding.
<b>Environmental Health</b>	Whilst within 250 metres from contaminated land it is not thought that this would prevent the allocation of such a site
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	None
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Services not in the immediate vicinity. Lingfield around 2 miles away, which would likely provide a number of key services to residents. East Grinstead lies further away (3.5 miles) but could provide services to residents.
<b>Accessibility to transport modes</b>	No nearby public transport modes and it is not considered likely that cycling/walking would be used by residents.  Reasonable access to wider transport network from West Park Road.
<b>Relationship with settled communities</b>	To the west is the Plantation, a Travelling Showperson site and to the east and north are detached residential properties screened off from view.  The site is currently is currently home to families, who have submitted the site for Traveller use.
<b>Overall</b>	
The site is considered suitable for Traveller accommodation.	



Forge Farm Nurseries

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	GOD 014
<b>Location</b>	Land at Ivy Mill Lane, RH9 8NR
<b>Current Land Use</b>	The site is mostly greenfield, agricultural land. Concrete base exists which was to be foundation for stable block but stables never completed.
<b>Size</b>	1.3 hectares. Applicant proposing 6-7 pitches.
<b>Topography</b>	Site is relatively flat and appropriate for purpose.
<b>Availability</b>	Site is available and has been submitted to us as part of this process. Recent planning application also suggests site is available.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	Vast majority of site is in Flood Zone 1 with very small part of southern part of site lying within Flood Zone 3. No identified issues with surface water flooding.  Area is identified as being in broad area which is at risk of ground water flooding.
<b>Environmental Health</b>	The site lies on a former landfill site. Environmental Health colleagues suggest that site proponent would need to submit information to show that it would be suitable for habitation. Until that is provided, it is considered that the site would not be suitable for traveller accommodation.
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	None
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Some services within walking distance in Godstone. Higher order services will be accessed in Oxted (approx. 4 miles away).
<b>Accessibility to transport modes</b>	Bus stop nearby has service (410) from Godstone into Oxted.  Reasonable access to wider road network nearby (M25 and A22).
<b>Relationship with settled communities</b>	Thick tree coverage, particularly on the north and west of the site would prevent a visual impact to nearby properties and businesses.
<b>Overall</b>	The site would not be suitable for allocation due to issues of land contamination.





Land at Ivy Mill Lane

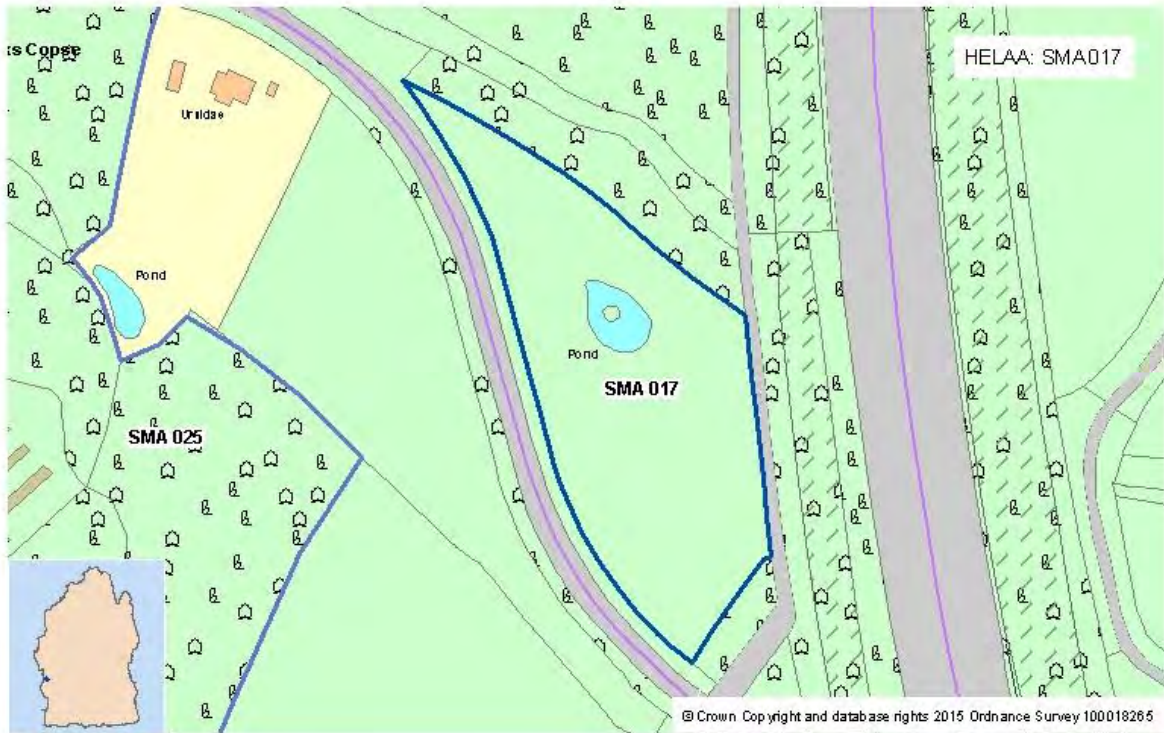
<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	LIN 024
<b>Location</b>	Land at Lingfield Common Road, RH7 6BZ
<b>Current Land Use</b>	<p>The site is a mix of brownfield and greenfield.</p> <p>Most of land is overgrown vegetation. Northern part of site contains a Tyre Yard with associated buildings. The northern part of the site is currently fenced off from southern part.</p> <p>Hard standing on western part of site historically used for access, albeit site visit suggests that the site has not been accessed using the hard standing for a considerable amount of time.</p>
<b>Size</b>	<p>0.97 hectares.</p> <p>5 plots proposed.</p>
<b>Topography</b>	Site is flat for purposes of Traveller accommodation.
<b>Availability</b>	Site is deemed to be available. Applicants have permission of owner to pursue allocation.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	<p>EA mapping indicates most of site lies within Flood zone 3. Furthermore, there are issues with surface water flooding on the east part of the site. As a result, it is not considered that it is an appropriate site for allocation.</p> <p>Not located in broad area which is at risk of ground water flooding.</p>
<b>Environmental Health</b>	Environmental Health do not have concerns that the nearby sewage works and contaminated land would prevent allocation of the site.
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	None
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	<p>Services not in the immediate vicinity but residents would likely access Lingfield for services such as shops, doctors, etc, which is fairly close by.</p> <p>Pub immediately adjacent to the south east of the site.</p>
<b>Accessibility to transport modes</b>	<p>Public transport routes served from adjacent bus stops but no real prospect of pedestrian/cycle access.</p> <p>Reasonable access to wider transport network from Lingfield Common Road.</p>
<b>Relationship with settled communities</b>	Very few neighbouring occupied uses – pub to the south east and property to the south west. The site would be visible from these uses unless screened from view.
<b>Overall</b>	Due to the risks of flooding, this would not be a suitable site for allocation.



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Land at Lingfield Common Road

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	SMA 017
<b>Location</b>	Land at Green Lane, Outwood, TH1 5QP
<b>Current Land Use</b>	Greenfield open land with clump of trees surrounding pond.
<b>Size</b>	0.9 hectares. Submission states that site could accommodate between 4-6 pitches.
<b>Topography</b>	The site slopes slightly from north west to south east but site is flat for purposes of Traveller accommodation.
<b>Availability</b>	Site is available and has been submitted to us as part of this process.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	Located within Flood Zone 1.  Not located in broad areas which are at risk of ground water flooding.
<b>Environmental Health</b>	The site is reasonably close to a former landfill site but it is not envisaged that this would prevent allocation at this stage.  Due to the site lying close to the M23, Environmental Health have concerns that the site will not meet the World Health Organisation noise guidelines and would need to be overcome.
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	None
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Services not in the immediate vicinity. Residents could use Outwood for some of its services (roughly 1 mile away) but would likely use Redhill, Horley or Smallfield for much of their needs.
<b>Accessibility to transport modes</b>	No nearby public transport modes and it is not considered likely that cycling/walking would be used by residents considering lack of footpath/cyclepath along Green Lane.  Reasonable access to wider transport network from Green Lane
<b>Relationship with settled communities</b>	Not located near to settled community and would not be visible in the wider landscape. Close by to existing Gypsy and Traveller site a few hundred yards away.
<b>Overall</b>	
Environmental Health have concerns that that the site would not meet World Health Organisation guidelines due to proximity of the M23 and such an issue would need to be overcome before the site could be considered suitable.	



Land at Green Lane, Outwood

<b>1. Site Characteristics</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Site Reference</b>	SMA 018
<b>Location</b>	Land at Burstow Stables, Green Lane, RH6 9TE
<b>Current Land Use</b>	Brownfield land containing former stables/animal sanctuary and hardstanding accessed by private track. Temporary permission for use as G&T use (1 pitch) in site.
<b>Size</b>	0.7 hectares. Applicant proposing 12 pitches
<b>Topography</b>	Site is relatively flat and appropriate for purpose.
<b>Availability</b>	Site is available and has been submitted to us as part of this process. Recent planning application also suggests site is available.
<b>2. Environmental</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Flood Risk</b>	Located within Flood Zone 1.  Not located in broad area which is at risk of ground water flooding.
<b>Environmental Health</b>	The site is reasonably close to a former landfill site but it is not envisaged that this would prevent allocation at this stage.  Environmental Health have concerns that due to the proximity of the Gatwick flightpath and the M23, the site will not meet the World Health Organisation noise guidelines and would need to be overcome.
<b>Environmental Designations</b>	None
<b>Landscape Designation</b>	None
<b>Green Belt</b>	Site in Green Belt
<b>3. Social</b>	
<b>Aspect</b>	<b>Site Note</b>
<b>Accessibility/Proximity to services</b>	Services not in the immediate vicinity. Residents likely to use Cophthorne or Horley for most needs.
<b>Accessibility to transport modes</b>	No nearby public transport modes and it is not considered likely that cycling/walking would be used by residents considering lack of footpath/cyclepath along Church Lane.  Reasonable access to wider transport network from Church Lane
<b>Relationship with settled communities</b>	Residences of Shipley Bridge located adjacent to site. Appears to be well screened from wider landscape and adjacent houses due to mature tree coverage and fencing on site borders.
<b>Overall</b>	
Environmental Health have concerns that that the site would not meet World Health Organisation noise guidelines due to proximity of the M23 and Gatwick Flightpath. Such issues would need to be overcome before the site could be considered suitable.	



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Burstow Stables, Green Lane, Burstow