

Our Local Plan



Sites Consultation (Regulation 18)

4 November 2016 – 30 December 2016

Foreword

Foreword from Councillor Martin Fisher

Our Local Plan for Tandridge will guide key planning decisions up to 2033. It will enable local people to have greater control about where development goes and help us balance the urgent need for affordable housing, against preserving the open character of the area and the Green Belt which is so highly valued.

It is also an opportunity for us to deliver the infrastructure our district needs, such as roads, schools and health care facilities. Any new development will need to take this into account.

We want to build the right type of development in the right places and make sure that the Green Belt is protected from inappropriate development.

We also need to create a plan which supports local business, attracts inward investment to make sure the area can thrive and survive into the future and capitalises on our connections with London, Gatwick and the south east.

We want a robust plan that manages development and reflects the needs and priorities of the local communities, recognising the uniqueness of the district and which is supportive of an environment where people want to live, work and visit.

The Local Plan: Sites Consultation gives you the opportunity to comment on individual sites submitted to the Council for consideration. Each site has now been through a landscape and ecology assessment, in addition to being considered alongside other evidence to further understand whether it could be developed or not. The consultation sets out which sites:

- Could be realistically developed
- Cannot be recommended for development
- Need more investigation before a decision can be made either way

The Sites Consultation is underpinned by evidence which can be used to protect the Green Belt and does not make any decisions about if and where land could be allocated for development, or make decisions that alter the boundary of the Green Belt.

In addition, it includes further details about the potential for a new village or large extension to an existing settlement and asks whether this is a strategy we should pursue.

The results of the Site Consultation will inform the next draft of the Local Plan which will undergo consultation in autumn 2017.

We want you to feel you have been able to shape and influence the place you live, work or visit, so please take this opportunity to tell us what you think.



Councillor Martin Fisher

Leader of Tandridge District Council



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The sites consultation document

1 The context

1 The context

The Local Plan: Sites Consultation

The Sites Consultation document is being presented at an early stage in the plan making process and should be viewed with the following in mind in terms of what this document **does do** and what it **does not do**.

What this document <u>does</u>	What this document <u>does not</u> do
The document <u>does</u> present the individual sites which are being considered through the plan making process.	The content of the document <u>does not</u> reflect any planning applications - the sites included in this document are not planning applications.
The document <u>does</u> present those sites which have been ruled out from further investigation using current evidence.	
	The document <u>does not</u> replace or override any planning policies which are set out in the adopted Core Strategy or Detailed Policies DPD's.
	The document and this consultation <u>does not</u> replace the earlier consultation on the Issues and Approaches, and is in addition to it. All information from both consultations will be considered in the plan making process.

1 The context

Our Local Plan

1.1 Tandridge District Council is preparing a Local Plan which will set out a new development strategy for the district up to 2033.

1.2 A Local Plan provides the opportunity for the district to build on its existing strengths while also addressing identified challenges by guiding the delivery of homes, providing for employment and setting policies which enhance the natural and historic environment. To achieve this, the Local Plan will allocate sites for housing, employment and open spaces and set out policies to be used in the assessment of planning applications.

1.3 The Council's current planning policies are set out in the Tandridge District Core Strategy (2008) and the Detailed Policies (2014). Once adopted, the Local Plan will replace the Core Strategy (2008).

1.4 A crucial stage in the creation of the Local Plan is the opportunity for residents and other people with an interest in the district to have their say on the Plan through consultation. This enables the Council to consider the views of the community, stakeholders and all interested parties, in the preparation of a Local Plan while balancing it with local evidence.

1.5 The Council undertook the first stage of formal consultation between December 2015 and February 2016. This Local Plan: Sites Consultation document, is the second opportunity to comment on the Plan and what it should include. This consultation is being carried out in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 between **4 November 2016** and **30 December 2016**.

Why is the Local Plan being prepared?

1.6 The starting point for the preparation of the Local Plan is government policy and legislation and a plan must conform with these first and foremost. The main thrust of national policy is to ensure that sustainable development is achieved across the country and that each Local Authority plays its part in increasing the supply of housing ⁽¹⁾.

1.7 The key message which runs through the heart of the NPPF is the presumption in favour of sustainable development and Local Plans are the key to delivering this. The NPPF explains that Local Plans should meet objectively assessed needs (including housing and employment) unless there are any adverse impacts that significantly and demonstrably outweigh the benefits.

1.8 Sustainable development balances economic, social and environmental considerations, as much as is practicably possible, while determining how best to provide the homes, jobs and infrastructure which are needed. This Sites Consultation sets out how the Council is considering each of these elements and impacts, as we seek to identify if, how and where, we can meet the objectively assessed needs highlighted through the undertaking of a [Strategic Housing Market Assessment](#) and [Economic Needs Assessment](#).

1.9 The government, through the National Planning Policy Framework (NPPF), recommends each local planning authority should produce a Local Plan for its area. The Council recognises the benefits of preparing an up to date Local Plan as the opportunity to retain control over planning in the district, ensuring the right development is provided in the right locations and supported by the right infrastructure.

1.10 Tandridge district is predominantly rural, with high quality landscapes and rich heritage and is justifiably valued for these qualities, making it a desirable place to live. It is also a district with a growing population, shrinking household sizes and an ageing demographic - all of which impact on the supply and availability of homes. This in turn is driving house and land prices to extreme levels.

1 [National Planning Policy Framework](#) (2012) Paragraph 47

1 The context

As a district it is important that we support those who live and work in the area, who want to locate here to be closer to family, to buy their first-home, to downsize, or to move into a larger property as their family grows. The Local Plan is a key mechanism in helping achieve this and the Council must find a way to balance the needs of current and future communities with environmental and physical constraints and in a sympathetic and effective way.

1.11 Previous engagement with the community made it clear that infrastructure is a significant concern for many and the predominant trend of piecemeal development in the district has not contributed to the infrastructure in a way that actively planned development can. Issues relating to roads, trains, access to GP care, school places and flooding, are just a few examples of infrastructure which you told us about and something the Local Plan will need to address in a proportionate and appropriate way. One way it can do this is by encouraging investment in the area through house building which will generate the funding necessary to support infrastructure and could attract financial subsidy from government bodies.

1.12 In terms of the economy, the Council recognises many of the working residents in the district commute into London for jobs. Given the diverse range of opportunities and potential far higher salaries, this is understandable, but is not a trend the Council is seeking to change or presume can be stemmed. However, as an area with the lowest GDP (gross domestic product) in Surrey and one which has been significantly affected by the government's permitted development rules which allow the conversion of office space to housing, we have to ensure that steps are taken to maintain and improve our economic prosperity for the long term and provide opportunities for residents and businesses who want to remain local. This also includes recognising and adapting to the change in working practises that can limit the need for commuting and the way in which our town and rural centres can remain viable and successful in providing for local communities. All of these aspects can be a consideration for the Local Plan and the policies which will be set out in it must identify ways to benefit the local economy and prevent its decline by ensuring that local employment opportunities are promoted.

1.13 The Local Plan is not just about the physical development of homes, infrastructure and employment premises, but an opportunity to put in place policies which safeguard the best performing parts of the environment for the future. As an evidence led process, the Local Plan which will be submitted for examination by the Planning Inspectorate, will have full regard to up to date assessments of landscape, ecology and the need for open and recreational spaces. It will have been informed by an understanding of landscape designations and the Green Belt in the district will be one that can be justified as fit for purpose, with a boundary that can endure for the long term.

1.14 With all of this in mind, we would welcome your views on the sites and locations being considered and emphasise no decisions regarding site or land allocations have been made at this stage.

What has happened so far?

1.15 As a first step in the process, the Council prepared a [Local Plan: Issues and Approaches](#) document which set out a draft vision of how the district will look by 2033, the issues currently facing the district, as well as a number of objectives and potential approaches to overcoming and responding to these issues. In addition, the document contained a number of conceptual options for a delivery strategy looking at ways in which development needs could be addressed. These different approaches varied in scale depending on the type of strategy considered i.e. concentrated to larger settlements or distributed across the district.

1.16 The Issues and Approaches document was a high level document, which sought to scope what the Local Plan should contain in consultation with local residents, key stakeholders and statutory bodies. Public consultation was carried out in accordance with Regulation 18 of The Town and Country

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Planning (Local Planning) (England) Regulations 2012 between December 2015 and February 2016. Over 5,200 comments were received from more than 3,100 individuals, and the public interest in the Local Plan is recognised.

1.17 Since the consultation on the Issues and Approaches document finished, evidence has continued to be prepared and has been used to inform this Local Plan: Sites Consultation. This includes studies on landscape, ecology and Green Belt. A review of the Housing and Economic Land Availability Assessment (HELAA) has also taken place and has assessed any new sites that were submitted to the Council up until March 2016.

How have evidence based studies been considered?

1.18 A Local Plan must be based on robust evidence which will be able to withstand scrutiny at examination and prepared in accordance with the methodologies set out in the NPPF and Planning Practice Guidance (PPG) where they exist.

1.19 Whilst the preparation of some evidence is a statutory requirement of the plan making process (eg the Strategic Housing Market Assessment), others are subjective to each planning authority and are necessary to ensure the nature of an area and the constraints which exist in that locality such as flooding, landscape designations or the Green Belt, are captured and understood. The outcomes of evidence based documents can then act as a test which can be applied to the sites and locations being considered for their ability to accommodate development (development potential) and help to establish whether they have particular constraints which would rule them out from further consideration. For example, a site which is found to have overwhelming flooding issues, or which is covered in Ancient Woodland, would not be considered to have sufficient development potential and would be ruled out from further consideration.

1.20 Below is a summary of those evidence based documents which have been prepared since the Issues and Approaches consultation and any which have been updated. All other technical assessments and studies which were prepared and published alongside the earlier consultation remain the same and continue to be accessible on the [Council's website](#). All evidence gathered in the preparation of a Local Plan remains relevant throughout the whole life of the plan making process and will only be updated when necessary and at the appropriate time. All evidence based documents will be submitted to the Planning Inspector for consideration as part of the examination process.

Housing and Economic Land Availability Assessment (HELAA), 2016

1.21 The starting point for evidence gathering for this Sites Consultation is the Housing and Employment Land Availability Assessment (HELAA). The preparation of the HELAA is a requirement of the NPPF⁽²⁾ and an assessment of a sites suitability - its physical ability to be developed, its availability - the willingness of a landowner to make it available for development, and its achievability - its ability to be delivered. The HELAA simply determines whether a site could be developed, not whether it should or would be. It does not represent policy and will not determine whether a site should be allocated or granted planning permission should an application be received.

1.22 The HELAA considers sites which are submitted to the Council for consideration by landowners and site promoters. The HELAA will consider a site in any location within the district and the assessment process will take account of a sites location in drawing any conclusions.

1.23 Over 300 sites have been submitted to the Council for consideration through the HELAA process, but only 126 of those are considered in this Sites Consultation document. The rest have not been found to be suitable or available i.e. unable to demonstrate development potential, in accordance with the Council's adopted HELAA Methodology 2015. The sites which the HELAA has found to be

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suitable and available have served as the baseline of sites which have been further tested in other evidence gathering exercises including the Landscape Capacity and Sensitivity Study (2016) and the Site Based Ecology Assessments (2016) each of which have been used to inform the site assessments set out in this document.

Landscape Capacity and Sensitivity Study, 2016

1.24 The Landscape Capacity and Sensitivity Study (2016) sets out to establish the capacity of the landscape to accommodate development on a site by site by gaining an understanding of both the qualities of a site and the surrounding landscape. The methodology follows best practice promoted by Natural England and is an assessment which determines how sensitive the current landscape is to change and determines whether the landscape can successfully absorb development, or identifies where it should be avoided for the benefit of landscape preservation.

Site Based Ecology Assessments, 2016

1.25 The Site Based Ecology Assessments (2016) establishes the ecological state of a site and to identify whether there is any flora or fauna of note, which requires preservation, thus depleting the development potential of a site. Ecology is a relevant planning consideration and whilst mitigation is possible in many cases, if a site is found to be home to protected species or would require extensive mitigation, it may no longer be an appropriate consideration.

Sustainability Appraisal (SA), 2016

1.26 The undertaking of a Sustainability Appraisal (SA) is a statutory requirement which helps to establish how a plan will contribute to the governments priority of sustainable development. The SA is an iterative process which must take place throughout the preparation of a plan and be published at each formal consultation stage to ensure interested parties can observe how the SA itself has been used to guide the Plan. The SA is an opportunity to promote sustainable development by assessing the extent to which an emerging plan can help achieve relevant environmental, economic and social objectives and set out where the impact of a policy or site is overtly detrimental indicating that it should be ruled out from consideration.

1.27 The SA which has been carried out to accompany the Sites Consultation, appraises both the individual sites (set out in Part 1) and the areas considered for a new and extended settlement (set out in Part 2) against the Council's adopted Sustainability Objectives. The Sustainability Objectives are in place to ensure the social, economic and environmental benefits and impacts are understood and all sites and locations have been appraised according to whether they result in a positive or negative impact for the district.

Strategic Flood Risk Assessment: Further Details (SFRA) (2016)

1.28 A Strategic Flood Risk Assessment (SFRA) is prepared to consider what the potential impact development could have on flooding. The SFRA helps to mitigate against development taking place in an area which could exacerbate existing flooding and identifies where flood mitigation could be achieved as part of delivery. The Council is well aware of the flooding issues within the district and the Local Plan must ensure that any development planned for, has borne flooding in mind and any effect it may have, highlighting where further information will be required.

1.29 The SFRA which has been carried out for the Sites Consultation, builds on the information gathered for the earlier consultation, as of 2015, focusing on those sites that have an elevated risk of flooding. It establishes the potential sources of flood risk and the vulnerability of the potential site allocation. Although the SFRA is used to assist in the plan making process in terms of identifying the most suitable sites, it does not negate the need to carry out much more detailed flood risk assessments should a site become allocated and these would still be required for any future planning applications.

1 The context

Tandridge Duty to Cooperate Statement Update (DtCS) (2016)

1.30 The Duty to Cooperate Statement Update (DtCS) 2016, sets out the steps taken by the Council as part of its commitment and requirement to meet the Duty to Cooperate as set out in the Localism Act 2011 and the Planning and Compulsory Purchase Act 2004. This DtCS update highlights those actions which demonstrate ongoing and constructive engagement with key bodies, stakeholders and neighbouring authorities in relation to strategic matters and the Local Plan, and covers the period between the Issues and Approaches consultation of 2015 and this Sites Consultation.

1.31 Key actions which have been noted in the DtCS is the involvement of infrastructure providers to ensure their involvement and awareness of the Plan and the ongoing joint working with the wider Surrey Authorities and Gatwick Diamond Authorities, in preparing Local Strategic Statements which will provide the basis for discussions on matters such as Gatwick expansion, joint evidence gathering and county wide infrastructure projects.

1.32 The content of the DtCS has not had any direct impact upon the preparation of this Sites Consultation document, but is an important statutory duty which will need to be evidenced in achieving a sound Local Plan.

Green Belt Assessment Part 2: Areas for Further Investigation (GBA) (2016)

1.33 The Green Belt Assessment (Part 1) (December 2015) was prepared and published alongside the Issues and Approaches document and looked at the history of the Green Belt in Tandridge, its strategic role as part of the wider Metropolitan Green Belt and how the Green Belt in the district performed against four of the five purposes set out in the NPPF. The GBA Part 1 concluded that the majority of Green Belt in Tandridge is effective at serving at least one Green Belt purpose and did not require further investigation. GBA Part 2 (2016) takes those areas that the Council was not able to categorically conclude to serve at least one purpose, and considers those in further detail.

1.34 Following a robust consideration of the comments received through earlier consultation, site visits and planning history, the GBA Part 2 was able to categorise land into two categories: (1) those which can be demonstrated to successfully meet at least one purpose of the Green Belt, and (2) those which do not meet a purpose of the Green Belt⁽³⁾. As with the 2015 GBA work, the majority of the land considered was concluded as performing as Green Belt.

1.35 The conclusions of the GBA Part 2 has underpinned this Site Consultation document and has been used to set out how the sites are viewed. Further information relating to this can be found later in this document and in the Spatial Approaches Topic Paper: Sites Consultation (2016).

1.36 Just because the evidence has identified areas where the Green Belt function is not served, does not mean that these areas are being recommended for release, or that any sites within those areas would be allocated in the Plan, or permitted if a planning application were received. The Green Belt boundary is not altered through this Sites Consultation document and in accordance with the NPPF, Green Belt boundaries can only be altered through the preparation of a Local Plan and where exceptional circumstances are demonstrated. No assessment has taken place as to whether exceptional circumstances exist, or not and this will only be considered following the end of the Site Consultation period and on reflection of numerous evidence based documents and technical studies.

3 In accordance with the Council's adopted Green Belt Assessment Methodology (2015), four of the five purposes are tested through both parts of the Green Belt Assessment. Purpose five which is: *to assist in urban regeneration by encouraging the recycling of derelict or other urban land*, is a consideration that is embedded throughout the Council's Local Plan process. The regeneration of derelict or other urban land can be considered through the Sustainability Appraisal as well as forming part of the consideration of exceptional circumstances.

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Exceptional circumstances must be considered on a site by site basis and until the Council has determined which sites would need to have the exceptional circumstances test applied, assumptions regarding their ability to meet the tests, would not be productive.

1.37 In addition to the above, the GBA Part 2 has considered a number of settlements within the district against paragraph 86 of the NPPF and whether they contribute to the openness of the Green Belt or not. This element of the GBA Part 2 focuses on those settlements that are currently 'washed over' by the Green Belt and considers whether they do make a contribution, or whether the inseting of these settlements would be more in keeping with the policies of the NPPF and thus appropriate. Once again, this is a piece of work which will take place in the next iteration of the Local Plan and no decisions are made at this time.

Spatial Approaches Topic Paper: Sites Consultation (2016)

1.38 As this section has set out, a number of evidence based documents have been prepared and utilised to inform which sites and locations are still being considered through the plan making process, and which have been discounted. The Spatial Approaches Topic Paper: Sites Consultation serves to explain the methodology of how all this fits together in terms of how the individual sites and locations considered for a new or extended settlement were determined, how the categorisation system was established and what this means.

1.39 The topic paper also discusses the next steps and gives context to our current understanding of exceptional circumstances and with reference to case law, highlights key elements which would form part of the test. The application of exceptional circumstances will be important at the next stage of the plan making process and essential in achieving a sound Local Plan.

Why are we still considering sites in the Green Belt?

1.40 A key driver for the Council in preparing its Local Plan is to ensure it can retain control over development for the long-term and ensure that any development that does take place is in the right locations and accompanied by proportionate and appropriate infrastructure. As a district, we have been successful in containing development to the non-Green Belt settlements and through infilling in a number of those settlements which remain 'washed over' by the Green Belt. As time has moved on, the ability to meet development in those same areas is becoming more and more difficult as the land supply is used up and existing infrastructure is less effective as the demand for it increases.

1.41 Coupled with this is the government's housing agenda and drive for sustainable development where each local authority is required to take necessary steps and contribute to increasing the supply of housing across the country and locally, in accordance with an up to date assessment of housing need as far as is practicably possible⁽⁴⁾ and on reflection of any relevant constraints, such as Green Belt⁽⁵⁾. Therefore, the Council must be able to demonstrate local constraints, of which Green Belt is just one, have been suitably considered in arriving at our eventual Local Plan to be submitted to the Planning Inspectorate for examination. Moreover, the need to consider our Green Belt and the development potential of sites within the Green Belt is a necessity not just to assess whether development can be accommodated and the boundary amended where exceptional circumstances exist, but also to demonstrate where we cannot do this.

4 National Planning Policy Framework (2012) Paragraph 47

5 Planning Practice Guidance (PPG) Paragraph: 044 Reference ID: 3-044-20141006

1 The context

Other evidence

1.42 The evidence base which has been gathered for the Local Plan is already extensive and more will be prepared, including a significant amount of work on infrastructure, additional work on open spaces, a further review of the HELAA and a testing of the overall plan viability to demonstrate its deliverability. The Council will continue to undertake any additional evidence it feels is necessary to determine a sound Local Plan and will publish this accordingly.

2 How can I have my say?

2 How can I have my say?

Get Involved

Have your say on the Local Plan : Sites Consultation

This consultation **closes** at:

**23:59 on
30 December 2016**

Summary: We are seeking your views on the individual sites which are being considered as part of the work in preparing a new Local Plan, and the locations which could accommodate a new or extended settlement. No decisions have been made and now is the time to get involved.

Where can I view the document?

View it online

2.1 The Sites Consultation document and associated technical studies can be viewed on the Council's website as a downloadable PDF, and on the Council's [consultation portal](#).

View it as a hard copy

2.2 Hard copies of the documents can be viewed at the Council offices:

**Tandridge District Council
8 Station Road East
Oxted
Surrey
RH8 0BT**

2.3 Copies of the documents will also be available in each of the libraries in the district and in Horley library.

How can you obtain your own hard copies of documents?

2.4 Copies of the Local Plan: Sites Consultation, and other related documents can be obtained by contacting the Council via email to localplan@tandridge.gov.uk, or calling the Planning Policy Team on 01883 722000. Please note a fee for the documents may be chargeable and the cost of documents can be viewed on the [Council's website](#).

2.5 All documents are available for you to print from home, directly from the Council's website.

View it in person

2.6 We will also be hosting a series of drop-in sessions across the district where the documents will be available to view and where you can speak to council officers and ask questions. You do not need to register to attend and you can come along any time between 2pm and 7:30pm. Sessions are open to all residents wherever they live in the district. Please come to which ever session suits you best:

2 How can I have my say?

Where?	When?	Address
South Godstone	Tuesday 15 November 2pm - 7:30pm	South Godstone Sports and Community Association, Lagham Road, South Godstone, RH9 8HE
Blindley Heath	Wednesday 16 November 2pm - 7:30pm	St John's Church Hall, Eastbourne Road, Blindley Heath, RH7 6JR
Lingfield	Thursday 17 November 2pm - 7:30pm	Lingfield & Dormansland Community Centre, High Street, Lingfield, RH7 6AB
Oxted	Monday 21 November 2pm - 7:30pm	Lyndsay Narcisi Room, Council Offices, 8 Station Road East, Oxted, RH8 0BT
Caterham	Tuesday 22 November 2pm - 7:30pm	Soper Hall – Conference Hall, Harestone Valley Road, Caterham CR3 6YN
Smallfield	Wednesday 23 November 2pm - 7:30pm	Centenary Hall (Outwood Room), Wheelers Lane, Smallfield, RH6 9PT
Warlingham	Tuesday 29 November 2pm - 7:30pm	Warlingham Church Hall, 339 Limpsfield Road, CR6 9HA
Bletchingley	Wednesday 30 November 2pm - 7:30pm	Bletchingley Community Centre, 78 & 78A High Street, RH1 4PA

What are we seeking your comments on?

2.7 You can submit any comments you have on the Sites Consultation document, or on any of the other technical documents published with it. We are particularly interested to hear your views on three specific aspects:

1. **The sites** - do you agree with the Council's consideration of a site and if not why not?
2. **The locations for a new and extended settlement** - do you agree that the areas set out should be considered as a location for a new or extended settlement and if not why not?
3. **Other areas** - are there any other areas in the district that the Council should consider for its suitability as a location for a new or extended settlement?

2 How can I have my say?

2.8 Comments can be submitted at any time between **4 November 2016** and **30 December 2016**.

How can you submit your comments?

2.9 You can send us your comments using the Council's online [consultation portal](#), Objective, which allows you to access the Sites Consultation document and comment directly on the sites and/or locations which are of interest to you.

2.10 Alternatively you can submit your comments by:

- **E-mail to** localplan@tandridge.gov.uk
- **By post to** Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

Will my comments be seen by anyone else? How can I view my own comments?

2.11 Once received and processed, the Council will publish all comments online through the consultation portal. The Council must read through comments and validate them before this can be done.

2.12 All comments and representations received are public documents and cannot be kept confidential. In accordance with the Data Protection Act 1998, the Council will not publish personal details other than a name and/or unique reference number. Any responses received which are considered to be offensive, and/or in breach of the Equalities Act 2010, will be disregarded and not accepted as a valid response.

2.13 The Council is unable to accept anonymous comments and for a comment to be formally accepted, a name and contact address (preferably e-mail) must be provided. Names will be published alongside comments, as part of the process to examination, but addresses will be kept confidential.

3 What is included in the Sites Consultation document?

3 What is included in the Sites Consultation document?

How is the Sites Consultation document set out?

3.1 The Sites Consultation document is set out in two parts:

- Part 1 - Individual Sites
- Part 2 - New and extended settlement options

3.2 Whilst all of the information in this document relates, and is important to the preparation of the Local Plan, the document has been divided into two parts to reflect the differing nature of what is being considered and the questions that we are asking through this consultation.

3.3 For clarity, it is necessary to assess and consider an individual site differently from a location which is being looked at for its suitability to accommodate a new or extended settlement, and the requirements in each case are quite different:

- **Part 1** - Individual sites range in size and location and have been assessed through a variety of evidence bases in their own right. Individual sites are usually considered on a case by case basis in terms of their impact on a local area and the need to provide new, or support existing infrastructure. It is possible to estimate the yield and composition of an individual site early on in the site assessment process. Individual sites are the conventional way of delivering development and will be the main source of providing for homes and employment in any Local Plan process and can usually be more easily accommodated in an area without having a sudden and significant impact upon the aesthetic qualities of a settlement.
- **Part 2** - In the case of a new or extended settlement, these are less common in plan making and are designed specifically to be self sustaining, and/or to make an existing settlement more sustainable. New or extended settlements are of a size and scale that require on-site provision of strategic infrastructure such schools, healthcare and major transport improvements which are integral to the success of overall scheme. New or extended settlements can more readily deliver infrastructure improvements, alongside the delivery of homes and employment space as part of a comprehensive development. However, understandably, development such as this will unavoidably alter the visual appearance of an area. New and extended settlements have long-since been supported by government as a way to deliver sustainable development and contribute to the supply of homes and is a valid option to consider in the plan making process. The concept of a new or extended settlement for Tandridge was initially considered through Approach 6 of the earlier Issues and Approaches document, and this Sites Consultation builds on that.

3.4 It is important to note that we are not asking you whether we should exclusively consider individual sites, or a new or extended settlement. The approach taken to delivering development up to 2033, i.e. where will it go, will be a matter for consideration when determining the delivery strategy for the Local Plan. No decision regarding what the delivery strategy will be has been made, and your responses to this consultation will assist in informing that. More information about the delivery strategy and the next steps to be taken is set out in Chapter 4 (Next Steps), of this document.

Part 1 Individual Sites

3.5 This Sites Consultation document presents individual sites in light of the evidence gathered to date and uses that information to conclude:

- Whether a site already has a good prospect of being considered for development under current adopted policy
- Whether we need further information about a site before a decision can be made to include or reject a site from consideration in the Local Plan
- Whether a site has been ruled out of further consideration

3 What is included in the Sites Consultation document?

3.6 The process of allocating sites for development or rejecting them from consideration requires numerous factors to be taken into account to ensure that we can justify to the Planning Inspector that the Local Plan has been prepared, and is based upon, robust and thorough analysis. Planning, heritage and nature conservation legislation, national policy and best practice stipulate and guide the process of site selection. Part 1 of this document has borne this in mind.

3.7 Part 1 of this document sets out the individual sites which have been considered through the plan making process, so far, in two ways - by category and by colour. Information relating to how the categories and colours have been derived, is set out below. Simply put, however, all sites are initially set out in three categories. Those categories reflect where a site is located in Green Belt terms, using the findings and conclusions of the Green Belt Assessment Part 2 as the guide. Within each of the three categories sites have had a colour attributed to them based on how they have performed against other evidence, namely landscape and ecology.

3.8 Part 1 of this document includes chapters 5,6 and 7, each relating to the individual sites. A list of the sites considered is included at the front of each chapter.

What do the categories mean and how has the Green Belt been accounted for in the assessment of individual sites?

3.9 Tandridge has the highest percentage of designated Green Belt of all local authority areas in the country, with 94% of the land in the district designated as Metropolitan Green Belt. As such, Green Belt is a key consideration and has underpinned the way in which Part 1 of this document has been set out.

3.10 All of the individual sites considered in this document have been arranged into three categories using the Green Belt Assessment (Part 2): Areas for Further Investigation (2016) evidence as the basis. The Green Belt Assessment Part 2 builds upon the earlier Green Belt Assessment Part 1, which was published alongside the Issues and Approaches consultation in December 2015. The conclusions of the Green Belt Assessment Part 2 distinguish land in two ways: (1) land that can be demonstrated to successfully meet at least one purpose of the Green Belt and which will be subject to further consideration, and (2) land which does not meet a purpose of the Green Belt. With this in mind, and on reflection of the fact that not all of Tandridge is in the Green Belt, sites are categorised in one of three ways:

Category 1. Sites not in the Green Belt

3.11 Chapter 5 of this document sets out any sites being considered that are not located in the Green Belt and which are in the 'inset' settlements of the district i.e. Oxted, Caterham, Whyteleafe, Warlingham, Smallfield, Lingfield and Woldingham. Essentially sites within this category could already come forward under current policies

Category 2. Green Belt sites within an Area for Further Investigation

3.12 Located in Chapter 6 of this document, these are sites that are located in the Green Belt and that the Green Belt Assessment Part 2 has determined do not meet any of the Green Belt purposes.

3.13 All of the sites in this category are in the Green Belt and current planning policies would not support their development. Their inclusion in this category does not mean that the sites will be released from their Green Belt designation, or that their Green Belt status has changed. It means that any suitable sites in these locations will need to be subjected to an exceptional circumstances test and further consideration before any decision regarding the sites inclusion in the final Local Plan can be determined.

3 What is included in the Sites Consultation document?

Category 3. Green Belt sites located outside of Areas for Further Investigation

3.14 Finally, Chapter 7 sets out the sites that are in the Green Belt, but outside of an Area for Further Investigation as set out in the Green Belt Assessment Part 2. This means that there is evidence to support the fact that the land in these areas have a functioning role as Green Belt, and that the land in which these sites are located demonstrate at least one of the purposes as set out in the NPPF.

3.15 Similarly to those sites listed in Category 2; Category 3 sites are in the Green Belt and current planning policies would not support their development and the Green Belt status remains unchanged. Whilst exceptional circumstances tests and further consideration will be needed on sites where other evidence suggests development potential if Green Belt were not a constraint, the test will be a more difficult one. This is the fundamental difference between those sites in Categories 2 and 3.

Why are sites which are located in areas which clearly serve the Green Belt purposes , not instantly ruled out?

3.16 Plan making is an exercise that must balance the requirements of legislation and policy and arrive at the most rational position. Our Local Plan process to date has considered the role of the Green Belt and how successfully it functions and has concluded that the vast majority of it is successful in meeting at least one of the purposes as set out in the NPPF. The Green Belt, however, is only one consideration that the Council must take into account when preparing the Local Plan. A robustly prepared plan will need to demonstrate that it has considered all evidence available when demonstrating that it meets the principles of sustainable development (set out in Paragraph 7 of the NPPF), and balances these accordingly. Any site in Category 3 that is found to have development potential when looked at against all other evidence, must therefore be considered further through an exceptional circumstances test, to establish whether it should be included in the Local Plan, or to demonstrate why it has been ruled out. Further information regarding the Council's current understanding of exceptional circumstances, is set out in the Spatial Approaches Topic Paper: Sites Consultation (2016).

What does the colour coding mean and how has it been applied?

3.17 Whilst the categories attributed to individual sites are underpinned by the Green Belt evidence, other evidence has been applied to the individual sites using a colour code system of green, amber, and red and primarily reflect the findings of the Landscape Capacity and Sensitivity Study (2016) and the Site Based Ecology Assessments (2016).

3.18 As stipulated in paragraph 3.5 above, the Sites Consultation document presents individual sites in light of the evidence gathered to date and uses that information to conclude the following and the colour coding conforms to this, as indicated:

- Whether a site already has a good prospect of being considered for development under current adopted policy (**green**)
- Whether we need further information about a site before a decision can be made to include, or reject a site from consideration in the Local Plan (**amber**)
- Whether a site has been ruled out of further consideration (**red**)

3.19 In both the undertaking of the landscape and ecology work, consultants applied a methodology which assessed each site for its sensitivity to development and the impact that development would have in each case. Each site received a conclusion which ranged in sensitivity⁽⁶⁾ how sensitive the landscape is to change. For ecology, sensitivity relates to the extent that flora and fauna would be

6 For landscape, sensitivity relates to the capacity of the landscape to accommodate development and

3 What is included in the Sites Consultation document?

impacted by development and thus how suitable for development it is in ecological terms. making it possible for the Council to make a judgement about a sites suitability when considering evidence side-by-side.

3.20 The diagram below (Fig.1) depicts the different assessment outcomes of each of the pieces of evidence and how the Council then carried these forward in the overall conclusion made on whether a site was ruled out, or identified as needing further information.

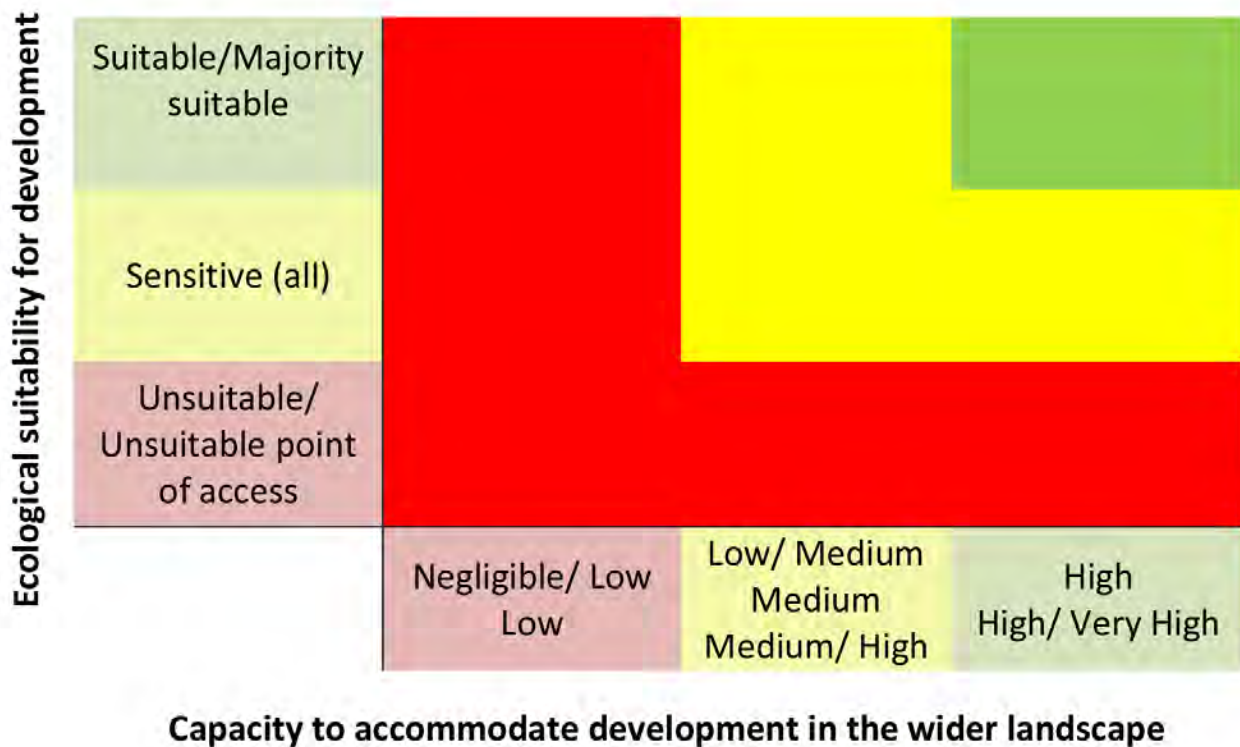


Figure 1: Consideration of evidence

3.21 For clarity, any site that has been found either to be unsuitable in ecology terms, or demonstrated low or negligible capacity for development in landscape terms, has been given a red rating and ruled out from further consideration.

3.22 As explained earlier in this chapter, any site within the Green Belt would need to demonstrate that exceptional circumstances exist before it can be considered as suitable for allocation. This would be required before any amendment to the Green Belt could be made. As such, even if a Green Belt site were determined to have a high capacity for development in landscape terms, and be suitable for development in ecological terms, it will still receive an amber rating. Only non-Green Belt sites have been attributed with a green rating.

3.23 Evidence will continue to be prepared throughout the process and will serve to further refine how the sites are considered as the Plan evolves. Information relating to mitigation, additional constraints, exceptional circumstances and infrastructure will all play a role in this and put us closer to a delivery strategy for the Local Plan. We anticipate the need for further landscape and ecology works following this consultation, as well as the completion of open space assessments which will be important in understanding what development can and cannot be delivered within our non-Green Belt areas.

3 What is included in the Sites Consultation document?

How is the information on the individual sites, presented?

3.24 Each of the sites set out in Part 1 is accompanied by a Site Proforma which includes:

- A site reference number and address which has stemmed from the HELAA and/or Economic Needs Assessment
- A map of the site being considered
- Site description of how the site is currently used/looks
- Site area/developable area which is being considered
- Proposed use being considered such as housing or employment
- Estimated yield for the site in terms of the number of homes it could deliver or amount of employment floorspace

3.25 In addition, the Site Proforma includes a summary of the evidence set out in the Landscape Capacity and Sensitivity Study (2016) and the Site Based Ecology Assessments (2016), as well as information relating to open space, flood risk and infrastructure.

3.26 Each Site Proforma also includes the assessment table set out in the Sustainability Appraisal (2016) and shows to what extent each individual site meets the Council's sustainability objectives that are based on social, economic and environmental matters of importance such as flooding. The table represents this in terms of whether the objective is met positively, negatively or considered to have a neutral impact.

Part 2 New or extended settlement option

3.27 Approach 6 of the Issues and Approaches (2015) document asked for your views on the prospect of a new or extended settlement as a way to deliver jobs, homes and infrastructure and form part of the Council's delivery strategy for the Local Plan. The comments received on Approach 6 varied but it was evident that it was difficult for people to comment on the concept of a new or extended option without further detail. 8 'Part 2: New and extended settlement options' of this document sets out this detail and we are seeking your views.

3.28 Since the Issues and Approaches consultation the Council has carried out further consideration of this approach and looked at if and where a new or extended settlement could be accommodated. As a starting point, we looked at the entire district, and ruled out those areas that were overwhelmingly impacted by fundamental constraints. These include Areas of Outstanding Natural Beauty and locations effected by major flood risk (Flood Zone 3). A Strengths, Weaknesses, Threats and Opportunities (SWOT) exercise was also carried out and whittled down the number of areas we felt merited further consideration, leaving seven areas. These were:

- Blindley Heath
- Copthorne
- Hobbs Industrial Estate
- Horne
- Lambs Business Park
- Lingfield
- South Godstone

3.29 It is important to note that these areas were arrived at through a process of analysis and elimination and do not stem from sites submitted in any of these areas and are considered separately from the individual sites set out in Part 1 of the document.

3 What is included in the Sites Consultation document?

3.30 Given the nature of the district, landscape is an important consideration and if the Council were to pursue the option of a new or extended settlement in its delivery strategy for the Local Plan, it would have to be accepted that such large scale development would impact the setting of a settlement and/or the existing landscape. This does not mean that landscape considerations would be disregarded and the most appropriate location would mean one that would have the least impact, whilst still achieving the objectives of sustainable development.

3.31 To help inform this process and using the same consultants that undertook the Landscape Capacity and Sensitivity Study (2016) and the Surrey-wide Landscape Character Assessment (2015), we commissioned a further study to investigate these 7 areas. The Tandridge District Landscape and Visual Assessment: Concept Areas for new and extended settlements (2016) provides the Council with an understanding as to how the wider landscape would be impacted; which areas would have the least impact, and which areas would have such an overwhelmingly detrimental impact that it should be discounted from further consideration.

3.32 The consultants were asked to look at each area at a size and scale that would accommodate at least 2,000 homes, supporting infrastructure, 2.5ha of employment land and open space. These parameters were based upon research into other new and extended settlements and the governments Garden Villages (2016) initiative. It was not the purpose of the study to undertake any detailed master planning or viability work and has only looked at landscape matters.

3.33 The parameters and methodology considered in the landscape work for the new and extended settlement are different to those applied to the individual sites set out in Part 1. For clarity, a number of those areas set out above were also considered in their own right as individual sites (i.e. Hobbs Industrial Estate is considered as both an individual site and as an area for a new settlement) but may have come to different conclusions. However, due to the different methodologies being considered in Part 1 and Part 2, this is understandable and should be treated independently.

3.34 The study concluded that out of these 7 areas, only South Godstone and Blindley Heath should be considered any further. These two areas are set out in Part 2 of this document at Chapter 8 accompanied by a summary of the evidence gathered to date and the considerations that would be relevant to the pursuit of these options.

3.35 The inclusion of these areas in this Sites Consultation does not mean that the Council have made a decision to pursue a new or extended settlement as the preferred delivery strategy for the Local Plan. Options for if, how and where development needs will be accommodated cannot be determined without considering all reasonable alternatives and a new or extended settlement option is reasonable to consider even if it is ruled out by evidence as part of the process.

Are there any benefits to delivering a new or extended settlement?

3.36 Whilst new or extended settlements could deliver a significant proportion of the new homes needed over the plan period and beyond, infrastructure requirements would likely be greater than those resulting from the development of specific sites. A new or extended settlement would need to provide transport and community infrastructure, such as a school and health care provision, as well as open space, retail and employment space to support new housing. This would likely need to be provided on site to demonstrate that it could self-sustain the increase in population and needs of the community.

3.37 If a new or extended settlement were pursued as part of a delivery strategy it would not be delivered in the early plan period due to its need to be master planned and to ensure that the right infrastructure and mitigation was in place. As such, delivery of a new or extended settlement would extend over a number of years and it is likely that it would need to be combined with the allocation of other individual sites so that supply of housing was available across the plan period and to ensure a five year land supply as required by government.

3 What is included in the Sites Consultation document?

How has the Green Belt been accounted for when considering new and extended settlements?

3.38 If the Council were to pursue a new or extended settlement as part of a delivery strategy, it would have to be accepted that development of such a scale would impact upon the Green Belt and that there would be harm to it in terms of the purposes that guide it. However, exceptional circumstances would still need to be demonstrated to justify development, and the benefits gained from such a development would need to be significant as to outweigh that of the Green Belt.

3.39 No work has taken place to establish whether exceptional circumstances exist, and further evidence gathering related to a new or extended settlement needs to take place.

4 Next steps

4 Next steps

What happens after the Sites Consultation ends?

4.1 The aim of the Sites Consultation is to share how the Council has applied the evidence gathered to the consideration of the individual sites, set out in Part 1 and locations for a new or extended settlement set out in Part 2. This consultation provides interested parties and stakeholders with the opportunity to comment and further inform the Council's understanding of your views before we progress the Local Plan further. Comments received will be added to those we already gathered during the earlier Issues and Approaches consultation during winter 2015/16.

4.2 Once the Sites Consultation period has ended, the Council will commence work on the version of the Local Plan which will be capable of being submitted to the Planning Inspectorate for examination. This is also known as the Regulation 19 - Proposed Submission draft of the Local Plan. Central to the preparation of the Local Plan will be the delivery strategy which sits at the heart of the document and which sets the basis upon which all other decisions are made.

4.3 A Local Plan delivery strategy is guided by the vision for the district, the objectives which the Plan aims to achieve and the strategy around which all policies and land allocations in a plan revolve. The delivery strategy will identify how and where homes, jobs, retail, leisure and necessary infrastructure will be delivered and how conservation and enhancement of the natural and historic environment will be enabled. A delivery strategy is integral to a successful Local Plan and is more than just a number of policies and land allocations. It must be comprehensive and all aspects of the Local Plan should work together to secure sustainable development and make sure that Tandridge is a place where people want to live, work and visit. The strategy will look up until 2033 and must account for those that will live here then, who may need a home then, who may work here, then; whilst also catering for the communities that already live here, now.

4.4 A delivery strategy for the Council's Local Plan has not yet been determined and we need your views on the what that strategy might include. The comments received from both the Issues and Approaches consultation and this Sites Consultation will be important to that.

4.5 One of the fundamental pieces of work which still needs to be undertaken and which will play a key role in informing the strategy of the Local Plan, is that of infrastructure assessments. The Local Plan will be accompanied by an Infrastructure Delivery Schedule which must set out how much infrastructure will be required to support the proposals of the Local Plan, and how it will be delivered. Without the Infrastructure Delivery Schedule, the Local Plan cannot be found sound.

4.6 The Council recognises the concerns of residents surrounding the current provision of infrastructure and what pressures additional development could place on existing services including GP provision, school places, roads and public transport etc. Infrastructure is of importance to the Council also and the progression of the Local Plan is dependent on successful engagement with providers. Whilst infrastructure providers have been included in the Local Plan process to date and invited to take part in consultation and engage with us through the Duty to Cooperate outside of the formal consultation periods, they have been unable to provide us with detailed information so far. This is because until providers know where development will go and how much - they are not able to tell us whether current provisions would be sufficient, whether funding would be needed, how much additional infrastructure would be needed, or at what point new infrastructure would need to be delivered. The delivery strategy of the Local Plan will be further shaped by the involvement of infrastructure providers and highlight where and whether delivery could take place, or not.

4.7 The other key piece of work which must take place, will be to determine whether the Green Belt boundary should be amended to accommodate development that can meet development needs. As required by Paragraph 83 of the NPPF, Green Belt boundaries can only be amended through the preparation of a Local Plan where exceptional circumstances can be demonstrated. It must be emphasised that exceptional circumstances are just that - exceptional, and is not a simple assessment. Further information relating to the Council's understanding of exceptional circumstances, based on

4 Next steps

current case law, is set out in the Spatial Approaches Topic Paper: Sites Consultation. The test would need to be applied to all relevant sites on reflection of the wider evidence base (including infrastructure) and national planning policies and legislation.

4.8 Evidence gathering to support the Local Plan will continue to take place and a number of updates to existing evidence will also be required to ensure that the most up to date information is accounted for when preparing the Plan for submission. This includes evidence relating to land supply, development needs and Sustainability Appraisal.

4.9 Prior to submitting the document to the Planning Inspectorate, it will undergo a further round of public consultation, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation is scheduled to take place in Autumn 2017 and will give another opportunity for interested parties to comment on the soundness and its legal compliance.

Comments on the Sites Consultation

4.10 Comments received to this Sites Consultation will be considered and a summary of issues raised set out in a Statement of Consultation which will be viewed by the Planning Policy Committee once analysis has been completed. The consideration and analysis of comments takes time and must be inspected to ensure no personal details are published. As such, comments will not be publicly viewable immediately and we will make every effort to publish these online at the earliest opportunity following the closing of the consultation and in accordance with the requirements of the timetable for the preparation of the Local Plan.

Part 1 - Individual Sites

5 Category 1: Sites not in the Green Belt

5 Category 1: Sites not in the Green Belt

5.1 Category 1 contains the potential development sites that are not located within the Green Belt and therefore the Green Belt Assessment has not considered these sites. The majority of these sites are located in the built-up area or adjacent to a built-up area. Only those sites on the edge of a built-up area have been considered through the landscape and ecology evidence.

5.2 The green sites are most likely to be allocated in the Local Plan and could even come forward ahead of the Local Plan under current adopted policies. They are generally considered to be the most sustainable, have little or no constraints to development and access to existing infrastructure and services. An which they would be required to contribute financially to.

5.3 There are also sites that are not within the Green Belt, but have been categorised as amber; these comprise public open spaces . A site-specific open space assessment would need to be carried out to determine the impact of development on local open space provision in accordance with the quantity standards set out in the Tandridge District Open Space Assessment (2015), before a conclusion on these sites and their overall development potential can be reached.

5.4 No sites have been categorised red because there is no evidence available currently to suggest that these sites should no longer be considered for allocation in the Local Plan process.

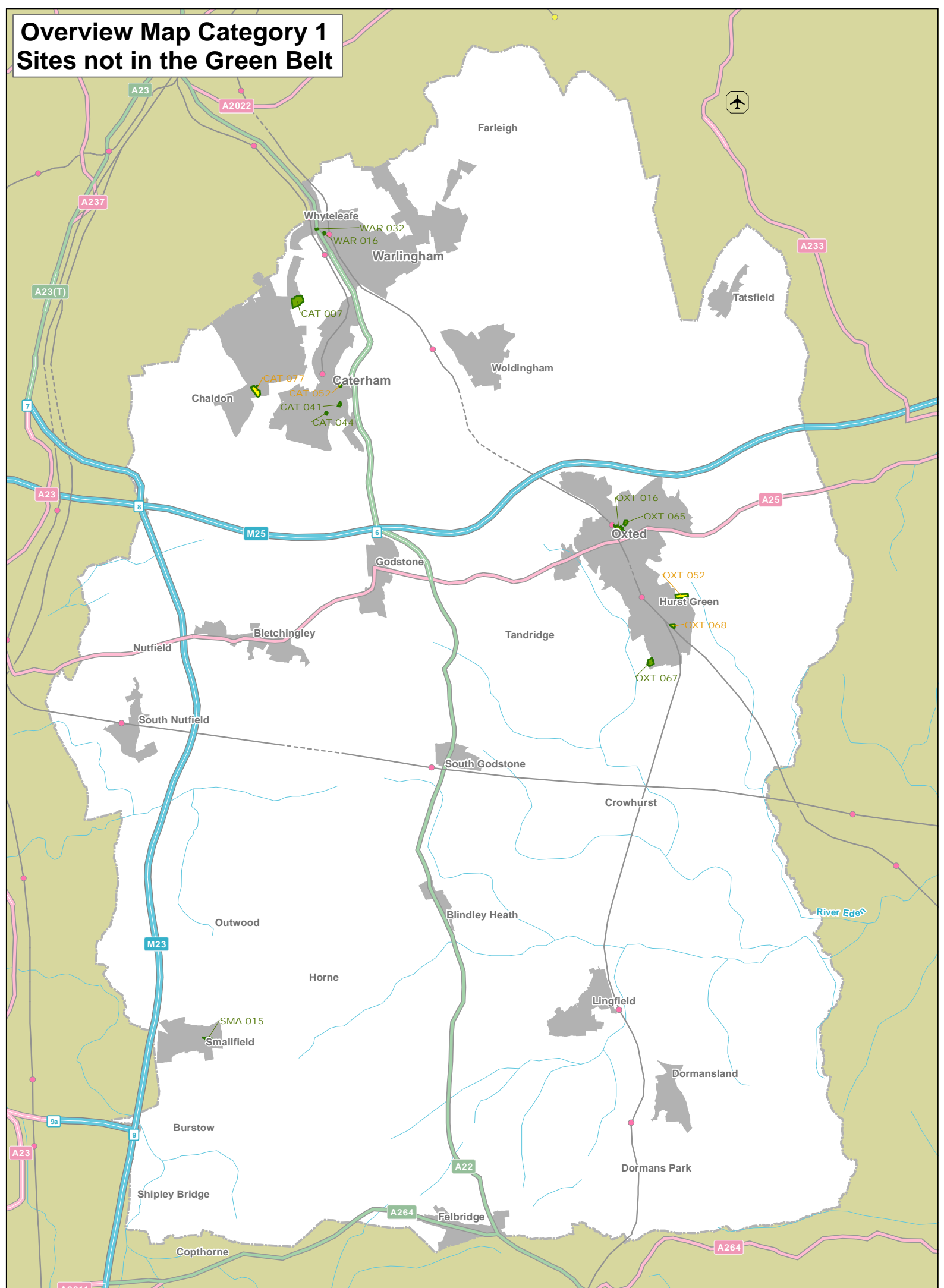
5.5 For further clarification on how sites have been categorised, and subsequently assigned a colour, please see Chapter 3, paragraphs 3.17 to 3.23, Page 17.

5.6 The following map provides an overview of all sites within Category 1. For an overview of sites in all categories broken down on a settlement basis, please refer to the Appendices.

Tell us...

Do you agree with the Council's consideration of this site? Please state the site reference/address to which your comments relate.

Overview Map Category 1 Sites not in the Green Belt



5 Category 1: Sites not in the Green Belt

Category 1 Sites not in the Green Belt: Green sites

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as green site
Green sites suitable for housing			
'CAT 007 156 - 180 Whyteleafe Road, Caterham'	68 units	Portley	Site has high a capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable.
'CAT 041 - Maybrook House, Godstone Road'	40 units	Harestone	Site is a brownfield site in built-up area and considered appropriate for development.
'CAT 044 - Land at Fern Towers'	6 units	Harestone	Site is a brownfield site in built-up area and considered appropriate for development.
'OXT 016 - Oxted Gas Holder, Station Road East'	60 units	Oxted North and Tandridge	Site is a brownfield site in built-up area and considered appropriate for development.
'OXT 065 - Ellice Road Car Park, Amy Road'	21 units	Oxted North and Tandridge	Site is a brownfield site in built-up area and considered appropriate for development.
'OXT 067 (ENA 7) - Warren Lane Depot, Oxted'	48 units	Oxted South	Site has high capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable. Cannot be considered available for continued use as employment site.
'SMA 015 (ENA 18) - Chapel Road, Smallfield'	38 units	Burstow, Horne & Outwood	Site is a brownfield site in built-up area and considered appropriate for development. Cannot be considered available for continued use as employment site.
'WAR 016 - Edgeworth Close, Whyteleafe'	6 units	Whyteleafe	Site is a brownfield site in built-up area and considered appropriate for development.
'WAR 032 - Godstone Road Car Park, Godstone Road, Whyteleafe'	8 units	Whyteleafe	Site is a brownfield site in built-up area and considered appropriate for development.

5 Category 1: Sites not in the Green Belt

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as green site
TOTAL NUMBER OF HOMES ESTIMATED TO BE DELIVERABLE ON GREEN SITES	295 units		

5 Category 1: Sites not in the Green Belt

Category 1 Sites not in the Green Belt: Amber Sites

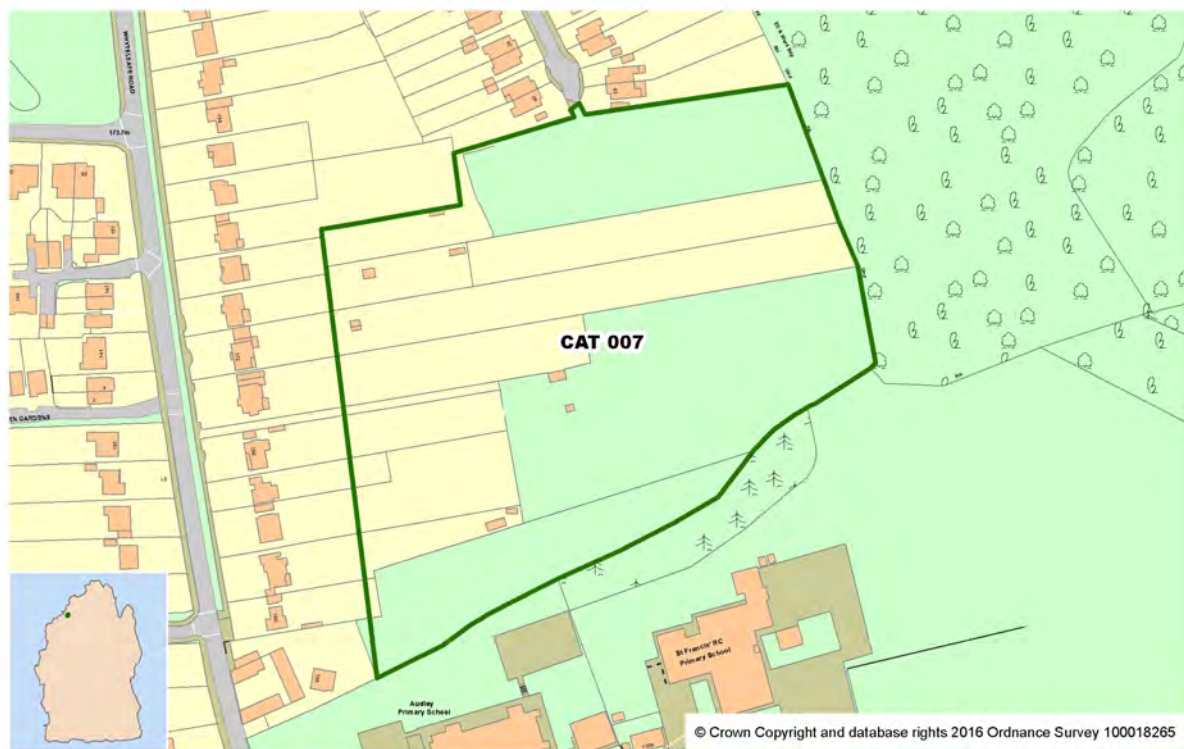
Site ref	Estimated yield	Ward	Justification for overall categorisation as amber site
Amber sites suitable for housing			
'CAT 052 - Timber Hill Recreation Ground, Caterham'	24	Harestone	Site comprises open space in the built-up area and would be subject to an open space assessment. Further evidence is needed in relation to this site.
'CAT 077 - Heath Road, Caterham'	50	Queens Park	Site comprises open space in the built-up area and would be subject to an open space assessment. Further evidence is needed in relation to this site.
'OXT 052 - Boulthurst Way Open Space, Hurst Green'	35	Oxted South	Site comprises open space in the built-up area and would be subject to an open space assessment. Further evidence is needed in relation to this site.
'OXT 068 - Chestnut Copse, Oxted'	12	Oxted South	Site comprises open space in the built-up area and would be subject to an open space assessment. Further evidence is needed in relation to this site.
TOTAL NUMBER OF HOMES ESTIMATED TO BE DELIVERABLE ON AMBER SITES	121		

5 Category 1: Sites not in the Green Belt

CAT 007 - 156-180 Whyteleafe Road

Site CAT 007 - 156 -180 Whyteleafe Road, Caterham


Although this site comprises residential gardens and is in policy terms a greenfield site, it is located in the built-up area on the edge of Caterham which is generally considered to be a sustainable location with little or no constraint to development. It has come forward for development under existing policy and has been subject to two separate planning applications. Planning permission was granted for residential development for part of the site (TA/2015/2263), although a residential application for the remainder of the site was refused permission (TA/2015/1649). As such, the site may well be built out before the Local Plan is adopted. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



Tandridge
District Council

156-180 Whyteleafe Road, Caterham

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Category 1 
Sites not within the Green Belt

CAT 007 156 - 180 Whyteleafe Road, Caterham

Site description	The land is within the built-up area of Caterham with properties and gardens being sited on the west and north of the site and woodland and schools lying to the east and south, respectively.				
Site area	3.3 ha	Developable area	3.3 ha	Estimated yield	68 units
Proposed use	Residential				
Landscape evidence	This site is relatively unconstrained with a high capacity to accommodate development in the landscape, provided new development is closely related to, and in scale with, the adjacent existing settlement.				

5 Category 1: Sites not in the Green Belt

Ecology evidence	The majority of the site is ecologically suitable for development, with relatively few constraints. Mitigation measures would be required in relation to Ancient Woodland to the east and other mature trees and woodland. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it has a low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	There are Tree Preservation Orders on site.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	++	.	0	+	0

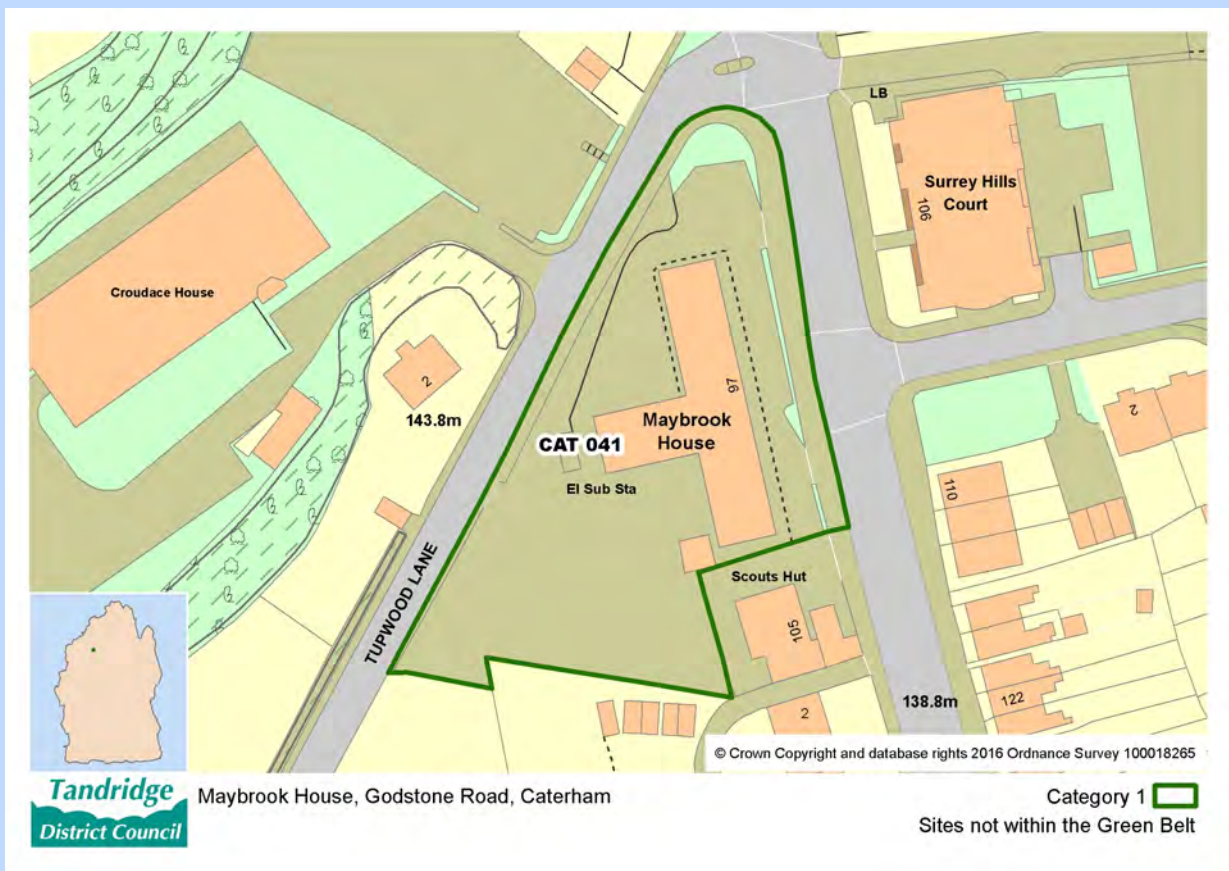
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	.

5 Category 1: Sites not in the Green Belt

CAT 041 - Maybrook House, Godstone Road

Site CAT 041 Maybrook House, Godstone Road, Caterham

Accommodating an existing office block and car park, this is a brownfield site located in the built-up area of Caterham. The site is in principle considered to be in a sustainable location with little or no constraint to development. Access is achievable from Godstone Road. The site could come forward for housing development before the Local Plan is adopted under permitted development rights. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



CAT 041 Maybrook House, Godstone Road, Caterham

Site description	The site is a large five storey office block and car park within the built-up area of Caterham				
Site area	0.33 ha	Developable area	0.33 ha	Estimated yield	40 units
Proposed use	Residential				
Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development is not considered to affect the surrounding landscape.				

5 Category 1: Sites not in the Green Belt

Ecology evidence	This site is a brown field site. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding. It is within Groundwater Source Protection Zone 2 and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	None identified.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	.	++	+	0	+	0

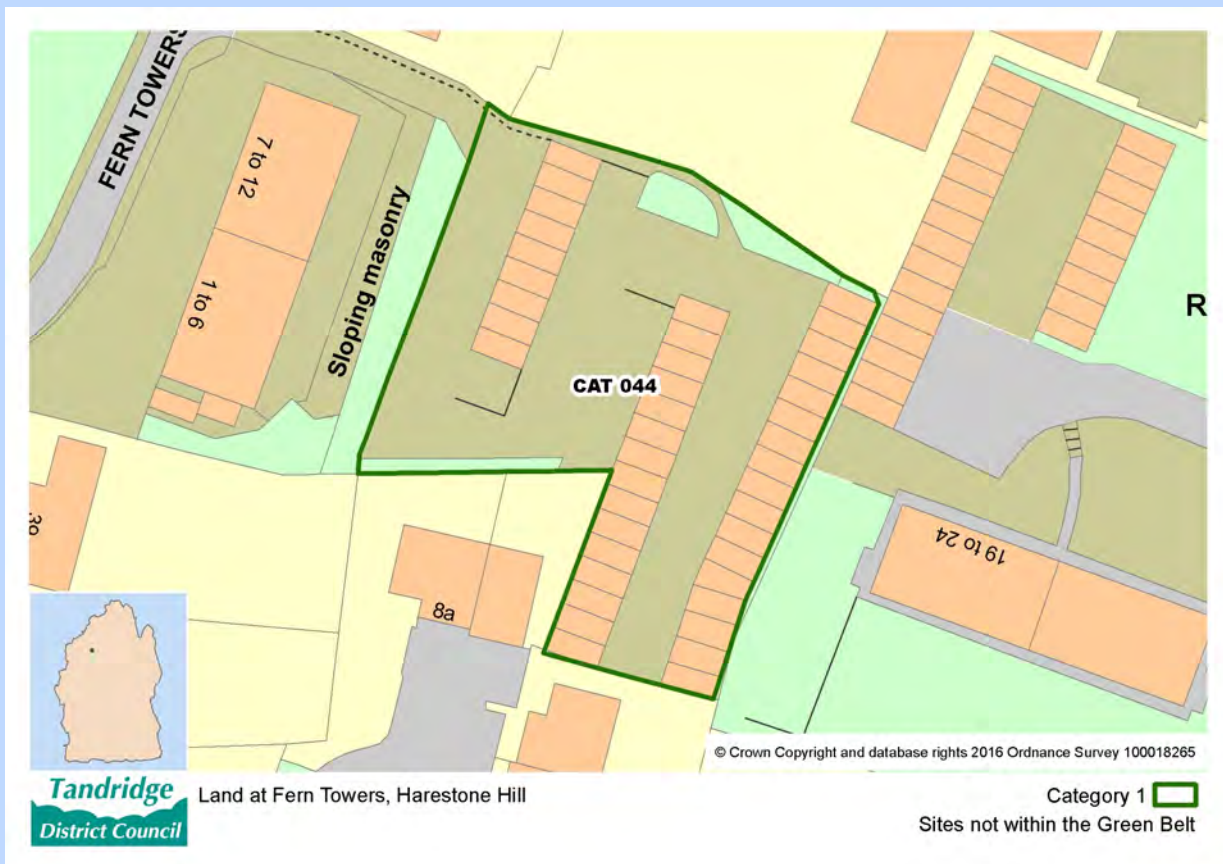
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	+	+	0	0

5 Category 1: Sites not in the Green Belt

CAT 044 - Land at Fern Towers

Site CAT 044 Land at Fern Towers, Harestone Hill, Caterham

This site is a Council-owned site, which is being considered for future development through the Council's Asset Review. The site is in principle considered to be in a sustainable location with little or no constraint to development. The site could come forward for housing development before the Local Plan is adopted under existing planning policy. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



CAT 044 Land at Fern Towers, Harestone Hill, Caterham

Site description	The site is an area of parking and garaging in the built-up area of Caterham. The site is surrounded by different types of residential properties, although separated from such properties by a mixture of fencing and trees.				
Site area	0.18 ha	Developable area	0.18 ha	Estimated yield	6 units
Proposed use	Residential				
Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development is not considered to affect the wider landscape.				

5 Category 1: Sites not in the Green Belt

Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it also has a low risk of surface water flooding.
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	None identified.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	0	++	+	0	+	0

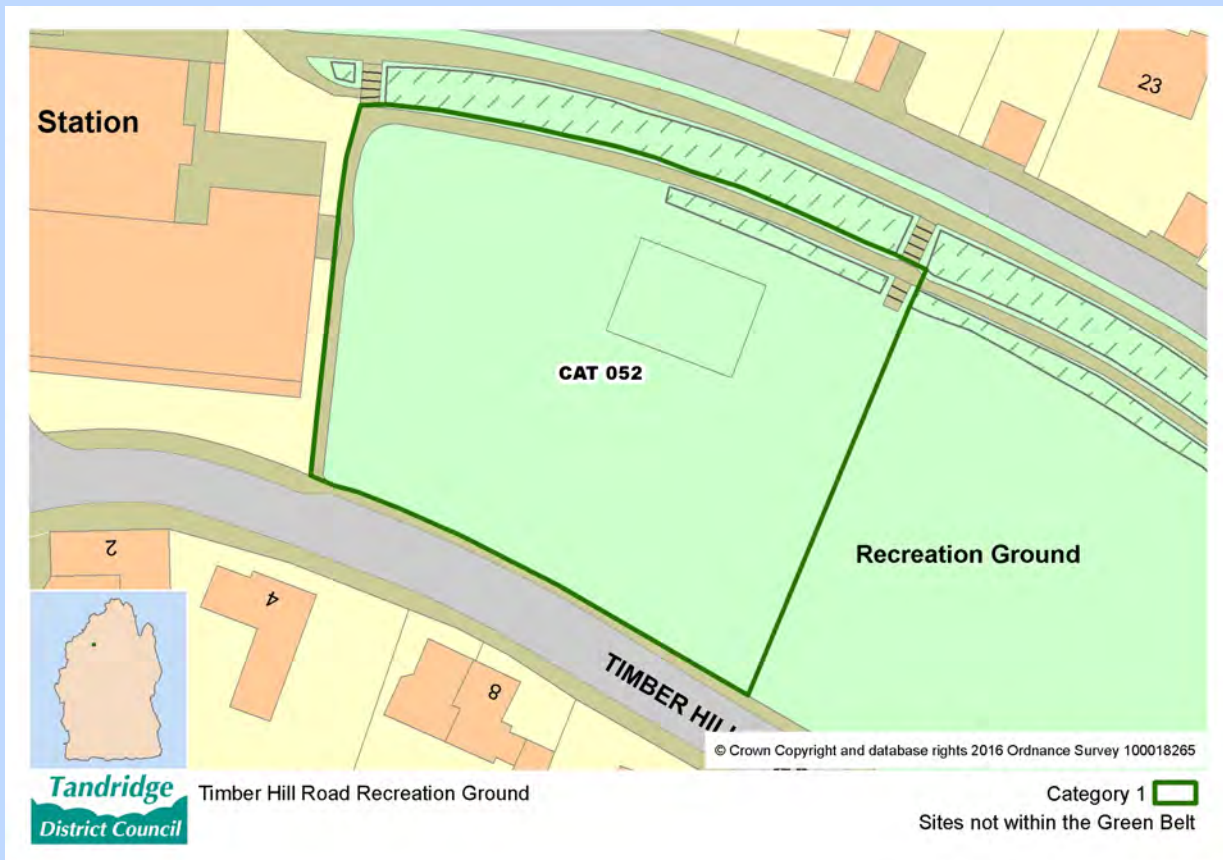
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	+	0	0

5 Category 1: Sites not in the Green Belt

CAT 052 - Timber Hill Road Recreation Ground, Caterham

Site CAT 052 - Timber Hill Road Recreation Ground, Caterham

This site is a Council-owned open space, which is being considered for future development through the Council's Asset Review. It has been provisionally categorised as an amber Site as further evidence is needed before a conclusion on this site can be reached. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards set out in the Tandridge District Open Space Assessment 2015. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period and would be considered as part of the Caterham Town Centre Masterplan.



CAT 052 - Timber Hill Recreation Ground, Caterham

Site description	The site is part of Timber Hill Recreation Ground and contains equipped Play Space. It lies opposite properties on Timber Hill Road and Crescent Road and adjacent to the Police Station.				
Site area	0.69 ha	Developable area	0.69 ha	Estimated yield	24 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 but it also contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 2 and the 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.
Open space	This site is public open space and would be subject to an open space assessment before a decision can be made.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	None identified.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	++	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	0

5 Category 1: Sites not in the Green Belt

CAT 077 - Heath Road, Caterham

Site CAT 077 - Heath Road, Caterham

This site is a Council-owned open space, which is being considered for future development through the Council's Asset Review. It has been provisionally categorised as an amber Site as further evidence is needed before a conclusion on this site can be reached. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards set out in the Tandridge District Open Space Assessment 2015. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



CAT 077 - Heath Road, Caterham

Site description	The site is located in the built-up area of Caterham and contains allotment gardens. It is mostly surrounded by residential properties and gardens and separated from such properties by a mixture of fencing and foliage.				
Site area	1.74 ha	Developable area	1.74 ha	Estimated yield	50 units
Proposed use	Residential				
Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.				

5 Category 1: Sites not in the Green Belt

Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it also has a very low risk of surface water flooding.
Open space	This site is public open space and would be subject to an open space assessment before a decision can be made.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	Land abutting site to the south designated as an Area of Great Landscape Value.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	0	++	-	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	+	0	0

5 Category 1: Sites not in the Green Belt

OXT 016 - Oxted Gas Holder, Station Road East

Site OXT 016 - Oxted Gasholder, Station Road East, Oxted

The site is in principle considered to be in a sustainable location with little or no constraint to development, subject to potential land contamination being addressed. Access from Station Road East and Johnsdale is existing. It is considered that redevelopment of this site offers significant opportunity to improve the setting of the Station Road West Oxted Conservation Area and wider townscape, whilst bringing back into use derelict and vacant brownfield land. The site could come forward for housing development before the Local Plan is adopted under existing planning policy. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



OXT 016 - Oxted Gas Holder, Station Road East, Oxted

Site description	The site comprises a disused gas holder, a small car park and the grounds of a demolished nursery. It is bounded by homes and shops to the north, east and south and by an elevated railway line to the west.				
Site area	0.91 ha	Developable area	0.91 ha	Estimated yield	60 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it also has a low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of contamination to groundwater and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site contains potentially contaminated land. It is close to a Biodiversity Opportunity Area and Conservation Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	+	++	+	0	+	0

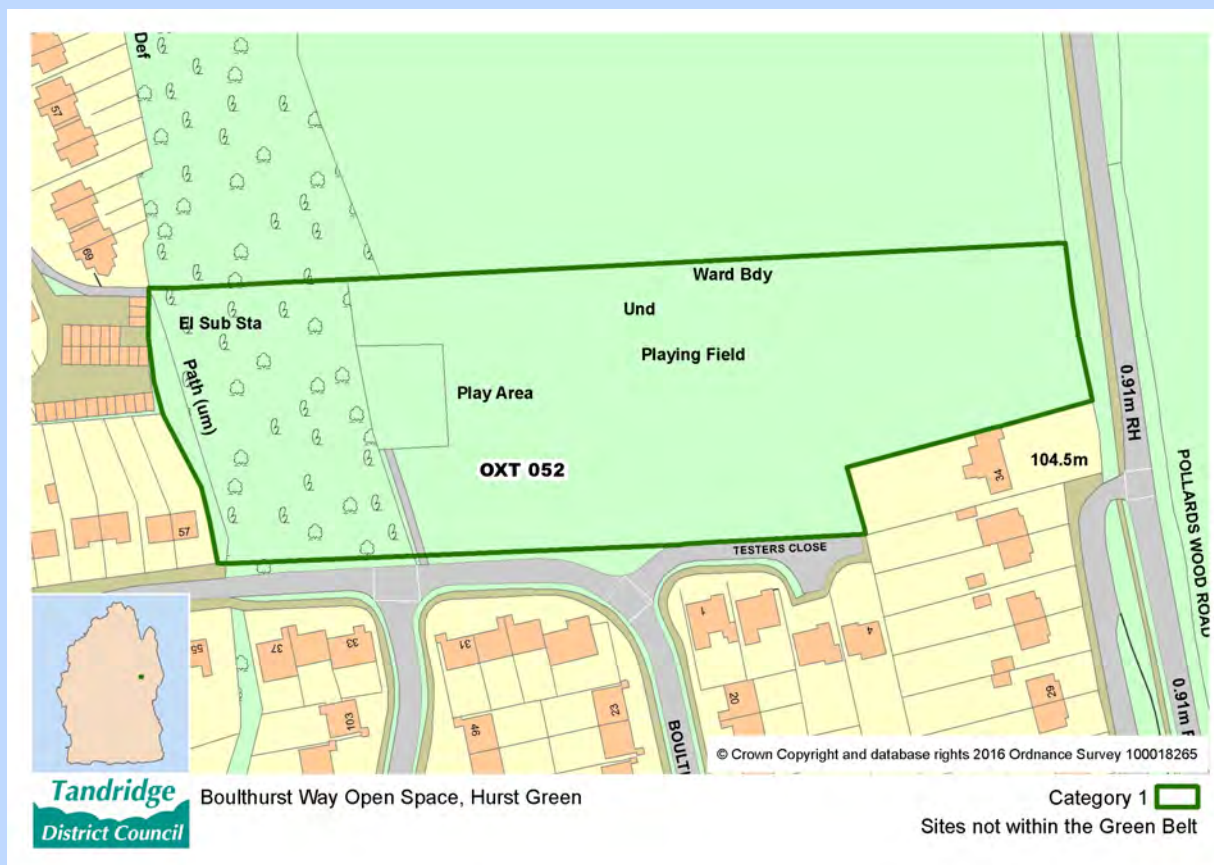
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	+	+	+	++	0

5 Category 1: Sites not in the Green Belt

OXT 052 - Boulthurst Way Open Space, Hurst Green

Site OXT 052 - Boulthurst Way Open Space, Hurst Green

This site is a Council-owned open space, which is being considered for future development through the Council's Asset Review. It has been provisionally categorised as an amber Site as further evidence is needed before a conclusion on this site can be reached. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards set out in the Tandridge District Open Space Assessment 2015. The landscape evidence indicates that the site has a high capacity to accommodate development in the landscape and the ecology evidence suggests that the majority of the site is suitable for development, subject to impacts on Ancient Woodland being mitigated. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



OXT 052 - Boulthurst Way Open Space, Hurst Green

Site description	The site is a small recreation ground within the built-up area of Hurst Green, which contains a play area and a small, thick band of woodland to the west.				
Site area	1.49 ha	Developable area	1.49 ha	Estimated yield	44 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has a high capacity to accommodate development in the landscape, provided the development's form is closely related to and in scale with the existing settlement in the site's vicinity and the loss of the open space is mitigated.
Ecology evidence	The majority of the site is ecologically suitable for development however buffer zones would be necessary to protect s41 woodland to the east and west. Should this site be allocated, the developable area and yield are likely to be amended to take these constraints into account.
Flood risk evidence	The site is within Flood Zone 1 but it also contains an area at high risk of surface water flooding.
Open space	This site is public open space and would be subject to an open space assessment before a decision can be made.
Infrastructure	The infrastructure implications will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	Land to north and east abutting site designated as an Area of Great Landscape Value.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	++	-	0	+	0

5 Category 1: Sites not in the Green Belt

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	+	-	-

5 Category 1: Sites not in the Green Belt

OXT 065 - Ellice Road Car Park, Amy Road

Site OXT 065 - Ellice Road Car Park, Amy Road, Oxted

This site is a Council-owned site, which is being considered for future development through the Council's Asset Review. The site is in principle considered to be in a sustainable location with little or no constraint to development. Access from Ellice Road and Amy Road is existing and a footpath links the site to Station Road East. The site could come forward for housing development before the Local Plan is adopted under existing planning policy. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period. The Council is undertaking a strategic parking review to look at parking provision in the towns.



OXT 065 - Ellice Road Car Park, Amy Road, Oxted

Site description	The site contains a car park and public toilets within the built-up area of Oxted. It is surrounded by residential gardens and the rear of commercial premises, which are largely out of view due to the presence of fencing and trees that define the site's boundaries. In HELAA 2015 this site shared the same reference number as OXT 016 Gas Holder.				
Site area	0.48 ha	Developable area	0.48 ha	Estimated yield	21 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has not been considered through landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is partially within Flood Zone 2 and it also contains areas at high risk of surface water flooding. It is within a Groundwater Source Protection Zone 3, with an increased risk of contamination to groundwater and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within a Biodiversity Opportunity Area, it contains a Tree Preservation Order and partially includes an Area of High Archaeological Potential.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	0	+	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	+	+/-	0

5 Category 1: Sites not in the Green Belt

OXT 067 (ENA 7) - Warren Lane Depot, Oxted

Site OXT 067 (ENA 7) - Warren Lane Depot, Oxted

This site is a Council-owned site, which is being considered for future development through the Council's Asset Review. The site is in principle considered to be in a sustainable location with little or no constraint to development, subject to potential land contamination being addressed. The landscape evidence considers that the site has a high capacity to accommodate development in the wider landscape and ecology evidence indicates that the majority of the site is suitable for development. The site could come forward for housing development before the Local Plan is adopted under existing planning policy. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



OXT 067 (ENA 7) - Warren Lane Depot, Oxted

Site description	The site is a Waste and Recycling Depot on the edge of Oxted. It contains a number of buildings, as well as storage and parking areas related to its current use. The site lies adjacent and opposite properties on Mill Lane and Warren Lane, as well as to open land to the north-west.				
Site area	1.21 ha	Developable area	1.21 ha	Estimated yield	48 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Economic Needs Assessment	Although this site was identified for continued employment use and potential intensification the landowner has submitted the site to the HELAA for housing only and is not considered to be available for employment use going forward.
Landscape evidence	This site has a high capacity to accommodate development in the landscape, provided the form of new development is closely related to and in scale with existing site structures and that of the adjacent settlement.
Ecology evidence	The majority of the site is ecologically suitable for development, however mitigation measures would be required in relation to trees along the frontage.
Flood risk evidence	The site is within Flood Zone 1 and it also has a low risk of surface water flooding.
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site contains potentially contaminated land.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	+	0	+	0

5 Category 1: Sites not in the Green Belt

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	+	+	+	-	-

5 Category 1: Sites not in the Green Belt

OXT 068 - Chestnut Copse, Oxted

Site OXT 068 - Chestnut Copse, Oxted

This site is a playing field and Council-owned open space, which is being considered for future development through the Council's Asset Review. It has been provisionally categorised as an amber Site as further evidence is needed before a conclusion on this site can be reached. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards for playing pitches set out in the Tandridge District Open Space Assessment 2015. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



OXT 068 - Chestnut Copse, Oxted

Site description	The site is a small area of open space in Oxted, a part of which includes equipped play space. It is separated from surrounding residential gardens and the railway line by a mixture of mature trees and fencing.				
Site area	0.16 ha	Developable area	0.16 ha	Estimated yield	12 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it also has a low risk of surface water flooding.
Open space	This site is public open space and would be subject to an open space assessment before a decision can be made.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	None identified.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	0	+	-	0	+	0

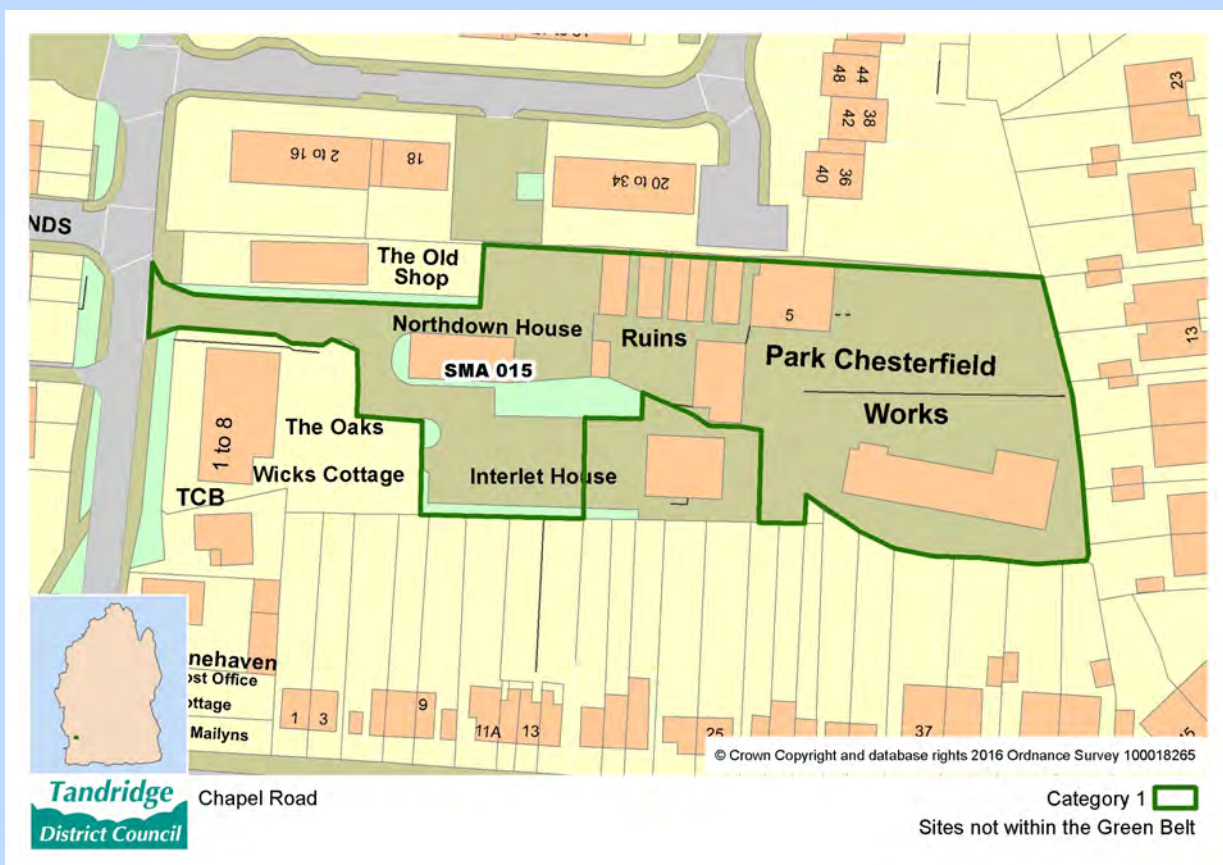
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	+	+/-	-

5 Category 1: Sites not in the Green Belt

SMA 015 (ENA 18) - Chapel Road, Smallfield

Site SMA 015 (ENA 18) - Chapel Road, Smallfield

The site is in principle considered to be in a sustainable location. The evidence indicates that the site is at substantial risk from flooding and further evidence is needed to determine whether or not the site can be developed. If development can be accommodated on this site, flood mitigation is likely to be needed. Redevelopment of this site for housing would provide opportunity to enhance the wider townscape. The site could come forward for housing development before the Local Plan is adopted under permitted development rights. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



SMA 015 (ENA 18) - Chapel Road, Smallfield

Site description	This is a commercial site within the built-up area of Smallfield. It is accessed from an existing entrance on Chapel Road and surrounded by residential development. The site is currently a scaffolding yard and contains a number of storage sheds as well as an office building that is believed to be vacant.				
Site area	0.54 ha	Developable area	0.54 ha	Estimated yield	30 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Economic Needs Assessment	Whilst this site was identified for continued employment use and potential intensification the landowner has submitted the site to the HELAA for housing only and is not considered to be available for employment use going forward
Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is primarily located within Flood Zone 3, with parts in Flood Zone 2. Substantial risk of flooding, including risk of surface water and groundwater flooding. Exception test would be required.
Open Space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located within Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	+	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	!	+	+	-	0	0

5 Category 1: Sites not in the Green Belt

WAR 016 - Edgeworth Close, Whyteleafe

Site WAR 016 - Edgeworth Close, Whyteleafe

This site is a Council-owned site, which is being considered for future development through the Council’s Asset Review. The site is in principle considered to be in a sustainable location with no or few constraints to development. Access would be achievable from Edgeworth Close. The site could come forward for housing development at any time before the Local Plan is adopted under existing planning policy. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period. Due to the site's location between two railway lines, noise mitigation may be required.



WAR 016 Edgeworth Close, Whyteleafe

Site description	The site is a small piece of amenity land for nearby residents lying adjacent to flats on Edgeworth Close. The car park for Upper Warlingham Station is to the immediate east albeit it is screened off to some extent by a band of trees.				
Site area	0.16 ha	Developable area	0.16 ha	Estimated yield	6 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has not been considered through landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it also has a very low risk of surface water flooding
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	None identified.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	0	++	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	-	0	0

5 Category 1: Sites not in the Green Belt

WAR 032 - Godstone Road Car Park, Godstone Road, Whyteleafe

Site WAR 032 - Godstone Road Car Park, Godstone Road, Whyteleafe

This site is a Council-owned site, which is being considered for future development through the Council's Asset Review. The site is in principle considered to be in a sustainable location with few constraints to development, subject to potential land contamination being remediated. Due to the site's location between two railway lines, noise mitigation may be required. Access to the site is available from Godstone Road. The site could come forward for housing development before the Local Plan is adopted under existing planning policy. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period. The Council is undertaking a strategic parking review to look at parking provision in the towns.



WAR 032 - Godstone Road Car Park, Godstone Road, Whyteleafe

Site description	The site is a Council Car Park in the built-up area of Whyteleafe. It lies adjacent to residential and commercial properties on St Luke's Road and Godstone Road. To its west lies a railway line. It is separated from neighbouring land uses by a mixture of fencing and trees.				
Site area	0.1 ha	Developable area	0.1 ha	Estimated yield	8 units
Proposed use	Residential				

5 Category 1: Sites not in the Green Belt

Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it also has a very low risk of surface water flooding.
Open space	This site is not public open space
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site contains potentially contaminated land.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	0	++	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	-	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

6 Category 2: Green Belt Sites within an Area for Further Investigation

6.1 Category 2 contains the potential development sites that are located within Areas for Further Investigation identified in the Green Belt Assessment Part 2 (October 2016).

6.2 All of the sites in this category are in the Green Belt and current planning policies would not support their development. Their inclusion in this category does not mean that the sites will be released from their Green Belt designation, or that their Green Belt status has changed. It means that any suitable sites in these locations will need to be subjected to an exceptional circumstances test and further consideration before any decision regarding the sites inclusion in the final Local Plan can be determined.

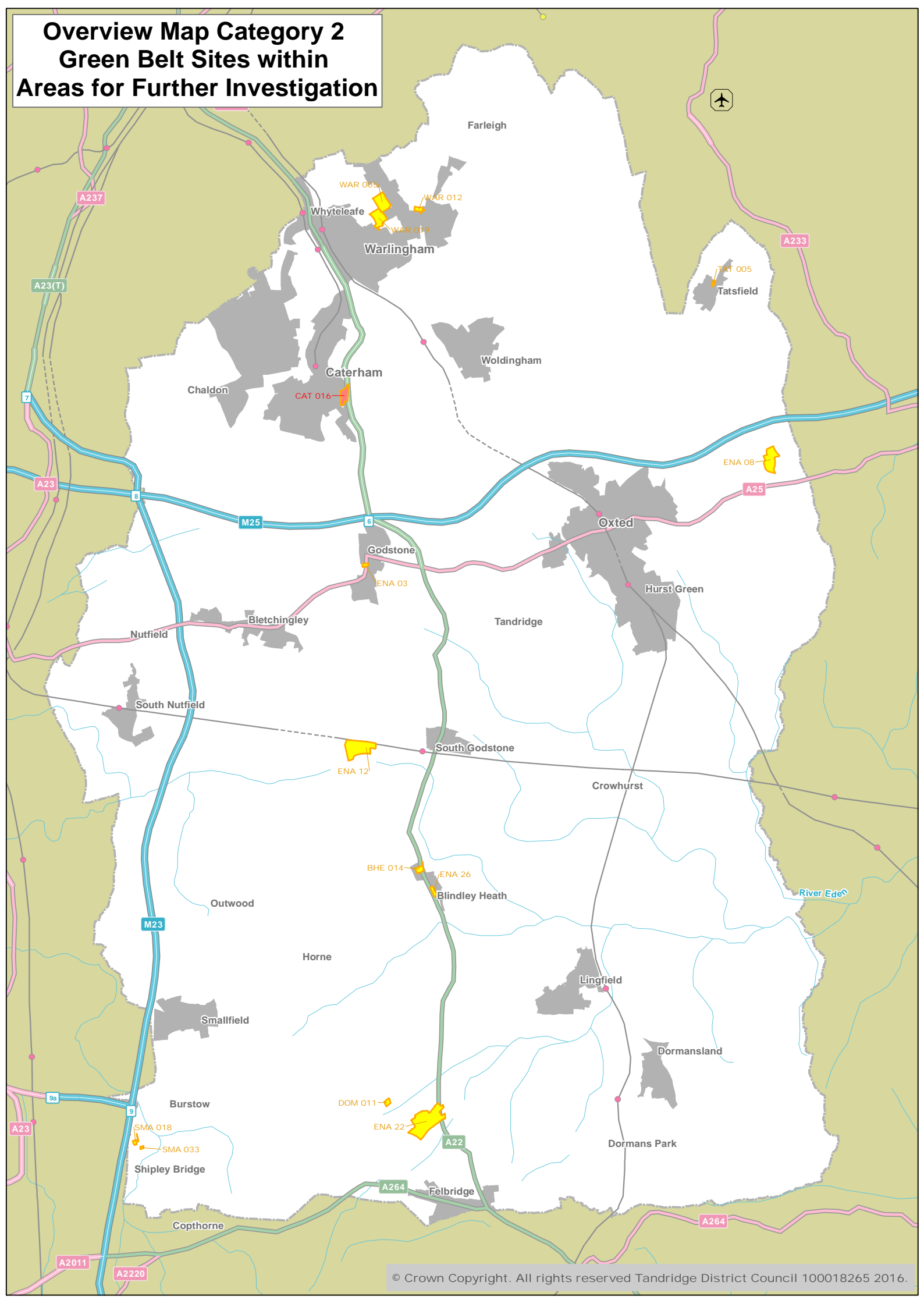
6.3 For further clarification on how sites have been categorised, and subsequently assigned a colour, please see Chapter 3, paragraphs 3.17 to 3.23, Page 17.

6.4 The following map provides an overview of all sites within Category 2. For an overview of sites in all categories broken down on a settlement basis, please refer to the Appendices.

Tell us...

Do you agree with the Council's consideration of this site? Please state the site reference/address to which your comments relate.

Overview Map Category 2 Green Belt Sites within Areas for Further Investigation



6 Category 2: Green Belt Sites within an Area for Further Investigation

Category 2 Sites within Green Belt Areas for Further Investigation: Amber Sites

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as amber site
Amber sites suitable for housing			
'BHE 014 - Featherstone Open Space, Blindley Heath'	15 units	Godstone	Further evidence is needed in relation to this site. The site is located within a village that would be considered for insetting and would need to be subject to a site-specific open space assessment.
'TAT 005 - Land to the rear of Paynesfield Road, Tatsfield'	10 units	Tatsfield and Titsey	Further evidence is needed in relation to this site. The site is located within a village that would be considered for insetting.
'WAR 005 - 282 Limpsfield Road, Warlingham '	120 units	Warlingham West	Further evidence is needed in relation to this site. The site is located within an area that would be considered in terms of exceptional circumstances and would need to be subject to a site-specific open space assessment.
'WAR 012 - Land at Farleigh Road, Warlingham'	32 units	Warlingham East and Chelsham and Farleigh	Further evidence is needed in relation to this site. The site is located within an area that would be considered in terms of exceptional circumstances and would need to be subject to a site-specific open space assessment.
'WAR 019 - Former Shelton Sports Club, Warlingham'	106 units	Warlingham West	Further evidence is needed in relation to this site. The site is located within an area that would be considered in terms of exceptional circumstances and would need to be subject to a site-specific open space assessment.
TOTAL HOMES ESTIMATED TO BE DELIVERABLE ON AMBER SITES	283		
Amber sites suitable for traveller use			
'DOM 011 - Land at Forge Farm Nurseries, West Park Road, Newchapel'	12 pitches	Burstow, Horne & Outwood, Felbridge	Further evidence is needed in relation to this site. The site is located within an area that would be considered for exceptional circumstances.
'SMA 018 - Land at Burstow Stables, Green Lane, Shipley Bridge'	4 pitches	Burstow, Horne & Outwood,	Further evidence is needed in relation to this site. The site is located within an area that would be considered for exceptional circumstances.

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as amber site
'SMA 033 - The Oaks/Oak Trees, 2 Oaklands, Green Lane, Shipley Bridge'	2 pitches	Burstow, Horne & Outwood,	Further evidence is needed in relation to this site. The site is located within an area that would be considered for exceptional circumstances.
TOTAL TRAVELLER PITCHES ESTIMATED TO BE DELIVERABLE ON AMBER SITES	18		
Amber sites suitable for employment use			
'ENA 3 - Timber Merchant (A25 Godstone)'	To be determined	Godstone	Further evidence is needed in relation to this site. The site is located within a village that would be considered for inseting.
'ENA 8 (OXT 043) - Westerham Road Industrial Site (Westerham)'	To be determined	Tatsfield & Titsey and Limpsfield	The site has a medium capacity to accommodate development in the wider landscape. Further evidence is needed in relation to this site. The site is located within an area that would be considered for exceptional circumstances.
'ENA 12 (SGOD 008) - Lambs Business Park'	To be determined	Godstone	The site has a medium/high capacity to accommodate development in the wider landscape. Further evidence is needed in relation to this site. The site is located within an area that would be considered in terms of exceptional circumstances.
'ENA 22 (FEL 010) - Hobbs Industrial Estate'	To be determined	Felbridge	The site has a medium/high capacity to accommodate development in the wider landscape. Further evidence is needed in relation to this site. The site is located within an area that would be considered in terms of exceptional circumstances.
'ENA 26 (BHE 008) - Systems House, Blindley Heath'	To be determined	Godstone	Further evidence is needed in relation to this site. The site is located within a village that would be considered for inseting.

Category 2 Site within a Green Belt Area for Further Investigation: Red Site

Site ref	Estimated yield	Ward	Justification for overall categorisation as red site
Red site considered for housing			

6 Category 2: Green Belt Sites within an Area for Further Investigation

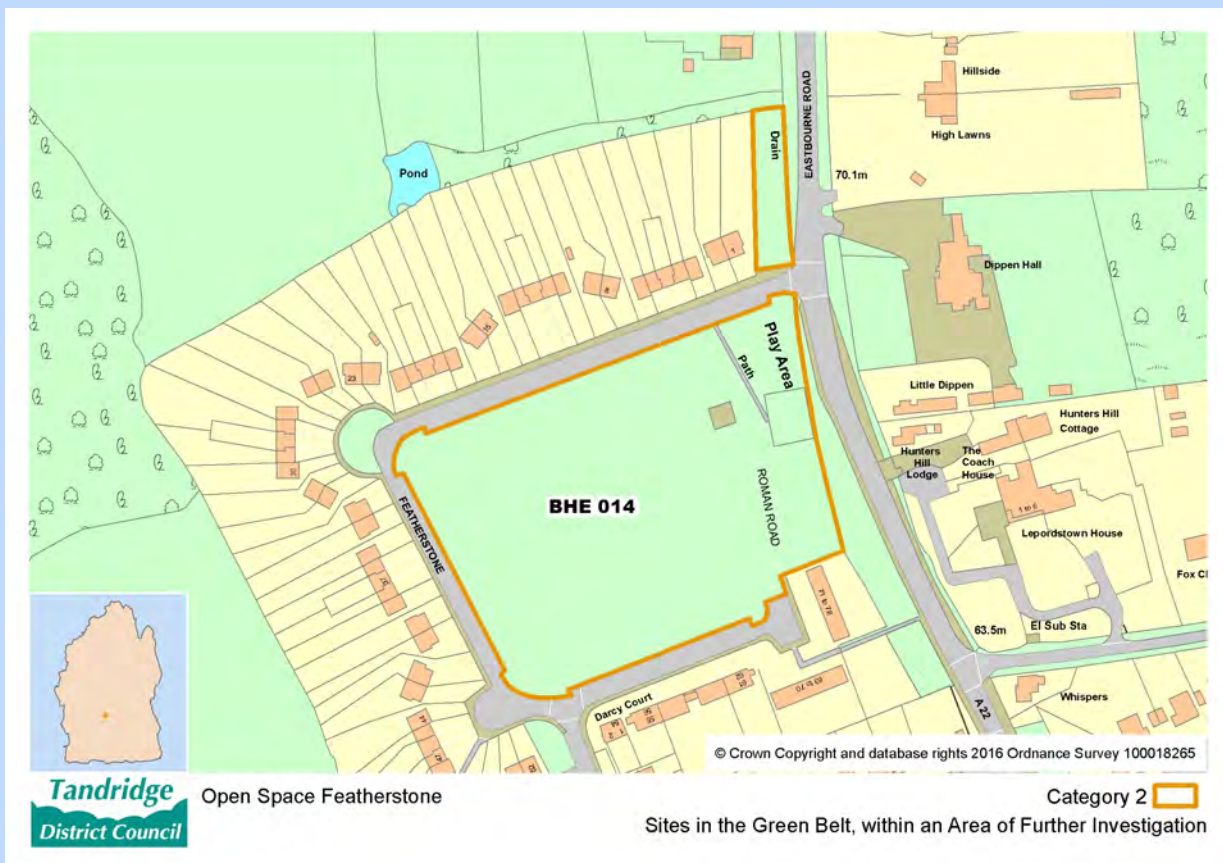
Site ref	Estimated yield	Ward	Justification for overall categorisation as red site
'CAT 016 - Land at Godstone Road, Caterham'	61	Harestone	The site is ecologically unsuitable for development and will be ruled out from further consideration through the Local Plan process.

6 Category 2: Green Belt Sites within an Area for Further Investigation

BHE 014 - Featherstone Open Space

Site BHE 014 - Featherstone Open Space, Blindley Heath

This site is a Council-owned open space, which is being considered for future development through the Council's Asset Review. It is located in Blindley Heath, a village that the Green Belt Assessment Part 2 recommends to be considered for insetting. The site is provisionally categorised as an amber Site as further evidence is needed before a conclusion on this site can be reached. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards set out in the Tandridge District Open Space Assessment 2015. As this site is located in a built-up area, it has not been considered through the landscape or ecology evidence. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period.



BHE 014 - Featherstone Open Space, Blindley Heath

Site description	The site is a large area of open space within Blindley Heath, surrounded by residential properties on three sides and the A22 to the east. It contains an area of play equipment near the site's eastern boundary.				
Site area	1.61 ha	Developable area	1.61 ha	Estimated yield	15 units
Proposed use	Residential				

6 Category 2: Green Belt Sites within an Area for Further Investigation

Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and is also at very low risk of surface water flooding.
Open space	This site is public open space and would be subject to an open space assessment before a decision can be made.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	-	0	-	0

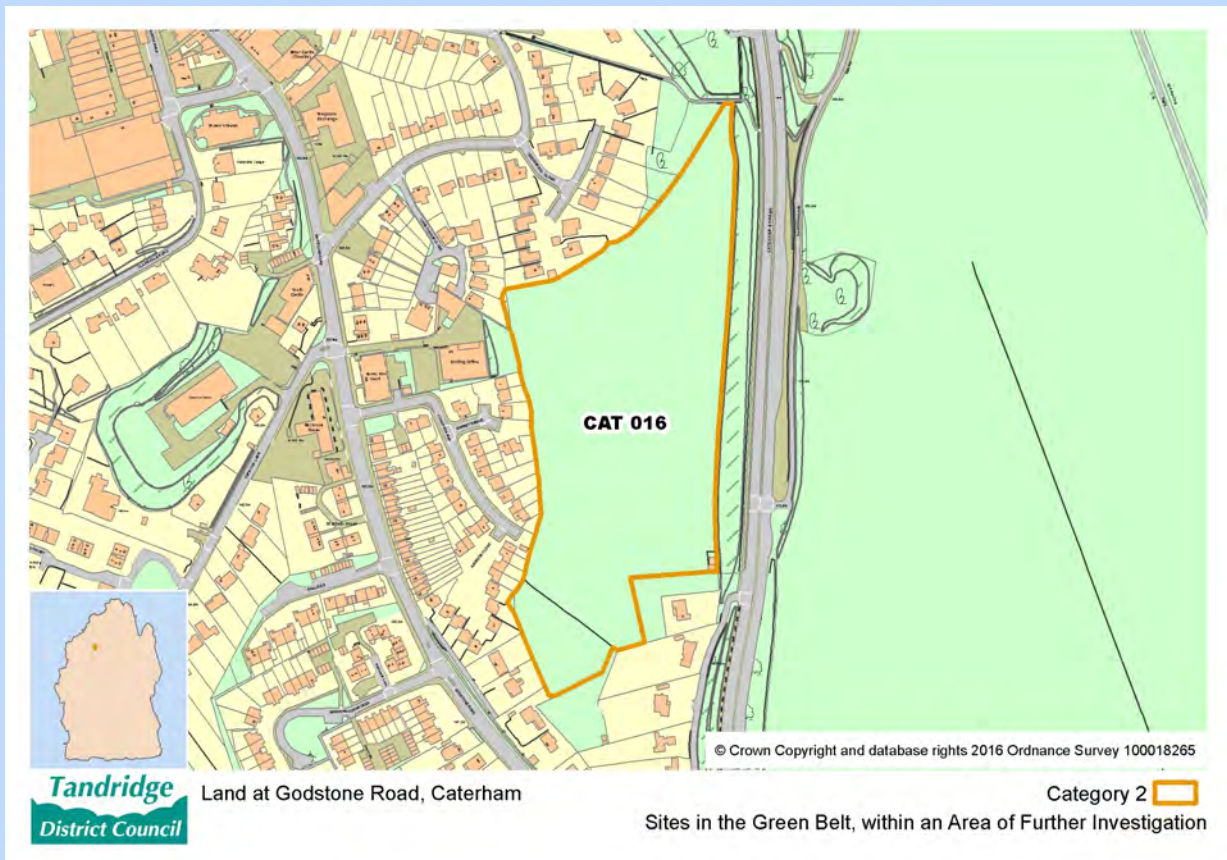
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	-	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

CAT 016 - Land at Godstone Road, Caterham

Site CAT 016 - Land at Godstone Road, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that does not contribute to the openness of the surrounding Green Belt and recommends further consideration in terms of exceptional circumstances. Although the landscape evidence indicates that the site has a medium capacity to accommodate development in the wider landscape, the ecology evidence suggests that the majority of the site is unsuitable for development. On the basis of the ecology evidence, the site is ruled out from further consideration through the Local Plan process and would therefore not be subject to the exceptional circumstances test.



CAT 016 - Land at Godstone Road, Caterham

Site description	The site is a field located adjacent to the built-up area of Caterham. Access to the site is via a gate at the end of Longsdon Way. The site sits on a considerable incline that gets steeper towards the rear of the site that is closest to the bypass.				
Site area	3.96 ha	Developable area	3.96 ha	Estimated yield	61 units
Proposed use	Residential				

6 Category 2: Green Belt Sites within an Area for Further Investigation

Landscape evidence	This site has a medium capacity to accommodate limited housing development in the landscape but would need to demonstrate that no adverse impacts would arise to the setting of the landscape and settlement.
Ecology evidence	This site is ecologically unsuitable for development being a good example of calcareous meadow which is of high local value. A small part of the site may be developable but grassland enhancement and a management plan would be required.
Flood risk evidence	The site is within Flood Zone 1 and there is also a very low risk of surface water flooding. The site is within Groundwater Source Protection Zone 2 and 'Major Aquifer High' Groundwater Vulnerability Zone and as such there is a potential risk to groundwater quality.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within an Area of Great Landscape Value and a Tree Preservation Order is present on site.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	-	++	-	0	+	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

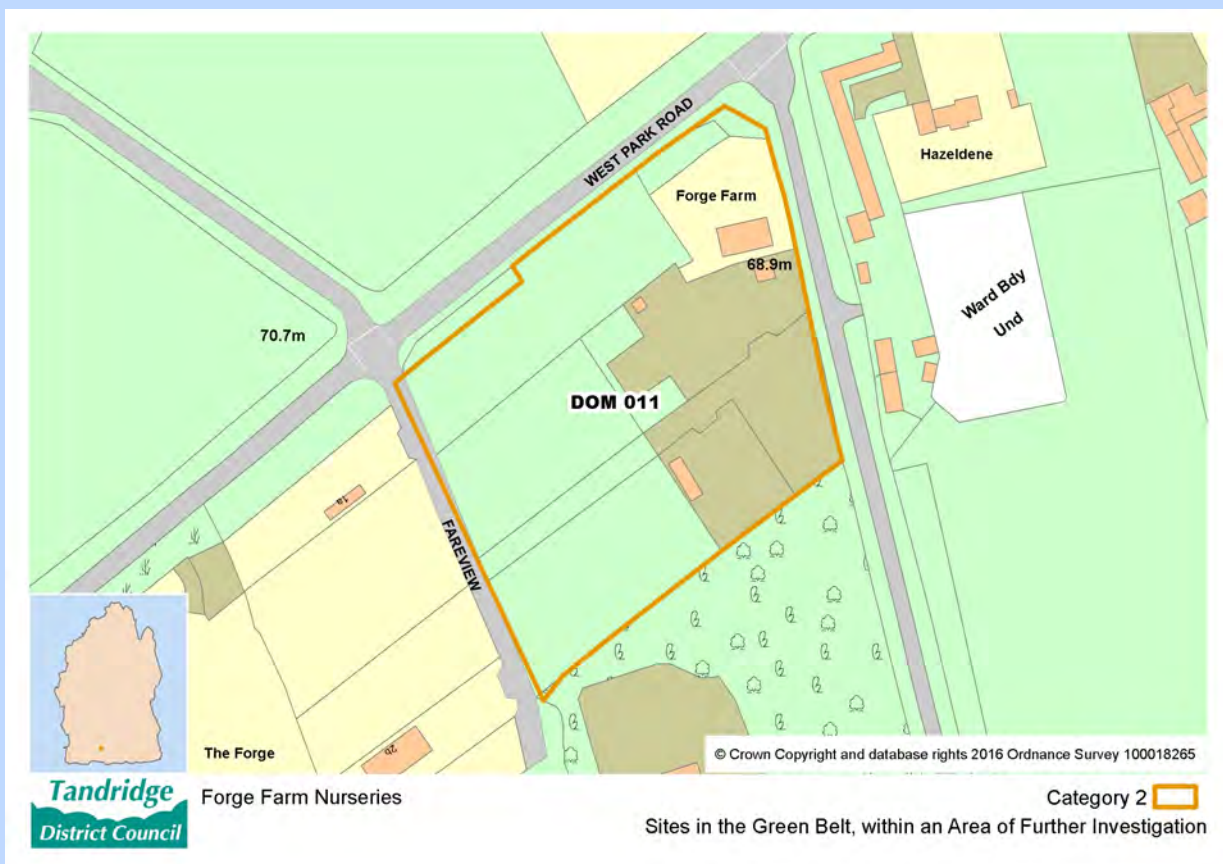
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	-	+	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

DOM 011 - Land at Forge Farm Nurseries, West Park Road, Newchapel

Site DOM 011 - Land at Forge Farm Nurseries, West Park Road, Newchapel

This site has been subject to temporary planning permission between 2009 and 2014 for the stationing of 6 mobile homes. The Green Belt Assessment Part 2 indicates that the site does not meet the purposes of including land within the Green Belt and as such it may be considered in terms of exceptional circumstances at the next stage in the Local Plan process. The landscape evidence indicates that the site has a high capacity for traveller development provided boundary screening is maintained, whilst the ecology evidence suggests that the site is ecologically suitable subject to mature trees and hedgerow being retained. The Council are aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. To determine whether or not exceptional circumstances exist that would justify release of this site from the Green Belt, the Green Belt evidence and other evidence base considerations would be considered as part of the exceptional circumstances test. If developed, the site is considered capable of providing a net gain of 6 traveller pitches.



DOM 011 - Land at Forge Farm Nurseries, West Park Road, Newchapel

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site description	The eastern part of the site is in use as a gypsy and traveller site and accommodates mobile homes. The western half of the site is not presently developed.				
Site area	1.2 ha	Developable area	1.2 ha	Estimated yield	12 pitches, net gain 6 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate traveller development without significant detrimental effects on the landscape character, provided boundary screening is maintained.				
Ecology evidence	This site is ecologically suitable for development but it would be necessary to retain the mature trees to the east and the hedgerow to the south.				
Flood risk evidence	The site is within Flood Zone 1 and is also at very low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located within the Gatwick Safeguarding Zone. It is also close to a Historic Landfill Site, land covered by a Tree Preservation Order and Grade II listed buildings.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	-	+	0	+/-	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	+	+	-	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

SMA 018 - Land at Burstow Stables, Green Lane

Site SMA 018 - Land at Burstow Stables, Green Lane, Shipley Bridge

This is subject to a temporary planning permission for use as gypsy and traveller site (TA/2012/622). The Green Belt Assessment Part 2 indicates that the site does not meet the purposes of including land within the Green Belt and as such it may be considered in terms of exceptional circumstances at the next stage in the Local Plan process. The landscape evidence indicates that the site has a high capacity for traveller development, provided its form takes into account its setting, whilst the ecology evidence suggests that the site is ecologically suitable subject to protection and mitigation measures. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. To determine whether or not exceptional circumstances exist that would justify release of this site from the Green Belt, the Green Belt evidence and other evidence base considerations would be considered as part of the exceptional circumstances test. If developed, the site is considered capable of providing a net gain of 4 traveller pitches. Due to the site's proximity to the Gatwick flight path and the M23 noise, mitigation is likely to be required.



SMA 018 - Land at Burstow Stables, Green Lane, Shipley Bridge

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site description	The site comprises brownfield land containing former stables/animal sanctuary and hardstanding accessed by private, gravelled driveway.				
Site area	0.7 ha	Developable area	0.7 ha	Estimated yield	5 pitches, net gain 4 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site is relatively unconstrained and has high capacity to accommodate traveller development in the landscape, provided the form of new development takes the setting into account.				
Ecology evidence	This site is ecologically suitable for development. If developed, mature trees along the access and around the site perimeter would need to be retained and buffer zones and pockets of ecologically-orientated open space created.				
Flood risk evidence	The site is within Flood Zone 1 and also contains an area at low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located within the Gatwick Safeguarding Zone and within the LEQ noise contours. An electricity line crosses the site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	+	-	0	+	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	-	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

SMA 033 - The Oaks/Oak Trees, 2 Oaklands, Green Lane

Site SMA 033 - The Oaks/Oak Trees, 2 Oaklands, Green Lane, Shipley Bridge

This site is subject to a planning application for 2 additional traveller pitches (TA/2015/605). The Green Belt Assessment Part 2 indicates that the site does not meet the purposes of including land within the Green Belt and as such it may be considered in terms of exceptional circumstances. The landscape evidence indicates that the site has a medium/high capacity for traveller development, provided settlement patterns and mitigation are taken into account, whilst the ecology evidence suggests that the site is ecologically suitable, subject to tree protection and mitigation measures. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. To determine whether or not exceptional circumstances exist that would justify release of this site from the Green Belt, the Green Belt evidence and other evidence base considerations would be considered as part of the exceptional circumstances test. If developed, the site is considered capable of providing a net gain of 2 traveller pitches. Due to the site's proximity to the Gatwick flight path and the M23, noise mitigation is likely to be required.



SMA 033 - The Oaks/Oak Trees, 2 Oaklands, Green Lane, Shipley Bridge

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site description	The site comprises brownfield land currently used for traveller accommodation for 4 mobile homes. The site has temporary permission for use as a gypsy and traveller site.				
Site area	0.29 ha	Developable area	0.29 ha	Estimated yield	6 pitches, net gain 2 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site has a medium/high capacity to accommodate traveller development in the landscape, provided settlement patterns and mitigation potential are taken into account.				
Ecology evidence	This site is ecologically suitable for development. If developed, mature trees around the site perimeter would need to be retained and buffer zones and pockets of open space created.				
Flood risk evidence	The site is located within a broad area which is at risk of ground water flooding and part of the site is located in Flood Zone 2, which could be compensated for in the design and layout of the site. It contains an area with a medium risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located within the Gatwick Safeguarding Zone and within LEQ noise contours. The site is located adjacent to M23.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	+	+	0	+/-	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	+	+	-	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

TAT 005 - Land to the rear of Paynesfield Road, Tatsfield

Site TAT 005 - Land to the rear of Paynesfield Road, Tatsfield

This site is located within an area that the Green Belt Assessment Part 2 recommends to be considered for inseting through the Local Plan process. The Green Belt evidence indicates that the Defined Village does not have an open character or contribute to the openness of the surrounding Green Belt. The site is in a built-up area and as such it has not been through ecology evidence or landscape evidence. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that the village is to be inset, the site would form part of the area to be inset and excluded from the Green Belt designation. The site could come forward for housing development before the Local Plan is adopted under existing planning policy allowing for limited infill development within a Defined Village. If allocated in the Local Plan, the site is considered to be deliverable within the first 5 years of the plan period. Development may need to secure improvements to Westmore Road.



TAT 005 - Land to the rear of Paynesfield Road, Tatsfield

Site description	The site comprises a number of residential gardens to the rear of Paynesfield Road with frontage along Westmore Road. On the opposite side of Westmore Road are mostly detached properties. The site slopes from east to west although the southern part of the site is flatter and there are a number of sizeable trees along Westmore Road.				
Site area	0.45 ha	Developable area	0.45 ha	Estimated yield	10 units

6 Category 2: Green Belt Sites within an Area for Further Investigation

Proposed use	Residential
Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development is not considered to affect the landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and is also at very low risk of surface water flooding. The site is within Groundwater Source Protection Zone 3 and within the 'Major Aquifer High' Groundwater Vulnerability Zone and as such development is a potential risk to groundwater quality.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	None identified.

Sustainability Appraisal

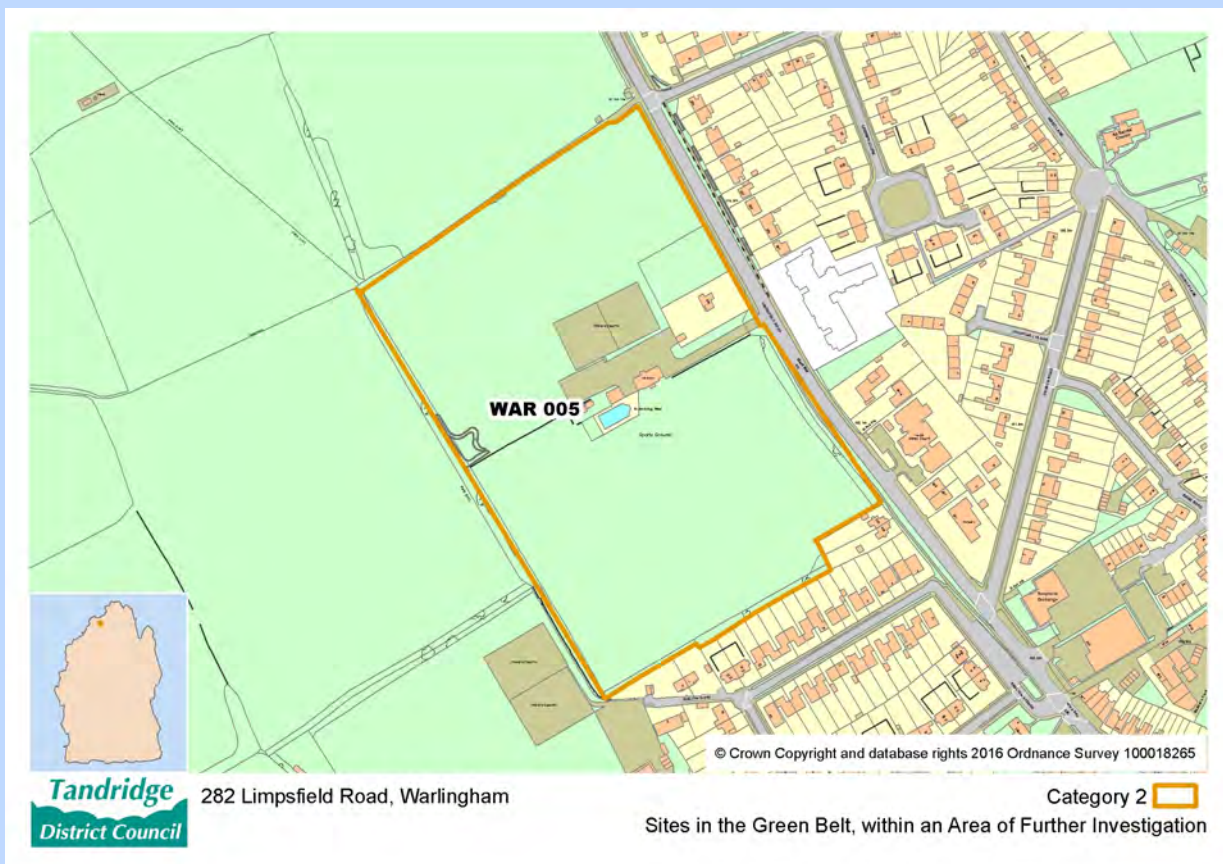
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	0	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

WAR 005 - 282 Limpsfield Road, Warlingham

Site WAR 005 - 282 Limpsfield Road, Warlingham

The Green Belt Assessment Part 2 indicates that the site does not meet the purposes of including land within the Green Belt and as such it may be considered in terms of exceptional circumstances at the next stage in the Local Plan process. The landscape evidence indicates that it has a high capacity for residential development provided its scale and form are closely related to the adjoining settlement, whilst the ecology evidence suggests that the majority of the site is ecologically suitable, subject to tree retention and buffer zones. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on the provision of playing pitches and recreation facilities in accordance with the standards set out in the Tandridge District Open Space Assessment 2015. If the site is allocated in the Local Plan, development is considered to be deliverable within the first five years of the plan period. Development would need to address potential land contamination and conserve and enhance the setting of the Grade II* listed All Saints Church to the east of the site.



WAR 005 - 282 Limpsfield Road, Warlingham

Site description

The site is a recreation ground, comprising playing fields, an outdoor swimming pool, club house, car parking, and hard standing pitches (for five a side football and netball) in Warlingham. It is unclear if the site is in regular use, but the swimming pool is in disrepair and fenced off. The site is relatively flat, with existing access along its wide frontage with Limpsfield Road. To the rear

6 Category 2: Green Belt Sites within an Area for Further Investigation

	(north) of the club house and hard pitches is an overgrown field, with fly tipping evident. The site is surrounded by woodland on its north and western boundaries, which screen it from the surrounding fields. To the south and east is the built-up area of Warlingham, with a new retirement complex being built immediately opposite the entrance to the site				
Site area	6.86 ha	Developable area	6.86 ha	Estimated yield	120 units
Proposed use	Residential				
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the landscape, provided its form is closely related to and in scale with the adjacent settlement.				
Ecology evidence	The majority of the site is ecologically suitable for development subject to the retention of the habitat supporting mature woodland, the provision of a buffer zone and retention of trees along Limpsfield Road. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site falls within Flood Zone 1, but it also contains an area at high risk of surface water flooding.				
Open space	This site is a recreation ground.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site contains a tree with a Tree Preservation Order.				

6 Category 2: Green Belt Sites within an Area for Further Investigation

Sustainability Appraisal

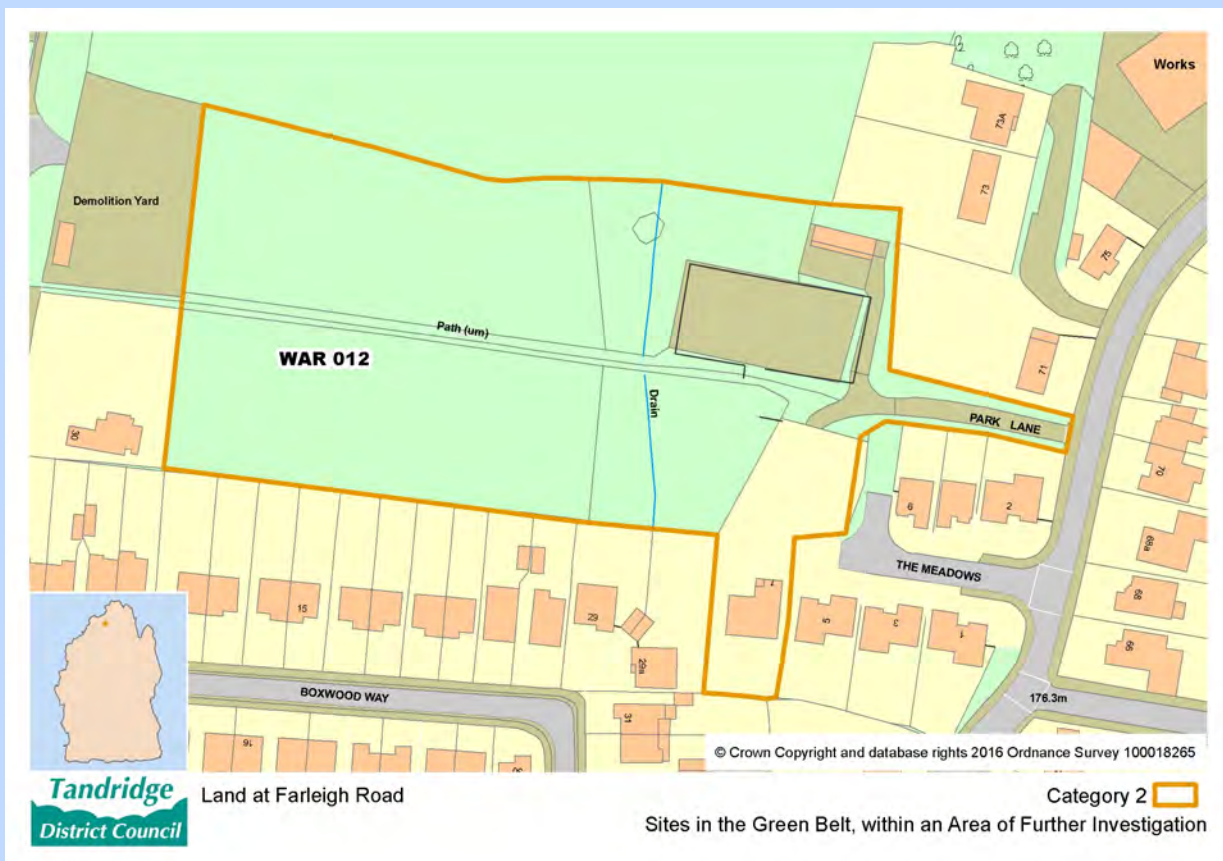
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

WAR 012 - Land at Farleigh Road, Warlingham

Site WAR 012 - Land at Farleigh Road, Warlingham

The Green Belt Assessment Part 2 indicates that the site does not meet the purposes of including land within the Green Belt and as such it will be considered in terms of exceptional circumstances at the next stage in the Local Plan process. The landscape evidence indicates that it has a medium/high capacity for residential development, provided its role as locally valued space is taken into account, whilst the ecology evidence suggests that the majority of the site is ecologically suitable, subject to buffer zones being provided. Further evidence is needed before a conclusion on this site can be reached. To determine whether or not exceptional circumstances exist that would justify release of this site from the Green Belt, the Green Belt evidence and other evidence base considerations would be considered as part of the exceptional circumstances test. If the site is allocated in the Local Plan, development is considered to be developable after the first five years of the plan period. Development would need to mitigate ecological impacts on the Ancient Woodland and conserve and enhance the setting of the Grade II* listed All Saints Church to its north-west.



WAR 012 - Land at Farleigh Road, Warlingham

Site description

The site is currently in use as a grazing paddock and riding school, adjacent to the built-up area of Warlingham. The site borders residential gardens to the south and open land to the north, separated to some extent by a wooded boundary. Access is currently available from a track via Farleigh Road, with

6 Category 2: Green Belt Sites within an Area for Further Investigation

	possible access via The Meadows, too. The site has a mild sloping gradient from east to west down towards a low point, before the land rises in a westerly direction. A public footpath runs through the middle of the site.				
Site area	1.27	Developable area	1.27 ha	Estimated yield	32 units
Proposed use	Residential				
Landscape evidence	This site has a medium/high capacity to accommodate development in the landscape provided key considerations, such as its role as a locally valued space, are taken into account.				
Ecology evidence	The majority of the site is ecologically suitable for development provided appropriate buffer zones are included in relation to hedges and mature trees, ensuring a continuous ecological network from the Ancient Woodland. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and also contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in an Area of Great Landscape Value and contains Tree Preservation Orders.				

6 Category 2: Green Belt Sites within an Area for Further Investigation

Sustainability Appraisal

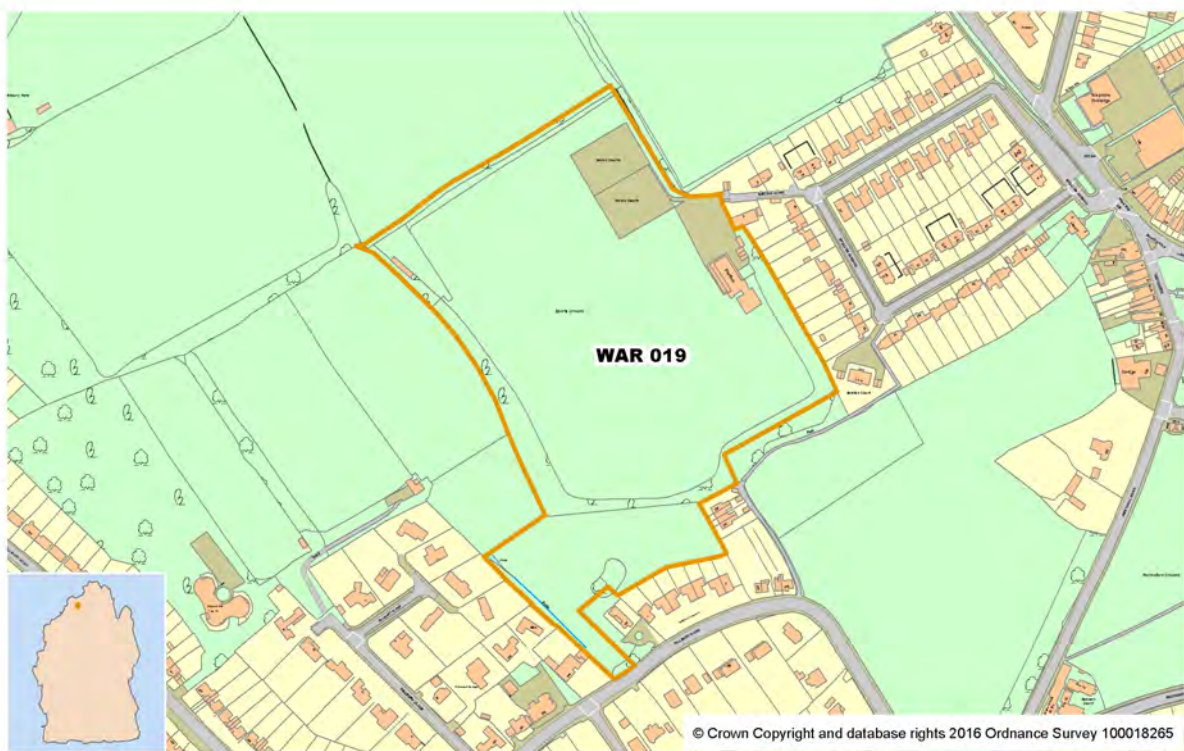
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	0	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	.

6 Category 2: Green Belt Sites within an Area for Further Investigation


WAR 019 - Former Shelton Sports Club, Warlingham

Site WAR 019 - Former Shelton Sports Club, Warlingham

The Green Belt Assessment Part 2 indicates that the site does not meet the purposes of including land within the Green Belt and as such it may be considered in terms of exceptional circumstances at the next stage in the Local Plan process. The landscape evidence indicates that it has high capacity for residential development, provided its form and scale are closely related to the adjacent settlement, whilst the ecology evidence suggests that the majority of the site is ecologically suitable, subject to buffer zones. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on the provision of playing pitches and recreation facilities in accordance with the standards set out in the Tandridge District Open Space Assessment 2015. To determine whether or not exceptional circumstances exist that would justify release of this site from the Green Belt, the Green Belt evidence and other evidence base considerations would be considered as part of the exceptional circumstances test. If the site is allocated in the Local Plan, development is considered to be deliverable within the first five years of the plan period. Development would need to mitigate ecological impacts on habitat value within the site and conserve and enhance the setting of the Grade II* listed vicarage to the south-east of the site.



Former Shelton Sports Club, Warlingham

Category 2 

Sites in the Green Belt, within an Area of Further Investigation

WAR 019 - Former Shelton Sports Club, Warlingham

Site description

The site is a former sports and recreation facility adjacent to the built-up area of Warlingham which appears to have been vacant for some time. The former

6 Category 2: Green Belt Sites within an Area for Further Investigation

	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.				
Site area	6.27 ha	Developable area	6.27 ha	Estimated yield	106 units
Proposed use	Residential				
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the landscape, provided its form is closely related to and in scale with the adjacent settlement.				
Ecology evidence	The majority of the site is ecologically suitable for development. The ecologically unsuitable part would require a 15m buffer zone, which could be used for habitat creation and more detailed survey is required to establish the extent of its ecological interest. Should this site be allocated, the developable area within the site is likely to be amended to reflect the constraints.				
Flood Risk evidence	The site is within Flood Zone 1. It also contains an area at medium risk of surface water flooding. It is within Ground Water Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open Space	This site is a former recreation ground.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is within close proximity to a Grade II* listed building.				

6 Category 2: Green Belt Sites within an Area for Further Investigation

Sustainability Appraisal

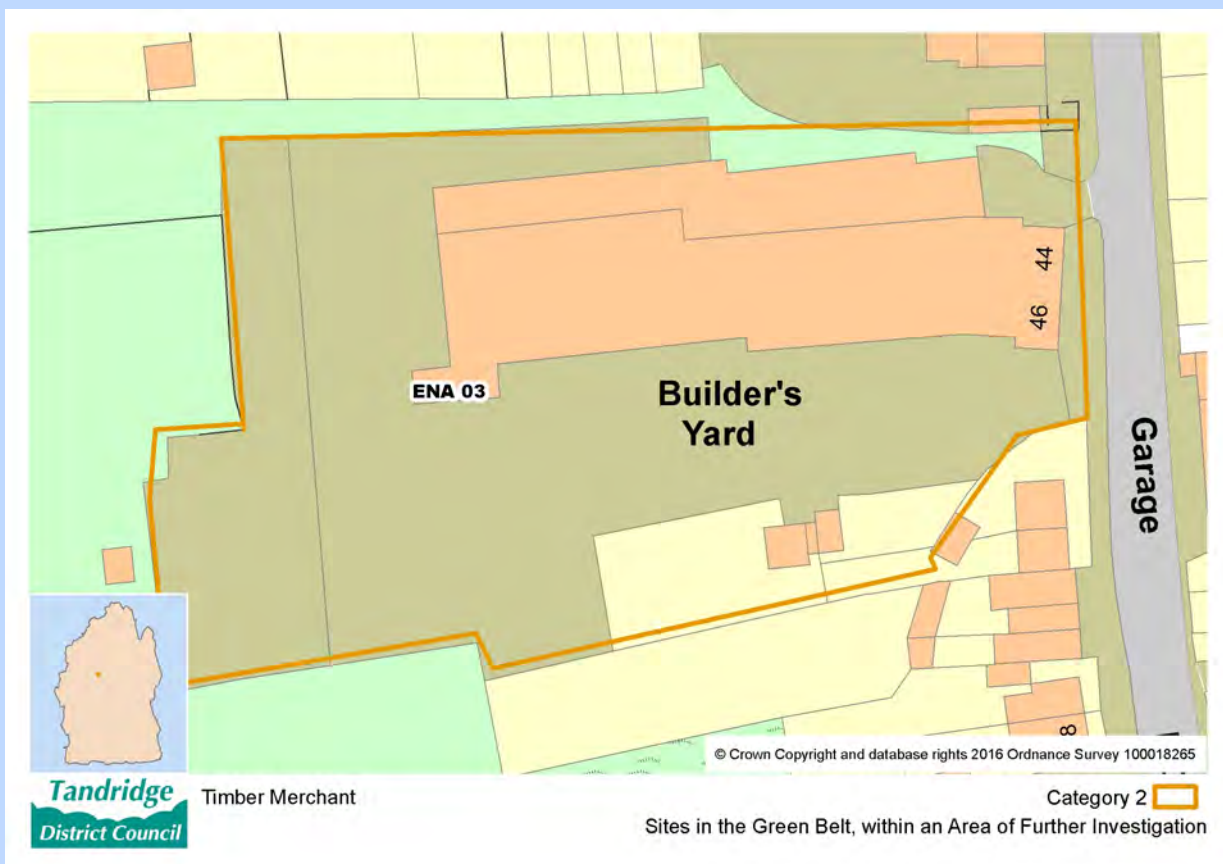
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	+	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

ENA 3 - Timber Merchant (A25 Godstone)

Site ENA 3 - Timber Merchant (A25 Godstone)

This site is an existing employment site in Godstone, comprising large storage and warehouse units with outdoor storage, and is used as a builders' merchants, including a strong retail element. The site has been considered through the Economic Needs Assessment and is recommended for continued employment use and intensification. There is no vacant floor space available within the site and therefore no estimation of the site's capacity for intensification can be made at this stage. The landscape evidence indicates that it has high capacity for employment development, provided its form and scale are closely related to the adjoining settlement, whilst the ecology evidence suggests it is ecologically suitable subject to tree and hedge protection. The evidence indicates that the site has good access to the A25, amenities and facilities, although access to public transport provision is limited. On-site parking and service provision is adequate and existing buildings on the site are in good and very good condition. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. If the site is allocated in the Local Plan, any development would need to mitigate impacts from significant car and HGV traffic, whilst safeguarding the integrity of Hilly Field and Godstone Cricket Field SNCIs as well as the amenity of neighbouring commercial and residential uses.



ENA 3 - Timber Merchant (A25 Godstone)

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site description	The site accommodates a timber merchant comprising a large building on its northern side, hardstanding and outdoor storage. It is bounded by commercial and residential uses to its north, residential to its south and open and undeveloped land to its west.		
Site area	0.6 ha	Vacant site area	N/a
Proposed use	Employment		
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate employment development in the landscape, provided its form is closely related to and in scale with the adjacent settlement.		
Ecology evidence	This site is ecologically suitable for continued employment uses and could act as an access to developable areas to south, subject to level changes being resolved. Development would require suitable protection of trees and hedges.		
Flood risk evidence	The site is within Flood Zone 1. It is also at very low risk of surface water flooding. The site is within Groundwater Source Protection Zone 3.		
Open space	This site is not public open space.		
Economic Needs Assessment	The site should be kept for employment use and it is considered that the site is available for expansion and intensification.		
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.		
Other constraints	The site is located within the Gatwick Safeguarding Zone and an Area of High Archaeological Potential. It is a Historic Landfill Site. Abutting the site is a Conservation Area, Scheduled Monument and a Site of Nature Conservation Interest.		

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
O	O	-	-	+	O	+	O

6 Category 2: Green Belt Sites within an Area for Further Investigation

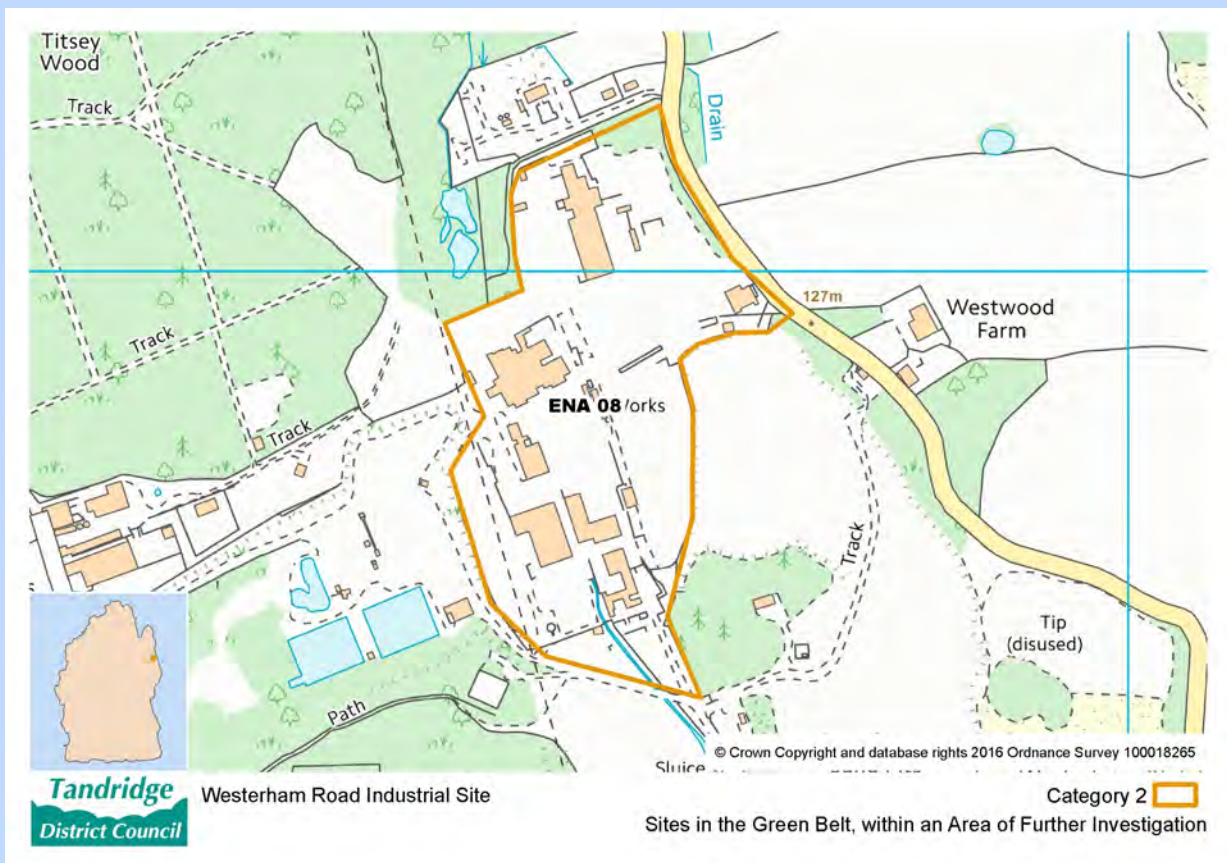
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	+/-	-	0	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

ENA 8 (OXT 043) - Westerham Road Industrial Site

Site ENA 8 (OXT 043) - Westerham Road Industrial Site (Westerham)

This site is a designated employment site and one of 3 large industrial sites in the district, comprising a range of industrial and manufacturing buildings, the majority of which are not in use, with outdoor storage areas. The site has been considered through the Economic Needs Assessment and is recommended for continued employment use and allocation as a Strategic Employment Site. There is no vacant floor space available within the site and therefore no estimation of the site's capacity for intensification can be made at this stage. The landscape evidence indicates that it has medium capacity for limited employment development, provided it is demonstrated that no adverse impacts would arise to the landscape or settlement's setting and it is in keeping with site structures. The ecology evidence suggests the site is ecologically suitable subject to the facilitation of ecological networks. The evidence indicates that the site has good access to the A25, although access to amenities and facilities is poor and there is no access to public transport provision. On-site parking and service provision is adequate and the condition of existing buildings on the site ranges from poor to good. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable industrial land to meet future demand over the plan period, it is proposed to allocate this site as a Strategic Employment Site.



ENA 8 (OXT 043) - Westerham Road Industrial Site (Westerham)

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site description	The site is an existing industrial site comprising mostly derelict industrial buildings. It is bounded by fields and woodland.	
Site area	8.7 ha	
Proposed use	Employment	
Landscape evidence	This site has a medium capacity to accommodate limited employment development in the landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape and settlement would arise and development is in keeping with existing site structures.	
Ecology evidence	This site is ecologically suitable for development, provided new habitat creation (woodland and wetland) is provided to facilitate ecological networks linked with Titsey Woods SSSI and hedges, trees and boundaries are protected.	
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zones 1, 2, 3 and 4 and within the 'Major Aquifer Intermediate' Groundwater Vulnerability Zone. It is previously developed land and development would provide an opportunity to remediate contaminated land, minimising risk to groundwater.	
Open Space	This site is not public open space.	
Economic Needs Assessment	The site should be kept for employment use and allocated as a Strategic Employment Site. It is considered that the site is available for expansion and intensification.	
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.	
Other constraints	The site is within an Area of Great Landscape Value, an Area of Outstanding Natural Beauty and an Area of High Archaeological Potential. Abutting the site is a Historic Landfill Site, an area for Minerals Safeguarding and an area of Ancient Woodland.	

6 Category 2: Green Belt Sites within an Area for Further Investigation

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	.	+	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	+	+	+	+	.

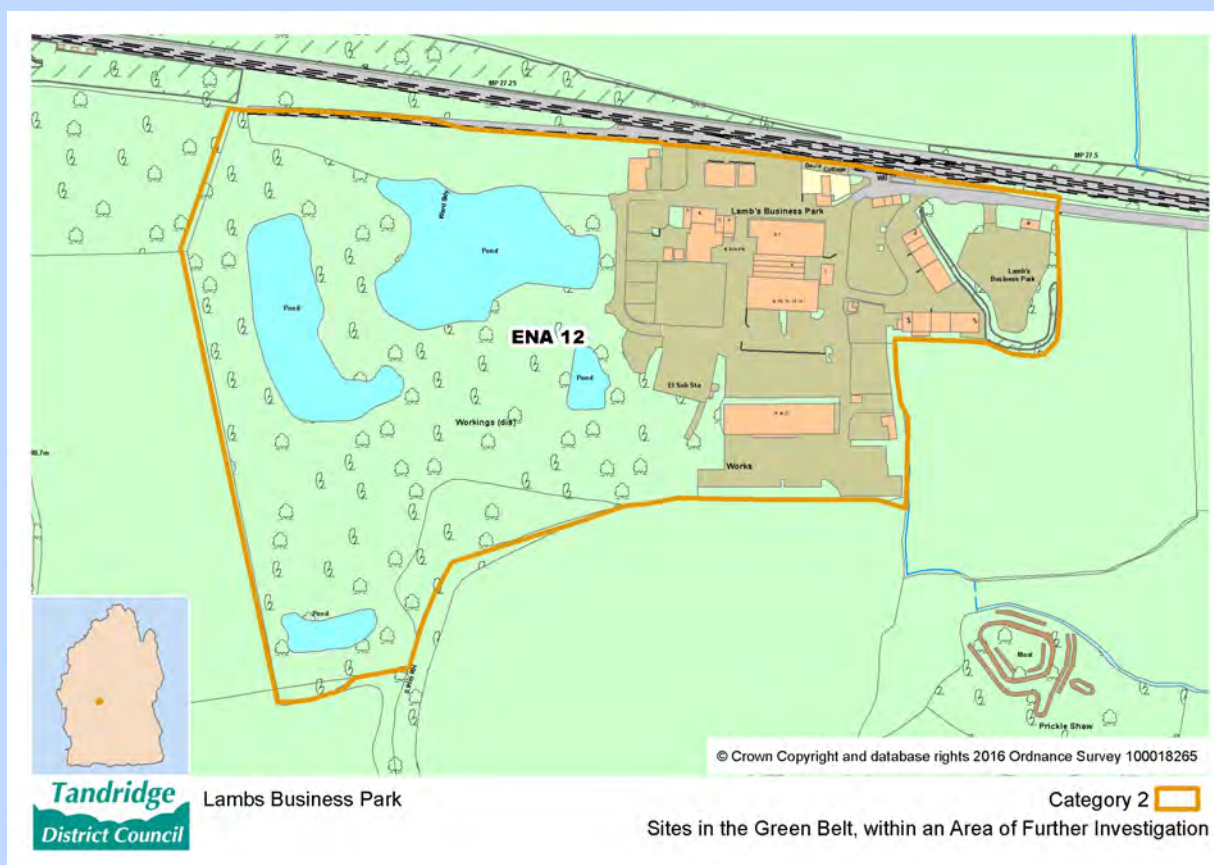
6 Category 2: Green Belt Sites within an Area for Further Investigation

ENA 12 (SGOD 008) - Lambs Business Park

Site ENA 12 (SGOD 008) - Lambs Business Park

The eastern part of this site is an existing Strategic Employment Site in South Godstone and one of 3 large industrial sites in the district, comprising a mix of light industrial and warehousing units. The eastern part of the site has been considered through the Economic Needs Assessment and recommended for continued employment use and protection as a Strategic Employment Site. The western area of the site has historically been used as a clay but quarrying activities no longer take place and this area of the site is undergoing restoration to infill the disused pits. The landscape evidence indicates that it has medium/high capacity for employment development, provided it is in scale with the landscape mitigation comprising the peripheral vegetation. The ecology evidence suggests that the majority of the site is ecologically suitable, subject to buffer zones to west and south-west. The evidence indicates that the site has no direct access to the strategic road network and poor access to amenities and facilities. However, an active railway siding remains which was utilised for quarrying purposes and retains a connection to the rail network. On-site parking and service provision is adequate and the condition of Units on the site are in varying condition with a mix of both new and old premises, some of which date back to earlier functions of the site as a brick-makers and these are of poor quality. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to ensure its retention. It is also considered appropriate to consider the expansion of this site to include the western area for employment use also, and to ensure the success of the site as a Strategic Employment Site.

6 Category 2: Green Belt Sites within an Area for Further Investigation



ENA 12 (SGOD 08) - Lambs Business Park, South Godstone

Site description	The site is a Strategic Employment Site and accommodates Lambs Business Park, comprising industrial buildings and outdoor storage. The site is bounded by fields and woodland, with a railway line abutting its northern boundary.
Site area	13.4 ha (5.4ha existing Strategic Employment Site)
Proposed use	Employment
Landscape evidence	This site has a medium/high capacity to accommodate employment development in the landscape, provided its scale is appropriate to the landscape mitigation provided by the peripheral vegetation.
Ecology evidence	The majority of this site is ecologically suitable for continued employment and industrial development. However woodland to the south-west would need to be protected with a buffer zone and a buffer zone of woodland, wetland and grassland provided to the west, better linking Ancient Woodland to north and south.
Flood risk evidence	The site is within Flood Zone 1. It also contains an area at high risk of surface water flooding. A surface water body may be at risk of contamination from its development.
Open space	This site is not public open space.

6 Category 2: Green Belt Sites within an Area for Further Investigation

Economic Needs Assessment	The site should be kept for employment use and it is considered that the site is available for expansion and intensification.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site includes a Waste Disposal and Minerals site and is within the Gatwick Safeguarding Zone. The site is also adjacent to a Historic Landfill Site, an area of Ancient Woodland, an Area of Great Landscape Value and a Site of Nature Conservation Interest

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	0	+	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	+/-	.	+	.

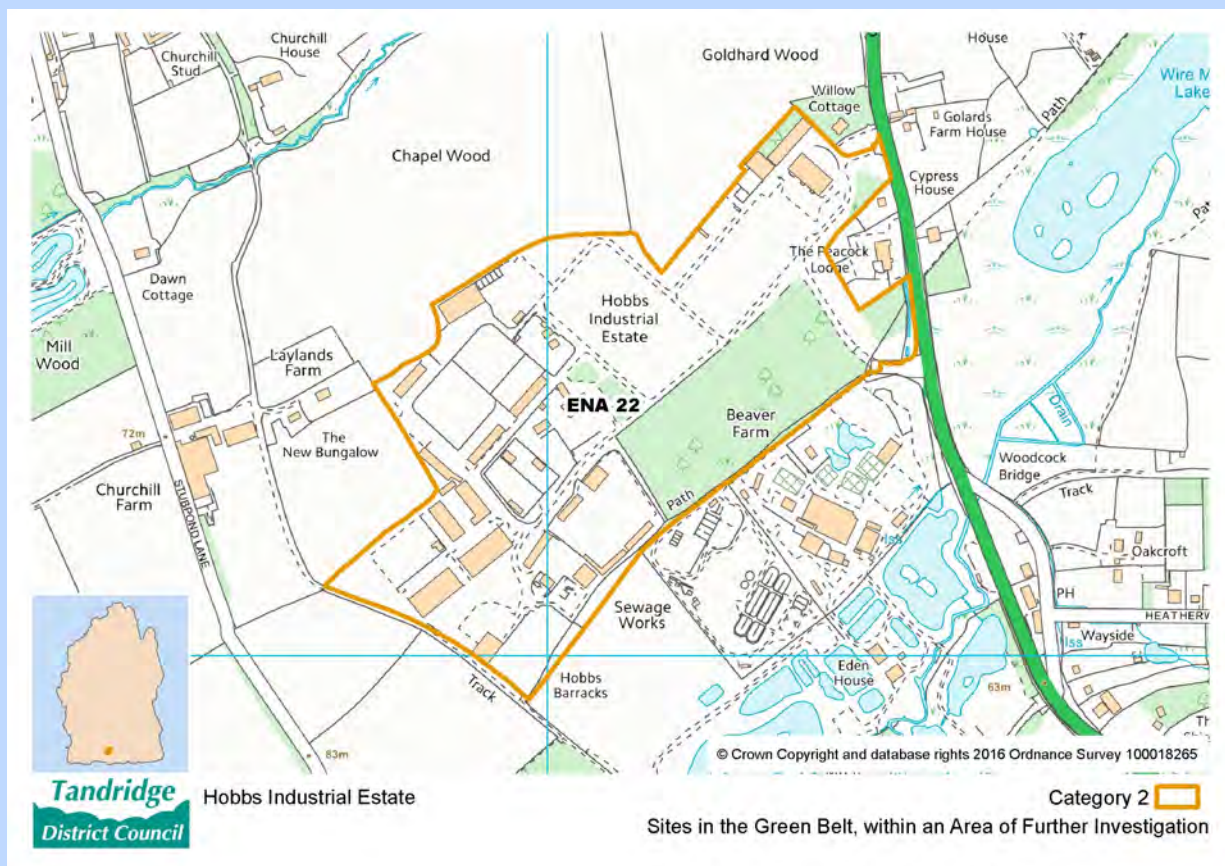
6 Category 2: Green Belt Sites within an Area for Further Investigation

ENA 22 (FEL 010) - Hobbs Industrial Estate

Site ENA 22 (FEL 010) - Hobbs Industrial Estate

This site is a Strategic Employment Site south-west of Lingfield and one of 3 large industrial sites in the district, comprising a mix of large industrial and warehousing units, as well as a small office element. The site has been considered through the Economic Needs Assessment and is recommended for continued employment use and protection as a Strategic Employment Site. 9.8 % (2.2 ha) of the site is vacant and is considered to be suitable for B2 development. The landscape evidence indicates that it has a medium/high capacity for employment development, provided its scale means it can be screened by existing boundary vegetation and the Ancient Woodland is taken into account. The ecology evidence suggests that the majority of the site is ecologically suitable, subject to an improved buffer zone and enhanced ecological networks. The evidence indicates that the site has good access to the strategic road network, amenities and facilities. On-site parking and service provision is adequate and existing buildings on the site are in very good condition, although no vacant floor space is available. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable industrial land to meet future demand over the plan period, it is proposed to retain this site as a Strategic Employment Site. Development of this site would need to ensure the quality of the recreational ponds and local watercourses are maintained, remediation of any contaminated land and it would need to avoid adversely affecting the night sky given its rural location and the Ancient Woodland.

6 Category 2: Green Belt Sites within an Area for Further Investigation



ENA 22 (FEL 010) - Hobbs Industrial Estate

Site description	The site is a Strategic Employment Site and accommodates Hobbs Industrial Estate. It comprises industrial/commercial buildings and outdoor storage and it is bounded by fields, woodland and a nursery to its south.				
Site area	21.9 ha	Vacant land within the site	2.2 ha	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	This site has a medium/high capacity to accommodate employment development in the landscape, provided it is of a scale which can be screened by existing site boundary vegetation and other key considerations are taken into account, e.g. the Ancient Woodland.				
Ecology evidence	The majority of the site is ecologically suitable for development. However the Ancient Woodland is ecologically unsuitable and would need an improved 15m buffer zone, whilst the northern boundary would need a 10m wide 'stepping stone' corridor to enhance ecological networks. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at a high risk of surface water flooding. It is in close proximity to disused sewerage works and ponds used for recreational fishing. In light of its use, development may affect the quality of the ponds and local water courses.				
Open space	This site is not public open space.				

6 Category 2: Green Belt Sites within an Area for Further Investigation

Economic Needs Assessment	The site should be kept for employment use and retained as Strategic Employment Site. It is considered that the site is available for expansion and intensification.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within the Gatwick Safeguarding Zone. The site abuts a Waste Disposal and Minerals Site and a site that contains a Tree Preservation Order. It is in close proximity to a Site of Special Scientific Interest. There is also potential land contamination.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
O	O	O	.	+	O	+	O
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	O	+	.	+	O	+	.

6 Category 2: Green Belt Sites within an Area for Further Investigation

ENA 26 (BHE 008) - Systems House, South Godstone

Site ENA 26 (BHE 008) - Systems House, Blindley Heath

This site is a designated employment site in South Godstone, comprising a mix of high-tech industrial uses and office units. The site has been considered through the Economic Needs Assessment and is recommended for continued employment use and intensification. There is no vacant land or floor space within the site and therefore the site's capacity for intensification cannot be estimated at this stage. The landscape evidence indicates it has a high capacity for employment development, provided its scale, views and prominent location are taken into account. The ecology evidence suggests that it is ecologically suitable, subject to the retention and enhancement of boundary hedges. The evidence indicates that the site has good access to the strategic road network, public transport, amenities and facilities. On-site parking and service provision is adequate and existing buildings on the site are in good or very good condition. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable employment land to meet future demand over the plan period, B1 use should continue to be protected, with additional uses promoted. Development on this site would need to mitigate traffic impacts, safeguard the residential amenity of nearby properties and would be expected to remediate contaminated land, if required.



ENA 26 (BHE 008) - Systems House, Blindley Heath

6 Category 2: Green Belt Sites within an Area for Further Investigation

Site description	The site is an existing employment site and accommodates Systems House. The site includes a large industrial/commercial building, ancillary buildings and hardstanding. Residential dwellings are located to its north and east, with fields to its west.	
Site area	1.2 ha	
Proposed use	Employment	
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate employment development in the landscape, provided its form takes into account views towards the site, it is in keeping with the existing scale of development and its prominent location on the A22.	
Ecology evidence	The site is ecologically suitable for development, with retention and enhancement of boundary hedges recommended. Should the site be allocated, the developable area is likely to be amended to reflect the constraints.	
Flood risk evidence	Flood Zone 2 is present along the eastern edge of site, but the majority of the site is within Flood Zone 1. There is also a very low risk of surface water flooding.	
Open space	This site is not public open space.	
Economic Needs Assessment	The site should be kept for employment use and it is considered that the site is available for expansion and intensification.	
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.	
Other constraints	There is potential contamination on this site.	

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	0	-	+	0	+	0

6 Category 2: Green Belt Sites within an Area for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	+/-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

7 Category 3: Sites outside Areas for Further Investigation

7.1 Category 3 sites, as set out in this chapter, are those in the Green Belt, but not in an Area for Further Investigation as set out in the Green Belt Assessment Part 2. This means that there is evidence to support the fact that the land in these areas have a functioning role as Green Belt, and that the land in which these sites are located demonstrate at least one of the purposes as set out in the NPPF.

7.2 Category 3 sites are in the Green Belt and current planning policies would not support their development and the Green Belt status remains unchanged. Whilst exceptional circumstances tests and further consideration will be needed on sites where other evidence suggests development potential if Green Belt were not a constraint, the test will be a more difficult one.

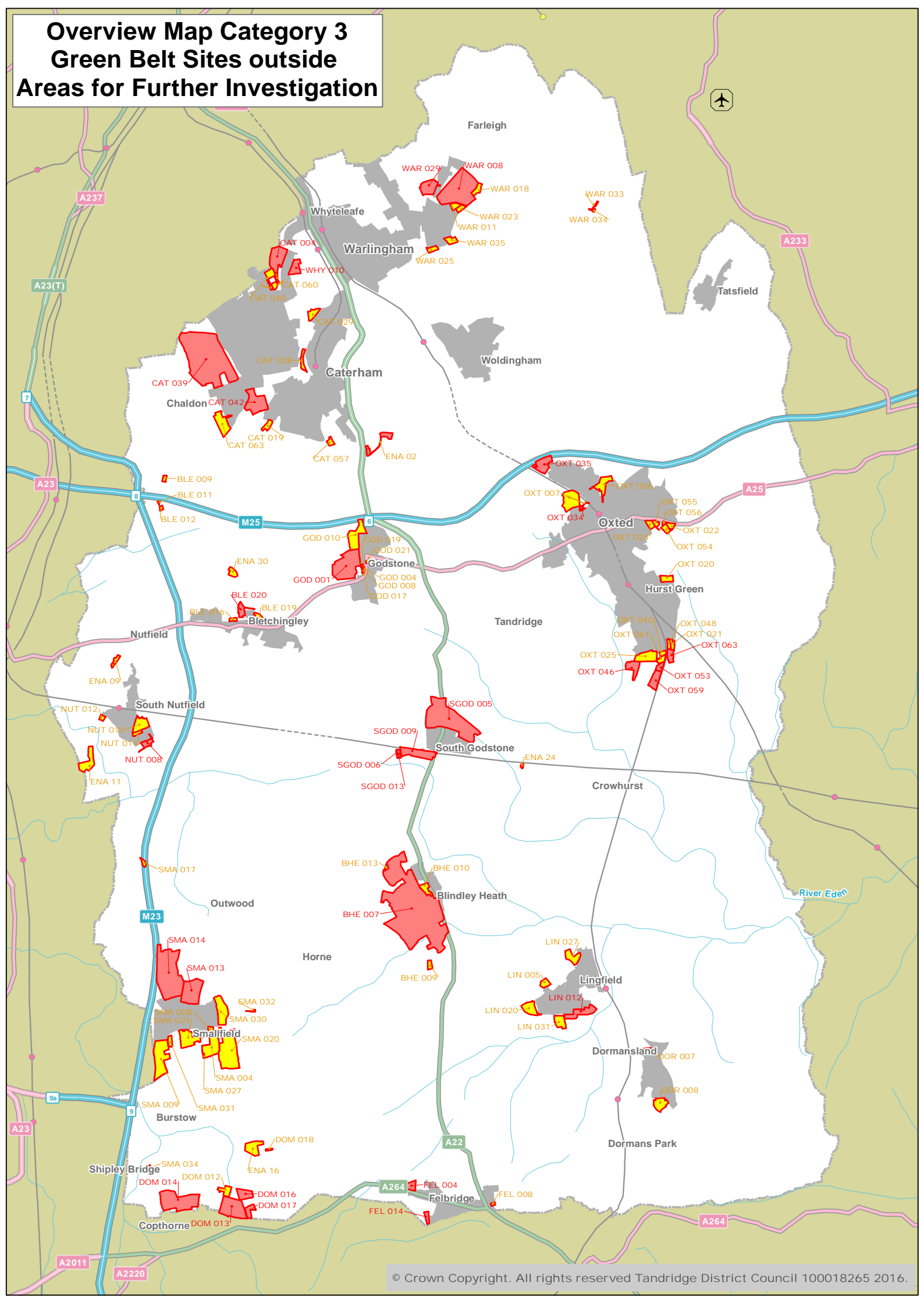
7.3 For further clarification on how sites have been categorised, and subsequently assigned a colour, please see Chapter 3, paragraphs 3.17 to 3.23, Page 17.

7.4 The following map provides an overview of all sites within Category 3. For an overview of sites in all categories broken down on a settlement basis, please refer to the Appendices.

Tell us...

Do you agree with the Council's consideration of this site? Please state the site reference/address to which your comments relate.

Overview Map Category 3 Green Belt Sites outside Areas for Further Investigation



7 Category 3: Sites outside Areas for Further Investigation

Category 3 Sites outside Green Belt Areas for Further Investigation: Amber Sites

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
Amber sites suitable for housing			
'BHE 010 - Land adjacent Blue Anchor Farm, Blindley Heath'	50 units	Burstow, Horne & Outwood and Godstone	Site is ecologically sensitive and only a small part of the site ecologically suitable for development and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'BHE 013 - Little Haven, Byers Lane, Blindley Heath'	5 units	Godstone	Site is located within the built-up area of Blindley Heath. This site has not currently been considered through the landscape and ecology evidence and this will be done at the next stage. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'BLE 016 - Land to the rear of Stychens House, Bletchingley'	10 units	Bletchingley and Nutfield	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'BLE 019 - Land rear of Church Court Farm, Bletchingley'	60 units	Bletchingley and Nutfield	Site has a medium capacity to accommodate development on landscape grounds and is ecologically sensitive with only a small part of the site being considered ecologically suitable for development. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'CAT 019 - Caterham Reservoir Stanstead Road'	27 units	Chaldon	Although the site has high capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'CAT 029 - Burntwood Lane, Caterham'	65 units	Whyteleafe	Site has low/medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'CAT 038 - Land at Waller Lane, Caterham'	26 units	Queens Park	Site has a medium capacity to accommodate development on landscape grounds and is sensitive with only a small part of the site ecologically suitable for development. The

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
			site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'CAT 040 - Land off Salmons Lane West'	75 units	Portley	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'CAT 057 - 121-123 Tupwood Lane, Caterham'	24 units	Harestone	Site has a medium capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'CAT 063 - Land at Chaldon Common Road'	120 units	Chaldon	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'DOM 012 - Land at Copthorne Bank Road'	22 units	Burstow, Horne & Outwood	Site is sensitive and only a small part of the site is ecologically suitable for development. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'DOR 007 - Land west of Dormans Road and north of West Street, Dormansland'	25 units	Dormansland and Felcourt	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'DOR 008 - Land at Farindons, Dormansland'	107 units	Dormansland and Felcourt	Site has a medium capacity to accommodate development on landscape grounds and is sensitive with only a small part of the site ecologically suitable for development. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'FEL 008 - Land East of Eastbourne Road, Felbridge'	8 units	Felbridge	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
'GOD 004 - Land at Godstone Allotments'	6 units	Godstone	Site has a medium/high capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'GOD 008 - Land behind the Hare & Hounds Pub, Godstone'	6 units	Godstone	Site is ecologically sensitive and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'GOD 010 - Land to the west of Godstone'	250 units	Godstone and Bletchingley & Nutfield	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'GOD 017 - Land to the Rear of Hare and Hounds Pub'	5 units	Godstone	Site is ecologically sensitive and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'GOD 019 - Land to rear of 44-46 High Street, Godstone and south of Dumville Drive, Godstone'	5 units	Godstone	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'GOD 021 - William Way Builders Merchants, 38-42 High Street, Godstone'	16 units	Godstone	Site located in the built-up area and is not currently considered through the landscape and ecology evidence base. This will be considered at the next stage. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site
'LIN 005 - Land at Godstone Road, Lingfield'	15 units	Lingfield and Crowhurst	Site has a low/medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'LIN 020 - Land to the south west of Lingfield'	100 units	Lingfield and Crowhurst	Site has a low/medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
'LIN 027 - Land behind Saxby's Lane, Lingfield'	72 units	Lingfield and Crowhurst	Site has a medium capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'LIN 031 - Lingfield House, East Grinstead Road, Lingfield'	125 units	Lingfield and Crowhurst	Site has a low/medium capacity to accommodate development on landscape grounds. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'NUT 010 - Land east of Mid Street, South Nutfield'	120 units	Bletchingley and Nutfield	Site has a medium capacity to accommodate development on landscape grounds. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'NUT 012 - Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield'	24 units	Bletchingley and Nutfield	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'NUT 014 - Land to the east of 131 Mid Street, South Nutfield'	25 units	Bletchingley and Nutfield	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 006 - Land adjacent to Oxted and Laverock School'	150 units	Oxted North and Tandridge	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 007 - Land adjacent to The Graveyard and Sy Mary's Church, Oxted'	250 units	Oxted North and Tandridge	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 020 - Land at Pollards Wood Road, Hurst Green'	35 units	Oxted North and Tandridge	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
'OXT 021 - Land west of Red Lane, Hurst Green, Oxted'	33 units	Oxted South	Site has high capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable for development.
'OXT 022 - Wolfs Row Allotments, Oxted'	20 units	Limpsfield	Site has a medium/high capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 024 - Thornhill / St. Michaels School, Wolfs Row, Oxted'	20 units	Limpsfield	Site has a medium/high capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 025 - Land at Holland Road, Hurst Green'	200 units	Oxted South	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 040 - Land off Holland Road, Oxted'	25 units	Oxted South	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 048 - Land adjacent to Brickfield Cottages, Red Lane, Oxted'	29 units	Oxted South	Although the site has high capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 054 - Thornhill / St. Michaels School, Wolfs Row, Oxted'	20 units	Limpsfield	Site has a medium/high capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 055 - Court Langley, Oxted'	19 units	Limpsfield	Site has an medium/high capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
			circumstances test. Further evidence is needed in relation to this site.
'OXT 056 - Rowlands, Oxted'	8 units	Limpsfield	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'OXT 061 - Land at Diamond Farm, Holland Road, Hurst Green'	40 units	Oxted South	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 004 - Land off Redehall Road, Smallfield'	250 units	Burstow, Horne & Outwood	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 008 - Land at Plough Road, Smallfield'	40 units	Burstow, Horne & Outwood	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 009 - Lower Broadbridge Farm, Smallfield'	279 units	Burstow, Horne & Outwood	Site has a low/medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 020 - Land at Green Farm Cottage, Smallfield'	425 units	Burstow, Horne & Outwood	Site has a low/medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 021 - Land at Greenleas House, Smallfield'	260 units	Burstow, Horne & Outwood	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 027 - Land at May Cottage, Smallfield'	100 units	Burstow, Horne & Outwood	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
			and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 030 - Land North of Plough Road, Smallfield'	180 units	Burstow, Horne & Outwood	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 031 - Bridgeham Farm, Smallfield'	25 units	Burstow, Horne & Outwood	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 011 - Green Hill Lane, Warlingham'	50 units	Warlingham East and Chelsham and Farleigh	Site is ecologically sensitive and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 018 - Land adjacent to Kennel Farm, Chelsham'	40 units	Warlingham East and Chelsham and Farleigh	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 023 - Land at Alexander Avenue'	36 units	Warlingham East and Chelsham and Farleigh	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 025 - Land at Farm Road, Warlingham'	35 units	Warlingham East and Chelsham and Farleigh	Although the site has high capacity to accommodate development on landscape grounds and is ecologically suitable for development, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 035 - Galloway Lodge, High Lane, Warlingham'	60 units	Warlingham East and Chelsham and Farleigh	Site has a medium capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
TOTAL NUMBER OF HOMES ESTIMATED TO BE DELIVERABLE ON AMBER SITES	4022		
Amber sites suitable for traveller sse			
'BHE 009 - Land adjacent to Hartley, Hare Lane, Blindley Heath'	19 pitches	Godstone	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'BLE 011 - Land at Warwick Wold'	3 pitches	Bletchingley and Nutfield	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'BLE 012 - Land at Warwick Wold Road, Bletchingley'	2 pitches	Bletchingley and Nutfield	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'DOM 018 - Ivy Hatch, Dowlands Lane, Domewood'	2 pitches	Burstow, Horne & Outwood	Although the site has high capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable, it is located in the Green Belt and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 017 - Land at Green Lane, Outwood'	6 pitches	Bletchingley and Nutfield	Site has a medium/high capacity to accommodate development on landscape grounds and is ecologically sensitive. The site may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'SMA 032 - Hade Woods Farm, Cogmans Lane, Smallfield'	1 pitch	Burstow, Horne & Outwood	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site..
'SMA 034 - Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge'	1 pitch	Burstow, Horne & Outwood	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
			exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 033 - Land Adjacent High View, Beech Farm Road, Warlingham'	3 pitches	Warlingham East and Chelsham and Farleigh	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'WAR 034 - Caravan, High View, Beech Farm Road, Warlingham'	4 pitches	Warlingham East and Chelsham and Farleigh	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site..
TOTAL NUMBER OF TRAVELLER PITCHES ESTIMATED TO BE DELIVERABLE ON AMBER SITES	41 pitches		
Amber sites suitable for employment use			
'ENA 9 - Priory Farm, South Nutfield'	To be determined	Bletchingley and Nutfield	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'ENA 11 - Redhill Aerodrome'	To be determined	Bletchingley and Nutfield	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'ENA 16 - Cophall Farm, Copthorne'	To be determined	Burstow, Horne & Outwood	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'ENA 24 - Crowhurst Lane, Godstone'	To be determined	Oxted North and Tandridge	Site has a medium/high capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances test. Further evidence is needed in relation to this site.
'ENA 30 - Brewer Street, Bletchingley'	To be determined	Bletchingley and Nutfield	Site has a medium capacity to accommodate development on landscape grounds and may be subject to the exceptional circumstances

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated Yield	Ward	Justification for overall categorisation as amber site
			test. Further evidence is needed in relation to this site.

Category 3 Sites outside Green Belt Areas for Further Investigation: Red Sites

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as red site
Red sites considered for housing			
'BHE 007 - Land to the west of Blue Anchor Farm, Blindley Heath'	2200 units	Godstone	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'BLE 020 - Land rear of Clerks Croft, Bletchingley'	40 units	Bletchingley and Nutfield	Site has a negligible/low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'CAT 004 - Former Officers Mess, Kenley Aerodrome'	53 units	Portley	Site has a negligible/low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'CAT 039 - Surrey National Golf Club, Rooks Lane, Chaldon'	1600 units	Chaldon Westway	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'CAT 042 - Land to the East of Roffes Lane, Chaldon'	160 units	Chaldon Queens Park	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'DOM 013 - Land west of Roundabouts Farm, Clay Hall Lane, Crawley'	453 units	Burstow, Horne & Outwood	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as red site
'DOM 014 - Land North of Stonelands Farm, Copthorne '	600 units	Burstow, Horne & Outwood	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'DOM 016 - Land north of Roundabouts Farm, Clay Hall Lane, Crawley'	139 units	Burstow, Horne & Outwood	Site has a low capacity to accommodate development on landscape grounds and is ecologically unsuitable for development. The site would no longer be considered for allocation in the Local Plan going forward.
'DOM 017- Land south of Roundabouts Farm, Clay Hall Lane, Crawley'	86 units	Burstow, Horne & Outwood	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.
'FEL 004 - Land opposite Doves Barn Nursery, Felbridge'	68 units	Felbridge	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward. .
'FEL 014 - Land north of Crawley Down Road, Felbridge'	25 units	Felbridge	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.
'GOD 001 - Godstone Reservoirs, Godstone'	400 units	Godstone and Bletchingley & Nutfield	Majority of the site is ecologically unsuitable for development and the site would no longer be considered for allocation in the Local Plan going forward.
'LIN 012 - Land at Lingfield Park, Lingfield'	80 units	Lingfield and Crowhurst	Site has a low capacity to accommodate development on landscape grounds and the majority of the site is ecologically unsuitable for development. The site would no longer be considered for allocation in the Local Plan going forward.
'NUT 008 - Land to the rear of properties on Kings Cross Lane, South Nutfield'	40 units	Bletchingley and Nutfield	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.
'OXT 034 - Land adjoining St Mary's Church, Oxted'	20 units	Oxted North and Tandridge	Site has a low capacity to accommodate development on landscape grounds and is ecologically unsuitable for development. The site would no longer be considered

7 Category 3: Sites outside Areas for Further Investigation

Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as red site
			for allocation in the Local Plan going forward.
'OXT 035 - Land at Chalkpit Lane Oxted adjacent to the railway line'	35 units	Oxted North and Tandridge	Site has a low capacity to accommodate development on landscape grounds and is ecologically unsuitable for development. The site would no longer be considered for allocation in the Local Plan going forward.
'OXT 046 - Land at Jincox Farm Cottage, Hurst Green'	95 units	Oxted South	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'OXT 053 - Land at Holland Road, Hurst Green'	40 units	Oxted South	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.
'OXT 059 - Land off Holland Road and Merle Common Road'	120 units	Oxted South	Site is ecologically unsuitable for development. The site would no longer be considered for allocation in the Local Plan going forward.
'OXT 063 - The former brickworks, Red Lane, Limpsfield'	67 units	Oxted South	Site has a low capacity to accommodate development on landscape grounds and is ecologically unsuitable for development. The site would no longer be considered for allocation in the Local Plan going forward.
'SGOD 005 - Posterngate Farm, South Godstone'	550 units	Godstone and Oxted North & Tandridge	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'SGOD 006 - Land at King's Farm North, South Godstone'	10 units	Godstone	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward..
'SGOD 009 - Laghams Park Farm, South Godstone'	285 units	Godstone	Site has a low landscape capacity to accommodate development on landscape grounds and the majority of the site is ecologically suitable for development. The site would no longer be considered for allocation in the Local Plan going forward.

7 Category 3: Sites outside Areas for Further Investigation

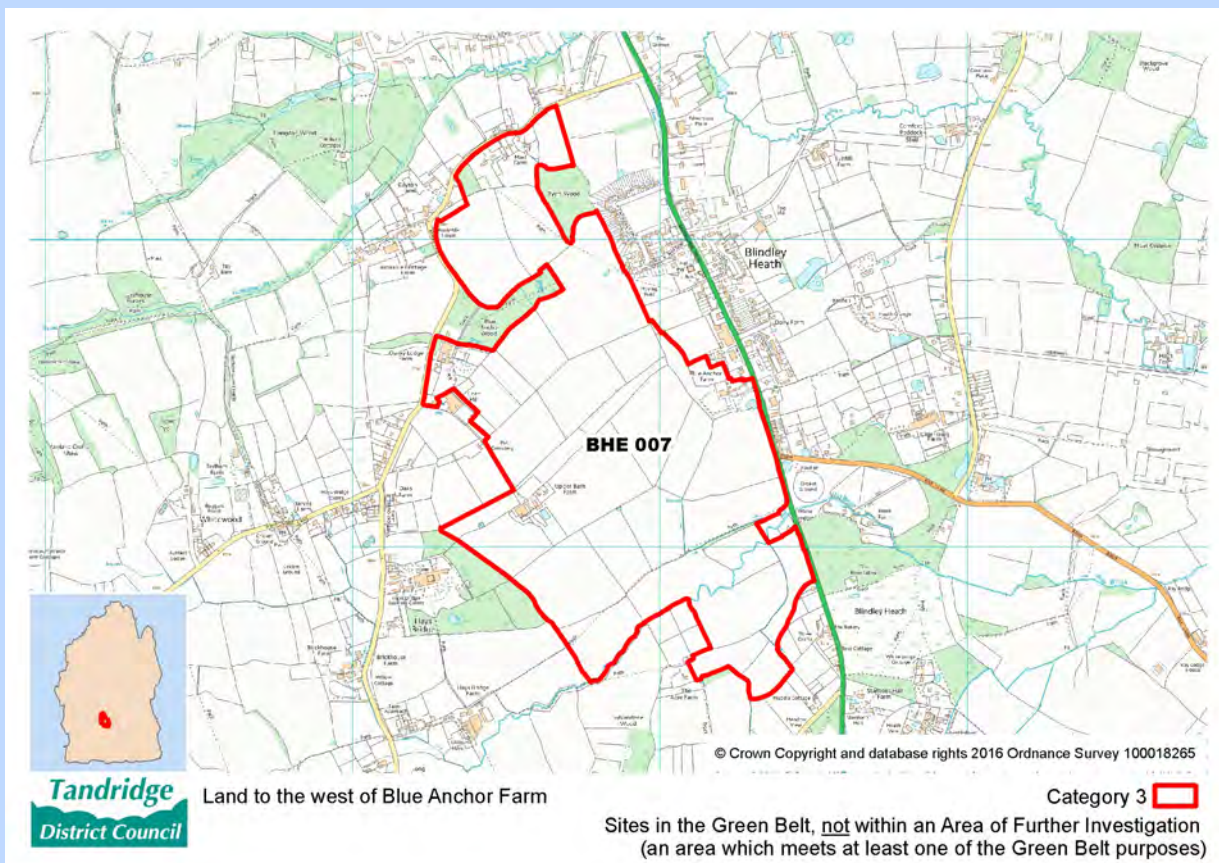
Site ref and name/address	Estimated yield	Ward	Justification for overall categorisation as red site
'SGOD 013 - Land at King's Farm South, South Godstone'	10 units	Godstone	Site has is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.
'SMA 013 - Land at Chapel Road, Smallfield'	370 units	Burstow, Horne & Outwood	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'SMA 014 - Land off Rookery Hill, Smallfield'	562 units	Burstow, Horne & Outwood	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'WAR 008 - Land north of Greenhill Lane, Warlingham'	600 units	Warlingham East and Chelsham and Farleigh	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'WAR 029 - West of Farleigh Road, Warlingham'	120 units	Warlingham East and Chelsham and Farleigh	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.
'WHY 010 - Land at Torwood Farm, Whyteleafe'	80 units	Whyteleafe	Site is ecologically unsuitable for development and would no longer be considered for allocation in the Local Plan going forward.
TOTAL NUMBER OF HOMES RULED OUT	8,908		
Red site considered for employment			
'ENA 2 - Paddock Barn Farm, Godstone Road, Caterham'	To be determined	Harestone	Site has a low capacity to accommodate development on landscape grounds and would no longer be considered for allocation in the Local Plan going forward.

7 Category 3: Sites outside Areas for Further Investigation

BHE 007 - Land to the west of Blue Anchor Farm

Site BHE 007 - Land to the west of Blue Anchor Farm, Blindley Heath

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the majority of the site is ecologically suitable for development subject to areas of ecological interest being preserved, the landscape evidence considers that development would be out of scale with the settlement and would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



BHE 007 - Land to the west of Blue Anchor Farm, Blindley Heath

Site description	The site is a substantial area of farmland to the west of Blindley Heath. It comprises a number of fields, hedgerows and meadows, as well as associated farm buildings and properties stretching from Byers Lane in the north down to Ray Brook in the south, along Eastbourne Road. The site has frontages with both these roads. The topography varies slightly with the northern areas at a raised elevation.				
Site area	121.93 ha	Developable area	105.95 ha	Estimated yield	2200 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape, with development in the majority of the site being out of scale with the settlement and having a detrimental effect on local landscape character. However, the small scale fields adjacent to BHE 008 and BHE 010 are better related the western edge of Blindley Heath and would be better suited to development.
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, areas of ecological interest must be conserved. A comprehensive approach to development could result in enhancement of ecological networks, could ensure the majority of s 41 features are protected and would secure green infrastructure.
Flood risk evidence	Parts of the site is within Flood Zones 2 and 3 and there is a risk of surface water and groundwater flooding. An exception test would be required.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and abuts Ancient Woodland and a Biodiversity Opportunity Area, with a Local Nature Reserve and Sites of Special Scientific Interest in close proximity. Part of the site is a former landfill site and is potentially contaminated.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	!	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	!	.	.	.	!	.

7 Category 3: Sites outside Areas for Further Investigation

BHE 009 - Land adjacent to Hartley, Hare Lane, Blindley Heath

Site BHE 009 - Land adjacent to Hartley, Hare Lane, Blindley Heath

The site was subject to a planning application for 3 pitches in 2008. It is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that the site has a medium/high capacity to accommodate traveller development in the wider landscape, provided boundary vegetation is taken into account, the ecology evidence suggests that the site is ecologically suitable for development, subject to buffer zones and other mitigation measures. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If allocated, the site is considered capable of providing 19 traveller pitches. No physical constraints to development have been identified.



BHE 009 - Land adjacent to Hartley, Hare Lane, Blindley Heath

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is a greenfield site, currently used as grazing land.				
Site area	1.28 ha	Developable area	1.28 ha	Estimated yield	19 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site has a medium/high capacity to accommodate traveller development in the wider landscape, provided key considerations, such as the site's boundary vegetation, are taken into account.				
Ecology evidence	This site is ecologically suitable for development. If developed, a wide landscape buffer should be provided along the eastern boundary to protect the adjoining woodland, manage surface water drainage and provide an unlit woodland canopy zone for bat and bird movement. Additional mitigation may be needed. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	Majority of the site is within Flood Zone 1 but part of the site alongside bridleway is in Flood Zone 2. It also has a high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	Site is located in the Gatwick Safeguarding Zone and adjoins a Biodiversity Opportunity Area along the eastern edge.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	-	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	-	0

7 Category 3: Sites outside Areas for Further Investigation

BHE 010 - Land adjacent Blue Anchor Farm, Blindley Heath

Site BHE 010 - Land adjacent Blue Anchor Farm, Blindley Heath

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that it has high capacity for residential development, provided views are taken into account and any development's form and scale are closely related to the adjacent settlement. The ecology evidence suggests that the majority of the site is ecologically sensitive. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to mitigate landscape impacts and conserve and enhance the setting of the Grade II listed Church of St John the Evangelist. No physical constraints to development have been identified.



BHE 010 - Land adjacent Blue Anchor Farm, Blindley Heath

Site description	This is a site located on the edge of Blindley Heath and mostly contains farmland and related structures, as well as a property. The site is bounded by a mixture of trees, woodland and hedgerows.				
Site area	2.85 ha	Developable area	2.85 ha	Estimated yield	50 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the landscape provided views of the site are taken into account and its form is closely related to and in scale with the adjacent settlement.
Ecology evidence	This site is sensitive and only a part is ecologically suitable for development. Boundary hedgerows and protected grassland habitat would need to be retained and managed. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 but it also has a high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within the Gatwick Safeguarding Zone and is in close proximity to a Biodiversity Opportunity Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	:	.	o	.	o

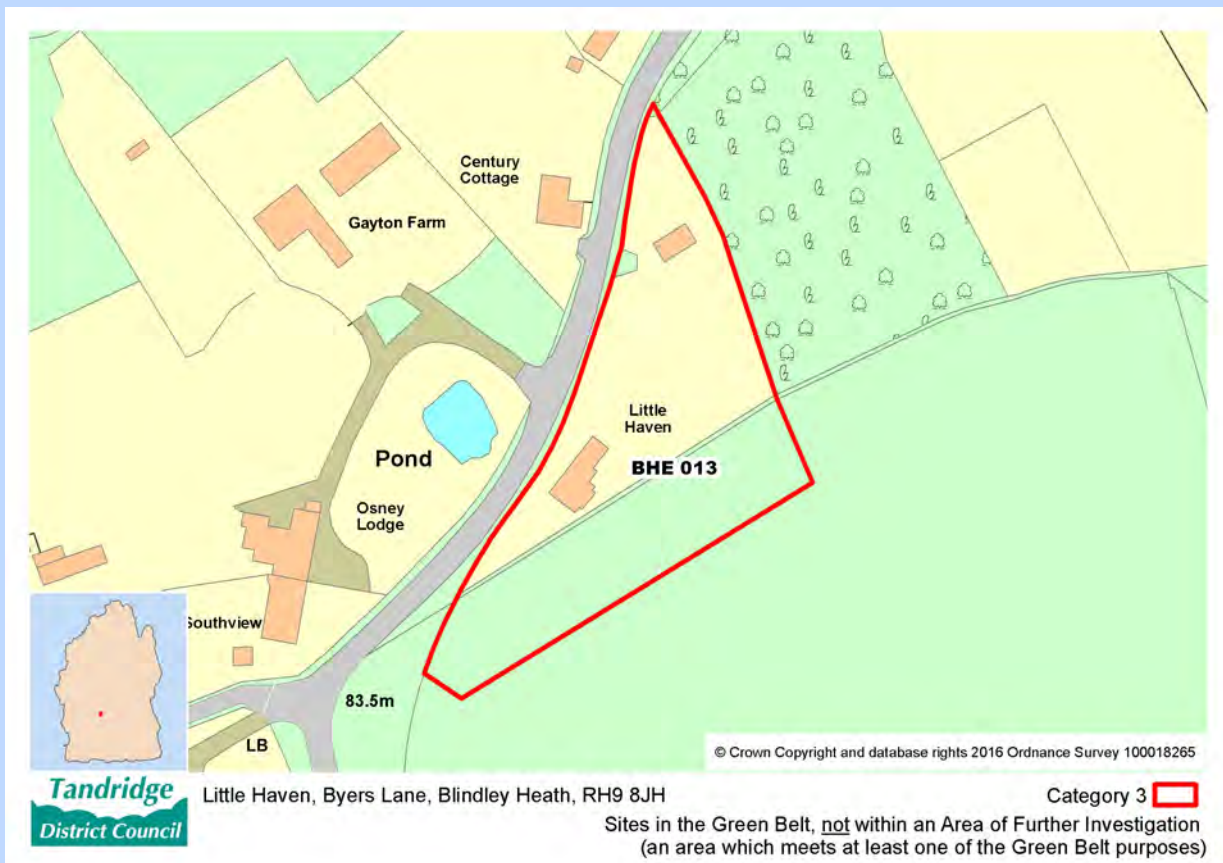
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	o	+	o	.	.	.	o

7 Category 3: Sites outside Areas for Further Investigation

BHE 013 - Little Haven, Byers Lane, Blindley Heath

Site BHE 013 - Little Haven, Byers Lane, Blindley Heath

The site is provisionally categorised as an amber site, subject to a site-specific ecology assessment and landscape character and sensitivity analysis being carried out. The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to mitigate any impacts identified. No physical constraints to development have been identified.



BHE 013 - Little Haven, Byers Lane, Blindley Heath

Site description	The site contains a residential property, related garaging and garden land and has a large frontage with Byers Lane. To the rear of the property and garden is a sizable area of grassland, also included as part of the submission, where long southern views can be seen.				
Site area	0.55 ha	Developable area	0.55 ha	Estimated yield	5 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	This site is not currently considered through the landscape evidence.
Ecology evidence	This site is not currently considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1. It also has a high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	+	0	-	0

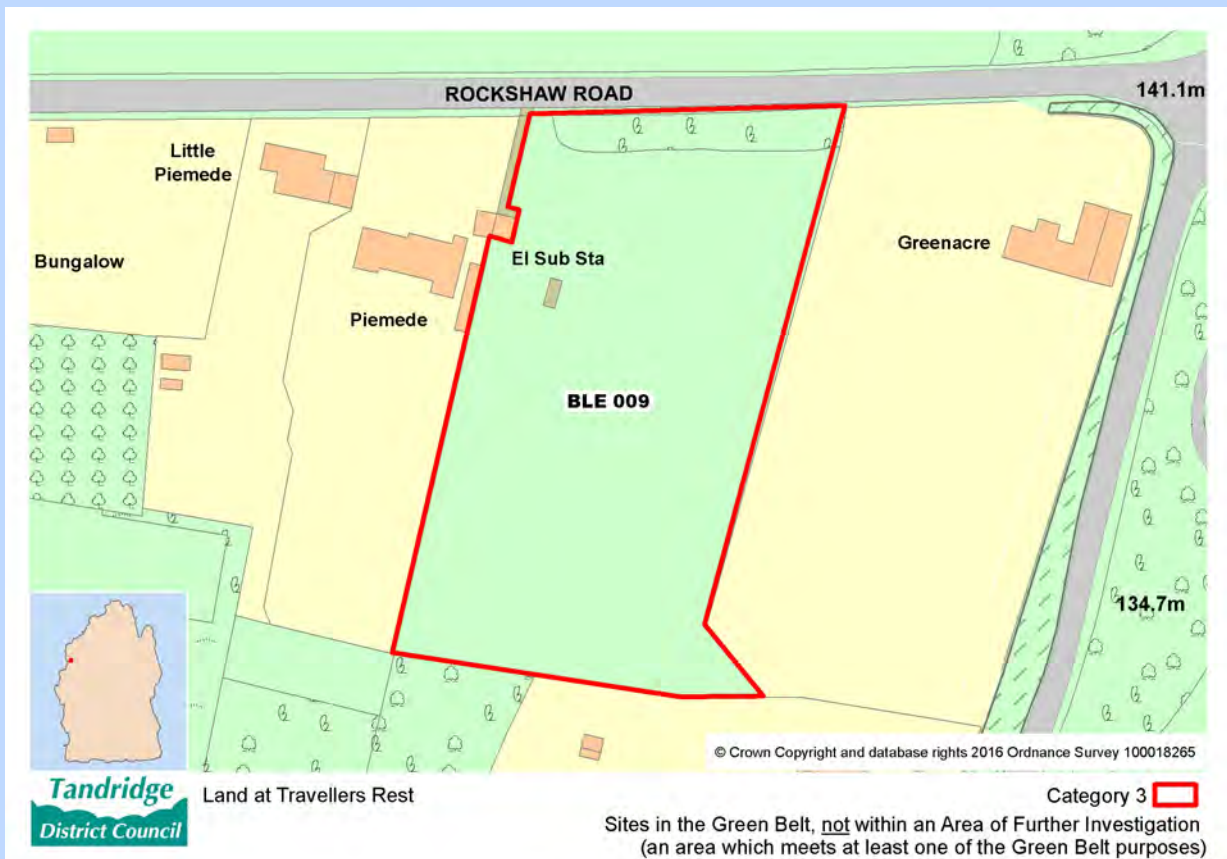
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	+/-	-	0	0

7 Category 3: Sites outside Areas for Further Investigation

BLE 009 - Land at Travellers Rest, Rockshaw Road, Merstham

Site BLE 009 - Land at Travellers Rest, Rockshaw Road, Merstham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has medium/high capacity to accommodate development in the wider landscape, provided settlement patterns are taken into account. The ecology evidence suggests that only part of the site is ecologically suitable. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If allocated, the site is considered capable of providing up to 12 traveller pitches. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Grade II listed 'Weavers' to the south of the site.



BLE 009 - Land at Travellers Rest, Rockshaw Road, Merstham

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is a greenfield site, currently used for horse grazing.				
Site area	0.78 ha	Developable area	0.78 ha	Estimated yield	12 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site has a medium/high capacity to accommodate traveller development in the landscape, provided considerations such as the settlement pattern, are taken into account.				
Ecology evidence	This site is sensitive and only a part of the site is ecologically suitable for development. If developed, a 10m wide buffer zone within the eastern boundary and a 15m wide buffer zone on north, west and south boundaries would be required to conserve the wooded corridors.				
Flood risk evidence	The site is within Flood Zone 1 but it also has a high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	Site is within the Gatwick Safeguarding Zone, an Area of Great Landscape Value, an Area of Outstanding Natural Beauty, with a Tree Preservation Order along the northern edge of the site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	=	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	-	-	0	-

7 Category 3: Sites outside Areas for Further Investigation

BLE 011 - Land at Warwick Wold

Site BLE 011 - Land at Warwick Wold

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that it has a medium/high capacity to accommodate traveller development in the wider landscape, provided existing settlement patterns are taken into account. The ecology evidence suggests that the majority of the site is ecologically suitable. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If allocated, the site is considered capable of providing up to 3 traveller pitches. Development would need to mitigate impacts on the adjoining Ancient Woodland, and take into account the AONB as well as noise and air pollution from the M25.



Land at Warwick Wold

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

BLE 011 - Land at Warwick Wold

Site description

The site is a greenfield site with parts of hardstanding visible near the entrance. Ancient Woodland borders the site to the south-west.

7 Category 3: Sites outside Areas for Further Investigation

Site area	0.16 ha	Developable area	0.16 ha	Estimated yield	3 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site has a medium/high capacity to accommodate traveller development in the wider landscape, provided considerations, such as the settlement pattern, are taken into account.				
Ecology evidence	This site is ecologically suitable for development. If developed, a 5m wide buffer zone along the western edge would be required to conserve adjoining woodland.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 2, which is not classified as vulnerable.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is location in the Gatwick Safeguarding Zone, an Area of Great Landscape Value, an Area of Outstanding Natural Beauty and a Mineral Safeguarding Area.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	-	0	-	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	-	0	-

7 Category 3: Sites outside Areas for Further Investigation

BLE 012 - Land at Warwick Wold Road, Bletchingley

Site BLE 012 - Land at Warwick Wold Road, Bletchingley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although, the landscape evidence indicates a medium/high capacity to accommodate traveller development in the wider landscape, the ecology evidence suggests that the site is ecologically suitable for development, subject to trees and hedges being retained. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If allocated, the site is considered capable of providing up to 2 traveller pitches. Development would need to mitigate impacts on the adjoining Ancient Woodland and take into account the AONB as well as noise and air pollution from the M25.



BLE 012 - Land at Warwick Wold Road, Bletchingley

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is mostly greenfield with an open area of grassland and a mixture of fencing and trees marking the boundary. On the western boundary there is some evidence of previous occupation.				
Site area	0.48 ha	Developable area	0.48 ha	Estimated yield	2 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site has a medium/high capacity to accommodate traveller development in the wider landscape, provided settlement patterns and the setting of the surrounding landscape are taken into account.				
Ecology evidence	This site is ecologically suitable for development. If developed, it would be necessary to retain the mature trees and hedgerows along the northern, southern and western edges. The current access would require minimal widening. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	This site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Protection Zone 2, which is not classified as vulnerable groundwater.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone, an Area of Great Landscape Value, an Area of Outstanding Natural Beauty and a Mineral Safeguarding Area.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
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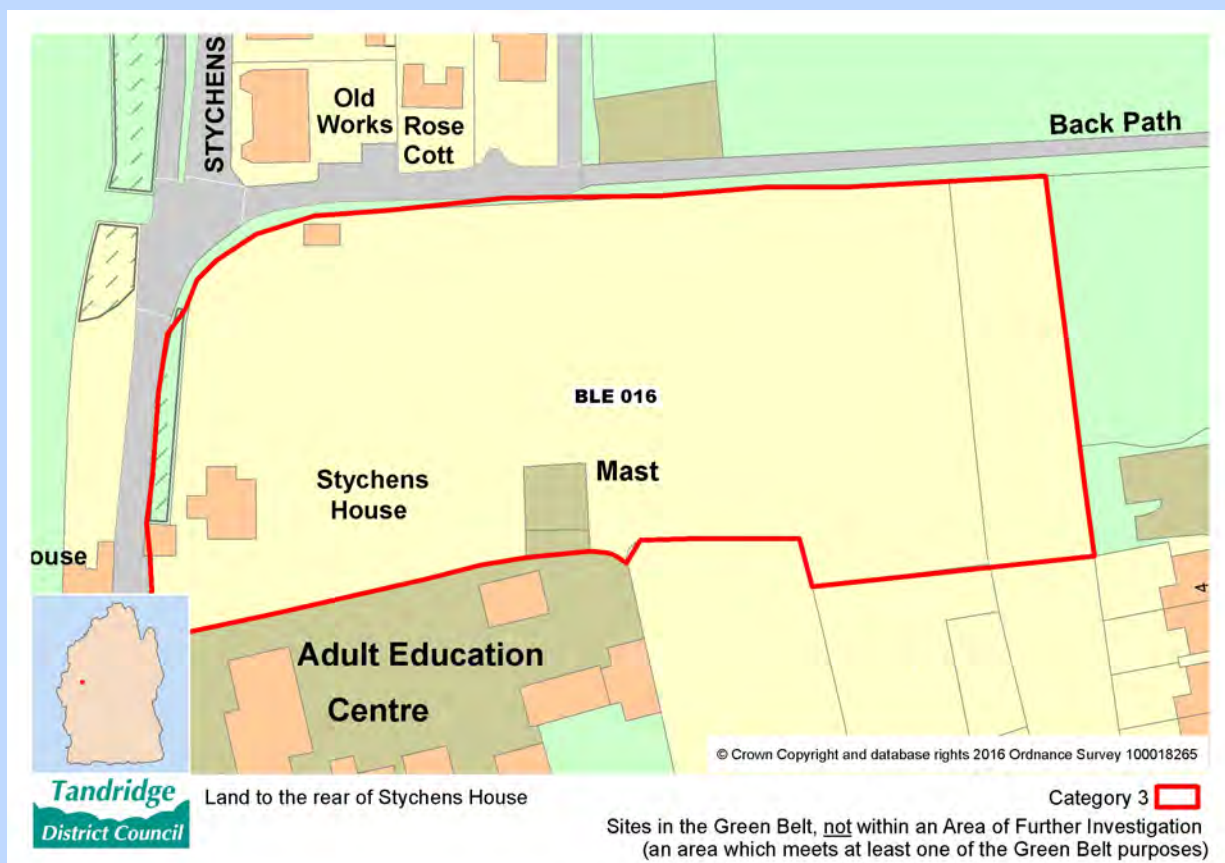
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	.	0	.

7 Category 3: Sites outside Areas for Further Investigation

BLE 016 - Land to the rear of Stychens House, Bletchingley

Site BLE 016 - Land to the rear of Stychens House, Bletchingley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium/high capacity to accommodate development in the wider landscape, whilst the ecology evidence suggests that the majority of the site is ecologically suitable, subject to buffer zones being provided. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the Bletchingley Conservation Area as well as nearby heritage assets and their setting. No physical constraints to development have been identified.



BLE 016 - Land to the rear of Stychens House, Bletchingley

Site description	<p>The site is a large residential dwelling, related garden and recreation grounds. To its immediate south lies the Adult Education Centre. The site is bounded by trees and hedges and has frontage with Stychens Lane and a footpath. It is reasonably flat though it slopes downwards from the north to the south.</p>
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7 Category 3: Sites outside Areas for Further Investigation

Site area	0.82 ha	Developable area	0.82 ha	Estimated yield	10 units
Proposed use	Residential				
Landscape evidence	This site has a medium/high capacity to accommodate housing development in the wider landscape, provided views and potential mitigation are taken into account.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, buffer zones would be required to ensure tree protection along the northern and eastern edges. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer Intermediate' Groundwater Vulnerability Zone.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is in a Conservation Area, an Area of High Archaeological Potential, an Area of Great Landscape Value and it is within proximity to heritage assets.				

Sustainability Appraisal

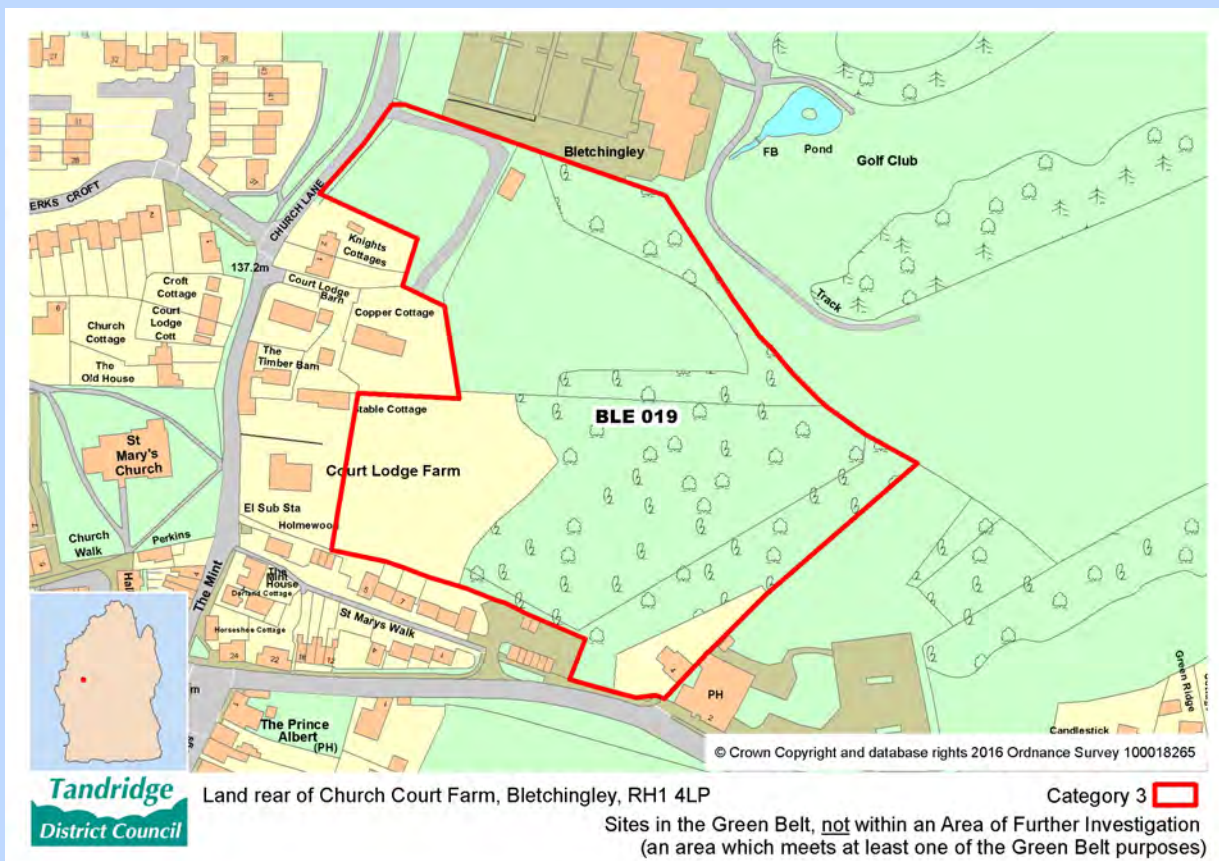
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	.	.	.	.	0	.	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	.	0	0

7 Category 3: Sites outside Areas for Further Investigation

BLE 019 - Land rear of Church Court Farm, Bletchingley

Site BLE 019 - Land rear of Church Court Farm, Bletchingley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium capacity to accommodate limited residential development in the wider landscape, provided it is demonstrated no adverse affects would arise to the setting of the landscape, settlement or Conservation Area. The ecology evidence suggests that parts of the site are ecologically suitable subject to buffer zones and sensitive design. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the Bletchingley Conservation Area and nearby heritage assets and their setting. No physical constraints to development have been identified.



BLE 019 - Land rear of Church Court Farm, Bletchingley

Site description

The site is immediately adjacent to Bletchingley and contains empty grassland, agricultural land, manicured gardens and woodland. It also includes a property on the A25. Its border is defined by woodland and neighbouring land uses include a pub, large detached dwellings and a golf course.

7 Category 3: Sites outside Areas for Further Investigation

Site area	2.63 ha	Developable area	2.63 ha	Estimated yield	60 units
Proposed use	Residential				
Landscape evidence	This site has medium capacity to accommodate housing development in the wider landscape, potentially being suitable for limited development provided it is demonstrated that no adverse impacts on the setting of the landscape, settlement and Conservation Area would arise.				
Ecology evidence	This site is sensitive and only a part of the site is ecologically suitable for development. If developed, buffers would be required to ensure the protection of trees and ecological networks linked to the adjoining golf course and the wider Biodiversity Opportunity Area. Whilst the woodland area within the site is generally ecologically unsuitable, sensitive forms of development in the western part, could include low density family housing, or care home provision. Should the site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is partially within a Conservation Area, it is within an Area of Great Landscape Value and in close proximity to heritage assets.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	.	.	0	.	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	.	0	0

7 Category 3: Sites outside Areas for Further Investigation

BLE 020 - Land rear of Clerks Croft, Bletchingley

Site BLE 020 - Land rear of Clerks Croft, Bletchingley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the site is ecologically suitable for development subject to buffer zones being provided and trees and hedgerows being retained and protected, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land rear of Clerks Croft, Bletchingley
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Land Rear of Clerks Croft, Bletchingley
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Category 3
Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

BLE 020 - Land rear of Clerks Croft, Bletchingley

Site description	The site is an area of open land on the edge of Bletchingley which is predominately defined by trees on three sides (south, west and north) with the western boundary defined by a hedgerow beyond which sites on Clerks Croft can be seen. The topography is varied but broadly slopes from the south to the north-west.				
Site area	2.91 ha	Developable area	2.91 ha	Estimated yield	40 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a negligible/low capacity to accommodate housing development in the wider landscape. Development in this area would have a significant detrimental effect on landscape character.
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, areas of woodland, hedgerows, trees on boundaries and ecological corridors would need to be retained and protected, with buffers along western and northern boundaries. Development would require sensitive design with mitigation measures.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at medium risk of surface water flooding. It is within Groundwater Source Protection Zone 2 and the 'Major Aquifer Intermediate' Groundwater Vulnerability Zone.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, a Minerals Safeguarding Area, an Area of Great Landscape Value, a Biodiversity Opportunity Area and adjacent to a Conservation Area and an Area of High Archaeological Potential.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	0	.	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	+	-	0	0

7 Category 3: Sites outside Areas for Further Investigation


CAT 004 - Former Officers Mess, Kenley Aerodrome

Site CAT 004 - Former Officers Mess, Kenley Aerodrome

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Former Officers Mess, Kenley Aerodrome

Category 3 

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

CAT 004 - Former Officers Mess, Kenley Aerodrome

Site description	The former Officers' Mess at Kenley Aerodrome is a sizable listed building located at the northern end of Caterham-on-the-Hill and in close proximity to residential development along Whyteleafe Hill to the east. The majority of the site falls within the Kenley Airfield Conservation Area. The parts of the site closest to the aerodrome are largely flat, although the north area of the site slopes downwards steeply onto the road below. The site also contains the Portcullis Club which is located in the former sergeants' mess.				
Site area	10.73 ha	Developable area	8.21 ha	Estimated yield	53 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a negligible/low landscape capacity to accommodate housing development in the wider landscape.
Ecology evidence	The majority of the site is ecologically sensitive. If the ecologically suitable parts of the site are developed, a woodland buffer zone would be required.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and the 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located within a Conservation Area and contains Grade II listed buildings, Ancient Woodland and Tree Preservation Orders with Scheduled Monuments in close proximity to the site.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	-	++	+	0	+	0

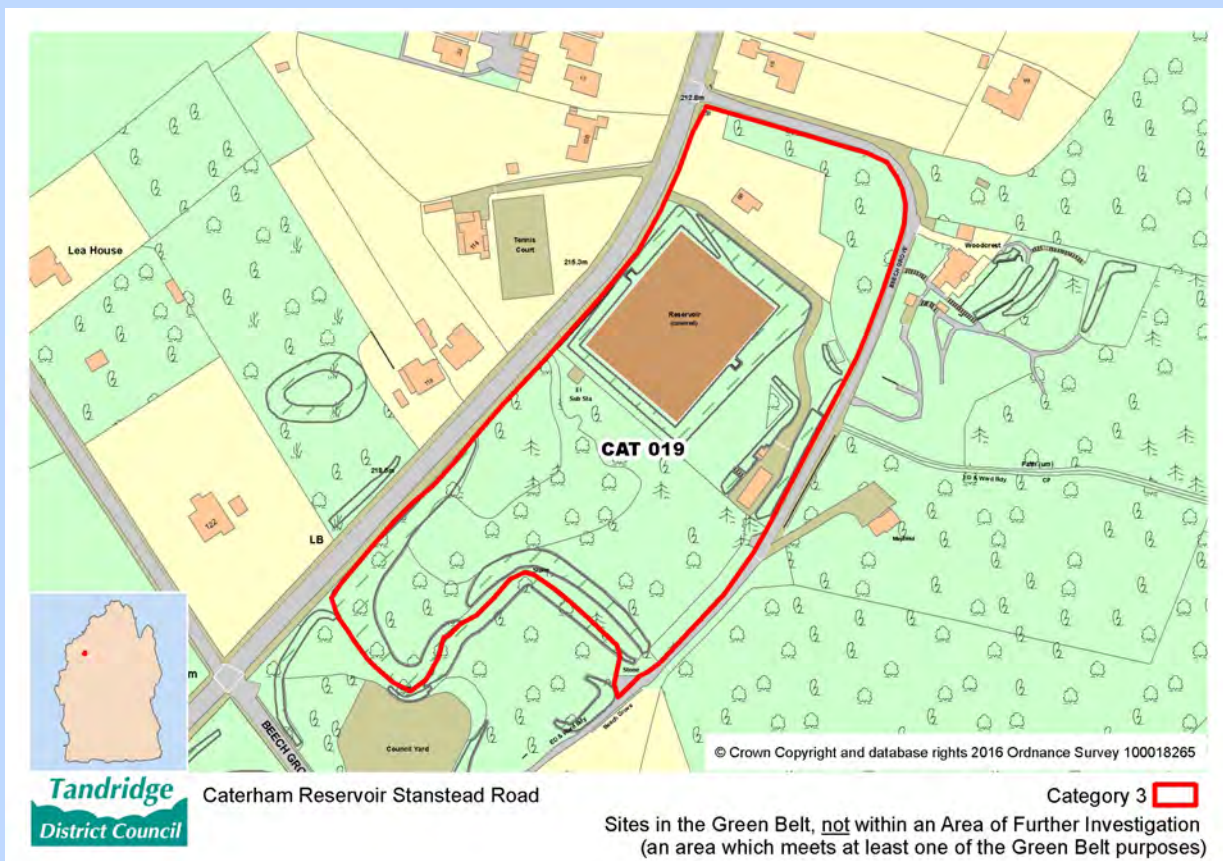
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

CAT 019 - Caterham Reservoir Stanstead Road

Site CAT 019 - Caterham Reservoir Stanstead Road, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high capacity to accommodate development in the wider landscape and the ecology evidence suggests that the majority of the site is ecologically suitable for development subject to boundary woodland being retained. Further evidence is needed before a conclusion on this site can be reached. Due to the former use as a landfill site, part of the site is contaminated. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, land remediation would be required to address existing contamination before development can take place.



CAT 019 - Caterham Reservoir Stanstead Road, Caterham

Site description	The site on the edge of Caterham contains a property, a covered reservoir and an area of land previously used for landfill. The site slopes from Stanstead Road down towards the eastern boundary of Beech Grove. The area of land
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7 Category 3: Sites outside Areas for Further Investigation

	previously used for landfill is bounded by mature trees and is partly covered by trees.				
Site area	2.05 ha	Developable area	1.12 ha	Estimated yield	27 units
Proposed use	Residential				
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, habitat links and buffers on site edges would need to be maintained by retention of boundary woodland.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Ground Water Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	This site is designated as a Waste Disposal and Minerals site and contains land contamination.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	0	++	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

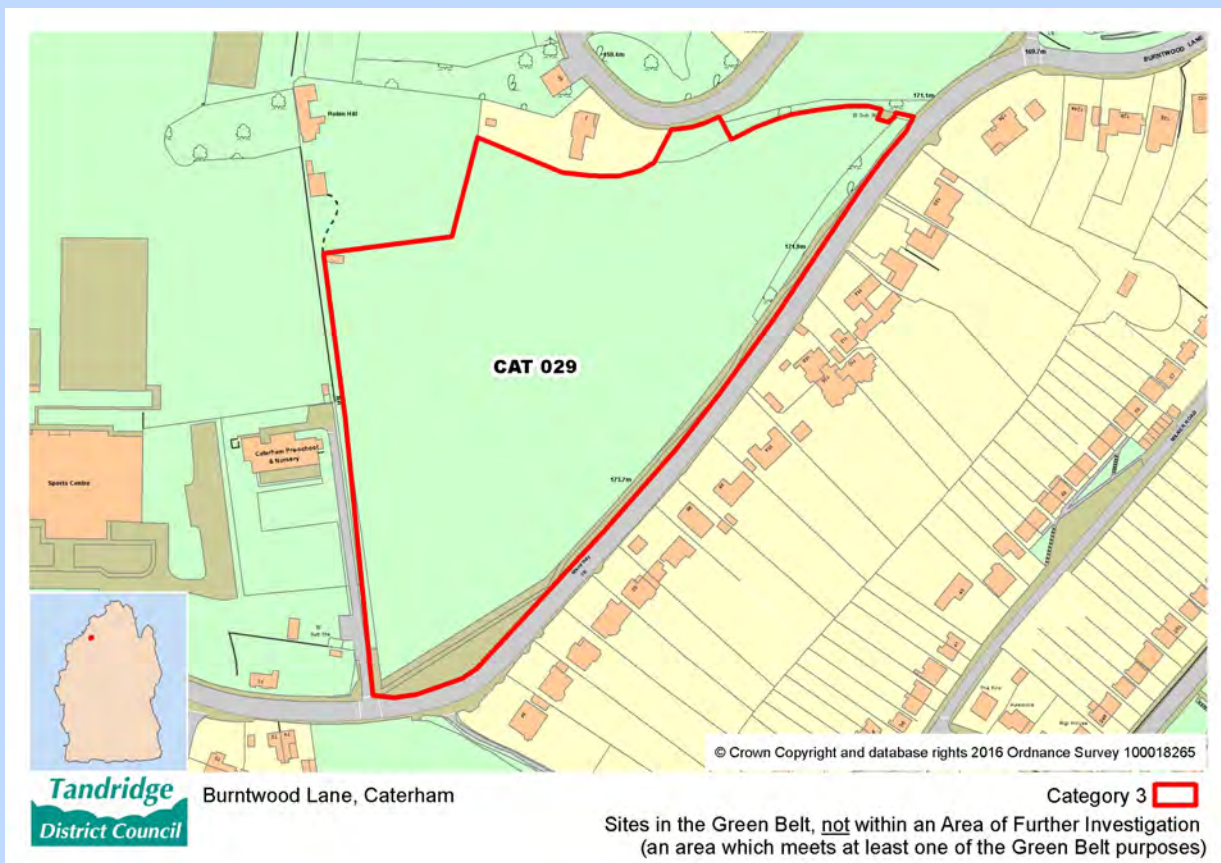
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	0	-

7 Category 3: Sites outside Areas for Further Investigation

CAT 029 - Burntwood Lane, Caterham

Site CAT 029 - Burntwood Lane, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a low/medium capacity to accommodate development in the wider landscape, whilst the ecology evidence suggests that the majority of the site is ecologically suitable, subject to ecological networks being maintained. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to mitigate impacts on nearby Ancient Woodland and Sites of Nature Conservation Interest. No physical constraints to development have been identified.



CAT 029 - Burntwood Lane, Caterham

<p>Site description</p>	<p>The site is a large field adjacent to the built-up area of Caterham, which sits to the immediate east of De Stafford school and sports centre complex. The site has a long frontage with Burntwood Lane, which includes a number of mature</p>
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7 Category 3: Sites outside Areas for Further Investigation

	trees. The site is relatively flat, although slopes downwards slightly towards the northern area.				
Site area	2.81 ha	Developable area	2.81 ha	Estimated yield	65 units
Proposed use	Residential				
Landscape evidence	This site has a low/medium capacity to accommodate housing development in the wider landscape due to its substantial sensitivity, including its inconsistency with the existing settlement form and its contribution to separation with settlements to north and west.				
Ecology evidence	The majority of the site is ecologically suitable for development. Given the site's position in the ecological network, 'stepping stone corridors' would need to be maintained. Should the site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with a potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	None identified.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	++	.	0	+	0

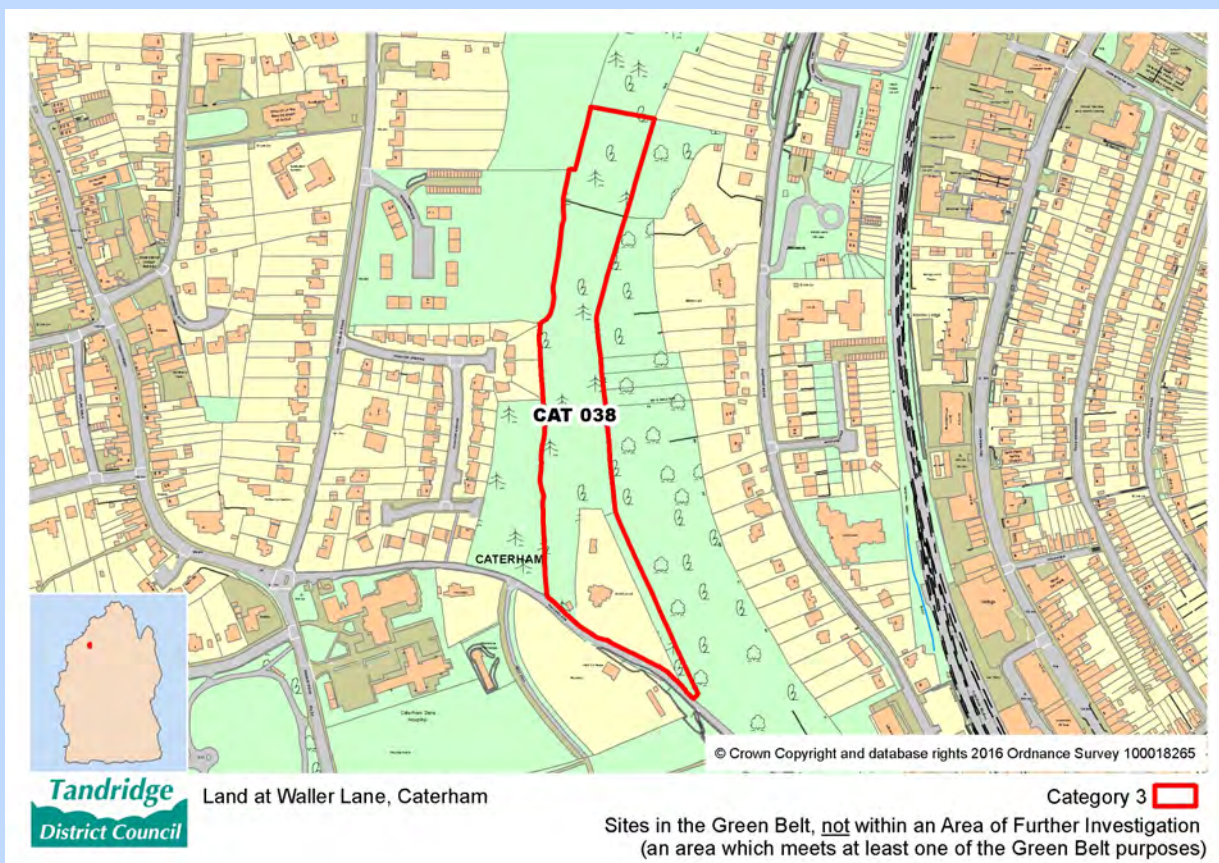
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	.

7 Category 3: Sites outside Areas for Further Investigation

CAT 038 - Land at Waller Lane, Caterham

Site CAT 038 - Land at Waller Lane, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium capacity to accommodate development in the wider landscape, whilst the ecology evidence suggests that only part of the site is ecologically suitable for development and a buffer zone would be required. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Grade I listed Church of St. Lawrence and other listed buildings. No physical constraints to development have been identified.



CAT 038 - Land at Waller Lane, Caterham

Site description

The site comprises a large detached dwelling, its garden and an area of woodland situated between Caterham and Caterham-on-the-Hill. The woodland

7 Category 3: Sites outside Areas for Further Investigation

	is overgrown and largely made up of mature trees. The site is steeply sloping and has a road frontage with Waller Lane.				
Site area	2.09 ha	Developable area	2.09 ha	Estimated yield	26 units
Proposed use	Residential				
Landscape evidence	This site has a medium capacity to accommodate housing development in the wider landscape, provided considerations such as the settlement pattern and the contribution to the surrounding landscape are taken into account.				
Ecology evidence	The site is sensitive and only a part of the site is ecologically suitable for development. If developed, a buffer to the adjoining woodland would need to be retained. Should the site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with a potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site contains a Tree Preservation Order and is in close proximity to listed buildings.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	+/-	++	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

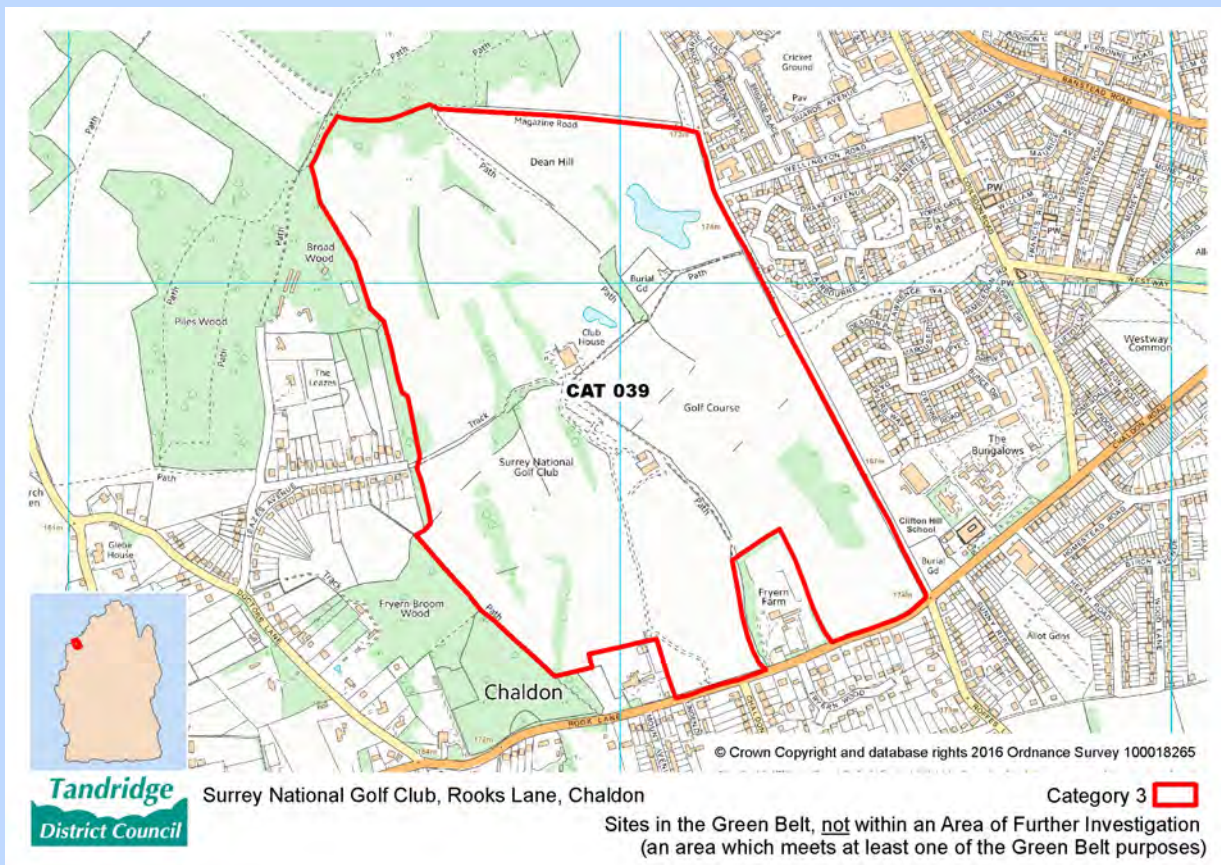
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	0	-

7 Category 3: Sites outside Areas for Further Investigation

CAT 039 - Surrey National Golf Club, Rooks Lane, Chaldon

Site CAT 039 - Surrey National Golf Club, Rooks Lane, Chaldon

The site is within the Green Belt and has been considered through the Green Belt Assessment. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the majority of the site is ecologically suitable for development subject to buffer zones, woodland and trees being maintained and mitigation and compensation measures being provided, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



CAT 039 - Surrey National Golf Club, Rooks Lane, Chaldon

<p>Site description</p>	<p>The site is a large golf course and includes a club house, events venue and parking. It is situated between the built-up area of Caterham and Chaldon. The site is predominantly open fields that form the golf course, with areas of woodland and some ponds. A number of public right of ways run through the site. The site's topography varies considerably with some small valleys and hills comprising the different parts of the golf course.</p>
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7 Category 3: Sites outside Areas for Further Investigation

Site area	71.74 ha	Developable area	68.22 ha	Estimated yield	1600 units
Proposed use	Residential				
Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape. Development would have a significant detrimental effect on landscape character.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, woodlands and trees can be maintained and buffer zones provided to maximise the landscape corridors. A comprehensive approach to development with compensation and mitigation measures would be required, which should include retention and enhancement of open grasslands within the eastern linear quarter.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and the 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located within an Area of Great Landscape Value, contains areas of Ancient Woodland and abuts land covered by a Tree Preservation Order.				

Sustainability Appraisal

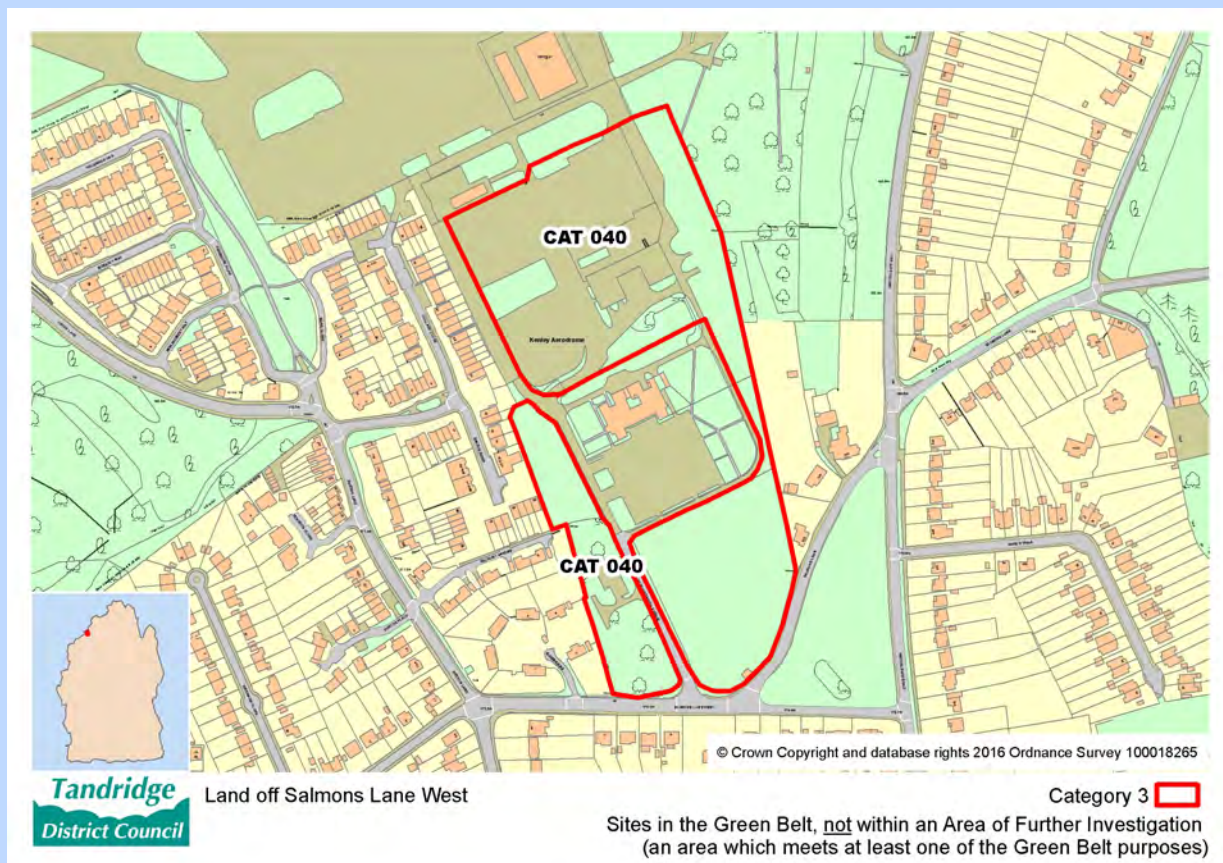
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	+	.	.

7 Category 3: Sites outside Areas for Further Investigation

CAT 040 - Land off Salmons Lane West

Site CAT 040 - Land off Salmons Lane West, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has medium capacity to accommodate limited development in the wider landscape, whilst the ecology evidence suggests that the majority of the site is ecologically suitable, subject to protection of trees. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of nearby Scheduled Monuments, listed buildings and the Kenley Aerodrome Conservation Area. No physical constraints to development have been identified.



CAT 040 - Land Off Salmons Lane West, Caterham

Site description	The site is located within the Kenley Aerodrome Conservation Area and comprises the land surrounding the former NAAFI building. The NAAFI is in operation as a school and makes use of the southern part of the submitted site for their playing fields. To the west, on the other side of the access road, is a
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7 Category 3: Sites outside Areas for Further Investigation

	flat open area with a number of semi mature trees. The northern part of the site includes redundant workshops, that are not listed, an area of hardstanding and there are some deposits of building materials.				
Site area	4.45 ha	Developable area	4.45 ha	Estimated yield	75 units
Proposed use	Residential				
Landscape evidence	This site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape, settlement or Conservation Area would arise.				
Ecology evidence	The majority of the site is ecologically suitable for development, subject to the protection of woodland and mature parkland tree corridors. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it also contains an area at medium risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is close to Scheduled Monuments and is within a Conservation Area, it contains and is close to Grade II listed buildings and is covered by a Tree Preservation Order.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	-	++	+	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	+	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

CAT 042 - Land to the East of Roffes Lane

Site CAT 042 - Land to the East of Roffes Lane, Chaldon

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development, however the ecology evidence indicates that the site could be developed if access issues could be overcome. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



CAT 042 - Land to the East of Roffes Lane, Chaldon

Site description	The site is used for grazing and comprises two large paddocks. The site is bounded by mature hedgerows and a number of trees. The site has a varied topography, with the areas in the north and east at a greater elevation to the western parts.				
Site area	12.73 ha	Developable area	12.73 ha	Estimated yield	160 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the landscape. Development would have a significant detrimental effect on the landscape character.
Ecology evidence	The site is ecologically unsuitable for development based on access formation from Roffes Lane requiring the removal of Ancient Woodland /s41 woodland. Development in the ecologically suitable parts of the site may be possible if access formation could be undertaken without damaging woodland, a habitat management plan secured with grassland enhancement, provided mature trees are protected, grassland diversity is maintained and public recreation is included.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and the 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in an Area of Great Landscape Value, partially designated as Gatwick Safeguarding Zone and abuts land covered by Tree Preservation Orders.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	0	++	-	0	+	0

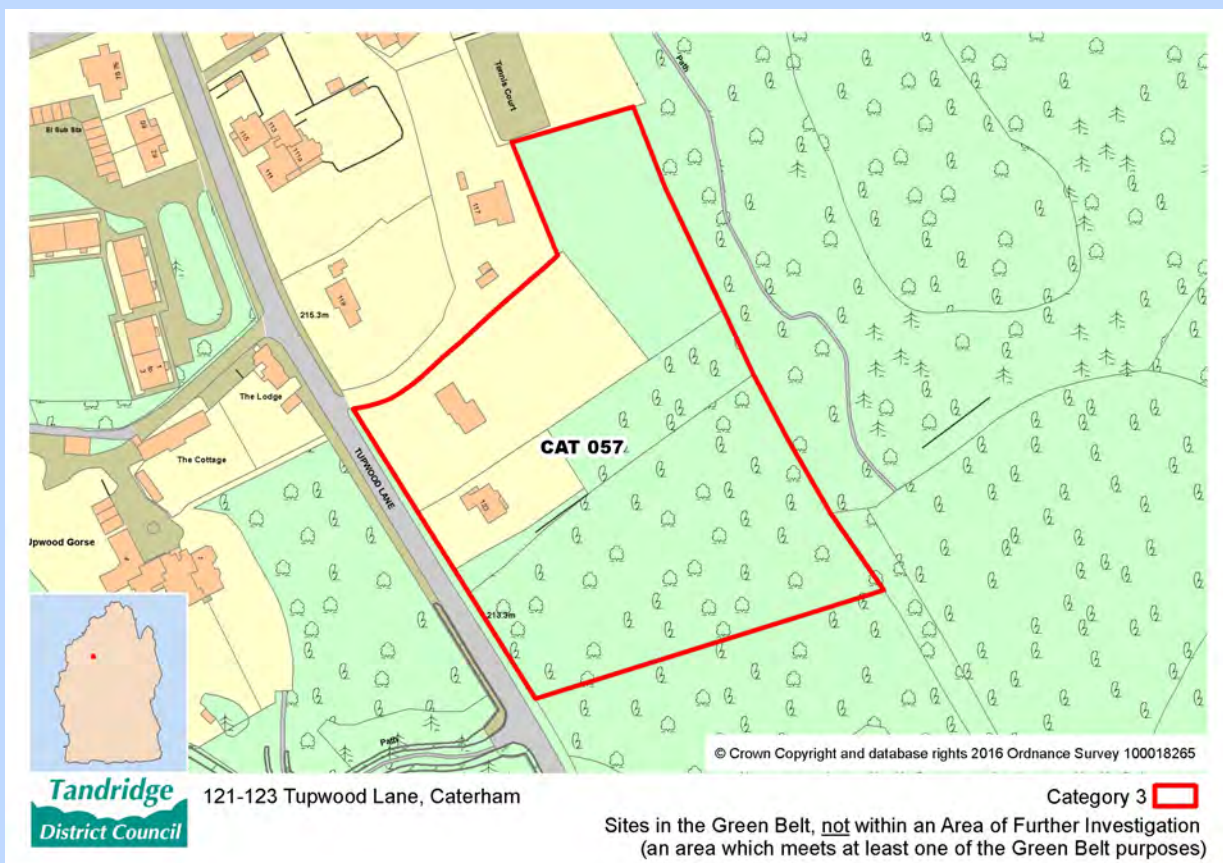
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	-	+	-	0

7 Category 3: Sites outside Areas for Further Investigation

CAT 057 - 121-123 Tupwood Lane, Caterham

Site CAT 057 - 121 - 123 Tupwood Lane, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has medium capacity to accommodate development in the wider landscape, provided it is demonstrated that no adverse impacts to the settlement or landscape setting would arise. The ecology evidence suggests the site is sensitive and would require buffers, consideration of mature trees and sensitive design. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to mitigate impacts on nearby Ancient Woodland and Sites of Nature Conservation Interest. No physical constraints to development have been identified.



CAT 057 - 121 - 123 Tupwood Lane, Caterham

Site description

The site contains two large properties each with large gardens and related structures. The site is on a steep slope, sloping downwards from Tupwood Lane in an easterly direction.

7 Category 3: Sites outside Areas for Further Investigation

Site area	1.36 ha	Developable area	0.45ha	Estimated yield	5 units
Proposed use	Residential				
Landscape evidence	This site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape and settlement would arise.				
Ecology evidence	The site is ecologically sensitive. If developed, a buffer along the woodland edge, consideration of mature trees and a sensitive approach to design would be required.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer High' Groundwater Vulnerability Zone, with a potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is in a Biodiversity Opportunity Area, an Area of Outstanding Natural Beauty Candidate Area and a Tree Preservation Order is on adjoining site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	.	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	.

7 Category 3: Sites outside Areas for Further Investigation

CAT 060 - 148 Salmons Lane, Caterham

Site CAT 060 - 148 Salmons Lane, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has high capacity to accommodate development in the wider landscape, provided its form and scale are closely related to the adjoining settlement. The ecology evidence suggests that the site is ecologically sensitive, requiring development to be sensitively designed. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Scheduled Monuments, listed buildings and Conservation Area. No physical constraints to development have been identified.



CAT 060 - Salmons Lane, Caterham

Site description	The site contains a large, detached property and related gardens off Salmons Lane in Caterham. Bands of mature trees enclose the site from the neighbouring
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7 Category 3: Sites outside Areas for Further Investigation

	school and airfield, though glimpses of the neighbouring residential property and gardens can be seen.				
Site area	0.72 ha	Developable area	0.72 ha	Estimated yield	20 units
Proposed use	Residential				
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the settlement in its vicinity.				
Ecology evidence	The site is ecologically sensitive. If developed, a sensitive approach to design would be required and development should form part of a comprehensive approach alongside CAT 004 and CAT 040. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is close to a Conservation Area, Scheduled Monuments, listed buildings and contains a Tree Preservation Order on site and on adjoining site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	++	+	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

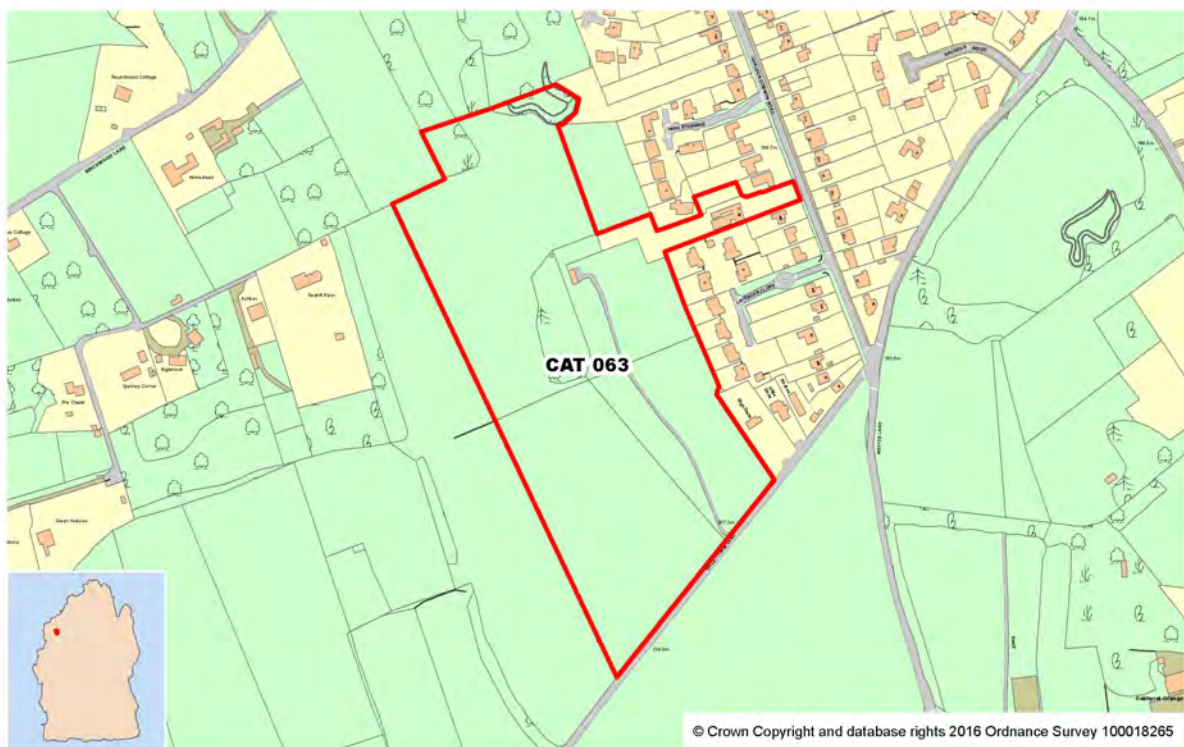
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

CAT 063 - Land at Chaldon Common Road

Site CAT 063 - Land at Chaldon Common Road, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The ecology evidence indicates that the site is suitable for development subject to buffers being provided to mitigate impacts on Ancient Woodland and on wildlife corridors, whilst the landscape evidence suggests that limited residential development can be accommodated, provided it is demonstrated that no adverse impacts to the landscape or settlement's setting would arise. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, land remediation would be required to address existing contamination before development could take place and it would need to take into account the Ancient Woodland.



Land at Chaldon Common Road

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

CAT 063 - Land at Chaldon Common Road, Caterham

Site description	The site is a large area of farmland that also includes a large detached property off Chaldon Common Road. The site abuts the edge of a built-up area which
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7 Category 3: Sites outside Areas for Further Investigation

	is in Chaldon Parish, although attached to Caterham. The site slopes from Willey Farm Lane in the south towards the north of the site.				
Site area	7.91 ha	Developable area	7.62 ha	Estimated yield	120 units
Proposed use	Residential				
Landscape evidence	This site has a medium capacity to accommodate limited housing development in the landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape and settlement would arise.				
Ecology evidence	The majority of the site is ecologically suitable for development, subject to buffers being provided to protect Ancient Woodland and wildlife corridors. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1. It contains an area at medium risk of surface water flooding. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site contains potential land contamination and is within an Area of Great Landscape Value.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	-	++	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

DOM 012 - Land at Copthorne Bank Road

Site DOM 012 - Land at Copthorne Bank Road, Domewood

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates a limited capacity to accommodate development in the wider landscape, the ecology evidence suggests that part of the site is suitable for development, subject to buffers being provided to mitigate impacts on Ancient Woodland and ecological networks. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of nearby Grade II listed buildings.



DOM 012 - Land at Copthorne Bank Road, Domewood

Site description	The site is located on the eastern side of Copthorne Bank and on the northern side of Clay Hall Lane. It largely comprises woodland and a field used for grazing horses with a small stable in its north-east corner.				
Site area	2.96 ha	Developable area	2.96 ha	Estimated yield	22 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site has a low/medium capacity to accommodate development in the wider landscape.
Ecology evidence	The site is sensitive but with parts which are ecologically suitable for development. If developed, sufficient buffers to protect woodland and maintain ecological networks will be required. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1. It contains an area at low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is close to Grade II listed buildings and contains a Waste Disposal and Minerals Site and is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	+	.	0	.	0

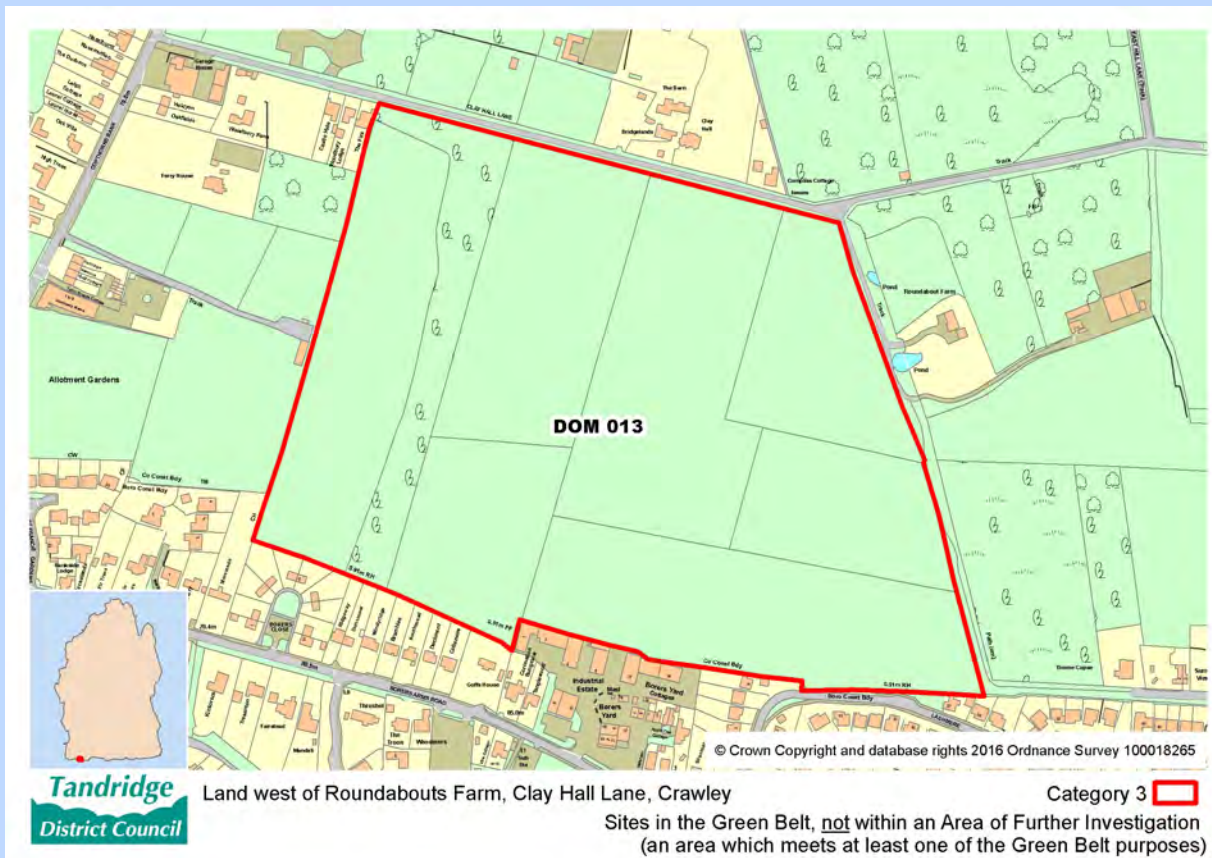
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	.

7 Category 3: Sites outside Areas for Further Investigation

DOM 013 - Land west of Roundabouts Farm, Clay Hall Lane, Crawley

Site DOM 013 - Land west of Roundabouts Farm, Clay Hall Lane, Crawley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



DOM 013 - Land west of Roundabouts Farm, Clay Hall Lane, Crawley

Site description

The site is located just within the district boundary and is positioned on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is also closely related to DOM 012, DOM 016 and DOM 017.

The site is made up of a number of parcels of land that are largely flat and open, with some scrubland and bounded by rows of mature trees. The land is no longer in use for an agricultural purpose.

7 Category 3: Sites outside Areas for Further Investigation

Site area	15.1 ha	Developable area	15.1 ha	Estimated yield	453 units
Proposed use	Residential				
Landscape evidence	The site has a medium capacity to accommodate housing development in the wider landscape, with the southern fields adjacent to the settlement being more suitable than those to the north. Development proposals would need to demonstrate no adverse impacts on the landscape and settlement's setting.				
Ecology evidence	The site is ecologically unsuitable.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at medium risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	+	.	0	.	0

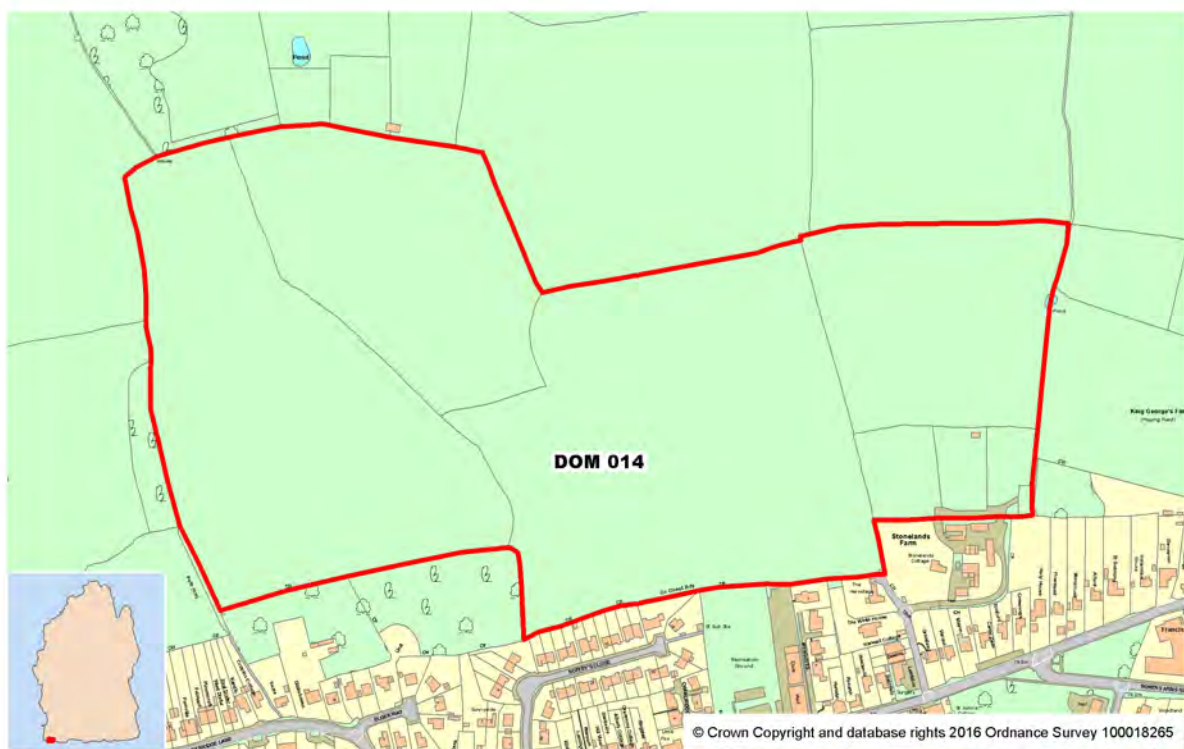
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

DOM 014 - Land North of Stonelands Farm, Copthorne

Site DOM 014 - Land North of Stonelands Farm, Copthorne

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the site is ecologically suitable for development subject to buffer zones being provided and 'stepping-stone corridors' being retained, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land North of Stonelands Farm, Copthorne

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

DOM 014 - Land North of Stonelands Farm, Copthorne

Site description

The site is located just within the district boundary and is positioned on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is also closely related to DOM 012, DOM 016 and DOM 017. The site is made up of a number of parcels of land that are largely flat and open, with some scrubland and bounded by rows of mature trees. The land is no longer in use for an agricultural purpose.

7 Category 3: Sites outside Areas for Further Investigation

Site area	20.83 ha	Developable area	20.34 ha	Estimated yield	600 units
Proposed use	Residential				
Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape. Development would have a significant detrimental effect on the Low Weald Farmland character of the landscape.				
Ecology evidence	The site is ecologically suitable for development. If developed, a buffer along the western boundary and in relation to woodlands to north and south would be required and the linking 'stepping-stone corridor' should be retained. A comprehensive approach with a sensitive design providing additional ecological networks and green infrastructure would also be necessary.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone, it contains Tree Preservation Orders along its southern boundary, Ancient Woodland and abuts an area designated as a Historic Landfill Site and a Waste Disposal and Minerals Site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	-	+	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

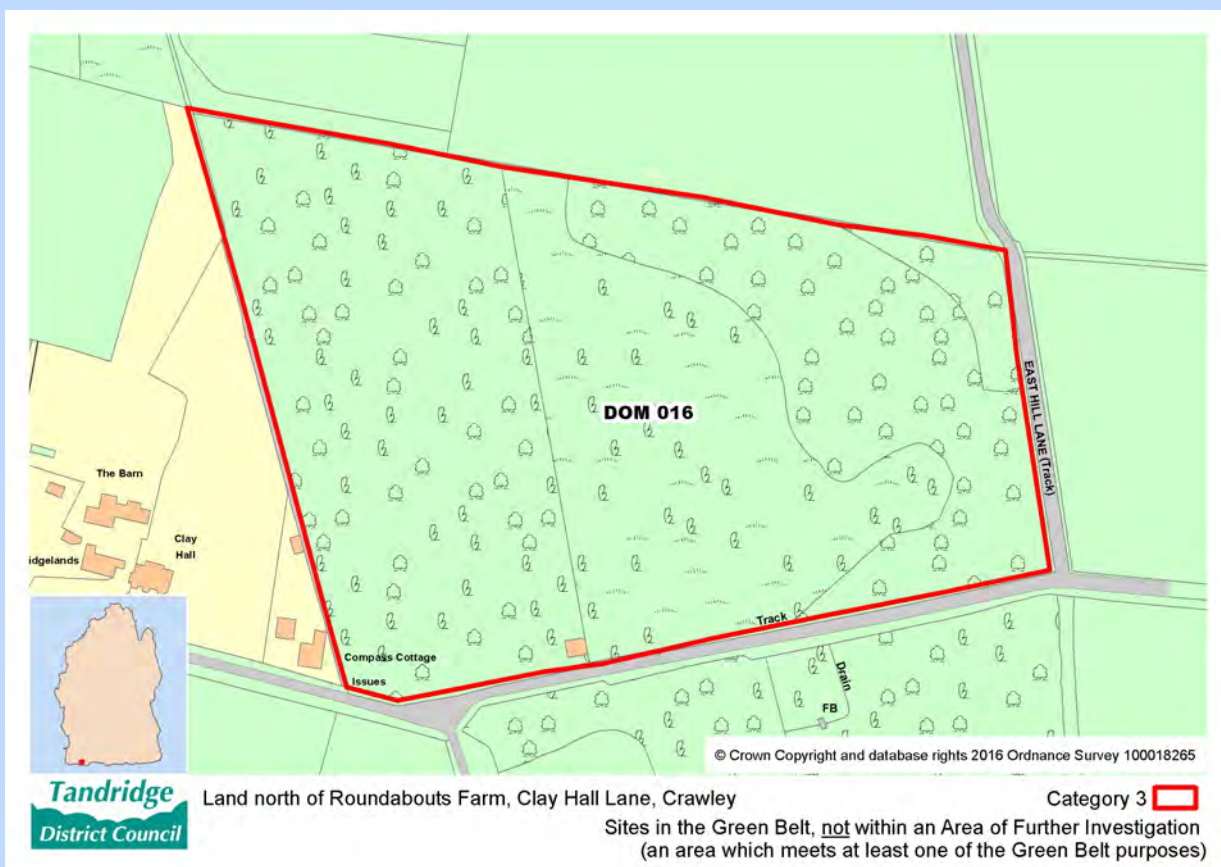
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	-	-

7 Category 3: Sites outside Areas for Further Investigation

DOM 016 - Land north of Roundabouts Farm, Clay Hall Lane, Crawley

Site DOM 016 - Land north of Roundabouts Farm, Clay Hall Lane, Crawley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



DOM 016 - Land north of Roundabouts Farm, Clay Hall Lane, Crawley

Site description	The site is located within the district boundary some 350 metres from the northern boundary of Copthorne, which falls within the administrative area of Mid Sussex District Council. However the site was submitted to the Council for consideration along with DOM 013 and DOM 017, if these sites are also developed this parcel of land will be attached to Copthorne. The site is largely flat and open, with some scrubland and bounded by rows of mature trees.				
Site area	4.63 ha	Developable area	4.63 ha	Estimated yield	139 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape. Development would have a significantly detrimental effect on the landscape.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site has a very limited area of Flood Zones 2 and 3 along its western edge. It is sufficiently limited that it would pose a negligible constraint to development. It also contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	+	.	0	.	0

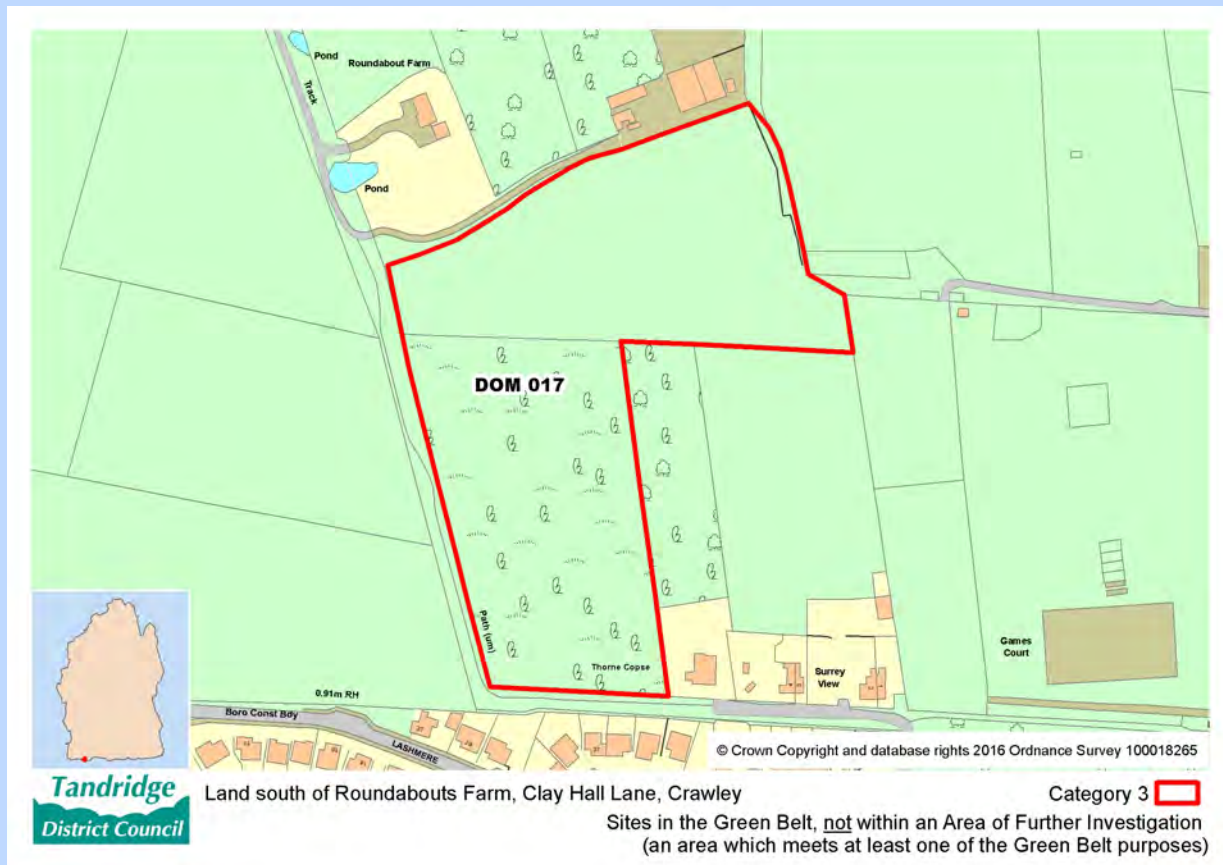
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

DOM 017 - Land south of Roundabouts Farm, Clay Hall Lane, Crawley

Site DOM 017 - Land south of Roundabouts Farm, Clay Hall Lane, Crawley

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



DOM 017- Land south of Roundabouts Farm, Clay Hall Lane, Crawley

Site description	The site is located just within the district boundary and is positioned on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. The site is also closely related to DOM 012, DOM 013 and DOM 016. The site is made up of two parcels of land that are bounded by rows of mature trees. Both of the areas are largely flat, with the northern parcel being used for grazing horses and the southern is open scrubland.				
Site area	2.87 ha	Developable area	2.87 ha	Estimated yield	86 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape, provided the settlement pattern is taken into account and it is demonstrated that no adverse impacts on the landscape and settlement's setting would arise.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	0	+	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

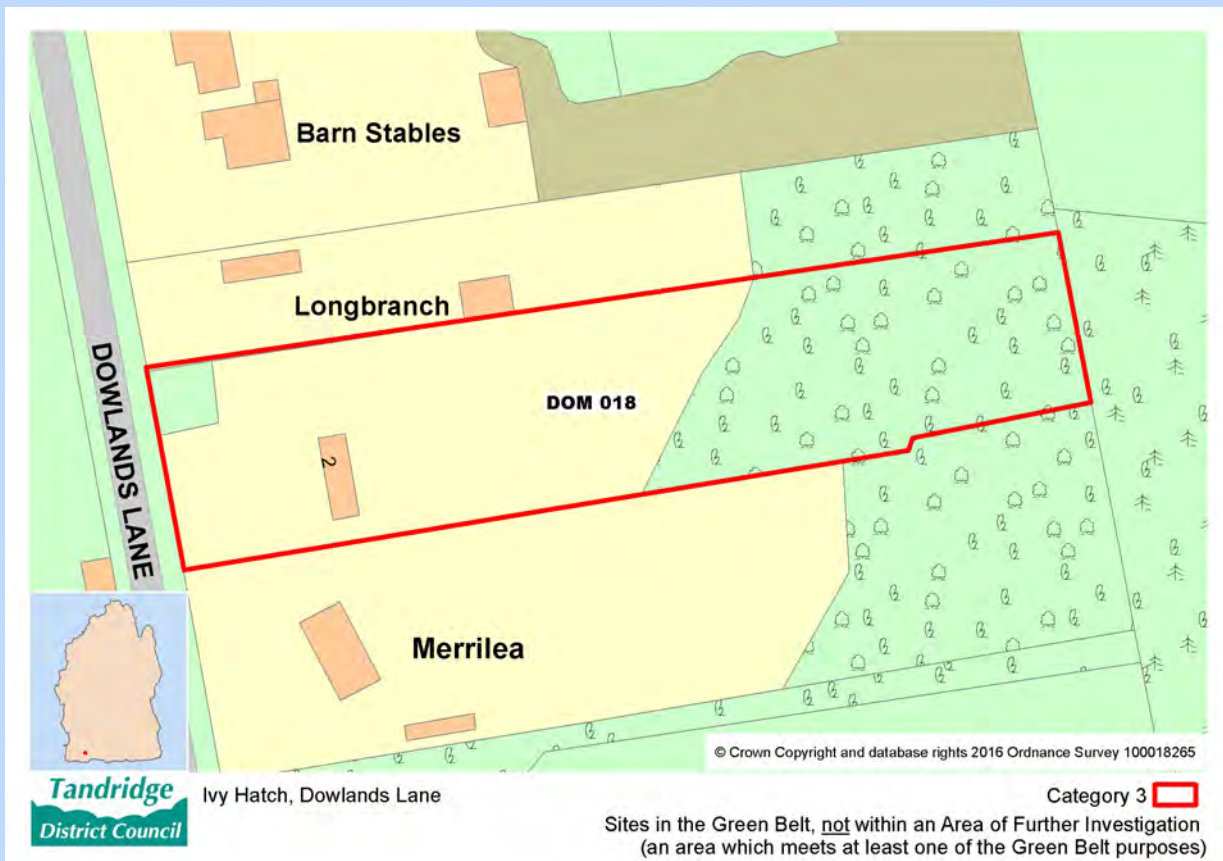
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	-	0

7 Category 3: Sites outside Areas for Further Investigation

DOM 018 - Ivy Hatch, Dowlands Lane, Domewood

Site DOM 018 - Ivy Hatch, Dowlands Lane, Domewood

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence suggests that development can be accommodated in the wider landscape, whilst the ecology evidence indicates that the majority of the site is suitable for development. The site currently contains a single mobile home and is subject to a planning application for three pitches. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If developed, the site is considered capable of providing a net gain of up to 2 traveller pitches and would need to mitigate impacts on Ancient Woodland.



DOM 018 - Ivy Hatch, Dowlands Lane, Domewood

7 Category 3: Sites outside Areas for Further Investigation

Site description	This is an existing traveller site used for the stationing of a mobile home with Ancient Woodland to the rear.				
Site area	0.38 ha	Developable area	0.38 ha	Estimated yield	3 pitches, net gain 2 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate traveller development in the wider landscape, provided its form takes account of its setting.				
Ecology evidence	The majority of the site is ecologically suitable for development but Ancient Woodland indicator species exist in part of the site, which makes that part ecologically unsuitable. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood Risk evidence	The site is within Flood Zone 1. It also has a very low risk of surface water flooding.				
Open Space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

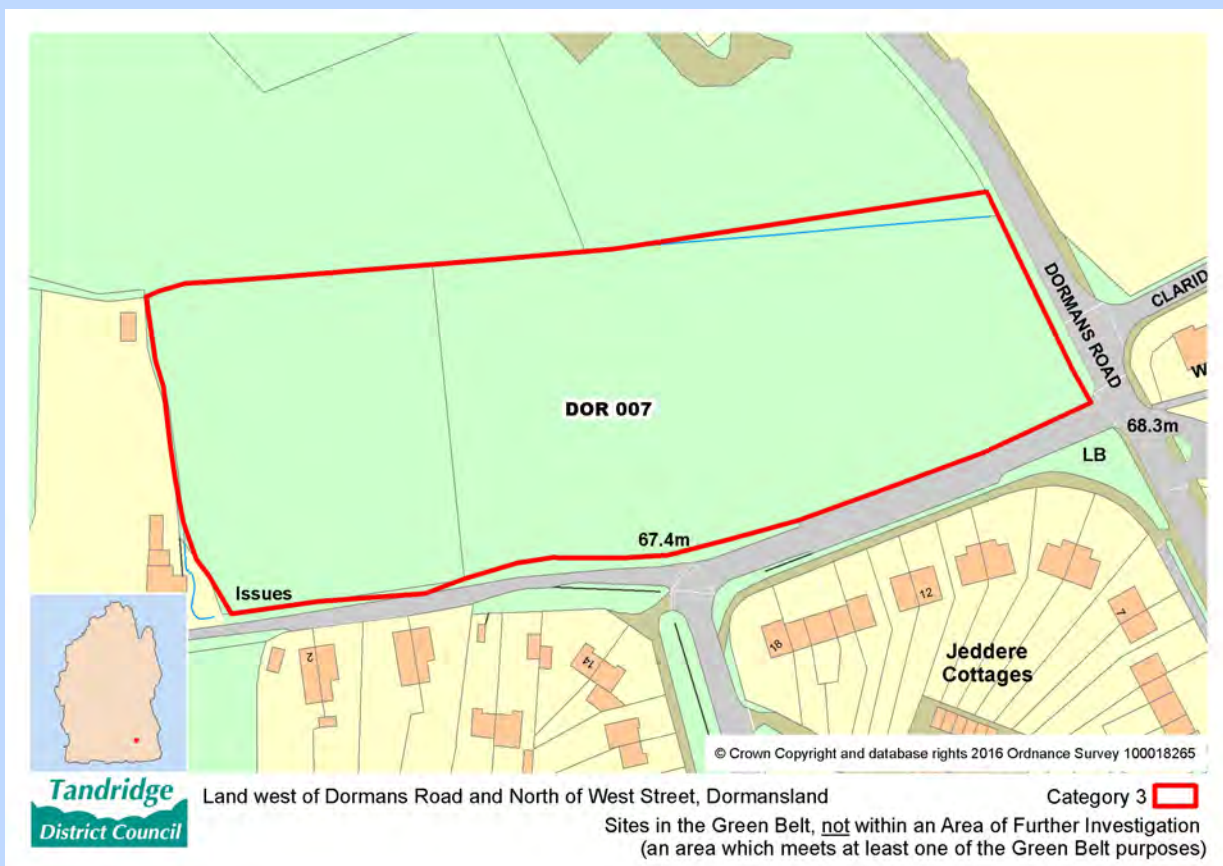
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	0	0

7 Category 3: Sites outside Areas for Further Investigation

DOR 007 - Land west of Dormans Road and North of West Street, Dormansland

Site DOR 007 - Land west of Dormans Road and north of West Street, Dormansland

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development may be accommodated in the wider landscape, the ecology evidence suggests that the site is suitable for development, subject to buffers and open space being provided and hedgerows being retained. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of nearby Grade II listed buildings.



DOR 007 - Land west of Dormans Road and north of West Street, Dormansland

Site description	The site is an area of open land located adjacent to the northern edge of Dormansland. The site is bounded by a mixture of mature trees and hedges which encloses the site from the surrounding area. The site is relatively flat, though it slopes slightly towards the north-west.				
Site area	1.46 ha	Developable area	1.46 ha	Estimated yield	25 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site has a medium/high capacity to accommodate limited housing development in the wider landscape in the form of a small extension adjacent to the settlement, provided key considerations are taken into account, such as the contribution of the site boundary to the northern approach into Dormansland.
Ecology evidence	The site is ecologically suitable for development. If developed, it would be necessary to retain hedges and create buffer zones and pockets of open space. Access would require loss of hedgerow, which would require compensation.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at medium risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is close to Grade II listed buildings and is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

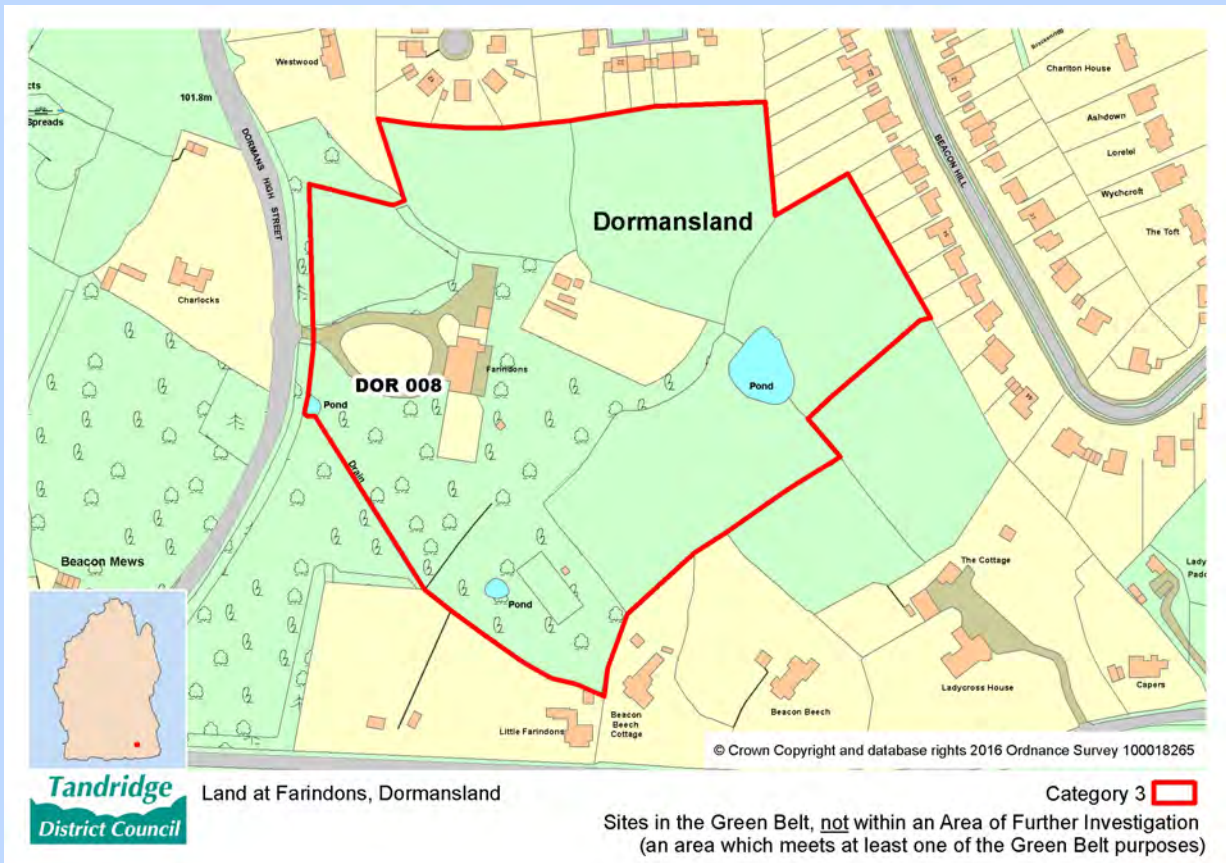
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	-	0

7 Category 3: Sites outside Areas for Further Investigation

DOR 008 - Land at Farindons, Dormansland

Site DOR 008 - Land at Farindons, Dormansland

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development may be accommodated, the ecology evidence suggests that part of the site is suitable for development subject to woodland being retained and adverse impacts avoided. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of Grade II listed building.



DOR 008 - Land at Farindons, Dormansland

Site description	The site contains a large residential property, related gardens and fields located adjacent to the settlement of Dormansland. The site is partially wooded, with belts of trees separating the site from the settlement of Dormansland, and contains a large pond.				
Site area	4.89 ha	Developable area	4.89 ha	Estimated yield	107 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that no adverse impacts on the local landscape and the High Weald Area of Outstanding Natural Beauty would arise.
Ecology evidence	The site is ecologically sensitive and only a part of the site is suitable for development. Development would need to retain and avoid impacts on woodland and is likely to require further survey, detailed siting and compensatory measures. There are opportunities for pinch-points in the surrounding wildlife corridors through which roads and services could be routed. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, it contains a Grade II listed building and is a Grade II registered park and garden.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

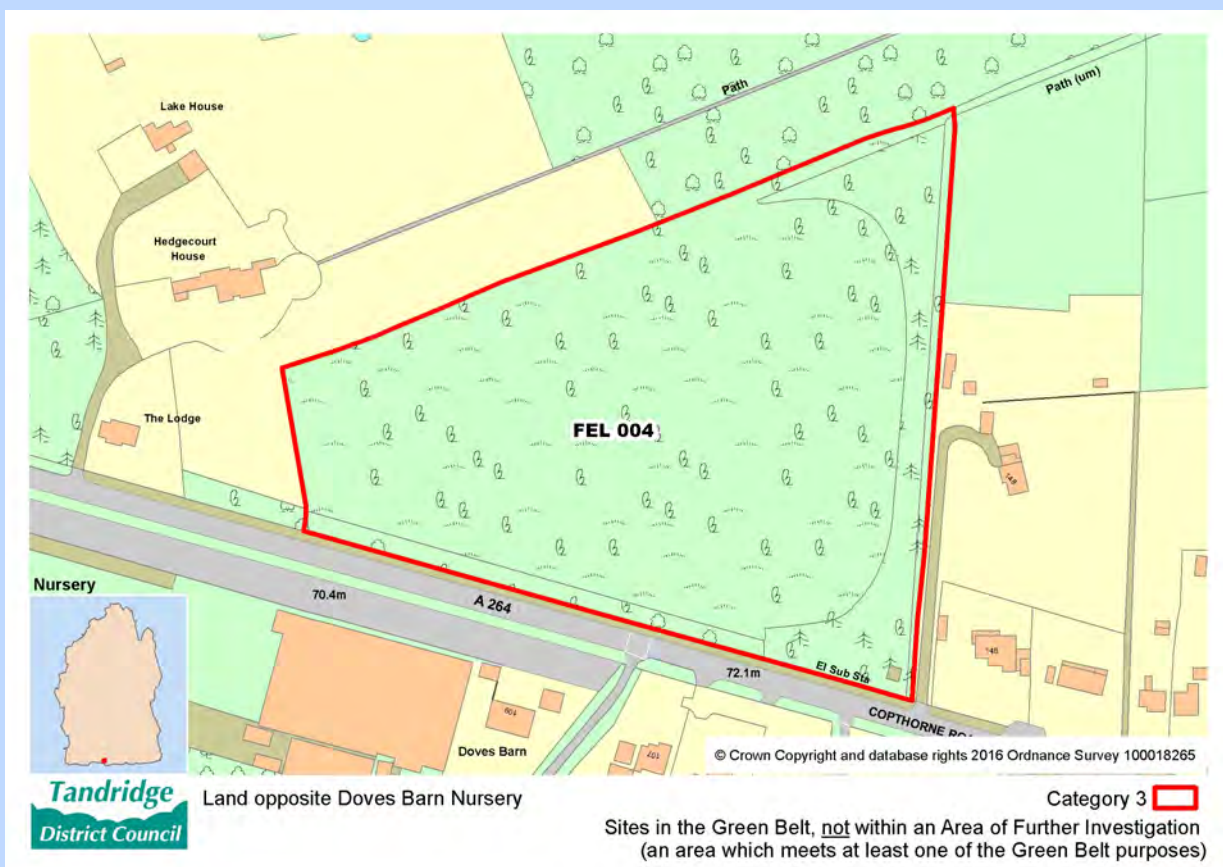
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	0	0

7 Category 3: Sites outside Areas for Further Investigation

FEL 004 - Land opposite Doves Barn Nursery

Site FEL 004 - Land opposite Doves Barn Nursery, Felbridge

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



FEL 004 - Land opposite Doves Barn Nursery, Felbridge

Site description	The site is a partially wooded area, adjacent to detached properties along Copthorne Road and opposite Doves Barn Nursery on the edge of Felbridge. Thick bands of trees prevent views into and out of the site.				
Site area	2.93 ha	Developable area	2.93 ha	Estimated yield	68 units
Proposed use	Residential				
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the wider landscape in the form of a small extension to the built-up area,				

7 Category 3: Sites outside Areas for Further Investigation

	provided visual screening is maintained, and other key considerations, such as settlement form and the adjoining border path, are taken into account.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at very low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and in proximity to a Biodiversity Opportunity Area, a Site of Special Scientific Interest and Grade II listed buildings.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	+	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	0	.	.

7 Category 3: Sites outside Areas for Further Investigation

FEL 008 - Land East of Eastbourne Road, Felbridge

Site FEL 008 - Land East of Eastbourne Road, Felbridge

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high/very high capacity to accommodate residential development in the wider landscape, provided it is in scale with the settlement in its vicinity, whilst the ecology evidence suggests that the site is ecologically suitable. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to be in scale with the adjacent settlement, would need to retain boundary trees and hedges and take into account the Ashdown Forest Special Protection Area. No physical constraints to development have been identified.



FEL 008 - Land East of Eastbourne Road, Felbridge

Site description

The site is adjacent to the settlement of Felbridge. It is partially wooded, with a thick band of trees on its northern, southern and western boundaries restricting views into and out of the site. It is located immediately north of Kwik Fit and

7 Category 3: Sites outside Areas for Further Investigation

	opposite a Premier Inn, which lies across Eastbourne Road to the west of the site.				
Site area	0.43 ha	Developable area	0.43 ha	Estimated yield	8 units
Proposed use	Residential				
Landscape evidence	The site is relatively unconstrained and has a high/very high landscape capacity to accommodate housing development in the landscape, provided it is in scale with the settlement in its vicinity.				
Ecology evidence	The site is ecologically suitable for development. If developed, boundary hedges and trees should be retained as part of the landscape framework.				
Flood risk evidence	The site is within Flood Zone 1. It has a minimal risk of flooding, with a very low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone and Ashdown Forest Special Protection Area.				

Sustainability Appraisal

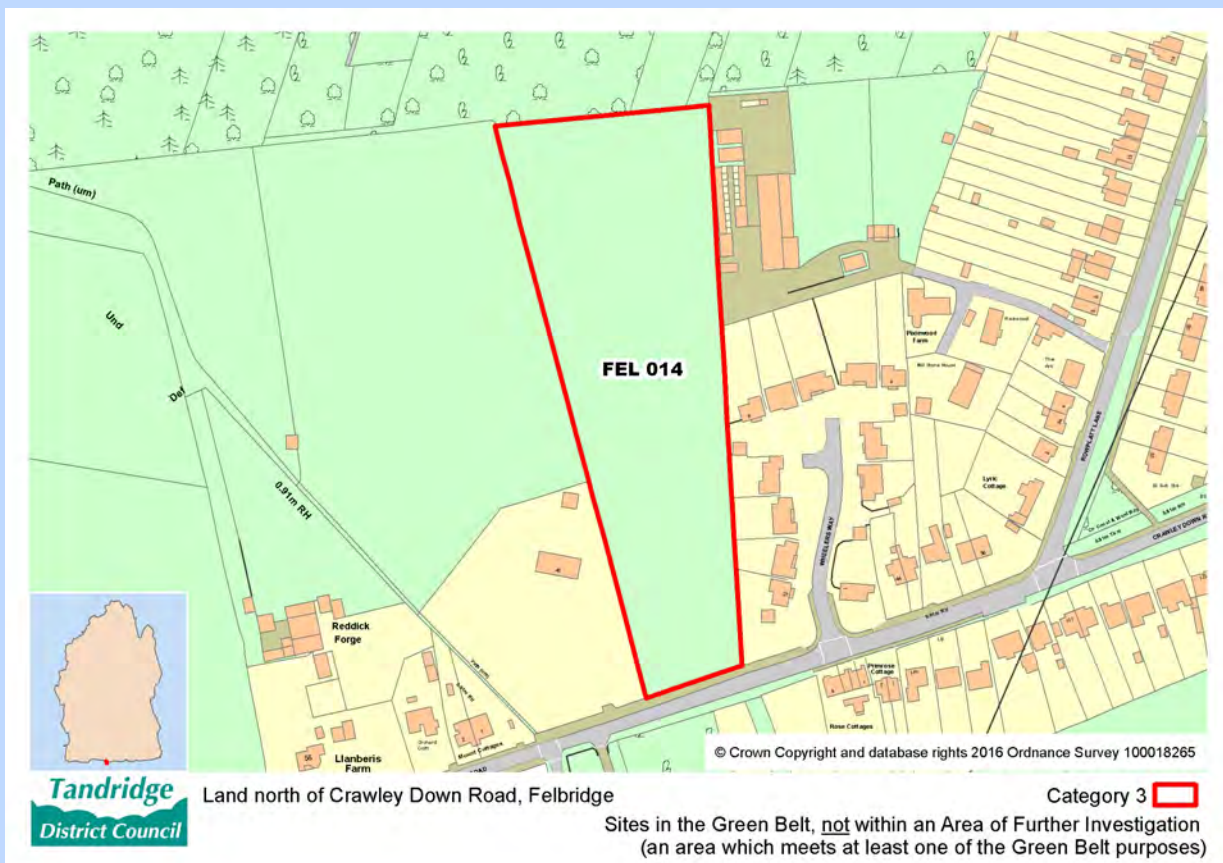
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	0	0	0

7 Category 3: Sites outside Areas for Further Investigation

FEL 014 - Land north of Crawley Down Road, Felbridge

Site FEL 014 - Land north of Crawley Down Road, Felbridge

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically unsuitable for development, unless access could be provided from the east and a sensitive design approach is taken. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



FEL 014 - Land north of Crawley Down Road, Felbridge

Site description	The site is an area of grassland adjacent to Felbridge, abutting the district's boundary with Mid-Sussex. The site is defined by a mixture of mature trees, hedges and fencing. The site is relatively flat and the rear of the properties on Wheelers Way can be seen as can the neighbouring property on Crawley Down Road.				
Site area	1.49 ha	Developable area	1.49 ha	Estimated yield	25 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the wider landscape in the form of a small extension to the built-up area, provided sensitive considerations, such as views and settlement pattern, are taken into account.
Ecology evidence	The site is ecologically unsuitable for development, with a point of access issue. Access from built-up area to east and a sensitive design ensuring protection and enhancement of woodland buffer zones and consideration of protected species, may enable part of the site to be developed.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is partially within the Ashdown Forest Special Protection Area and it is located in the Gatwick Safeguarding Zone. Close proximity to Scheduled Monument.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

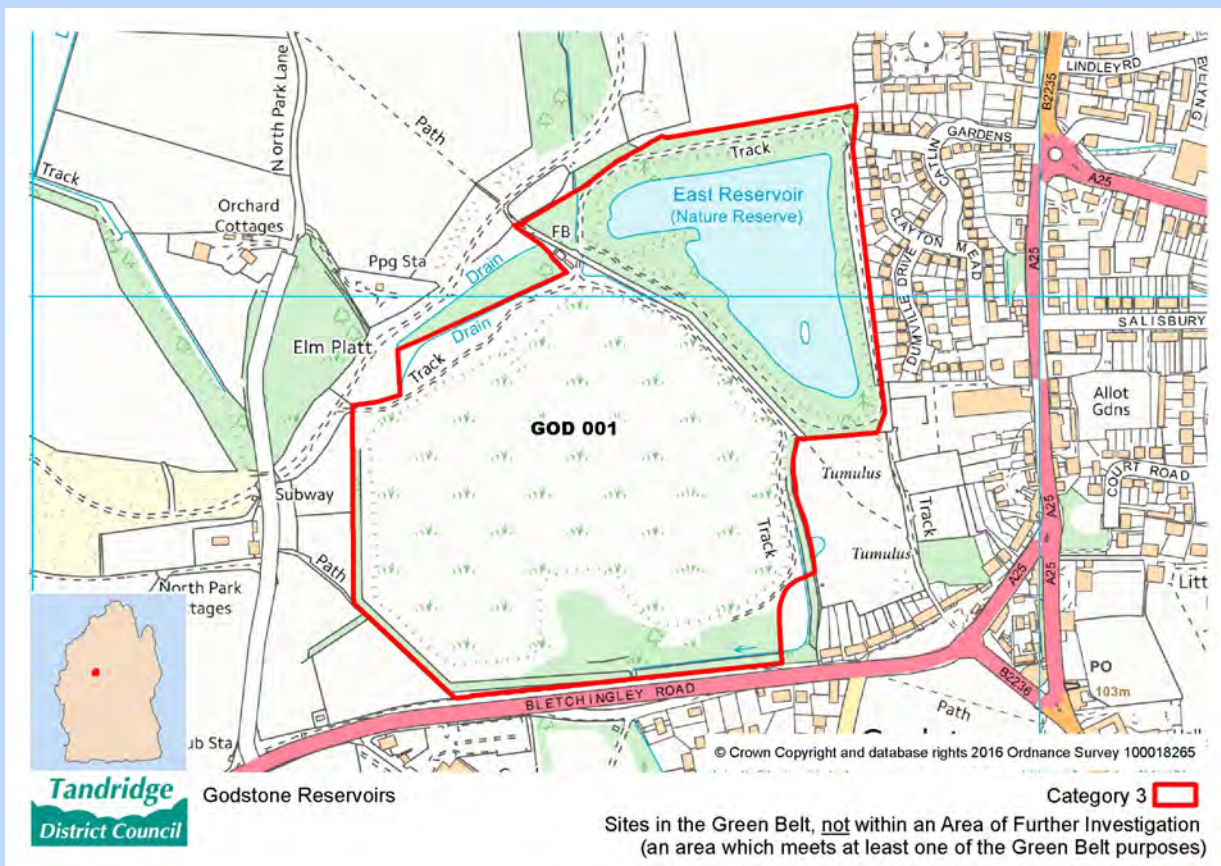
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

GOD 001 - Godstone Reservoirs, Godstone

Site GOD 001 - Godstone Reservoirs, Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape subject to it being demonstrated that harm would not arise, the ecology evidence considers that the majority of the site is ecologically unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



GOD 001 - Godstone Reservoirs, Godstone

Site description	The site is a large area to the west of Godstone. It comprises two sections. The larger, south-western part of the site contains an historic quarry partially covered in trees and vegetation. It is separated by a public footpath from the north-eastern part of the site which contains a reservoir. The topography of the site is steep in places, particularly in the edges of the 'bowl' that defines the former quarry site.				
Site area	21.67 ha	Developable area	14.89 ha	Estimated yield	400 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the landscape, provided it is demonstrated that no adverse impacts on the landscape and settlement's setting would arise.
Ecology evidence	The site is ecologically sensitive, with a minority ecologically suitable for development. If the ecologically suitable parts of the site were to be developed, ecological protection and enhancement works and a habitat management scheme would be required.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding and is located within Groundwater Source Protection Zones 1, 2 and 3.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is potentially contaminated and located within a Historic Landfill Site, a Waste Disposal and Minerals Site, a Biodiversity Opportunity Area and the Gatwick Safeguarding Zone. The site is adjacent to and in close proximity to Scheduled Monuments, a Conservation Area, an Area of High Archaeological Potential and a Site of Nature Conservation Interest.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	.	.	0	.	0

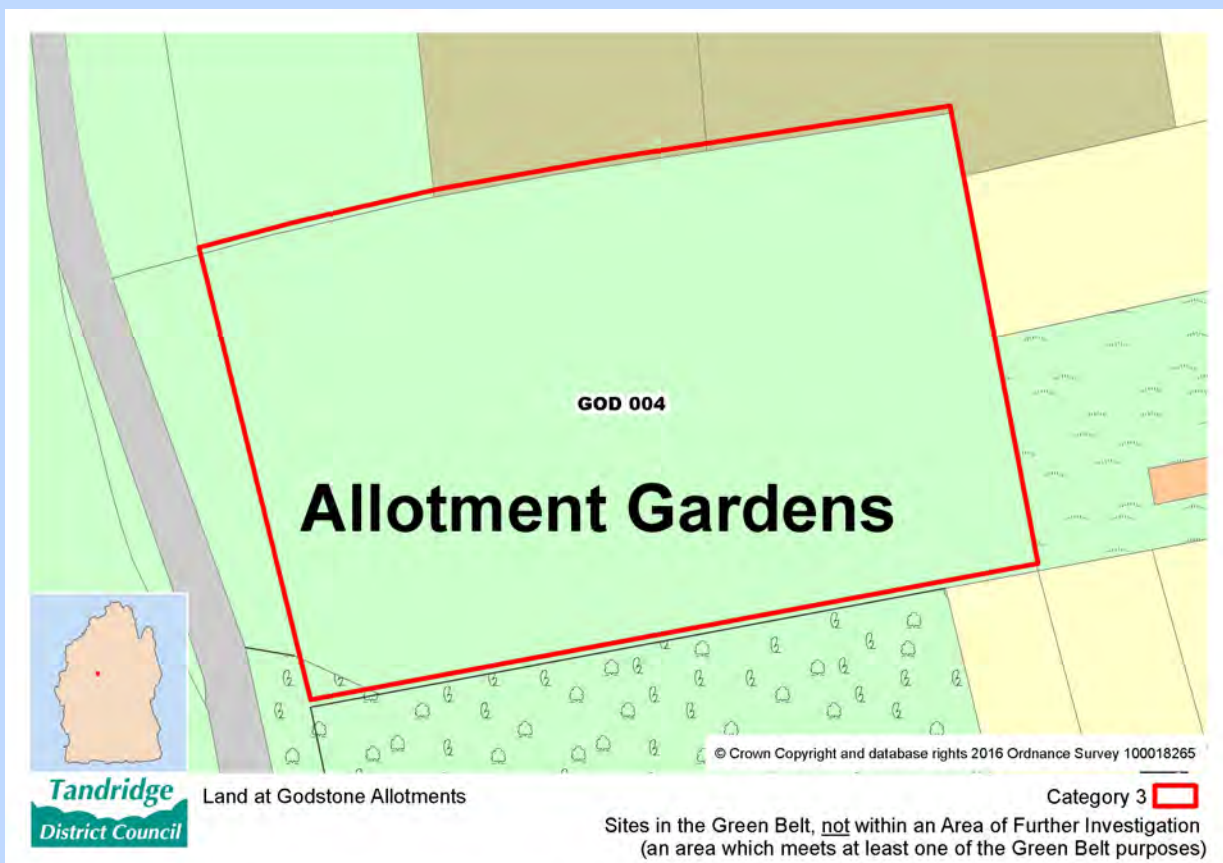
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	.	.	.

7 Category 3: Sites outside Areas for Further Investigation

GOD 004 - Land at Godstone Allotments

Site GOD 004 - Land at Godstone Allotments, Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. However, a site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards for allotments set out in the Tandridge District Open Space 2015. Although the landscape evidence indicates that limited development may be accommodated in the wider landscape, the ecology evidence suggests that part of the site is suitable for development subject to the boundary features being retained. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would require sensitive design and would need to mitigate ecological impacts as well as conserve and enhance the Godstone Conservation Area.



GOD 004 - Land at Godstone Allotments, Godstone

Site description	The site is made up of allotments adjacent to the settlement of Godstone, which lies to the east, as well as being located immediately north of site GOD 008. The site has no road frontage and is accessed by a narrow track.
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7 Category 3: Sites outside Areas for Further Investigation

Site area	0.2 ha	Developable area	0.2 ha	Estimated yield	6 units
Proposed use	Residential				
Landscape evidence	This site has a medium/high capacity to accommodate housing development in the wider landscape, provided considerations such as visual amenity are taken into account.				
Ecology evidence	The site is ecologically sensitive. If developed, boundary features would require retention and incorporation into green corridors. Development would require sensitive design, mitigation for protected species and management of recreation pressures on adjoining habitat.				
Flood risk evidence	The site is within Flood Zone 1 and it also has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone.				
Open space	This site is an allotment and would be subject to a site-specific open space assessment before a decision can be made.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is in a Conservation Area, the Gatwick Safeguarding Zone and in close proximity to Sites of Nature Conservation Interest, Areas of High Archaeological Potential and Scheduled Monuments.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	-	-	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

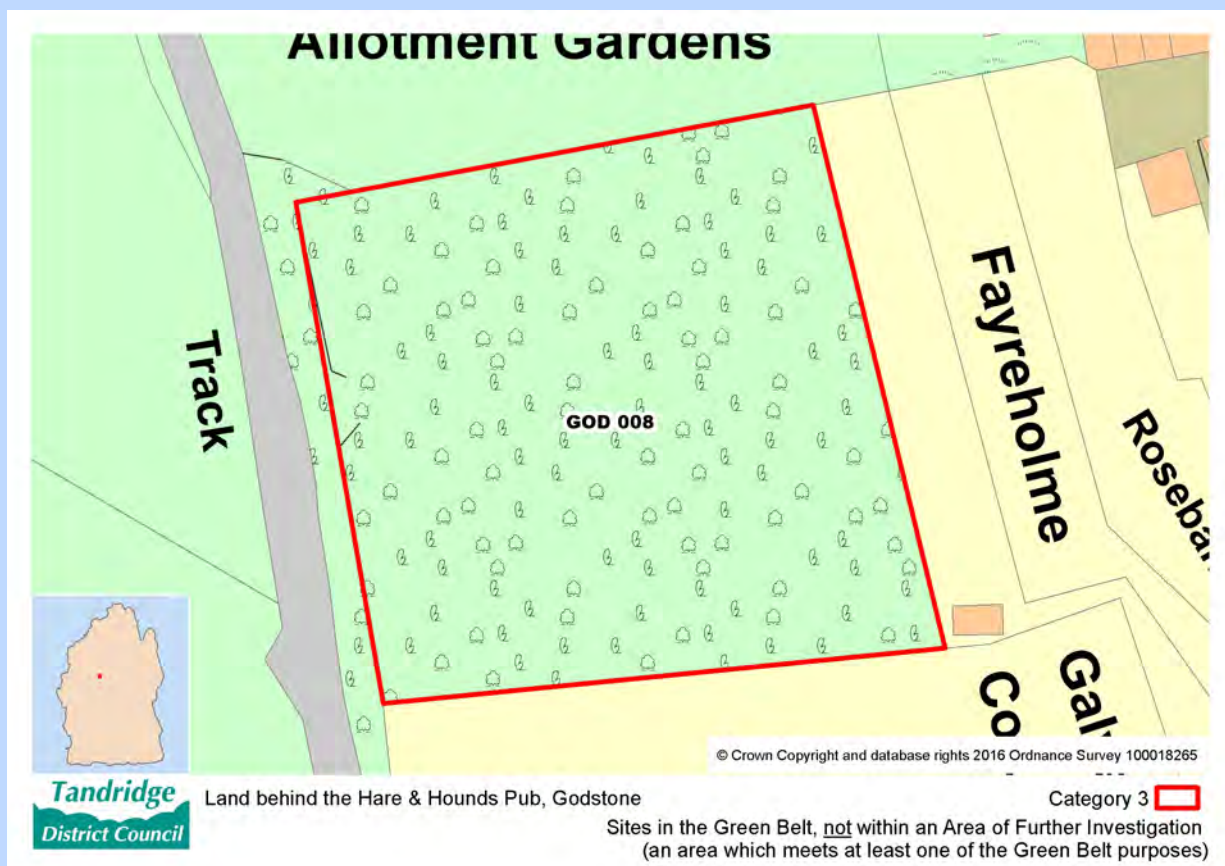
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	O	+	-	-	-	O	-

7 Category 3: Sites outside Areas for Further Investigation

GOD 008 - Land behind the Hare & Hounds Pub, Godstone

Site GOD 008 - Land behind the Hare & Hounds Pub, Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that development can be accommodated in the wider landscape, the ecology evidence suggests that part of the site is suitable for development subject to the boundary features being retained and a compensatory package of works on adjoining land being undertaken. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would require sensitive design and mitigate ecological impacts and would need to minimise adverse impacts on the Godstone Conservation Area.



GOD 008 - Land behind the Hare & Hounds Pub, Godstone

Site description	The site is a wooded area/scrubland which is adjacent to the Hare and Hounds public house and to the immediate west of Godstone. The site has no road frontage and is accessed by a narrow track.				
Site area	0.25 ha	Developable area	0.25 ha	Estimated yield	8 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.
Ecology evidence	The site is ecologically sensitive. If developed, a compensatory package of works on adjoining land to maintain and enhance local biodiversity would be required. A comprehensive approach to development coupled with sensitive design, protection of hedgerows, mitigation for protected species and management of recreation pressures is likely to be required. Should this site be allocated, the yield is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is in a Conservation Area, the Gatwick Safeguarding Zone, with part of it in an Area of High Archaeological Potential and it is in close proximity to Sites of Nature Conservation Interest and Scheduled Monuments.

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

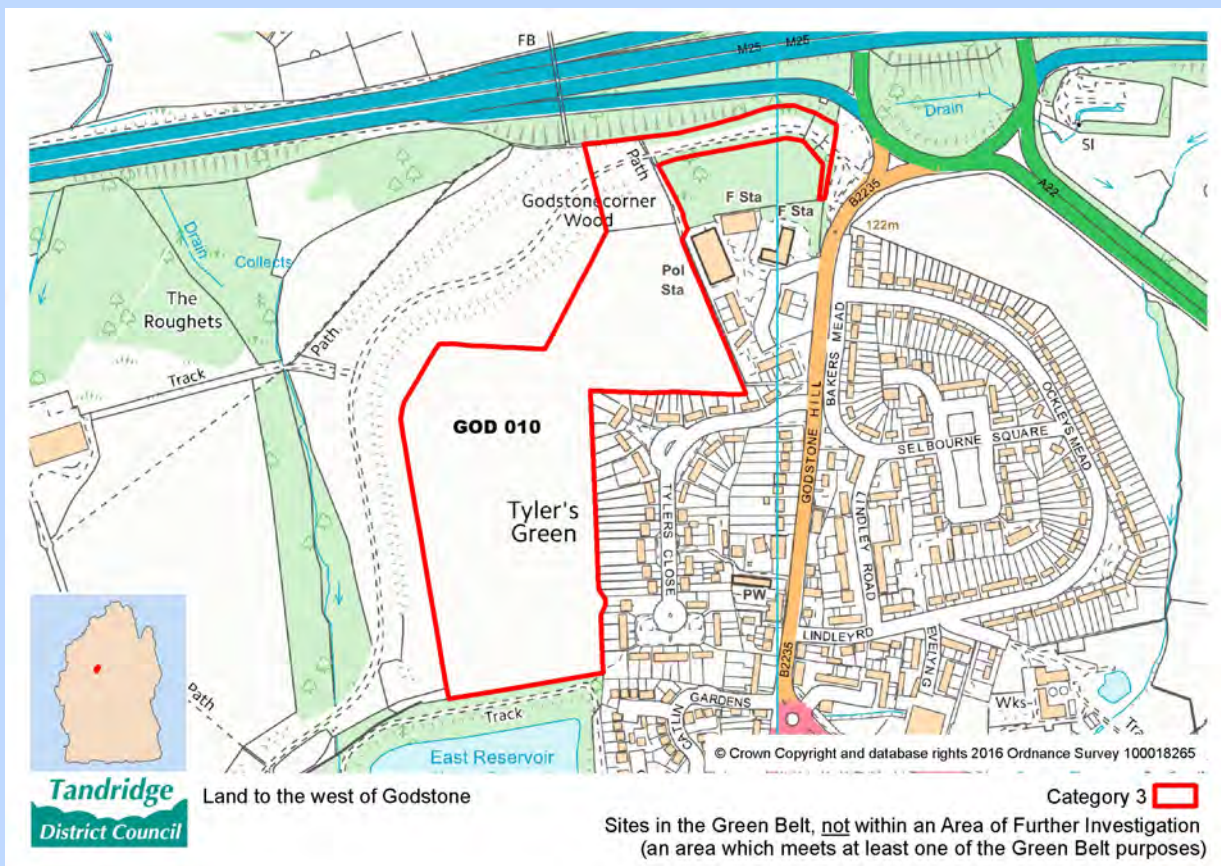
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	.	.	.	.	0	.	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	.	0	.

7 Category 3: Sites outside Areas for Further Investigation

GOD 010 - Land to the west of Godstone

Site GOD 010 - Land to the west of Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development may be accommodated in the wider landscape, the ecology evidence suggests that the site is suitable for development subject to buffers being provided to mitigate impacts on Ancient Woodland. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to mitigate noise impacts and air pollution from the M25.



GOD 010 - Land to the west of Godstone

Site description	The site is a sizeable field located immediately west of Godstone. It shares its southern boundary with GOD 001.				
Site area	10.22 ha	Developable area	8.5 ha	Estimated yield	250 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape and settlement would arise.
Ecology evidence	The site is ecologically suitable for development. Development would need to provide buffers for and maintain connectivity to adjoining Ancient Woodland in Godstone Wood. There are opportunities for development to contribute to ecological networking through extension of the north-south corridor towards the East Reservoir Nature Reserve. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 but it also contains an area at medium risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, a Biodiversity Opportunity Area and a small section is within an Area of Great Landscape Value and an Area of Outstanding Natural Beauty. It is adjacent to a reservoir and a Historic Landfill Site.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	0	-	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

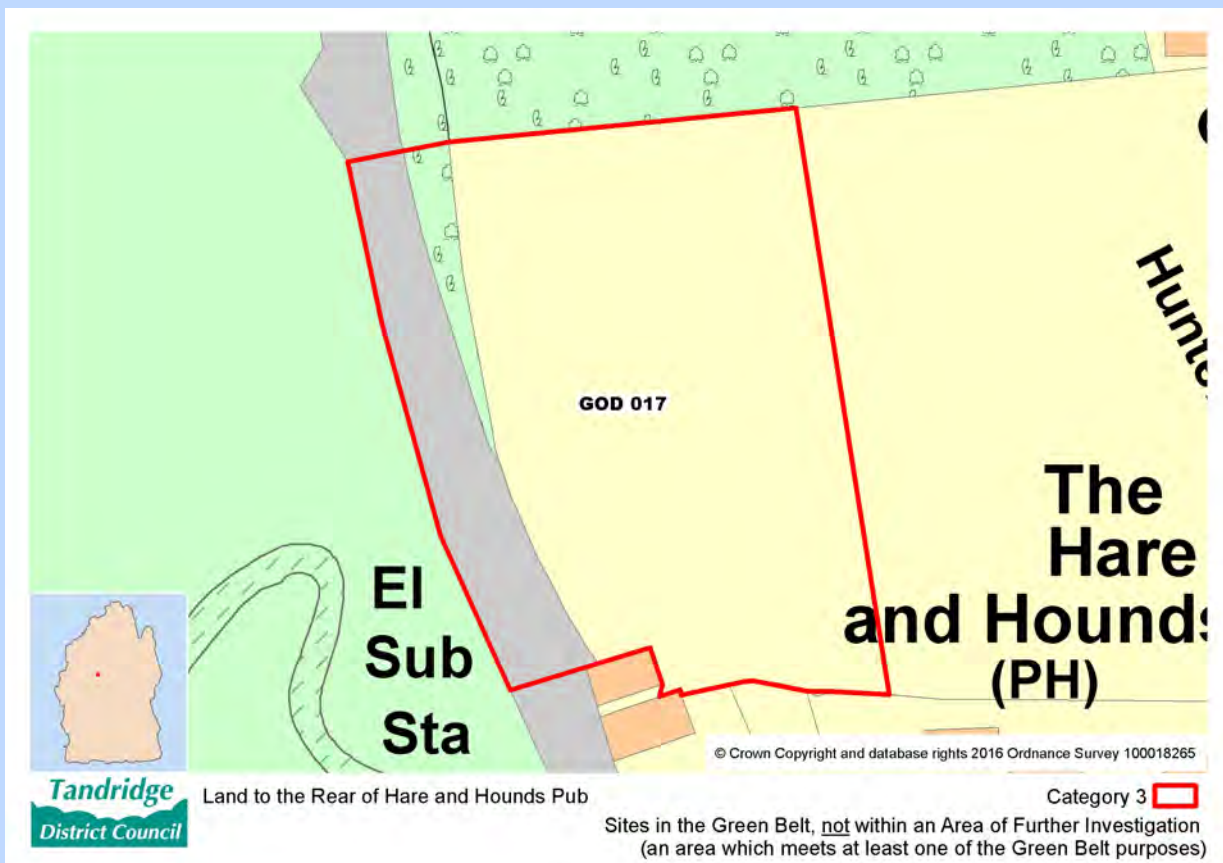
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	-	-	0	-

7 Category 3: Sites outside Areas for Further Investigation

GOD 017 - Land to the Rear of Hare and Hounds Pub

Site GOD 017 - Land to the rear of Hare and Hounds Pub

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that development can be accommodated in the wider landscape, the ecology evidence suggests that the site is ecologically sensitive. Further evidence is needed before a conclusion on this site can be reached. Should the site be allocated in the Local Plan, development would require sensitive design, mitigation of ecological impacts and would need to conserve and enhance the Godstone Conservation Area and the setting of Grade II listed buildings within it.



GOD 017 - Land to the rear of Hare and Hounds Pub

Site description	The site is adjacent to the built-up area of Godstone and contains trees and a storage area. The site does not have a road frontage but can be accessed by a narrow track.				
Site area	0.13 ha	Developable area	0.13 ha	Estimated yield	5 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.
Ecology evidence	The site is ecologically sensitive. If developed, access formation would need to be from the north. A comprehensive approach to development with a sensitive design and mitigation measures would be required including retention of boundary features and incorporation into green corridors. Should this site be allocated, the estimated yield is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it also has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is in a Conservation Area, the Gatwick Safeguarding Zone, an Area of High Archaeological Potential and it is in close proximity to Sites of Nature Conservation Interest and Scheduled Monuments.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	-	-	-	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

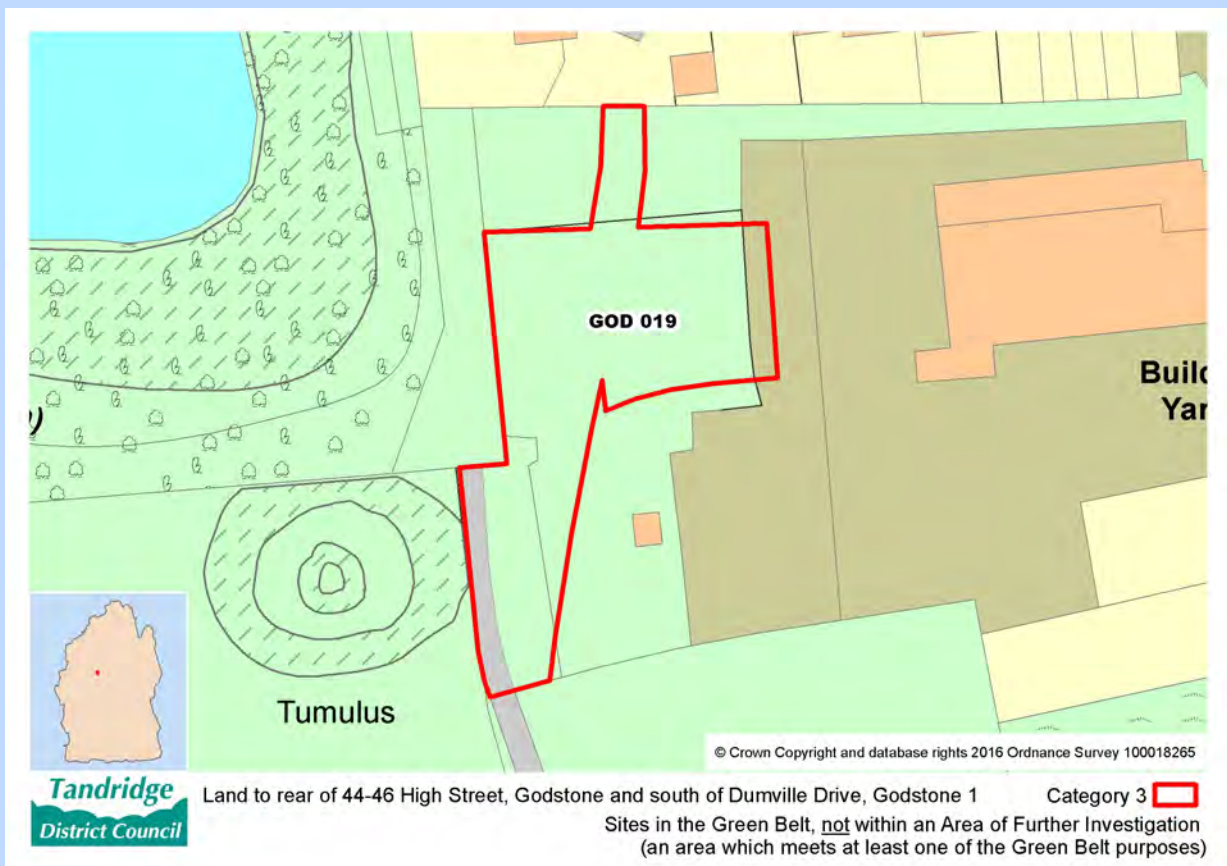
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	.	0	.

7 Category 3: Sites outside Areas for Further Investigation

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

Site GOD 019 - Land to rear of 44-46 High Street and south of Dumville Drive, Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development can be accommodated in the wider landscape, the ecology evidence suggests that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should the site be allocated in the Local Plan, development would need to conserve and enhance the Godstone Conservation Area and the setting of Grade II listed buildings.



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

Site description	The site is adjacent to the built-up area of Godstone. It is open land located immediately west of the builders' yard, though it is on a higher elevation and separated by a fence. The site is not currently accessible by road but is accessed by a very narrow track.
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7 Category 3: Sites outside Areas for Further Investigation

Site area	0.15 ha	Developable area	0.15 ha	Estimated yield	5 units
Proposed use	Residential				
Landscape evidence	This site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape, Conservation Area and settlement would arise.				
Ecology evidence	The site is ecologically suitable for development.				
Flood risk evidence	The site is within Flood Zone 1 and it also has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is in a Conservation Area, the Gatwick Safeguarding Zone and it is in close proximity to Sites of Nature Conservation Interest, Areas of High Archaeological Potential and Scheduled Monuments, a reservoir and a Historic Landfill Site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	.	.	.	0	.	0

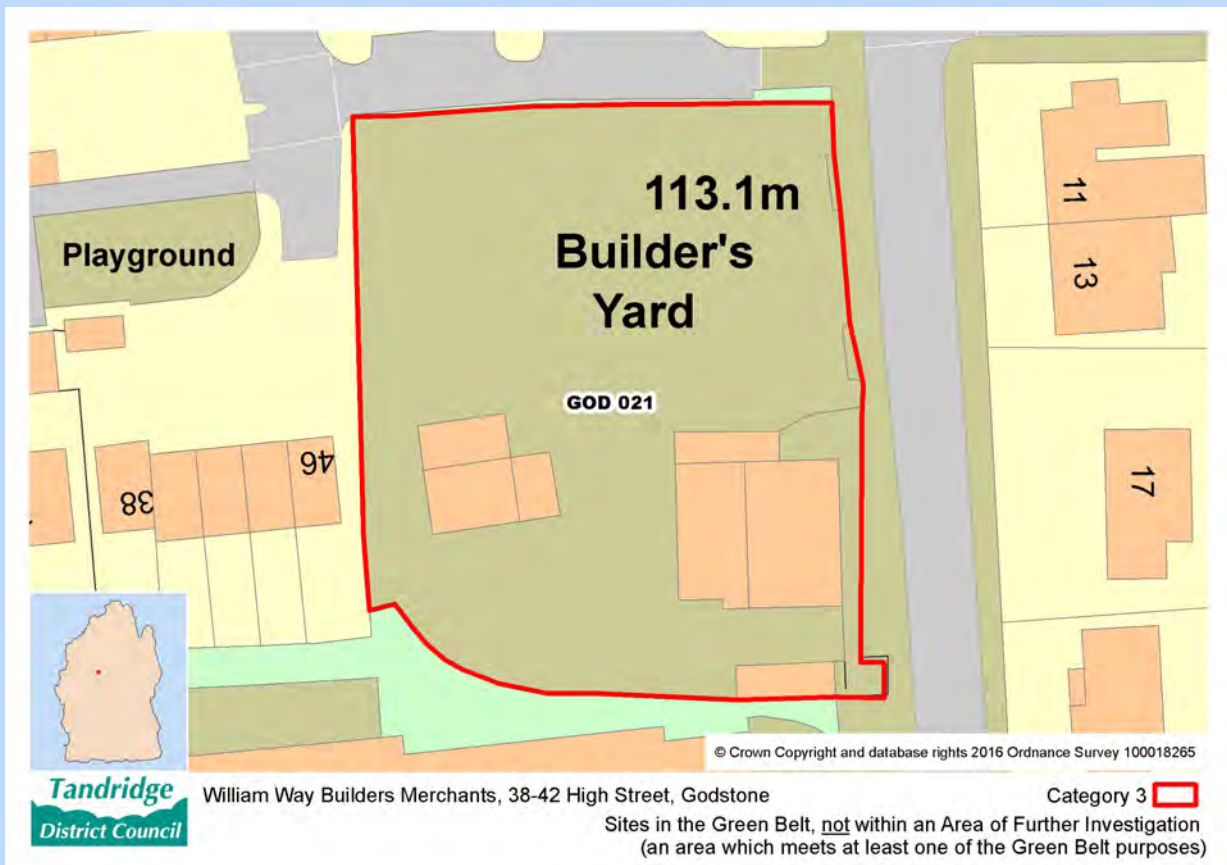
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	.	0	.

7 Category 3: Sites outside Areas for Further Investigation

GOD 021 - William Way Builders Merchants, 38-42 High Street, Godstone

Site GOD 021 - William Way Builders Merchants, 38-42 High Street, Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Due to the site's location in a built-up area, it is not currently considered through the landscape and ecology evidence. Further evidence is needed before a conclusion on this site can be reached. Should the site be allocated in the Local Plan, development would need to conserve and enhance the Godstone Conservation Area and Grade II listed buildings. The site is a former landfill site and is potentially contaminated. Remediation is likely to be required before development can take place.



GOD 021 - William Way Builders Merchants, 38-42 High Street, Godstone

Site description	The site is an operational builders' yard that contains structures related to the storage and selling of building materials. It is located within the built-up area of Godstone and it is adjacent to residential development and another, larger builders' yard. Access is directly from the A25				
Site area	0.23 ha	Developable area	0.23 ha	Estimated yield	16 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	This site has not been considered through the landscape evidence. It is located in the built-up area and development would not affect the wider landscape.
Ecology evidence	This site is located in the built-up area. Therefore, it has not been considered through the ecology evidence.
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is a Historic Landfill Site, with potential contaminated land, and it is located in an Area of High Archaeological Potential and the Gatwick Safeguarding Zone and it is in close proximity to a Conservation Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	-	-	+	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	+	-	+	-

7 Category 3: Sites outside Areas for Further Investigation

LIN 005 - Land at Godstone Road, Lingfield

Site LIN 005 - Land at Godstone Road, Lingfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that the site has a low/medium capacity to accommodate development in the wider landscape, the ecology evidence considers the majority of the site to be suitable for development subject to boundary hedgerows being protected. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Grade II listed building to the south of the site.



LIN 005 - Land at Godstone Road, Lingfield

Site description	The site is a large field adjacent to Lingfield, which lies immediately its south-east. The site has road frontage and access onto Godstone Road. Large, detached houses line this road to the south-east and north-west. The site slopes downwards to the north-east and is bounded by hedges and woodland.
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7 Category 3: Sites outside Areas for Further Investigation

Site area	2.22 ha	Developable area	2.22 ha	Estimated yield	15 units
Proposed use	Residential				
Landscape evidence	This site has a low/medium capacity to accommodate housing development in the wider landscape.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, boundary hedgerows should be protected and the southern boundary enhanced to form a landscape corridor. Access creation from Godstone Road through the hedgerow would be feasible, with compensatory planting elsewhere on site. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	+	.	0	+	0

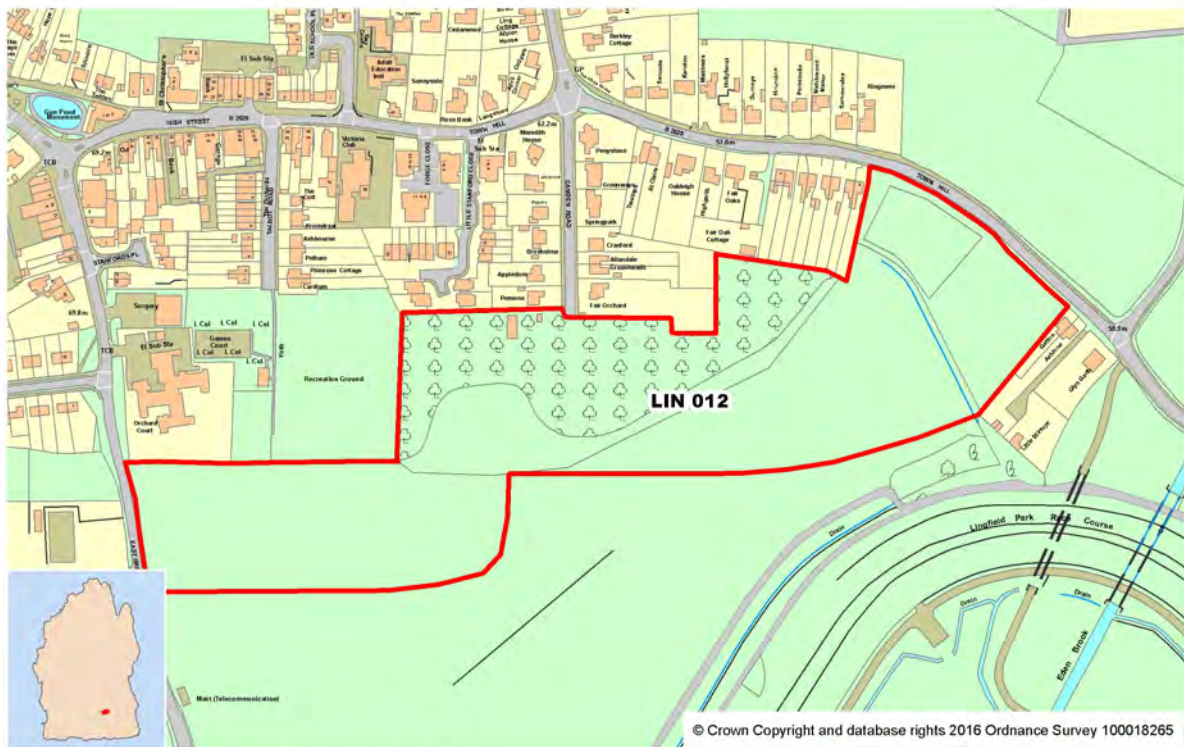
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	+	.	0

7 Category 3: Sites outside Areas for Further Investigation

LIN 012 - Land at Lingfield Park, Lingfield

Site LIN 012 - Land at Lingfield Park, Lingfield

The site is within the Green Belt and has been considered through the Green Belt Assessment. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that a minority of the site is ecologically suitable for development subject to buffer zones, enhancement measures and compensation measures being provided, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land at Lingfield Park, Lingfield, Surrey

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

LIN 012 - Land at Lingfield Park, Lingfield

Site description	The site comprises fields and orchards to the immediate south of Lingfield. The area also lies adjacent to site LIN 023. The site slopes broadly down towards the south, although the eastern and western portions of the site are flatter than the central part which slopes from west down to the east.				
Site area	6.87 ha	Developable area	6.87 ha	Estimated yield	80 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape. Development would have a significant detrimental effect on the landscape character as a whole and views from the south.
Ecology evidence	The site is ecologically sensitive, with a minority which is ecologically suitable for development. If the suitable parts are developed, buffering, enhancement and compensation measures would be required for the traditional orchard. Additional areas may be developable subject to further surveys and sensitive design.
Flood risk evidence	The majority of the site is within Flood Zone 1, with a small part in Flood Zone 2, with 1 in 100 to 1 in 1000 chance of flooding each year. It also contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, within the LEQ noise contours and in close proximity to a Conservation Area, Grade II and Grade II* listed buildings and a Biodiversity Opportunity Area. Land abutting site includes a Tree Preservation Order.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	+	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	+	.	0

7 Category 3: Sites outside Areas for Further Investigation

LIN 020 - Land to the south west of Lingfield

Site LIN 020 - Land to the south-west of Lingfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that the visual sensitivity of the site is substantial, the ecology evidence considers the site suitable for development subject to boundary features being protected. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to mitigate noise impacts from Gatwick Airport.



Land to the south west of Lingfield

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

LIN 020 - Land to the south-west of Lingfield

Site description	The site is a large field to the south-west of Lingfield. It has road frontage onto Newchapel Road and a slight downwards slope to the south.				
Site area	5.28 ha	Developable area	5.28 ha	Estimated yield	100 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	This site has a low/medium capacity to accommodate development in the wider landscape.
Ecology evidence	This site is ecologically suitable for development. If developed, boundary features will need to be protected. There are opportunities for the creation of habitats that can contribute to an enhanced north-south ecological network from Lingfield Wildlife Area to the Eden Biodiversity Opportunity Area.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is in the Gatwick Safeguarding Zone and within LEQ noise contours.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	0	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	-	0

7 Category 3: Sites outside Areas for Further Investigation

LIN 027 - Land behind Saxby's Lane, Lingfield

Site LIN 027 - Land behind Saxby's Lane, Lingfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development may be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically sensitive. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would require sensitive design and mitigation of ecological impacts, including impacts on the adjacent Local Nature Reserve and Sites of Nature Conservation Interest.



Land behind Saxby's Lane

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

LIN 027 - Land behind Saxby's Lane, Lingfield

Site description	The site comprises two fields to the rear of Saxby's Lane, adjacent to Lingfield. It is bounded by hedgerows and trees. It is surrounded by agricultural land to the north, residential development to the east and south and recreational open space to the west.				
Site area	4.56 ha	Developable area	4.56 ha	Estimated yield	72 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium capacity for limited housing development in the wider landscape, provided views from higher ground to the south-west are taken into account and adverse impacts on the setting of the landscape are avoided.
Ecology evidence	The site is provisionally classified as ecologically sensitive and unsuitable for development, subject to additional surveys. If developed, sensitive design, protection of boundary features and mitigation measures, would be required. Should this site be allocated, the developable area and yield are likely to be amended to reflect constraints.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone. It abuts a Local Nature Reserve, a Site of Nature Conservation Interest and it is in close proximity to a Biodiversity Opportunity Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously developed Land	Economics	Employment	Climate Change Mitigation
++	++	0	+	-	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

LIN 031 - Lingfield House, East Grinstead Road, Lingfield

Site LIN 031 - Lingfield House, East Grinstead Road, Lingfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site's visual sensitivity is substantial and has a low/medium capacity to accommodate development in the wider landscape, whilst the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Lingfield Conservation Area and mitigate noise impacts from Gatwick Airport.



LIN 031 - Lingfield House, East Grinstead Road, Lingfield

Site description

The site is to the south of Drivers Mead and is detached from Lingfield by a thin strip of open grassland. It fronts East Grinstead Road and comprises a large detached house and two fields. It is bounded by hedgerows and surrounded by agricultural land including farm dwellings and buildings to the south.

7 Category 3: Sites outside Areas for Further Investigation

Site area	4.23 ha	Developable area	4.23 ha	Estimated yield	125 units
Proposed use	Residential				
Landscape evidence	The site has a low/medium capacity to accommodate housing development in the wider landscape.				
Ecology evidence	The site is ecologically suitable for development. Trees, hedges and boundary features would need to be retained and enhanced.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone and within LEQ noise contours. It is in close proximity to a Conservation Area.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	0	+	-	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	-	0

7 Category 3: Sites outside Areas for Further Investigation

NUT 008 - Land to the rear of properties on Kings Cross Lane, South Nutfield

Site NUT 008 - Land to the rear of properties on Kings Cross Lane, South Nutfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape provided key considerations are taken into account, the ecology evidence considers that the site is ecologically unsuitable for development, with point of access issues. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



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

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

NUT 008 - Land to the rear of properties on Kings Cross Lane, South Nutfield

Site description	The site comprises two large fields adjacent to the settlement of South Nutfield. The western field is used for llama grazing.				
Site area	2.37 ha	Developable area	2.29 ha	Estimated yield	40 units
Proposed Use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape, provided considerations such as settlement pattern, setting to surrounding landscape and views, are taken into account.
Ecology evidence	The site is ecologically unsuitable for development, with point of access issues. If access becomes feasible, sensitive design, buffer zones, and mitigation may enable parts of the site to be developed.
Flood risk evidence	The site is within Flood Zone 1 and it contains areas at very low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and adjacent to land designated as Ancient Woodland and covered by Tree Preservation Orders.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	+	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	+/-	0	.

7 Category 3: Sites outside Areas for Further Investigation

NUT 010 - Land east of Mid Street, South Nutfield

Site NUT 010 - Land east of Mid Street, South Nutfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the wider Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited housing may be accommodated in the wider landscape subject to adverse impact on the setting to the surrounding landscape and settlement being avoided, the ecology evidence considers that the majority of the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to mitigate noise impacts and vibration from the nearby railway line and provide a buffer to adjacent Ancient Woodland.

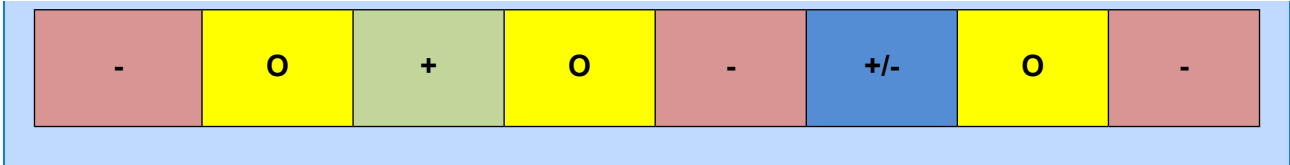


NUT 010 - Land east of Mid Street, South Nutfield

Site description

The site is a large area of farmland, with related structures, primarily used for grazing. It lies immediately adjacent to the built-up area of South Nutfield and is mainly bounded by mature trees and hedgerows. It adjoins NUT 014, which

7 Category 3: Sites outside Areas for Further Investigation

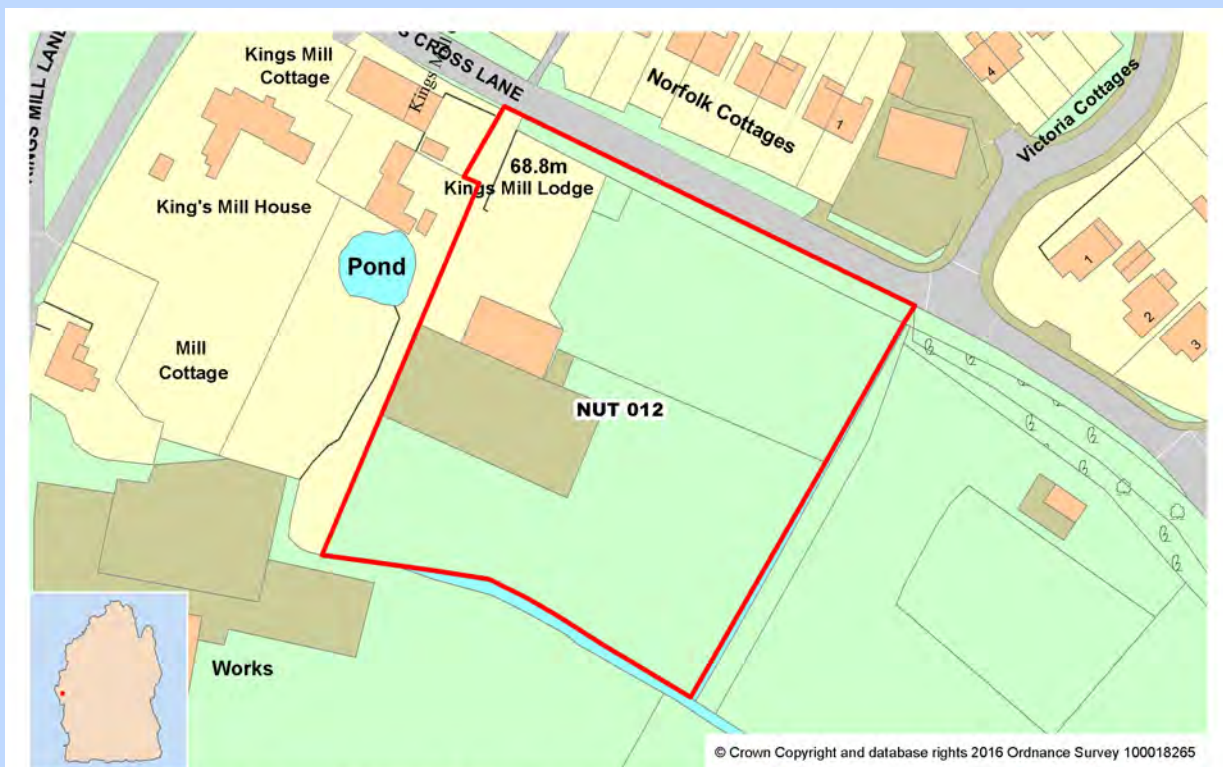


7 Category 3: Sites outside Areas for Further Investigation

NUT 012 - Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield

Site NUT 012 - Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the wider Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high capacity to accommodate development in the wider landscape and the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to mitigate noise impacts and vibration from the nearby railway line. No physical constraints to development have been identified.



Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield, RH1 5NG

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

NUT 012 -Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield

Site description	The site is located adjacent to the edge of South Nutfield and comprises stables and paddocks bounded by trees.				
Site area	0.84 ha	Developable area	0.84 ha	Estimated yield	24 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a high capacity to accommodate housing development in the wider landscape, provided considerations such as views are taken into account.
Ecology evidence	The site is ecologically suitable for development. Retention of boundary hedgerows and trees could be secured through design and mitigation.
Flood risk evidence	The site is within Flood Zone 1 and it also contains an area at medium risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

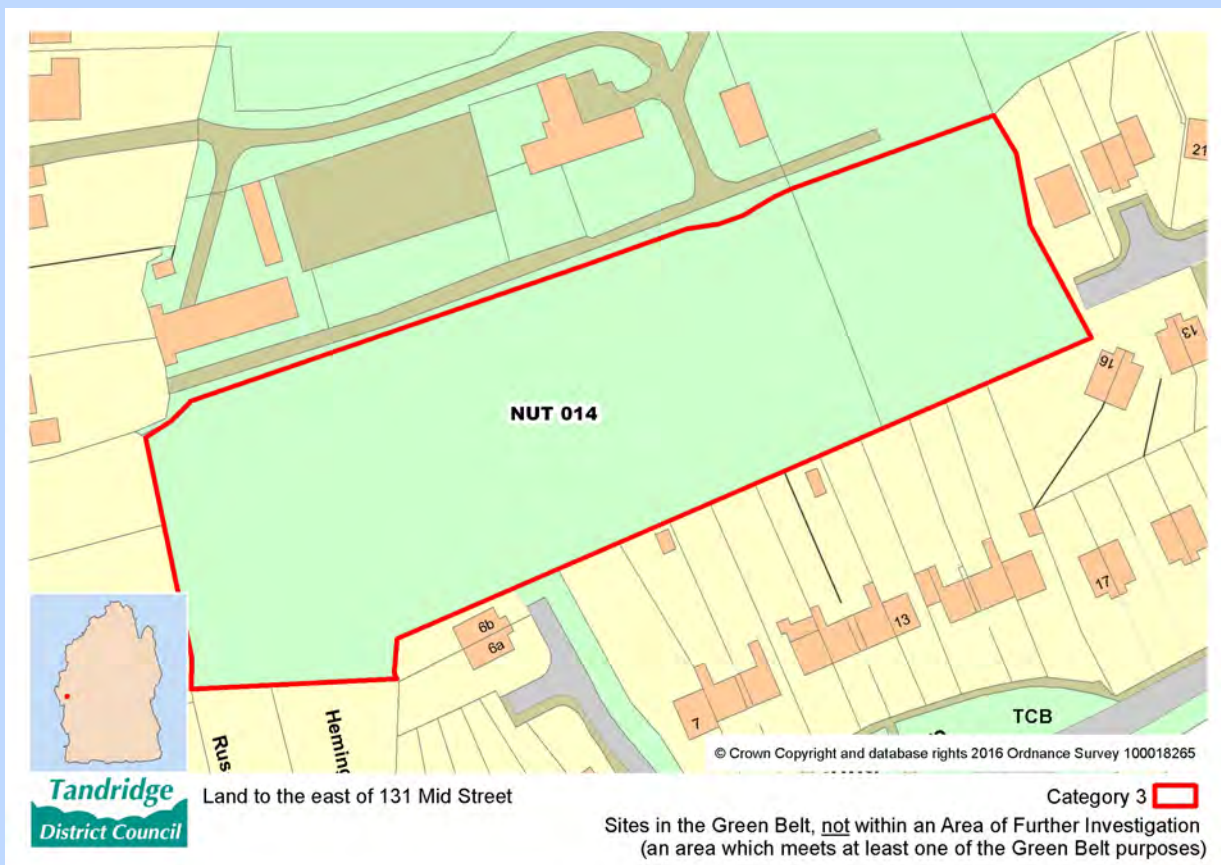
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	+/-	0	0

7 Category 3: Sites outside Areas for Further Investigation

NUT 014 - Land to the east of 131 Mid Street, South Nutfield

Site NUT 014 - Land to the east of 131 Mid Street, South Nutfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the wider Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high capacity to accommodate development in the wider landscape and the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to take account of views of the site from the north. No physical constraints to development have been identified.



NUT 014 - Land to the east of 131 Mid Street, South Nutfield

Site description	This site is a relatively small area of grazing land, lying adjacent to the edge of South Nutfield. The site slopes slightly down towards the south and its boundary is defined by a mixture of hedges, fencing and trees which allow for views of neighbouring properties.				
Site area	1.02 ha	Developable area	1.02 ha	Estimated yield	25 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has high capacity to accommodate housing development in the wider landscape, provided considerations such as views are taken into account.
Ecology evidence	The site is ecologically suitable for development.
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

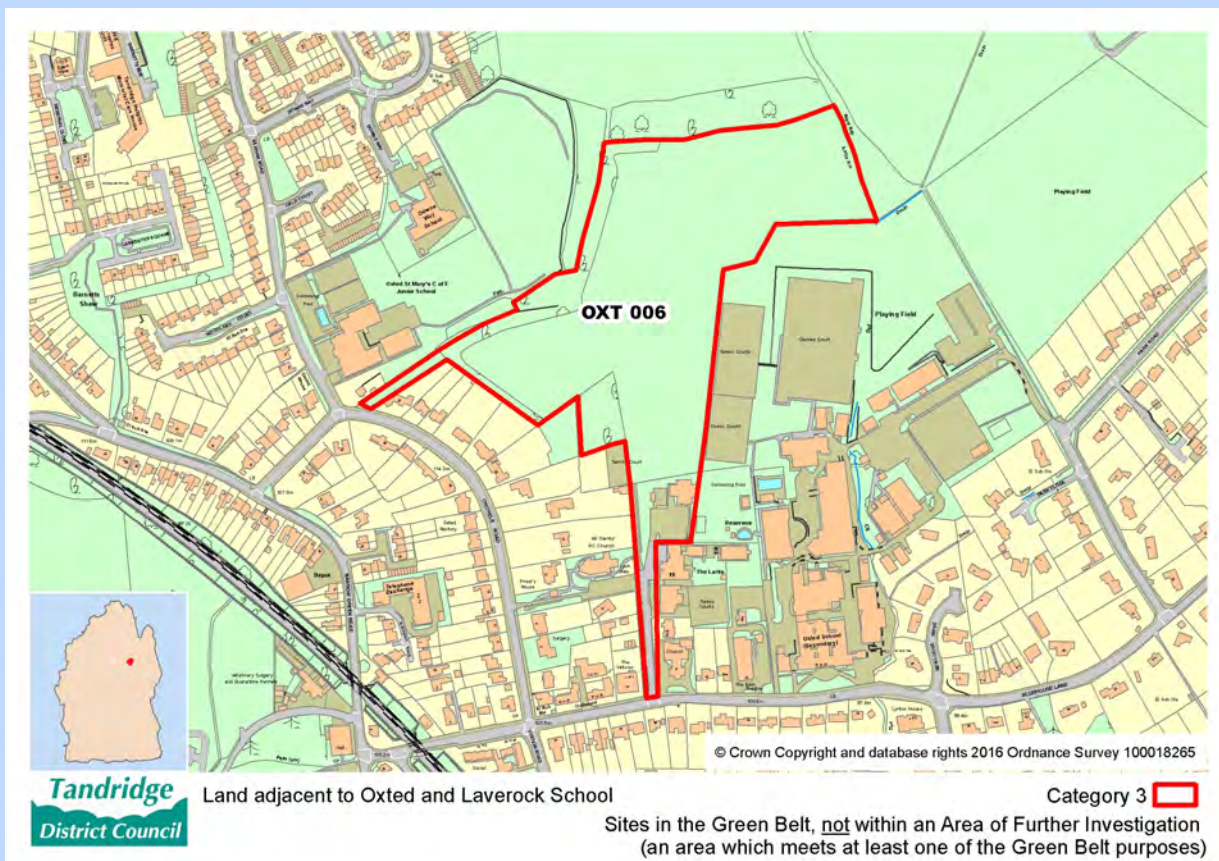
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+/-	0	0

7 Category 3: Sites outside Areas for Further Investigation

OXT 006 - Land adjacent to Oxted and Laverock School

Site OXT 006 - Land adjacent to Oxted and Laverock School

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that limited development may be accommodated in the wider landscape and the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the two Grade II listed Churches adjacent to the site and provide a buffer to mitigate impacts on adjoining Ancient Woodland to the north. No physical constraints to development have been identified.



OXT 006 - Land adjacent to Oxted and Laverock School

Site description

The site is a large field located to the immediate south of the AONB. It lies adjacent to a number of schools and related playing fields as well as large properties on Chichele Road. The site's topography is largely flat, with the

7 Category 3: Sites outside Areas for Further Investigation

	western, northern and eastern corners sloping downwards slightly from the centre.				
Site area	5.74 ha	Developable area	5.25 ha	Estimated yield	150 units
Proposed use	Residential				
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape provided consideration of views and the site's contribution to the surrounding landscape setting including the AONB are taken into consideration and it is demonstrated that no adverse impacts on the landscape and settlement's setting would arise.				
Ecology evidence	The site is ecologically suitable for development. A buffer to protect Ancient Woodland would be required and ecological networks would need to be secured along most boundaries to ensure connection with it. Access via Chichele Road would require mitigation. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site abuts land designated as an Area of Outstanding Natural Beauty and as an Area of Great Landscape Value, in addition to belts of trees covered by Tree Preservation Orders. Close proximity to Sites of Nature Conservation Interest.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	-	++	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

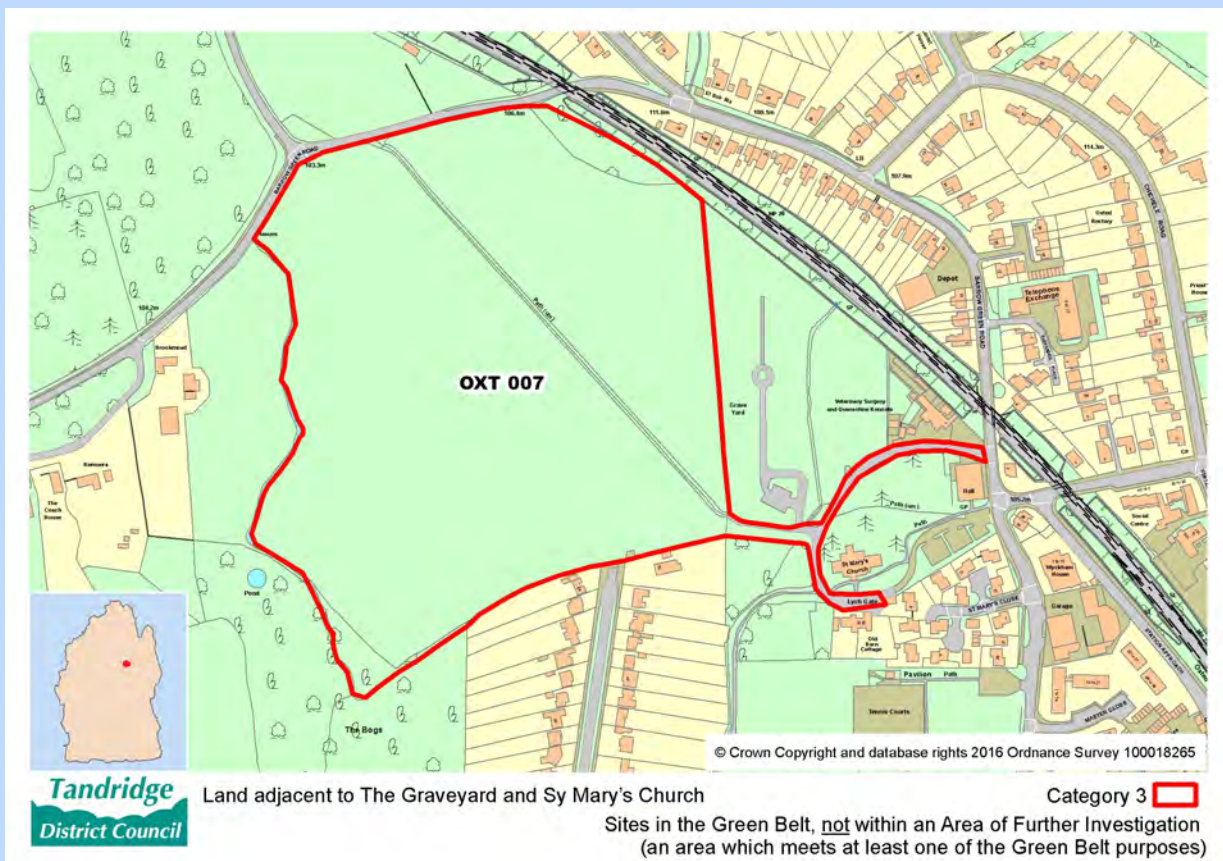
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	-	+	0	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 007 - Land adjacent to The Graveyard and Sy Mary's Church, Oxted

Site OXT 007 - Land adjacent to The Graveyard and St. Mary's Church, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that limited development may be accommodated in the wider landscape, whilst the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Grade I listed Church of St Mary the Virgin and provide a buffer to mitigate impacts on adjoining Ancient Woodland to the west. No physical constraints to development have been identified.



OXT 007 - Land adjacent to The Graveyard and St. Mary's Church, Oxted

Site description

The site is a large field located west of the built-up area of Oxted, used for agriculture and lined by trees and hedges. It is located adjacent to a cemetery to the east and to large detached residential properties to the south. A right of way runs across the site and appears in regular use for recreation.

7 Category 3: Sites outside Areas for Further Investigation

Site area	9.88 ha	Developable area	9.56 ha	Estimated yield	250 units
Proposed use	Residential				
Landscape evidence	The site has medium capacity to accommodate housing development in the wider landscape. Consideration of views and the site's contribution to the setting of the surrounding landscape and settlement would be required and it would need to be demonstrated that no adverse impacts on the setting of the landscape and settlement would arise.				
Ecology evidence	The site is ecologically suitable for development. If developed, protection of woodland pockets and landscape corridors would be required. Access to east restricted due to mature hedgerows and woodland. Should this site be allocated, the developable yield and area are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it contains areas at high risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of contamination to groundwater and within the high risk zone for groundwater vulnerability.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	There are Tree Preservation Orders dotted around the site. Part of the site is designated as an Area of High Archaeological Potential.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

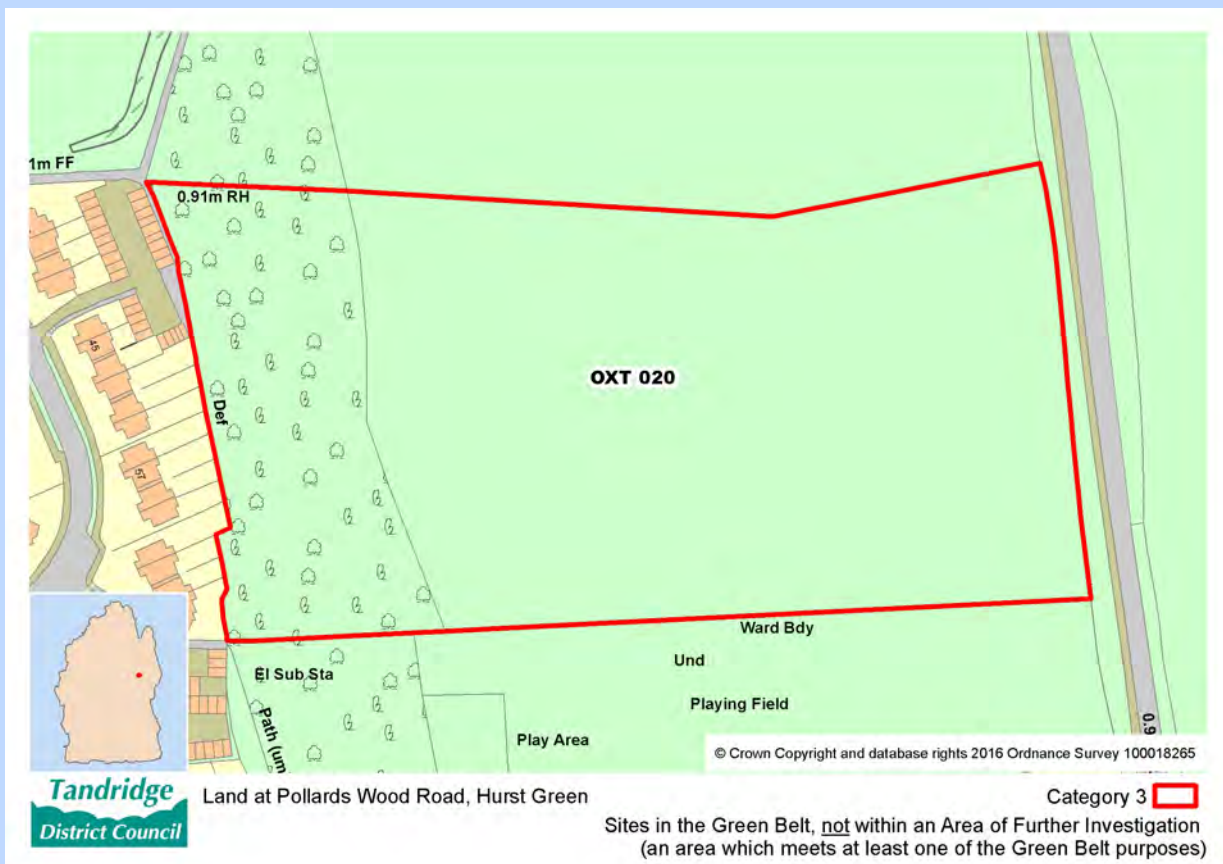
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	.

7 Category 3: Sites outside Areas for Further Investigation

OXT 020 - Land at Pollards Wood Road, Hurst Green

Site OXT 020 - Land at Pollards Wood Road, Hurst Green

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has medium/high capacity for development in the wider landscape, whilst the ecology evidence considers that the majority of the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to provide buffers to mitigate impacts on woodland, with a wildlife corridor to the northern boundary.



OXT 020 - Land at Pollards Wood Road, Hurst Green

Site description	The site is a small field adjacent to the built-up area of Oxted. The site slopes slightly from east to west and is bound by a thick band of woodland on its western edge, separating it from properties on Home Park.				
Site area	2.67 ha	Developable area	2.67 ha	Estimated yield	35 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the wider landscape, provided consideration is given to the site's contribution to the setting of the surrounding landscape.
Ecology evidence	The majority of the site is ecologically suitable for development. Woodland buffer zones to east and west with wildlife corridor to northern boundary linking woodland required. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The majority of the site is designated as an Area of Great Landscape Value and it is in close proximity to Ancient Woodland and Sites of Nature Conservation Interest.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	O	++	.	O	+	O

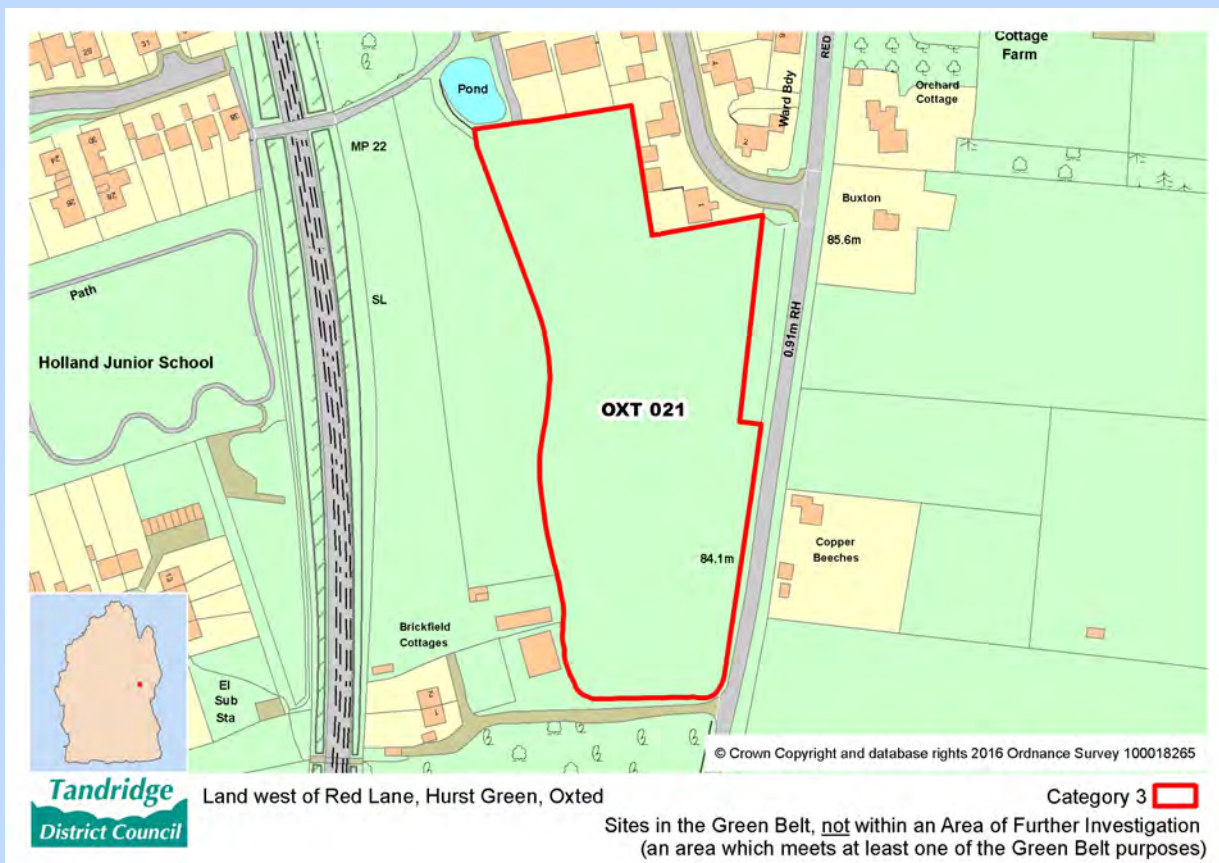
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	O	+	O	.	+	.	.

7 Category 3: Sites outside Areas for Further Investigation

OXT 021 - Land west of Red Lane, Hurst Green, Oxted

Site OXT 021 - Land west of Red Lane, Hurst Green, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has high capacity for development in the wider landscape, whilst the ecology evidence considers that the majority of the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to provide buffers to mitigate impacts on woodland and optimisation of wildlife corridors.



OXT 021 - Land west of Red Lane, Hurst Green, Oxted

Site description	The site is a field located south of Hurst Green, adjacent to the built-up area, bordering OXT 048 which lies to the west and OXT 063 which lies to the south.				
Site area	1.34 ha	Developable area	1.34 ha	Estimated yield	33 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the settlement in its vicinity.
Ecology evidence	The majority of the site is ecologically suitable. If developed, woodland buffer zones required to south and buffer zones along hedgerows and boundaries. Development in conjunction with OXT 048 would allow optimisation of wildlife corridors. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood Risk evidence	The site is within Flood Zone 1 and it contains an area of at least a low risk of surface water flooding.
Open Space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	A Grade II listed building is in close proximity to the site. The site is covered by Area of Great Landscape Value designation.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

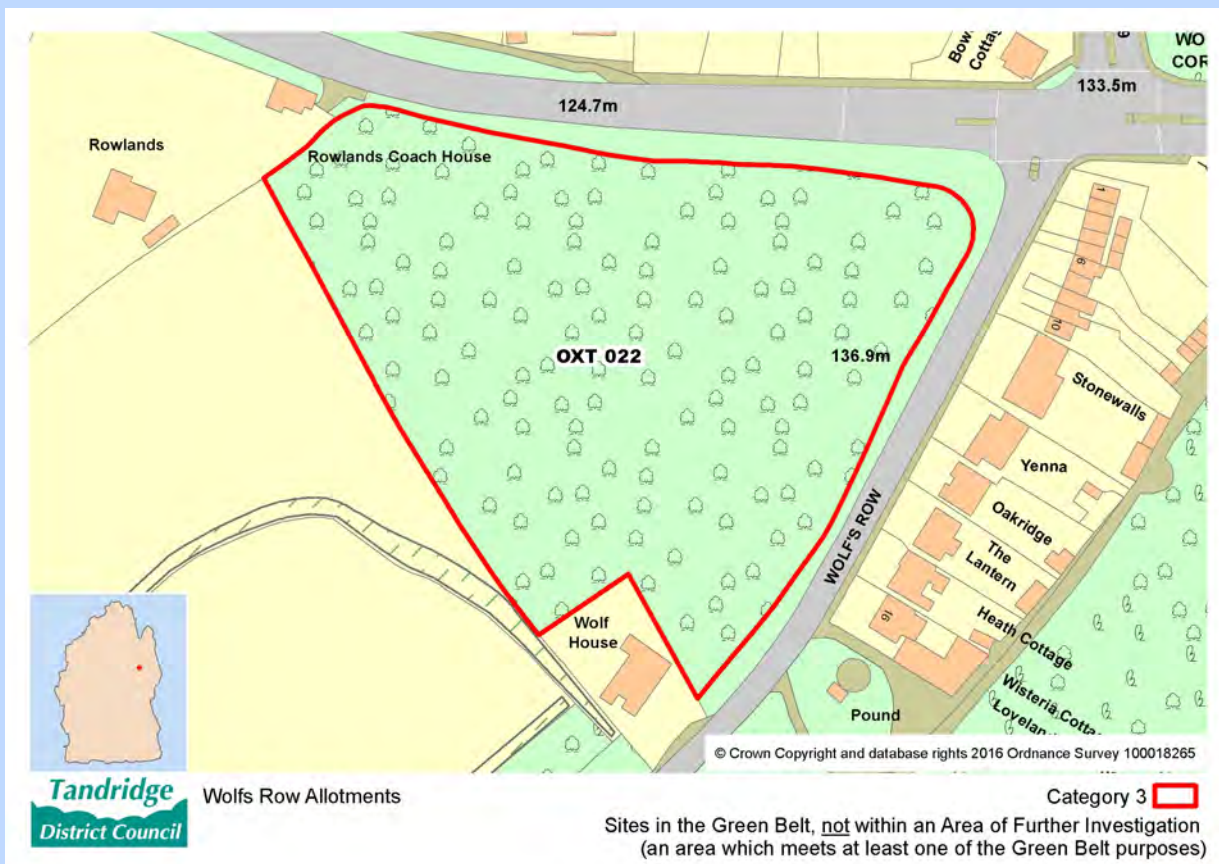
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 022 - Wolfs Row Allotments, Oxted

Site OXT 022 - Wolfs Row Allotments, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development may be accommodated in the wider landscape, the ecology evidence considers the site to be sensitive, with only part of the site ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. A site-specific open space assessment would be required to better understand the implications of development on this site and any impact on local open space provision in accordance with the standards for allotments set out in the Tandridge District Open Space Assessment 2015. Should exceptional circumstances be determined and the site is allocated in the Local Plan, sensitive design and mitigation would be required and development would need to conserve and enhance the setting of the Limpsfield Conservation Area.



OXT 022 - Wolfs Row Allotments, Oxted

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is an overgrown area of land adjacent to the built-up area of Oxted. A care home exists on its south-eastern boundary with properties opposite the site on Wolfs Row to the east.				
Site area	1.45 ha	Developable area	1.45 ha	Estimated yield	20 units
Proposed use	Residential				
Landscape evidence	The site has a medium/high capacity to accommodate 'infill' housing development in the wider landscape, provided key considerations, such as the site's contribution to the surrounding landscape setting, are taken into account.				
Ecology evidence	The site is ecologically sensitive. If the ecologically suitable parts of the site were to be developed, a high standard of design and mitigation, including open habitats, would be required. Should this site be allocated, the developable area and estimated yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of at least a low risk of surface water flooding. It is within Groundwater Source Protection Source Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is close to a Conservation Area, a Biodiversity Opportunity Area, a Site of Nature Conservation Interest and Ancient Woodland.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

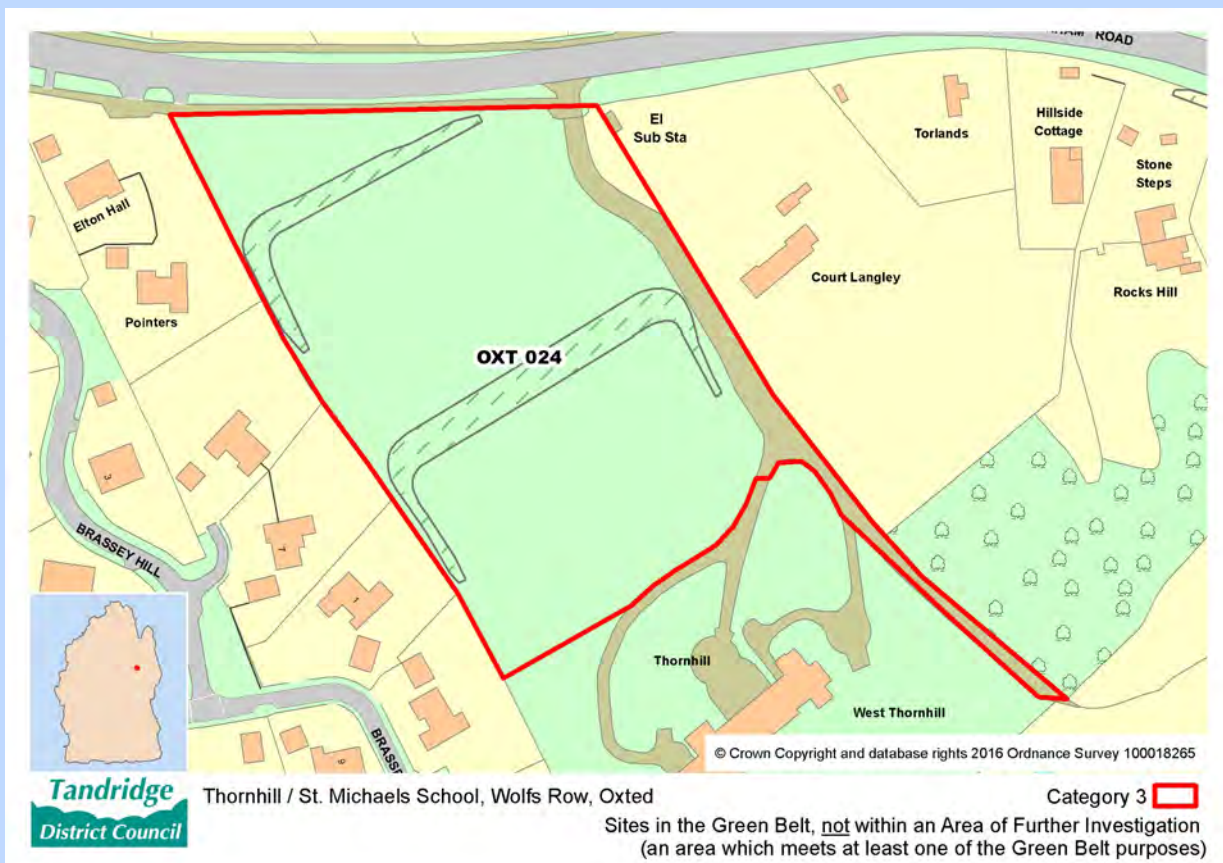
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	+/-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 024 - Thornhill / St. Michaels School, Wolfs Row, Oxted

Site OXT 024 - Thornhill/St. Michaels School, Wolfs Row, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that the site has medium/high capacity and that limited development may be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically sensitive. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, sensitive design and mitigation would be required.



OXT 024 - Thornhill/St. Michaels School, Wolfs Row, Oxted

Site description	The site is a field adjacent to the built-up area of Oxted, representing the grounds of Thornhill. It has frontage with the A25, where it has access. The site is on 3 levels, with sloping banks meaning that the land rises in a managed way from the south up to the north.				
Site area	1.88 ha	Developable area	1.88 ha	Estimated yield	20 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the wider landscape, provided key considerations, such as views and the site's contribution to the surrounding landscape setting, are taken into account.
Ecology evidence	The site is ecologically sensitive, with some development feasible on lower terraces. If developed, it would require special design and mitigation measures, and should include grassland conservation, open habitats and maintenance of woodland corridors. Should this site be allocated, the estimated yield is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of at least a low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within close proximity to a Biodiversity Opportunity Area, a Site of Nature Conservation Interest, an Ancient Woodland and a Conservation Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	0	++	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	+/-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 025 - Land at Holland Road, Hurst Green

Site OXT 025 - Land at Holland Road, Hurst Green

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited development may be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically suitable. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, a significant buffer to mitigate impacts on the adjoining Ancient Woodland is likely to be required.



OXT 025 - Land at Holland Road, Hurst Green

Site description	The site is a large, largely flat field to the immediate south of Hurst Green, bordering properties on Warren Lane, Benn Close, Greenwood Gardens and Holland Road. It is bounded by trees, except on parts of its northern boundary.				
Site area	6.96 ha	Developable area	6.91 ha	Estimated yield	200 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape, but would need to demonstrate that no adverse impacts on the setting of the landscape, settlement and Ancient Woodland would arise.
Ecology evidence	The site is ecologically suitable for development. If developed, a significant woodland buffer along the southern boundary is required. Tree loss should be minimised to ensure ecological value and connectivity is maintained. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of at least a low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site abuts land designated as Ancient Woodland, with land abutting including a Tree Preservation Order and in close proximity to a Biodiversity Opportunity Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	+	.	0	+	0

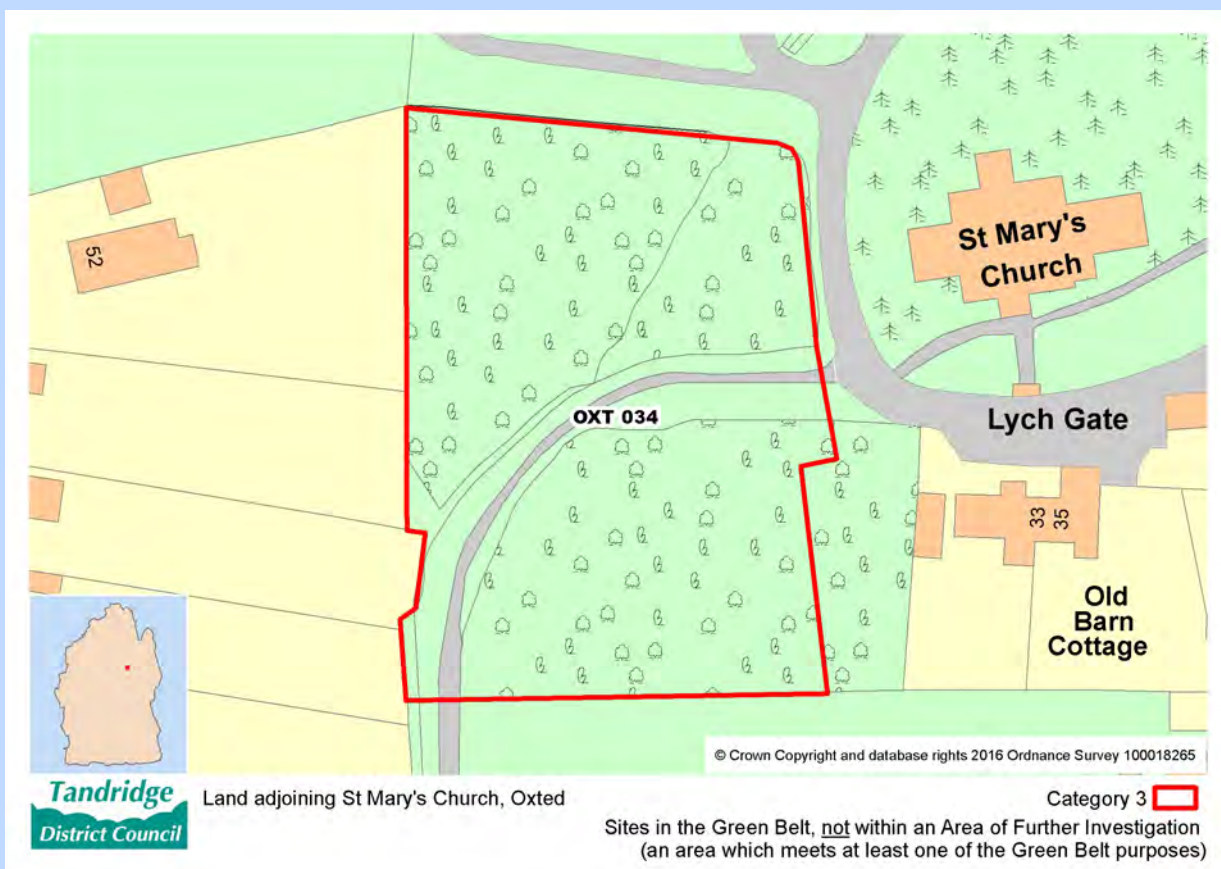
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	+	.	.

7 Category 3: Sites outside Areas for Further Investigation

OXT 034 - Land adjoining St Mary's Church, Oxted

Site OXT 034 - Land adjoining St Mary's Church, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



OXT 034 - Land adjoining St Mary's Church, Oxted

Site description	The site is a small area of woodland to the north of Oxted, lying to the immediate north of Master Park.				
Site area	0.49 ha	Developable area	0.49 ha	Estimated yield	20 units
Proposed use	Residential				
Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape.				

7 Category 3: Sites outside Areas for Further Investigation

Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site includes a tree covered by a Tree Preservation Order and is located adjacent to Grade I and II listed buildings, an Area of High Archaeological Potential and land with Tree Preservation Orders.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	++	-	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	+/-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 035 - Land at Chalkpit Lane Oxted adjacent to the railway line

Site OXT 035 - Land at Chalkpit Lane Oxted adjacent to the railway line

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land at Chalkpit Lane Oxted adjacent to the railway line

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

OXT 035 - Land at Chalkpit Lane Oxted adjacent to the railway line

Site description	This site is an area to the north-west of Oxted, just south of the M25 and bounded by a railway line to the west, containing woodland, some of which has been cleared. The site has some hardstanding and access onto Chalkpit Lane.				
Site area	6.78 ha	Developable area	2.46 ha	Estimated yield	35 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the landscape. Development would have a significantly detrimental effect landscape character as a whole and on separation between settlements.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding and a small section within Groundwater Source Protection Zone 3, with increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site contains Ancient Woodland and Tree Preservation Orders. It is located within a Site of Nature Conservation Interest, adjacent to the M25 and a railway line and in close proximity to a Biodiversity Opportunity Area, an Area of Great Landscape Value, an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest.

Sustainability Appraisal

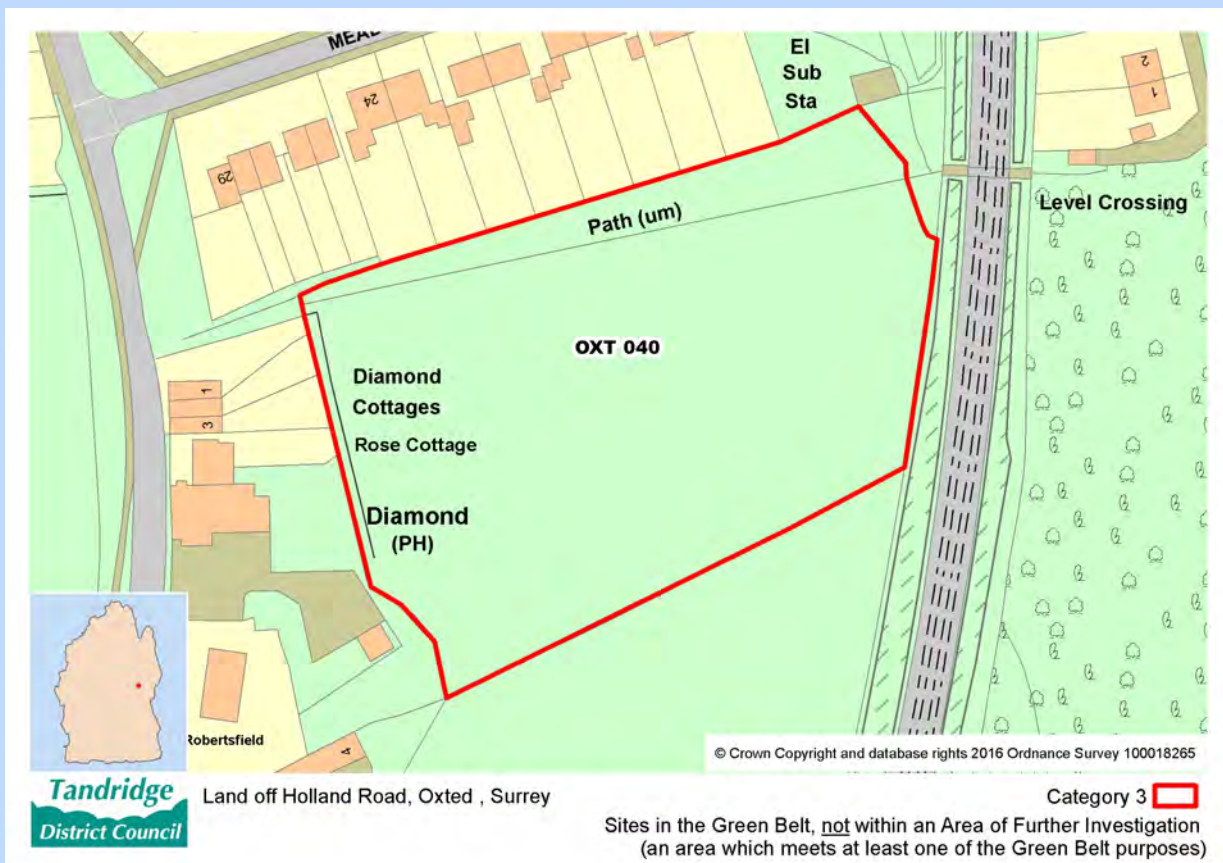
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	!	0	!

7 Category 3: Sites outside Areas for Further Investigation

OXT 040 - Land off Holland Road, Oxted

Site OXT 040 - Land off Holland Road, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has medium/high capacity and that limited development may be accommodated in the wider landscape, whilst the ecology evidence considers that the site is ecologically suitable. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to be mitigate noise impacts from the adjacent railway line.



OXT 040 - Land off Holland Road, Oxted

Site description	The site is a small field south of Hurst Green. The railway runs behind its eastern boundary, with residential properties and pub located alongside the northern and western boundaries. It is largely flat, with a slight downwards slope from east to west and is currently accessed from a footpath leading from Holland Road.				
Site area	0.99 ha	Developable area	0.92 ha	Estimated yield	25 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the wider landscape, provided considerations such as settlement pattern and the site's contribution to the setting of the landscape are taken into account.
Ecology evidence	The site is ecologically suitable for development. If developed, buffering of mature trees and landscape corridor along the railway line required.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at least a low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is adjacent to land designated as an Area of Great Landscape Value and within close proximity to Sites of Nature Conservation Interest.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0

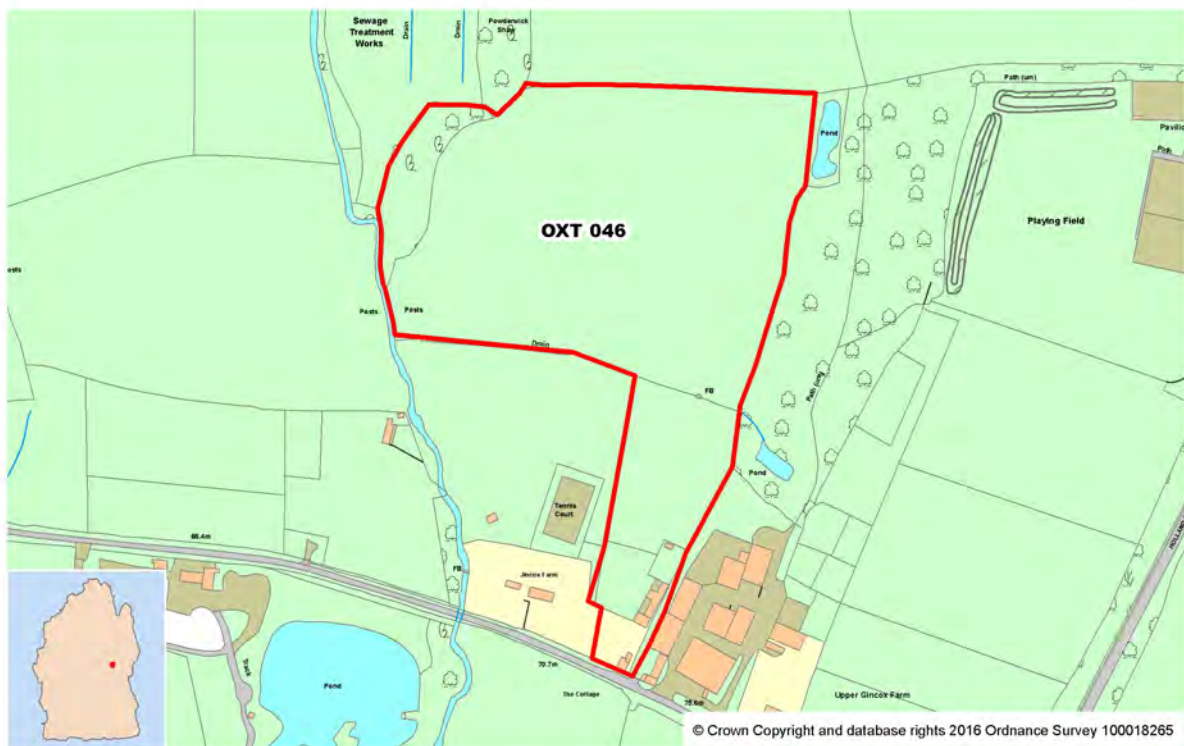
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 046 - Land at Jincox Farm Cottage, Hurst Green

Site OXT 046 - Land at Jincox Farm Cottage, Hurst Green

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. The landscape evidence considers that the site is unsuitable for development, whilst the ecologically evidences suggests that the majority of the site is ecologically suitable subject to buffer zones and corridors being retained. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land at Jincox Farm Cottage

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

OXT 046 - Land at Jincox Farm Cottage, Hurst Green

Site description	The site is a large area of farmland south of Hurst Green, immediately adjacent to site OXT 025, also containing buildings and structures relating to agricultural use.				
Site area	5.09 ha	Developable area	4.99 ha	Estimated yield	95 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape.
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, significant buffer zones and corridors required to be retained in order to enhance connectivity between woodland on western and eastern boundaries.
Flood risk evidence	The majority of the site is within Flood Zone 1, with the western area located within Flood Zone 2 and as such has between 1 in 100 and 1 in 1000 chance of flooding each year. It contains area at low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	Part of the site is covered by a Tree Preservation Order. It abuts a Biodiversity Opportunity Area and Ancient Woodland.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	+	.	0	+	0

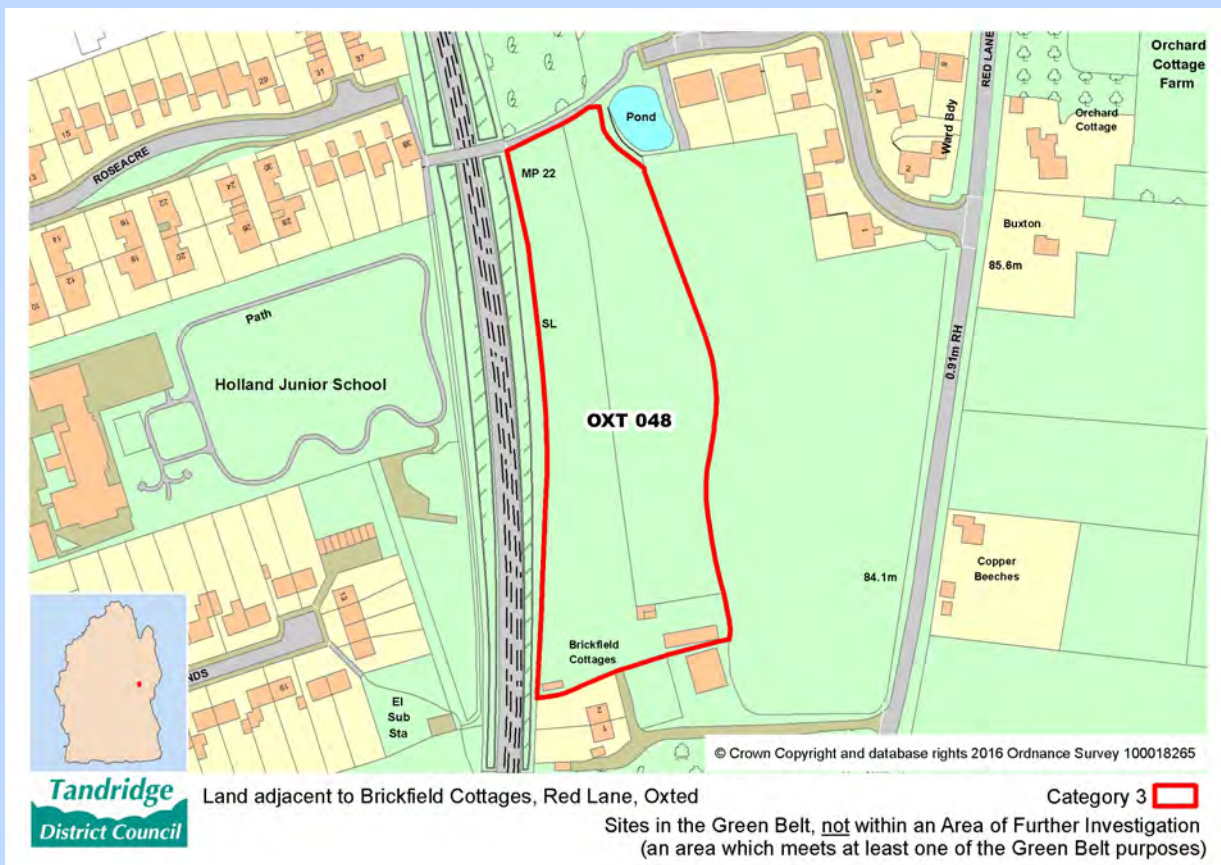
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	.	0	.	.	.	.

7 Category 3: Sites outside Areas for Further Investigation

OXT 048 - Land adjacent to Brickfield Cottages, Red Lane, Oxted

Site OXT 048 - Land adjacent to Brickfield Cottages, Red Lane, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that development can be accommodated in the wider landscape, the ecology evidence considers that the majority of the site is ecologically suitable, subject to woodland and hedgerow buffers as well landscape corridors being provided. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to be mitigate noise impacts from the adjacent railway line.



OXT 048 - Land adjacent to Brickfield Cottages, Red Lane, Oxted

Site description	The site is a field adjacent to the built-up area, south of Hurst Green. It is largely flat, containing shrubland and is bounded by trees. It lies adjacent to sites OXT 021 (to the east) and OXT 028 (to the south), with a raised railway line defining the western boundary. To the north lies a site that was under construction at the time of the site visit.				
Site area	1.09 ha	Developable area	1.01 ha	Estimated yield	29 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the settlement in its vicinity.
Ecology evidence	The majority of the site is ecologically suitable. If developed, woodland and hedgerow buffers, including the landscape corridor along the railway line, would be required. Development in conjunction with OXT 021 would allow optimisation of ecological corridors. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is covered by an Area of Great Landscape Value designation and a Grade II building is to its north-east.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 053 - Land at Holland Road, Hurst Green

Site OXT 053 - Land at Holland Road, Hurst Green

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



OXT 053 - Land at Holland Road, Hurst Green

Site description	The site is a field south of Hurst Green, bounded by mature trees, with the raised railway line acting as the eastern boundary of the site. It is fairly flat and has existing access onto Holland Road.				
Site area	1.71 ha	Developable area	1.41 ha	Estimated yield	40 units
Proposed use	Residential				
Landscape evidence	The site has a low/medium capacity to accommodate housing development in the wider landscape.				

7 Category 3: Sites outside Areas for Further Investigation

Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site abuts an Area of Great Landscape Value and Ancient Woodland.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 054 - Thornhill / St. Michaels School, Wolfs Row, Oxted

Site OXT 054 - Thornhill / St. Michaels School, Wolfs Row, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that 'infill' housing may potentially be accommodated in the landscape provided the site's contribution to the setting of the existing landscape is taken into account, whilst the ecology evidence suggests that the majority of the site is ecologically sensitive. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to take into account the site's contribution to the surrounding landscape's setting, with the woodland and meadows retained and managed and would need to ensure the Conservation Area is conserved and enhanced. No physical constraints to development have been identified.



OXT 054 - Thornhill / St. Michaels School, Wolfs Row, Oxted

Site description	The site is located off Wolfs Row near the edge of Oxted. The site lies adjacent to sites OXT 022 and OXT 056, with a care home lying to the south-east of
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7 Category 3: Sites outside Areas for Further Investigation

	the site and a former school (now converted into flats) set in large grounds to the south. The site is split into two fields by a band of trees across the centre of the site				
Site area	1.76 ha	Developable Area	1.76 ha	Estimated yield	20 units
Proposed use	Residential				
Landscape evidence	The site has a medium/high landscape capacity to accommodate 'infill' housing development in the wider landscape, provided key considerations, such as the site's contribution to surrounding landscape's setting, are taken into account.				
Ecology evidence	The majority of the site is ecologically sensitive. If the ecologically suitable parts of the site are developed, sensitive development would be required with the meadow and bordering woodland retained and managed. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site abuts land designated as a Site of Nature Conservation Interest, a Biodiversity Opportunity Area, an Area of Great Landscape Value and is located in close proximity to a Conservation Area.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	.	++	.	0	+	0

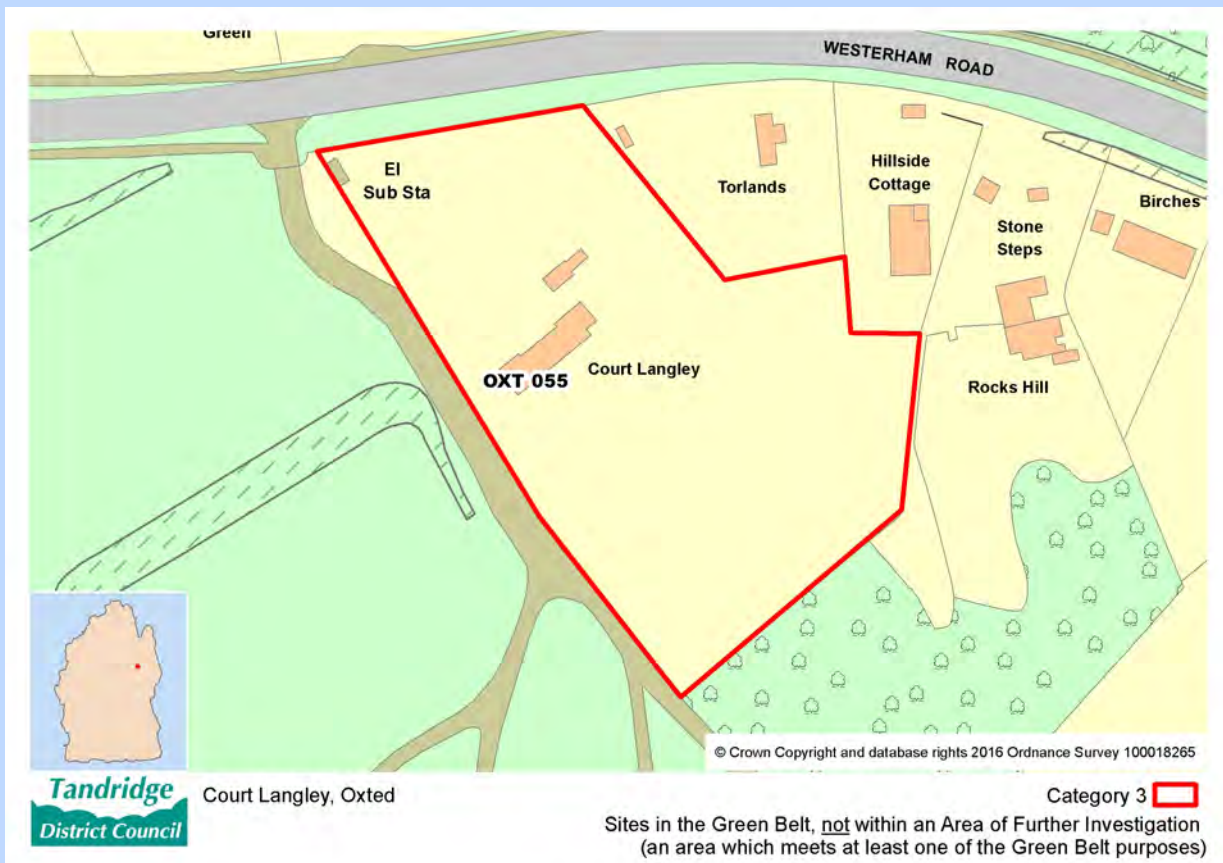
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	+/-	.

7 Category 3: Sites outside Areas for Further Investigation

OXT 055 - Court Langley, Oxted

Site OXT 055 - Court Langley, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that infill development can be accommodated in the wider landscape, the ecology evidence considers that the majority of the site is unsuitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, sensitive design and mitigation is likely to be required.



OXT 055 - Court Langley, Oxted

Site description	The site is located off Westerham Road (A25) in the built-up area of Oxted. Within the site is a large residential property and adjoining annex, set in large, partly wooded grounds. The site slopes broadly down towards the north.				
Site area	1.02 ha	Developable area	1.02 ha	Estimated yield	19 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a medium/high capacity to accommodate 'infill' housing development in the wider landscape, provided key considerations, such as the site's contribution to the setting of the surrounding landscape, are taken into account.
Ecology evidence	The majority of the site is ecologically sensitive and unsuitable for development. Re-development of ecologically suitable parts of the site would require a sensitive design ensuring mature trees and woodland are retained and protected. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of at least a low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within close proximity to a Biodiversity Opportunity Area, a Site of Nature Conservation Interest, an Ancient Woodland and a Conservation Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	+	-	0	+	0

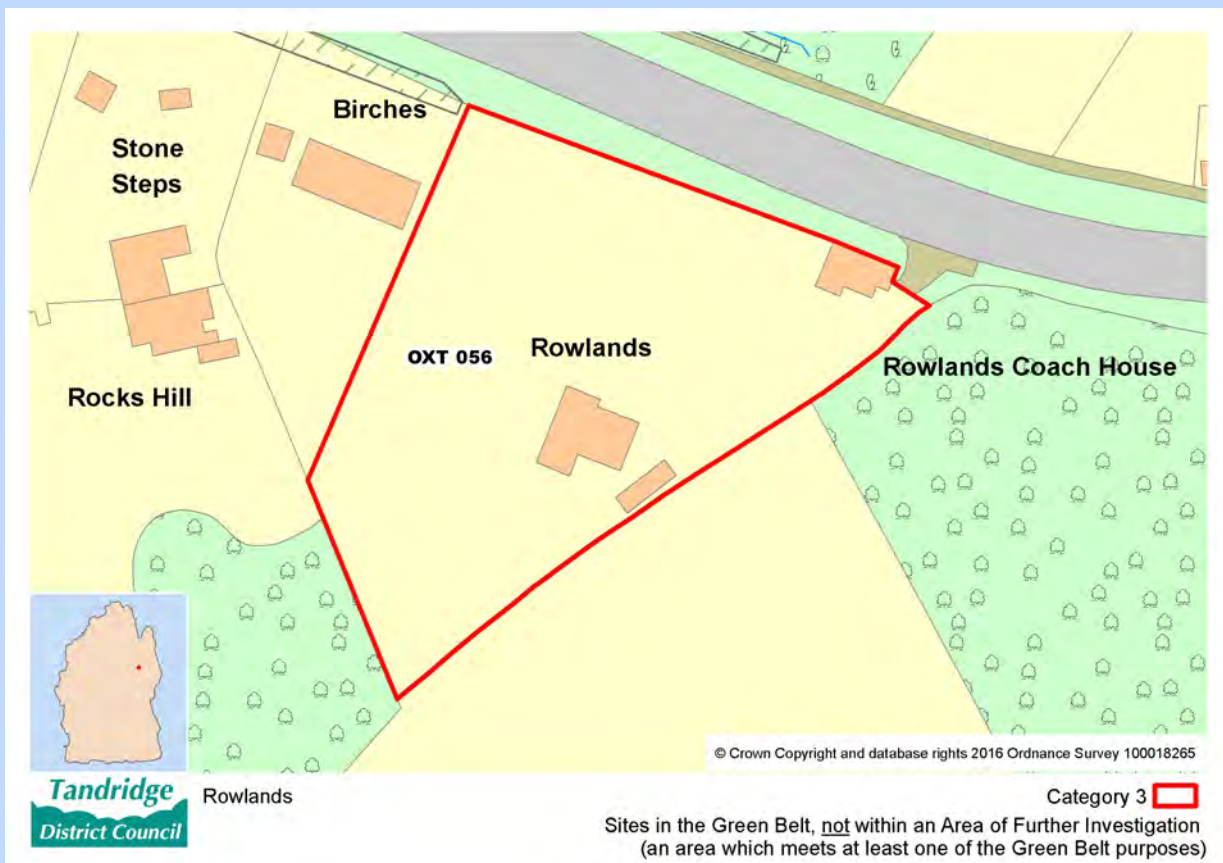
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	+/-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 056 - Rowlands, Oxted

Site OXT 056 - Rowlands, Oxted

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that infill development can be accommodated in the wider landscape, whilst the ecology evidence considers that the majority of the site is suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, sensitive design and mitigation is likely to be required.



OXT 056 - Rowlands, Oxted

Site description	The site is located off Westerham Road (A25) in the built-up area of Oxted. Within the site is a large residential property, set in impressive grounds with a lot of trees and a related garage block is located in the north-west of the site. In the north-east of the site, is another smaller property fenced off from the main property and its grounds.				
Site area	0.43 ha	Developable area	0.43 ha	Estimated yield	8 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium/high capacity to accommodate 'infill' housing development in the wider landscape, provided key considerations, such as the site's contribution to the setting of the surrounding landscape are taken into account.
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, it would require a sensitive design ensuring retention and protection of mature trees and woodland. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within close proximity to a Biodiversity Opportunity Area, a Site of Nature Conservation Interest, an Ancient Woodland and a Conservation Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	++	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	+/-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 059 - Land off Holland Road and Merle Common Road

Site OXT 059 - Land off Holland Road and Merle Common Road

The site is within the Green Belt and has been considered through the Green Belt Assessment. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land off Holland Road and Merle Common Road

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

OXT 059 - Land off Holland Road and Merle Common Road

Site description	The site is a relatively flat area of farmland, divided into two parts with mature trees. Mature trees and hedgerows help to define the site's boundaries beyond which lie roads (west and south), a railway line (east) and OXT 053 (south).				
Site area	4.99 ha	Developable area	4.49 ha	Estimated yield	120 units
Proposed use	Residential				
Landscape evidence	The site has a low/medium capacity to accommodate housing development in the wider landscape.				

7 Category 3: Sites outside Areas for Further Investigation

Ecology evidence	The site is ecologically unsuitable for development, with a point of access issue.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located adjacent to a railway line, land designated as an Area of Great Landscape Value and in close proximity to Ancient Woodland.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	+	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	.

7 Category 3: Sites outside Areas for Further Investigation

OXT 061 - Land at Diamond Farm, Holland Road, Hurst Green

Site OXT 061 - Land at Diamond Farm, Holland Road, Hurst Green

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that limited development can be accommodated in the wider landscape, whilst the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to mitigate noise impacts from the adjacent railway line.



Land at Diamond Farm, Holland Road, Hurst Green, RH8 9BQ

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

OXT 061 - Land at Diamond Farm, Holland Road, Hurst Green

Site description	The site is an area south of Hurst Green. It predominantly contains farmland but the western edge contains business units with an entrance off Holland Road. The site slopes in a southerly direction, whilst a band of mature trees to the east acts as a buffer between the site and the railway line.				
Site area	1.65 ha	Developable area	1.43 ha	Estimated yield	40 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium capacity to accommodated limited housing development in the landscape, but it would need to be demonstrated that no adverse impacts on the setting of the landscape or the settlement would arise.
Ecology evidence	The site is ecologically suitable for development. If developed, woodland and hedgerows would need to be protected with buffers along the southern and eastern boundaries. Access would need to avoid affecting mature trees. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of at least a low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is adjacent to land designated as an Area of Great Landscape Value and Ancient Woodland.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	+	-	-

7 Category 3: Sites outside Areas for Further Investigation

OXT 063 - The former brickworks, Red Lane, Limpsfield

Site OXT 063 - The former brickworks, Red Lane, Limpsfield

The site is within the Green Belt and has been considered through the Green Belt Assessment. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



The former brickworks, Red Lane, Limpsfield

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

OXT 063 - The former brickworks, Red Lane, Limpsfield

Site description	The site is an area to the south of Hurst Green, bounded by a railway line on its west. The site has an existing access from Red Lane which leads to two properties as well a storage building. The southern part of the site is mainly woodland, although this has been partially cleared.				
Site area	2.73 ha	Developable area	2.73 ha	Estimated yield	67 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area of low risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located within an Area of Great Landscape Value and adjacent to a railway line, land designated as Ancient Woodland, land covered by Tree Preservation Orders and a Site of Nature Conservation Interest.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	+	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	+	.	.

7 Category 3: Sites outside Areas for Further Investigation

SMA 004 - Land off Redehall Road, Smallfield

Site SMA 004 - Land off Redehall Road, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that appropriate development could be accommodated in the wider landscape, whilst the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to secure compensatory measures to mitigate hedgerow loss and take account of sensitive landscape considerations.



SMA 004 - Land off Redehall Road, Smallfield

Site description

The site is an area on the southern edge of Smallfield. It contains most of the land also included as part of SMA 027, which comprises two relatively flat fields separated by mature trees. The remainder of the land contains farmland split into multiple fields by a mixture of fencing, trees and hedges. The site has a frontage with Redehall Road, where a narrow access exists.

7 Category 3: Sites outside Areas for Further Investigation

Site area	9.49 ha	Developable area	9.49 ha	Estimated yield	250 units
Proposed use	Residential				
Landscape evidence	The site has a medium/high landscape capacity to accommodate housing in the landscape, provided sensitive considerations, such as views from public footpaths, are taken into account.				
Ecology evidence	The site is ecologically suitable for development, with scope to retain mature trees and the pond. Access formation and development in conjunction with SMA 008 would result in hedgerow loss, which would require compensatory landscape measures.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	+	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated land	Air quality	Landscape	Biodiversity
+	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

SMA 008 - Land at Plough Road, Smallfield

Site SMA 008 - Land at Plough Road, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high landscape capacity to accommodate housing development in the wider landscape, provided that the scale of new development is in keeping with the existing settlement, whilst the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development may need to secure compensatory measures to mitigate hedgerow loss.



SMA 008 - Land at Plough Road, Smallfield

Site description	The site is a field adjacent to the inset settlement of Smallfield. The site is flat and has a frontage with Plough Road.				
Site area	1.43 ha	Developable area	1.43 ha	Estimated yield	40 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a high capacity to accommodate housing development in the wider landscape, provided its scale is in keeping with the adjacent settlement.
Ecology evidence	The site is ecologically suitable for development, with scope to retain mature trees and the pond. Access formation and development in conjunction with SMA 004 would result in hedgerow loss, which would require compensatory landscape measures.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	+	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

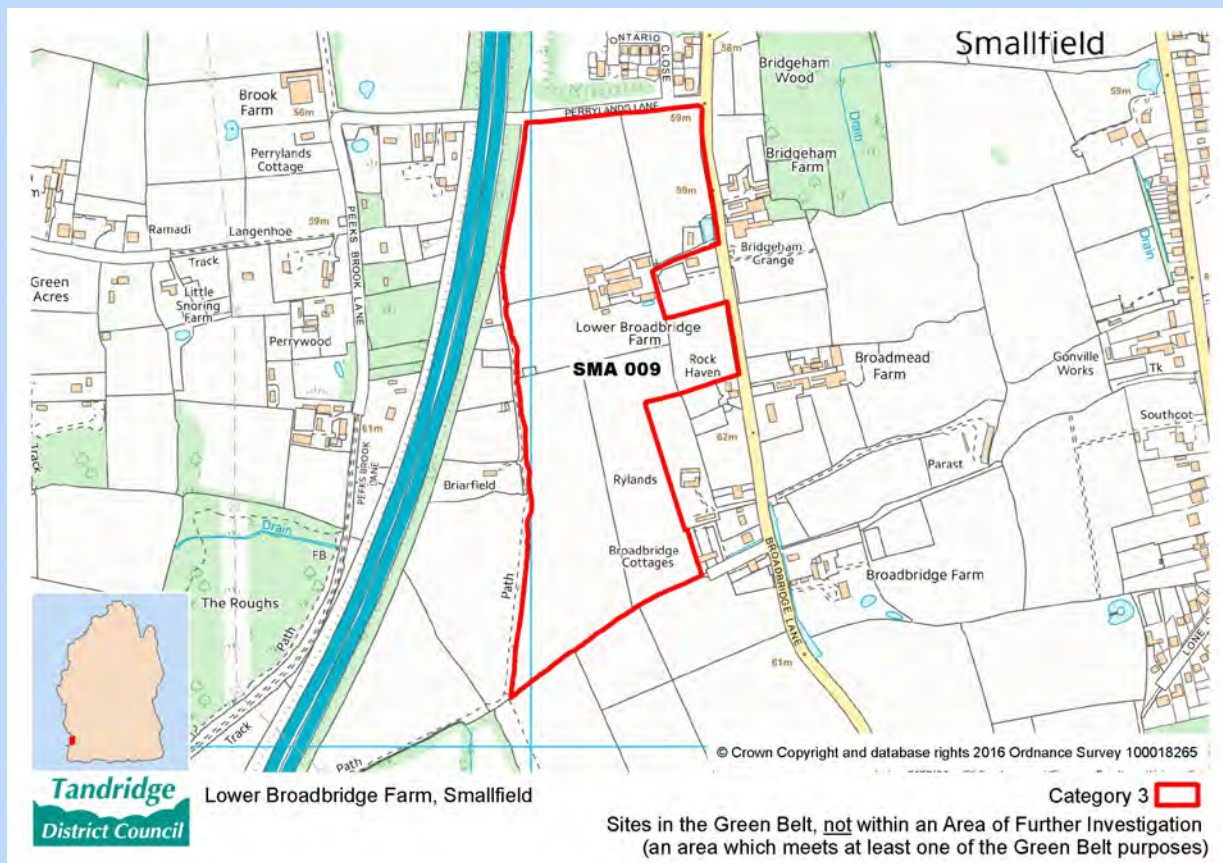
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	-	-	-	0

7 Category 3: Sites outside Areas for Further Investigation

SMA 009 - Lower Broadbridge Farm, Smallfield

Site SMA 009 - Lower Broadbridge Farm, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that the site has substantial sensitivity and a low/medium capacity to accommodate development in the wider landscape, the ecology evidence considers that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development may need to retain mature trees, enhance landscape structures, include biodiversity improvements and mitigate noise impacts from Gatwick Airport and the M23.



SMA 009 - Lower Broadbridge Farm, Smallfield

Site description	The site is a large area of farmland south-west of Smallfield. The submission includes the farm and buildings as well as the surrounding fields.				
Site area	15.66 ha	Developable area	15.66 ha	Estimated yield	279 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low/medium capacity to accommodate housing development in the wider landscape. Development would have a significantly detrimental effect on landscape character.
Ecology evidence	The site is ecologically suitable for development. If developed, mature trees should be retained, the landscape structure enhanced, biodiversity improvement measures included and ecological networks provided and protected. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Flood risk evidence	The majority of the site is within Flood Zone 1. The south-west corner contains a small area in Flood Zone 2, which could be compensated for in design and layout. The site also contains an area at high risk of surface water flooding. Development would be acceptable.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, with a Tree Preservation Order along north and part of the west boundary. Section of southern part of the site within or close to a Biodiversity Opportunity Area and within LEQ noise contours.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	-	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity

7 Category 3: Sites outside Areas for Further Investigation

-	o	-	o	-	-	o	o
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7 Category 3: Sites outside Areas for Further Investigation

SMA 013 - Land at Chapel Road, Smallfield

Site SMA 013 - Land at Chapel Road, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that effectively serves the purposes of including land within the Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the site is ecologically suitable for development, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Land at Chapel Road, Smallfield (rear of Careys Wood)

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

SMA 013 - Land at Chapel Road, Smallfield

Site description	The site is a large field which lies to the immediate north of the built-up area of Smallfield. The boundary of the site is defined by relatively dense mature tree coverage on the western, northern and southern sides, with the eastern boundary more porous. Overhead power lines lie in the northern portion of the site and extend across the site in an east - west direction.				
Site area	14.95 ha	Developable area	12.29 ha	Estimated yield	370 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the landscape. Development would have a significantly detrimental effect on visual amenity and landscape character.
Ecology evidence	The site is ecologically suitable for development. If developed, it would be possible to retain features of interest and create a new landscape structure adding habitat diversity.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at medium risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and an electricity line crosses the site. It is close to Ancient Woodland and Grade II listed building.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	+	.	0	+	0

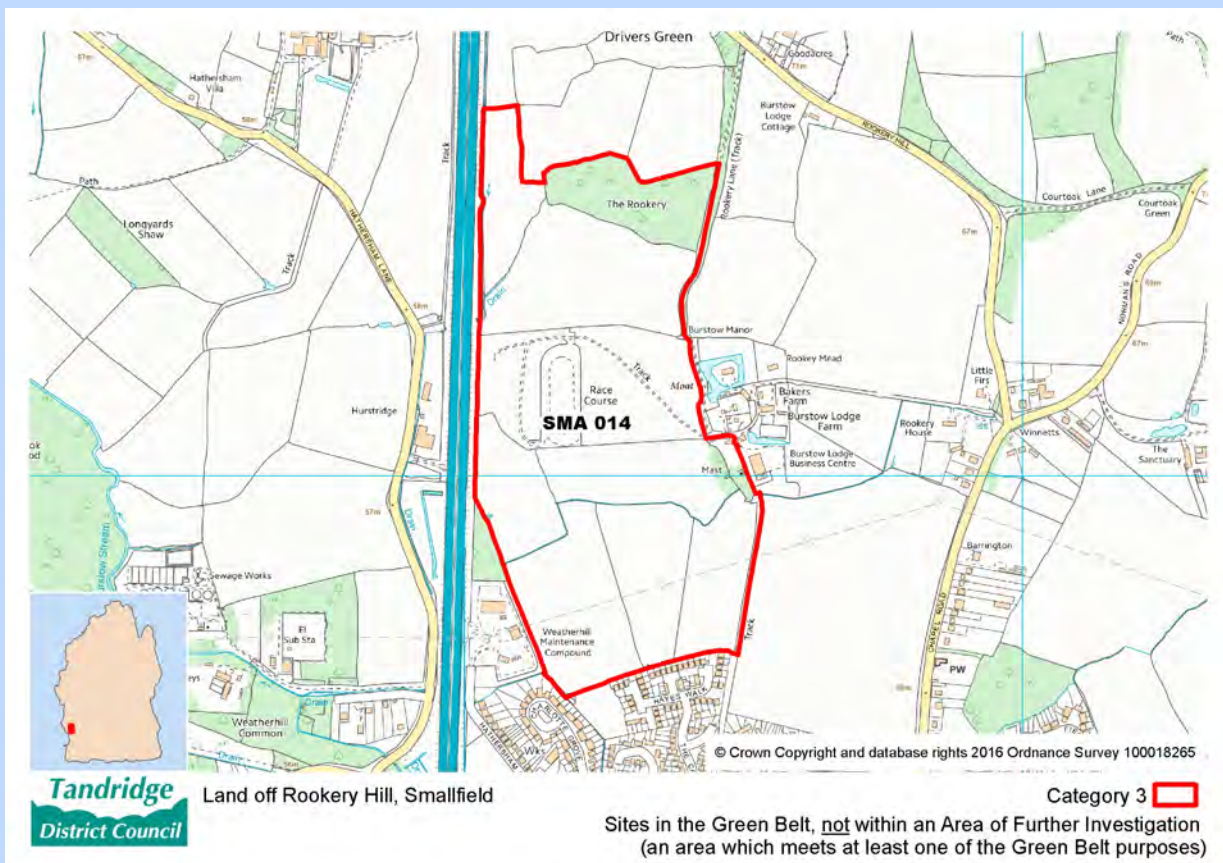
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

SMA 014 - Land off Rookery Hill, Smallfield

Site SMA 014 - Land off Rookery Hill, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that effectively serves the purposes of including land within the Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the site is ecologically suitable for development subject to buffer zones being provided, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



SMA 014 - Land off Rookery Hill, Smallfield

Site description	The site is a substantial area of land to the north of Smallfield. Though the site contains mostly farmland and related structures, the centre of the site contains a small race track. The southern area of the site lies directly adjacent to the built-up area boundary and the western boundary is defined by the M23. The southern portion of the site features overhead power lines.				
Site area	38.16 ha	Developable area	34.34 ha	Estimated yield	562 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low capacity to accommodate housing development in the landscape. Development would have a significantly detrimental effect on visual amenity and landscape character, particularly to the north.
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, embedded mitigation measures could protect and enhance the hedgerow network and encourage restoration of the Ancient Woodland and sensitive routing of the access would be required. A comprehensive approach would be necessary to protect ecological networks and provide green infrastructure.
Flood risk evidence	The south-western corner is within Flood Zone 2, which could be compensated for in the design and layout of development. The site also contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, with areas of Ancient Woodland, and trees covered by a Tree Preservation Order within it and an electricity line crossing it. It is adjacent to an Area of High Archaeological Potential.

Sustainability Appraisal

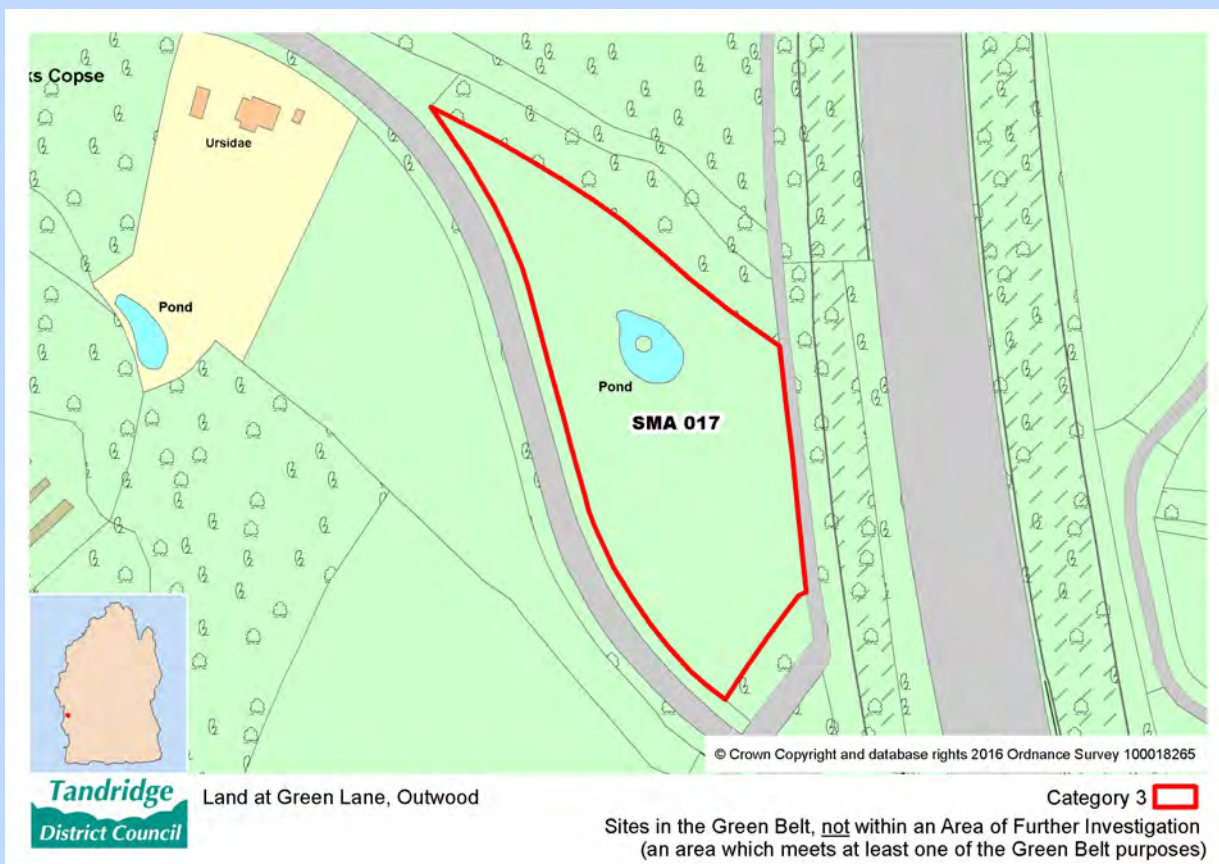
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	+	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	.	0	.

7 Category 3: Sites outside Areas for Further Investigation

SMA 017 - Land at Green Lane, Outwood

Site SMA 017 - Land at Green Lane, Outwood

The site is located in the Green Belt and has been considered through the Green Belt Assessment. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium/high capacity to accommodate traveller development in the wider landscape provided sensitive landscape considerations are taken account of, whilst the ecology evidence suggests that the site is ecologically sensitive. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If developed, the site is considered capable of providing a net gain of 6 traveller pitches and sensitive design and mitigation is likely to be required and air, noise, and vibration pollution taken into account.



SMA 017 - Land at Green Lane, Outwood

7 Category 3: Sites outside Areas for Further Investigation

Site description	Greenfield open land with clump of trees surrounding a pond. The site slopes slightly from north-west to south-east but it is flat for purposes of Traveller accommodation.				
Site area	0.9 ha	Developable area	0.9 ha	Estimated yield	6 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	The site has a medium/high capacity to accommodate traveller development in the landscape, provided sensitive considerations such as existing landscape features are taken into account.				
Ecology evidence	The site is ecologically sensitive and development would require sensitive design and mitigation, potentially including off-site compensatory measures. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone and Ancient Woodland, a Site of Nature Conservation Interest and land covered by a Tree Preservation Order are in close proximity to site.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

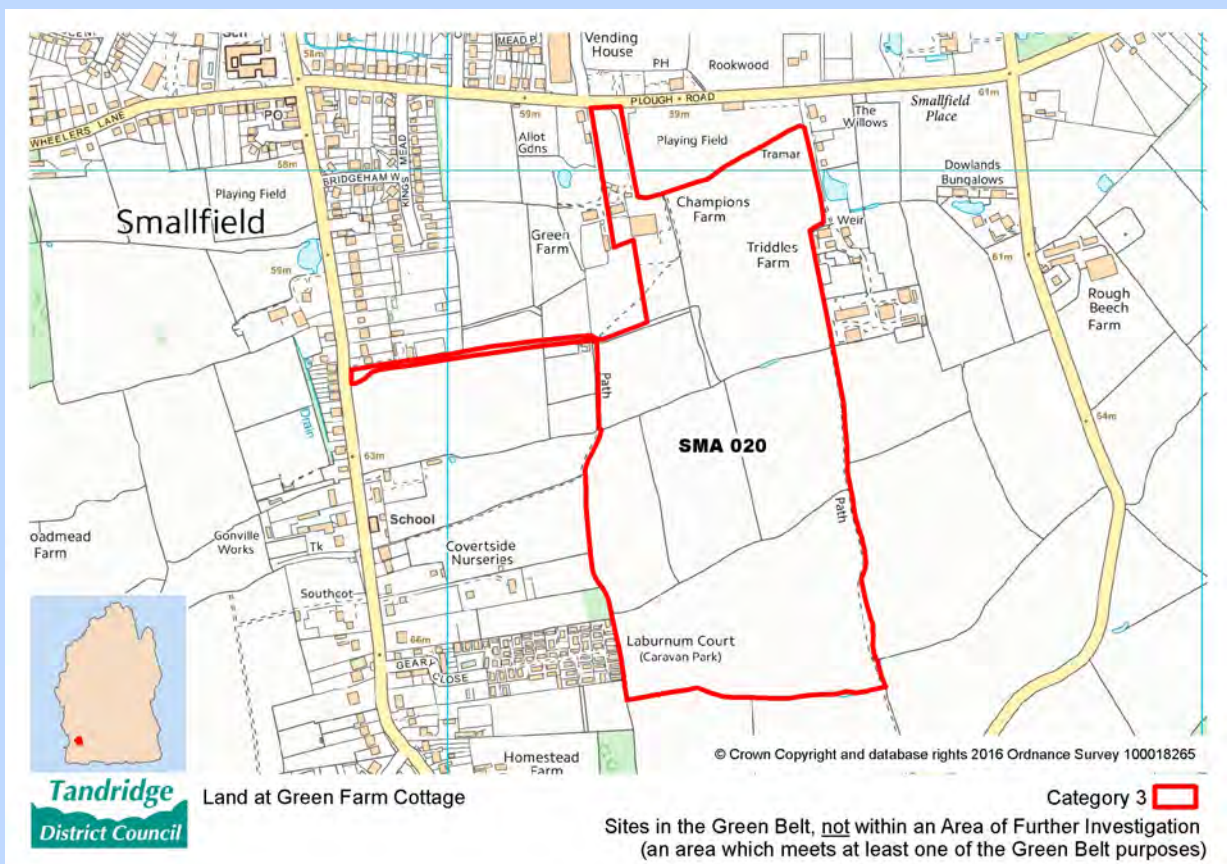
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	.	.	0	.

7 Category 3: Sites outside Areas for Further Investigation

SMA 020 - Land at Green Farm Cottage, Smallfield

Site SMA 020 - Land at Green Farm Cottage, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has low/medium capacity for residential development, whilst the ecology evidence suggests that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to ensure that the setting of the Grade II listed Green House Farm within the site is conserved and enhanced and that noise impacts from Gatwick Airport are mitigated.



SMA 020 - Land at Green Farm Cottage, Smallfield

Site description	The site is a large area of farmland to the south of Smallfield. It comprises a number of fields used for grazing. It also contains some related buildings
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7 Category 3: Sites outside Areas for Further Investigation

	and structures in the north of the site, some of which are used to support a storage business.				
Site area	22.56 ha	Developable area	22.56 ha	Estimated yield	425 units
Proposed use	Residential				
Landscape evidence	The site has a low/medium capacity to accommodate housing development in the wider landscape. Development would have a significant detrimental effect on the landscape character.				
Ecology evidence	The site is ecologically suitable for development. If developed, a comprehensive approach to development would enable the protection and retention of mature trees, hedges and ditches, new green infrastructure and mitigation measures for protected species. Access formation, if developed in isolation from sites SMA 004 and/or SMA 027, would involve tree and hedgerow loss. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The majority of the site is within Flood Zone 1, whilst the northernmost point is located in Flood Zone 2, which could be compensated for in the design and layout of development. The site also contains an area at a high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone and within LEQ noise contours.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

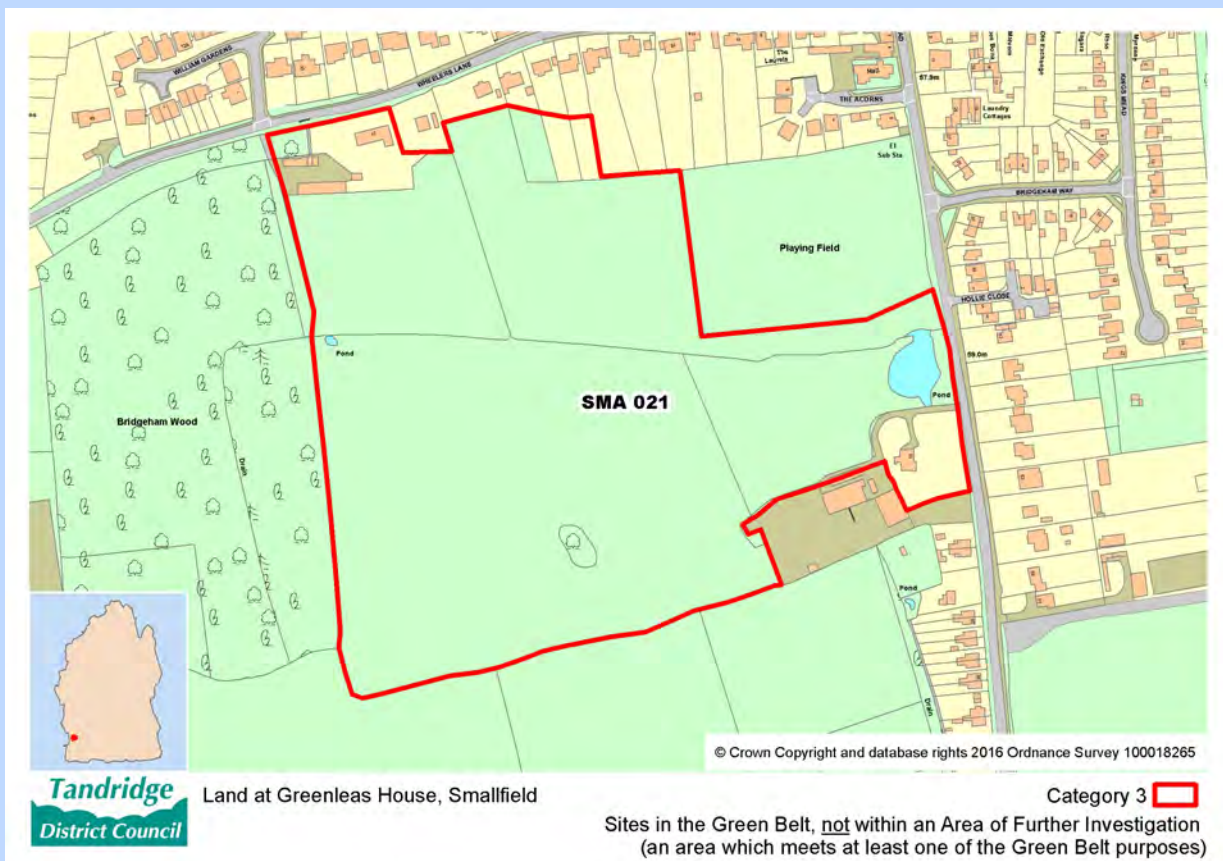
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	+	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

SMA 021 - Land at Greenleas House, Smallfield

Site SMA 021 - Land at Greenleas House, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium/high capacity to accommodate housing in the wider landscape, provided sensitive landscape considerations are taken account of, whilst the ecology evidence suggests that part of the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to take into account views from public footpaths, mitigate flood risk and impact on Ancient Woodland, meadows and woodland corridors.



SMA 021 - Land at Greenleas House, Smallfield

Site description	The site contains a number of fields and wooded areas adjoining Smallfield. In the north-west corner of the site is a car workshop /scrapyard.				
Site area	8.78 ha	Developable area	8.67 ha	Estimated yield	260 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the landscape, provided sensitive considerations, including views from public footpaths, the Ancient Woodland and the flood zone area, are taken into account.
Ecology evidence	The majority of the site is ecologically suitable. If developed, protection, buffers and management of meadows, woodland and woodland corridors would be required, with habitat enhancement and creation and protected species protection and conservation measures. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Flood risk evidence	The majority of the site is within Flood Zone 1, whilst the northernmost section is in Flood Zone 2. It is a large area, where mitigation through design and layout is unlikely to be possible. It also contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and adjacent to Ancient Woodland.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	-	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity

7 Category 3: Sites outside Areas for Further Investigation

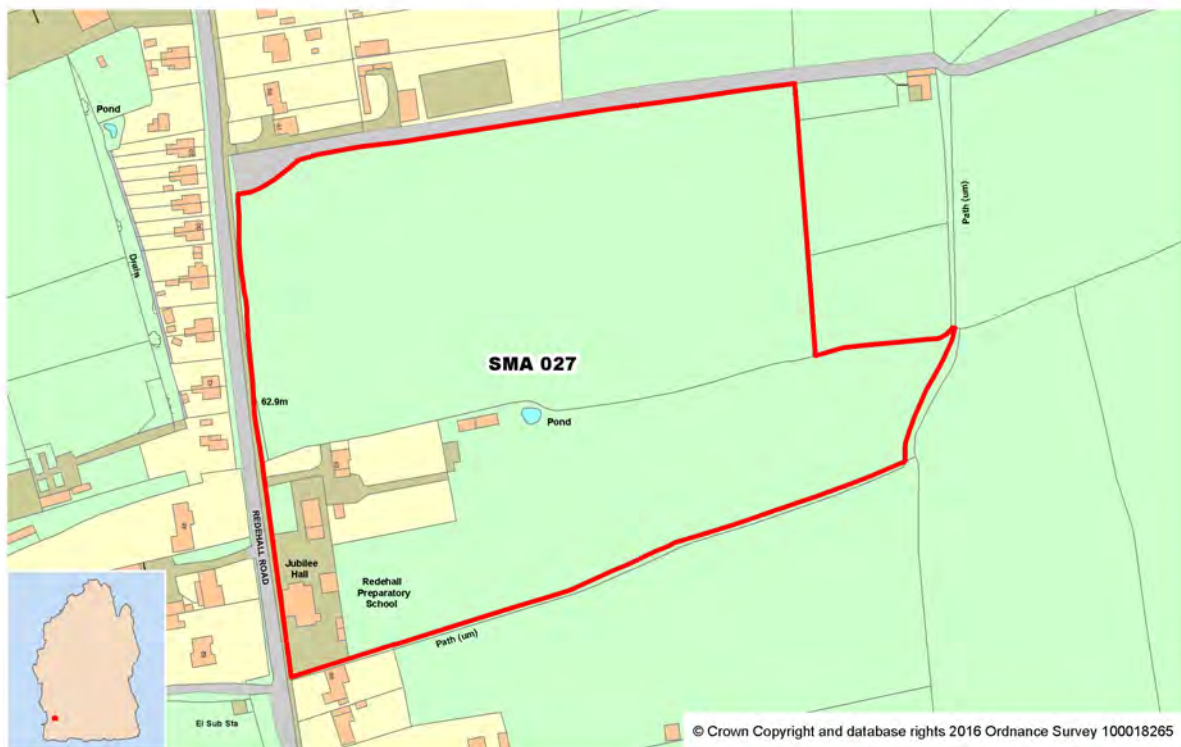
+	0	-	0	-	-	-	-
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7 Category 3: Sites outside Areas for Further Investigation

SMA 027 - Land at May Cottage, Smallfield

Site SMA 027 - Land at May Cottage, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high landscape capacity to accommodate development in the wider landscape provided the scale of new housing is in keeping with existing development, whilst the ecology evidence suggests that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development may need to secure compensatory landscape measures.



Tandridge
District Council

Land at May Cottage

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

SMA 027 - Land at May Cottage, Smallfield

Site description	The site lies south of Smallfield and comprises two fields and the school located along Redehall Lane. The site is predominately flat and the fields are bounded by rows of mature trees.				
Site area	5.69 ha	Developable area	5.69 ha	Estimated yield	100 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a high capacity to accommodate housing development in the wider landscape, provided its scale is in keeping with housing on the side of Redehall Road.
Ecology evidence	The site is ecologically suitable for development, with scope to retain mature trees and pond. Access formation and development in conjunction with SMA 008 would result in hedgerow loss, which would require compensatory landscape measures.
Flood risk evidence	The site is within Flood Zone 1. It also contains an area at medium risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

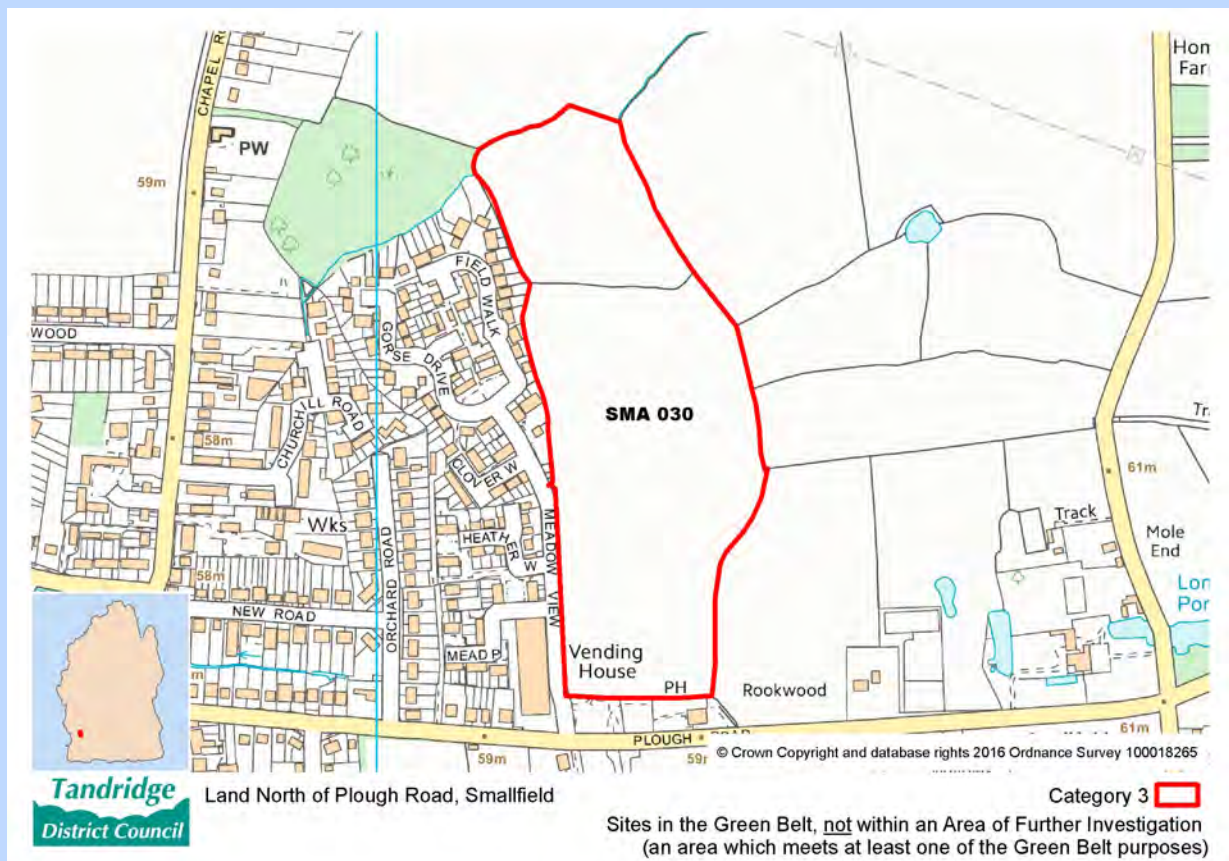
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

SMA 030 - Land North of Plough Road, Smallfield

Site SMA 030 - Land North of Plough Road, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site could accommodate appropriate development in the wider landscape provided sensitive landscape considerations are taken account of, whilst the ecology evidence suggests that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to take into account the site's visual sensitivity, demonstrate that no adverse impacts would arise to the setting of the rural landscape to the east and enhance ecological networks.



SMA 030 - Land North of Plough Road, Smallfield

Site description

The site is a large area of agricultural land comprising two fields immediately to the east of Smallfield. The site is bounded by a mixture of hedgerows and trees and has frontage with Meadow View to the west, where access could be achieved.

7 Category 3: Sites outside Areas for Further Investigation

Site area	9.23 ha	Developable area	9.18 ha	Estimated yield	180 units
Proposed use	Residential				
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape, provided the site's visual sensitivity is taken into account and it is demonstrated that no adverse impacts on the setting of the rural landscape to the east would arise.				
Ecology evidence	The site is ecologically suitable for development. If developed, an enhanced ecological network including buffers to north and east boundaries would be required. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The majority of the site is within Flood Zone 1. A small area to the south part of the site is within Flood Zone 2 and could be compensated for in design and layout. It also contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	+	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity

7 Category 3: Sites outside Areas for Further Investigation

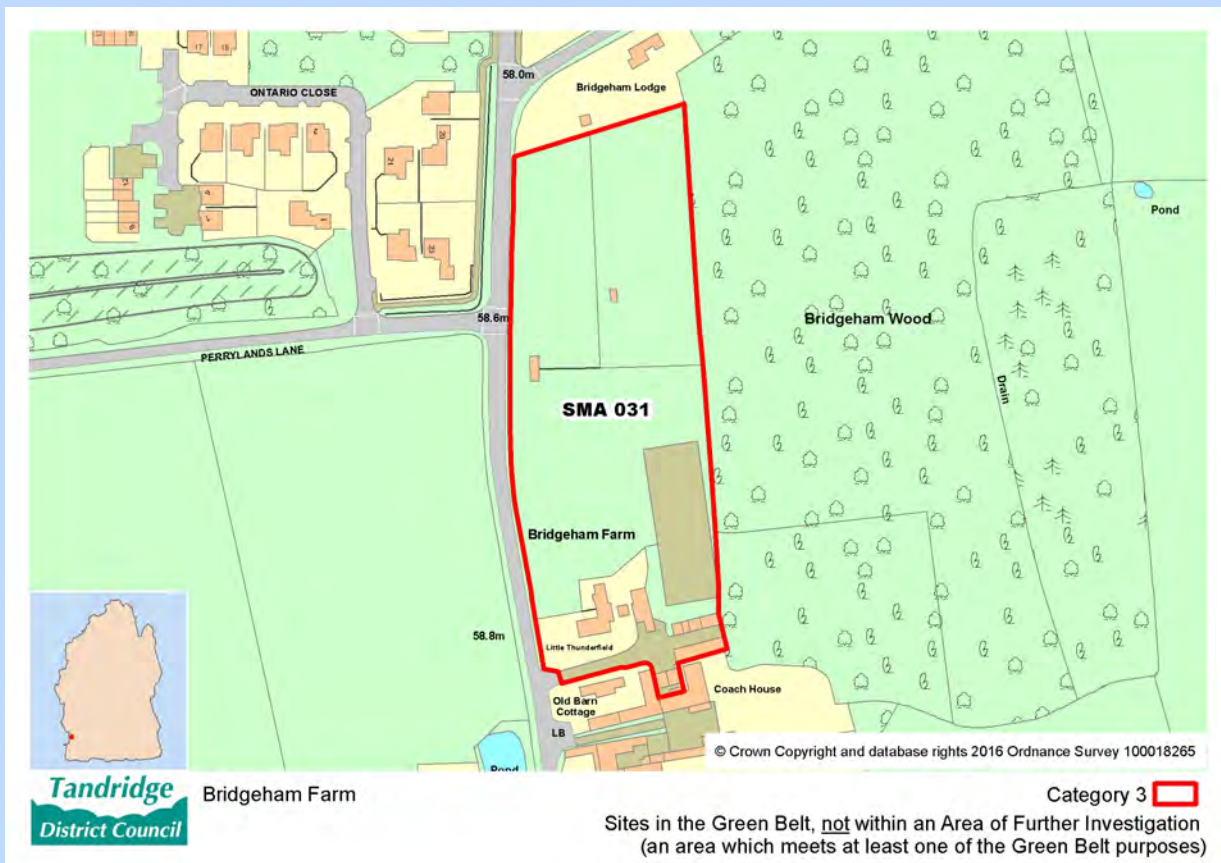
-	0	+	0	-	-	-	-
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7 Category 3: Sites outside Areas for Further Investigation

SMA 031 - Bridgeham Farm, Smallfield

Site SMA 031 - Bridgeham Farm, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium/high capacity to accommodate development in the wider landscape provided boundary screening is maintained and new development is in keeping with existing housing, whilst the ecology evidence suggests that the site is ecologically suitable for development. Further evidence is needed before an overall conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would require sensitive design and mitigate impacts on Ancient Woodland.



SMA 031 - Bridgeham Farm, Smallfield

<p>Site description</p>	<p>The site is located to the immediate south of Smallfield. It contains a large house, stables, a sand school and grazing land. To the west lies Broadbridge Lane and to the east lies a thick area of woodland.</p>
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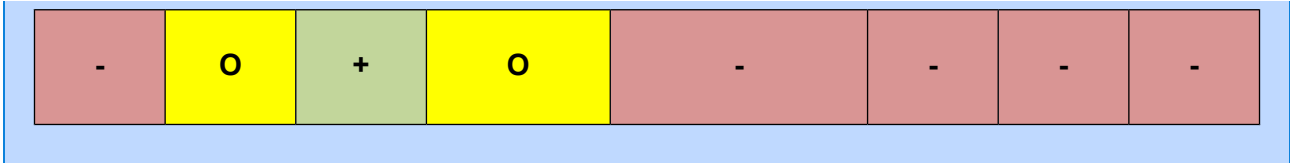
7 Category 3: Sites outside Areas for Further Investigation

Site area	1.42 ha	Developable area	1.12 ha	Estimated yield	25 units
Proposed use	Residential				
Landscape evidence	The site has a medium/high capacity to accommodate housing development in the landscape, provided the high level screening provided by boundary vegetation is maintained and the development's scale is in keeping with housing in the site's vicinity.				
Ecology evidence	The site is ecologically suitable for development. If developed, a sensitive design is required to protect the edge of the Ancient Woodland. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1. It also contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone. It abuts land designated as Ancient Woodland with a small area of land covered by a Tree Preservation Order to its west.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	-	+	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity

7 Category 3: Sites outside Areas for Further Investigation

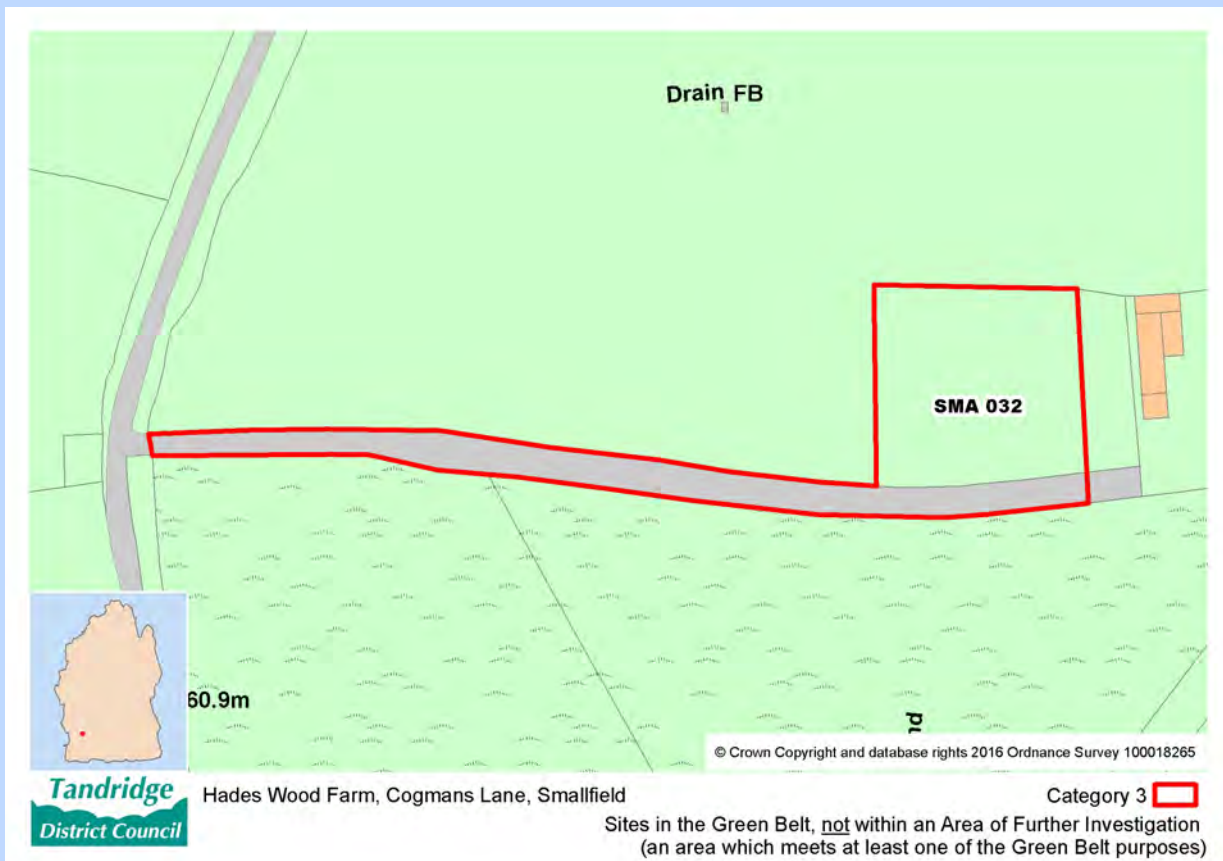


7 Category 3: Sites outside Areas for Further Investigation

SMA 032 - Hade Woods Farm, Cogmans Lane, Smallfield

Site SMA 032 - Hade Woods Farm, Cogmans Lane, Smallfield

The site is located in the Green Belt and has been considered through the Green Belt Assessment. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. The landscape evidence indicates that the site could accommodate appropriate development in the wider landscape provided sensitive landscape considerations are taken account of, whilst the ecology evidence suggests that the site is ecologically suitable for development. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If developed, the site is considered capable of providing a net gain of 1 traveller pitch. Development would need to retain buffer zones and pockets of open space.



SMA 032 - Hade Woods Farm, Cogmans Lane, Smallfield

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is greenfield land currently used as grazing land with existing access.				
Site area	0.24 ha	Developable area	0.24 ha	Estimated yield	1 pitch
Proposed use	Gypsy and traveller use				
Landscape evidence	The site has a medium/high capacity to accommodate traveller development in the wider landscape, provided sensitive considerations, such as views from the public footpath, are taken into account.				
Ecology evidence	The site is ecologically suitable for development. If developed, the mature, perimeter trees should be retained and buffer zones and pockets of ecologically-orientated open space created. Current access likely to be adequate. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	-	-	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

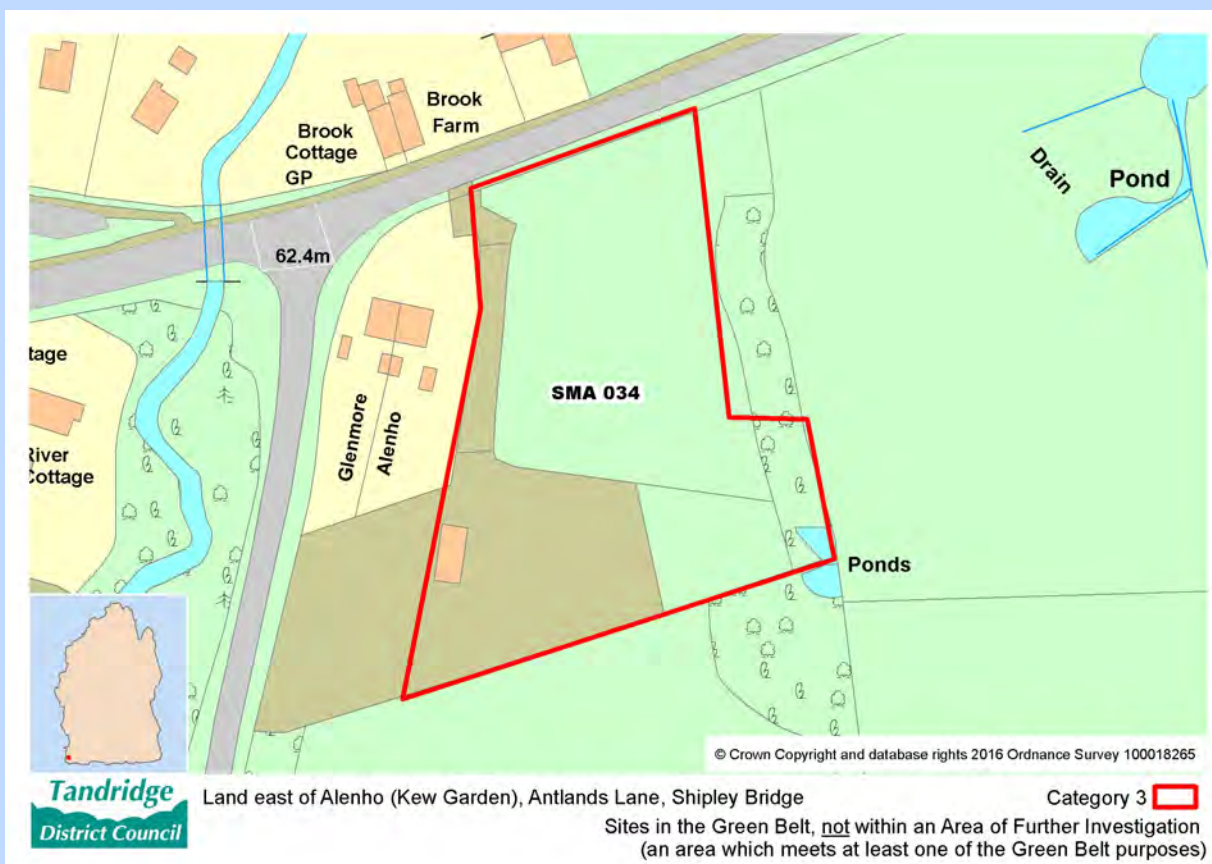
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	-	0	-

7 Category 3: Sites outside Areas for Further Investigation

SMA 034 - Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

Site SMA 034 - Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

The site is located in the Green Belt and has been considered through the Green Belt Assessment. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. The landscape evidence indicates that the site has a medium/high landscape capacity for traveller development provided the site's location in the flood zone and other sensitive considerations are taken into account, whilst the ecology evidence indicates that the majority of the site is suitable for development. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If developed, the site is considered capable of providing a net gain of 1 traveller pitch and provided trees are protected.



SMA 034 - Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is a brownfield site and currently contains a traveller pitch and paddock. It lies adjacent to semi-detached homes on Antlands Lane, which are screened by fencing.				
Site area	0.61 ha	Developable area	0.61 ha	Estimated yield	2 pitches, 1 pitch net gain
Proposed use	Gypsy and traveller use				
Landscape evidence	The site has a medium/high capacity to accommodate traveller development in the landscape, provided its location in the flood zone and other sensitive considerations are taken into account.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, mature trees on eastern boundary should be protected. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	Part of the site is within Flood Zone 2. It contains a large area where mitigation through design and layout is unlikely to be possible.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone and a Biodiversity Opportunity Area.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	-	+	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

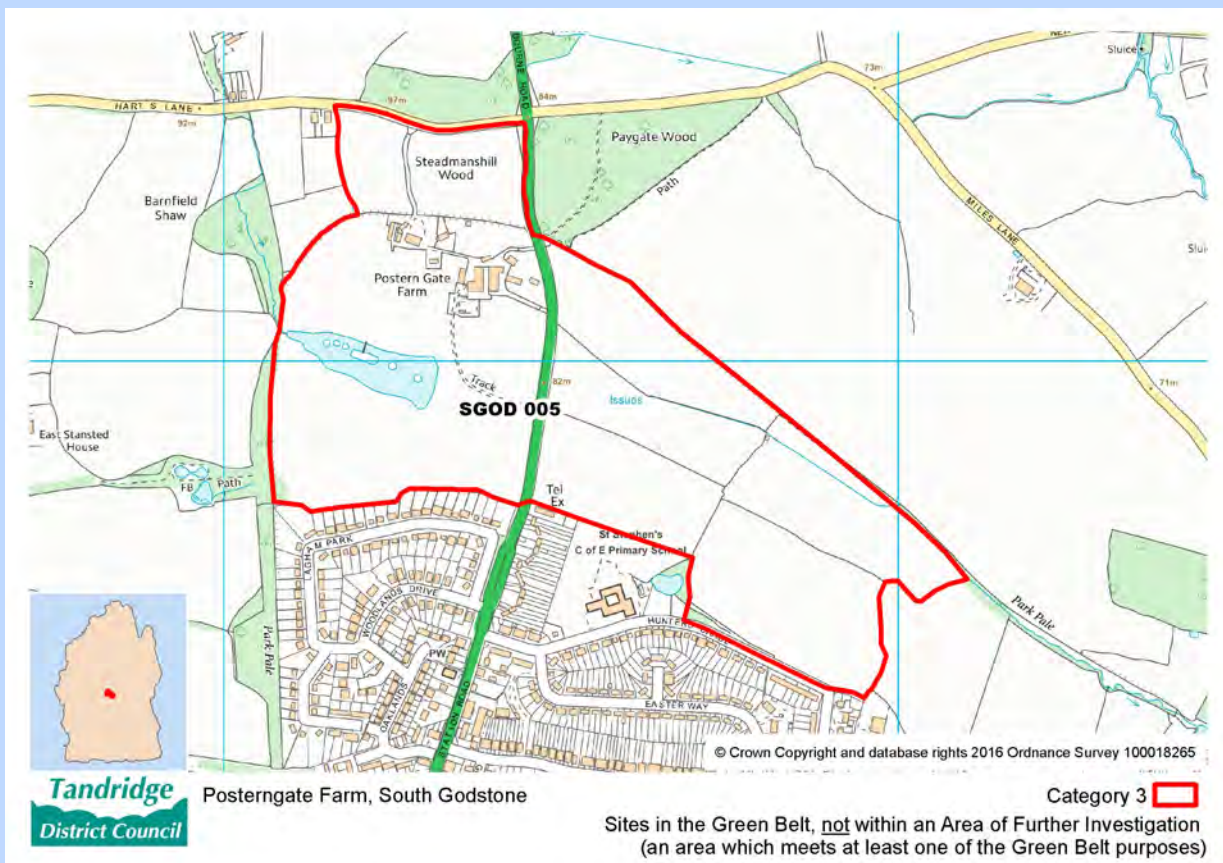
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	.	0	.	.	0	0

7 Category 3: Sites outside Areas for Further Investigation

SGOD 005 - Posterngate Farm, South Godstone

Site SGOD 005 - Posterngate Farm, South Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the majority of the site is ecologically suitable for development subject to buffer zones being provided and a comprehensive approach to development, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



SGOD 005 - Posterngate Farm, South Godstone

Site description	The site is a large area of farmland, either side of Eastbourne Road (A22), directly north of the built-up area of South Godstone. The site's topography varies, with the whole site sloping downwards towards a low point that is represented by a watercourse (predominantly on the eastern side of the site) and a large pond (on the north-western part of the site), before rising upwards in a northerly direction.				
Site area	39.65 ha	Developable area	36.01 ha	Estimated yield	550 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape. Development would have a detrimental effect on the landscape character.
Ecology evidence	The majority of the site is ecologically suitable for development, with some ecologically unsuitable parts. If developed, buffer zones to the western and north-eastern edges and a comprehensive approach would be required to create/maintain Ancient Woodland, landscape corridors, maximise ecological networks and maximise green infrastructure.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding and a surface water body which could be at risk of contamination.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and contains a Grade II listed building, Historic Landfill and Waste Disposal and Minerals Sites within the site. The site is partially located within an Area of Great Landscape Value and adjacent to Ancient Woodland.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	+	.	0	+	0

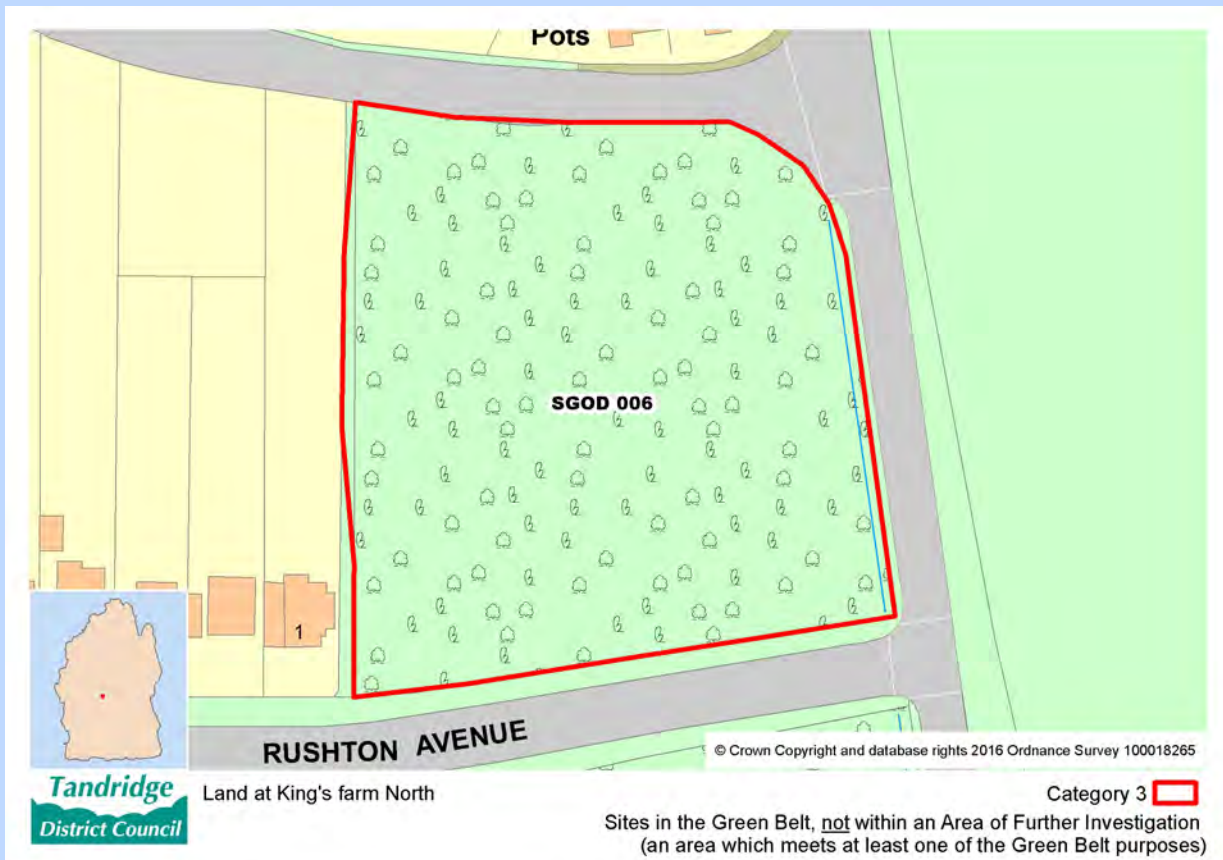
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	+	.	.

7 Category 3: Sites outside Areas for Further Investigation

SGOD 006 - Land at King's farm North

Site SGOD 006 - Land at King's Farm North, South Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that the site has a medium capacity to accommodate development in the wider landscape, the ecology evidence considers that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



SGOD 006 - Land at King's Farm North, South Godstone

Site description	This is a flat wooded site which is bound by Terra Cotta Road to the north, where there are a number of residential properties situated just below the railway line. Tilburstow Hill Road lies to the east and beyond this are fields which have also been submitted to the HELAA process for consideration. Rushton Avenue is to the site's south which hosts a ribbon of residential development.				
Site area	0.56 ha	Developable area	0.54 ha	Estimated yield	10 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low/medium capacity to accommodate housing development in the wider landscape.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is covered by a Tree Preservation Order and is located in the Gatwick Safeguarding Zone. It is close to a Waste Disposal and Minerals Site and an Area of Great Landscape Value.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0

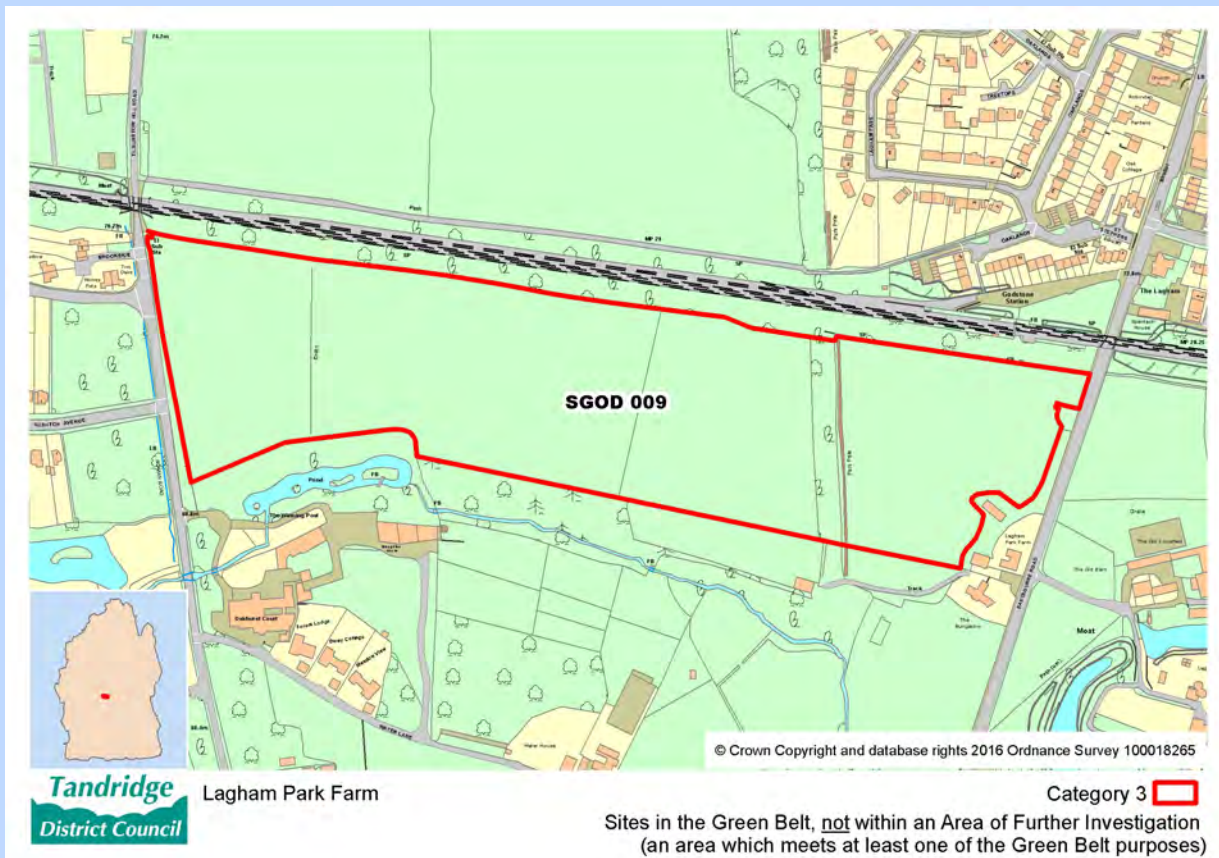
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	0	-

7 Category 3: Sites outside Areas for Further Investigation

SGOD 009 - Lagham Park Farm, South Godstone

Site SGOD 009 - Lagham Park Farm, South Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. The landscape evidence indicates that the site has a low capacity to accommodate development in the wider landscape, whilst the ecology evidence considers that the site is suitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



SGOD 009 - Lagham Park Farm, South Godstone

Site description	The site comprises fields to the south-west of South Godstone. The site is flat and bounded to the north by a wooded bank leading up to the railway line, Eastbourne Road to the east, agricultural land to the south and Tilburstow Hill Road to the west.				
Site area	9.28 ha	Developable area	9.28 ha	Estimated yield	285 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low capacity to accommodate housing development in the wider landscape. Development would have a detrimental effect on landscape character as a whole.
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, embedded mitigation should avoid impacts on boundary features and a row of mature trees to the east and buffer zones provided to enhance connectivity and to provide compensation.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone, it is adjacent to a railway line and close to Ancient Woodland, trees covered by a Tree Preservation Order, an Area of Great Landscape Value, a Scheduled Monument, and Grade II and II* listed buildings.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	.	+	.	0	+	0

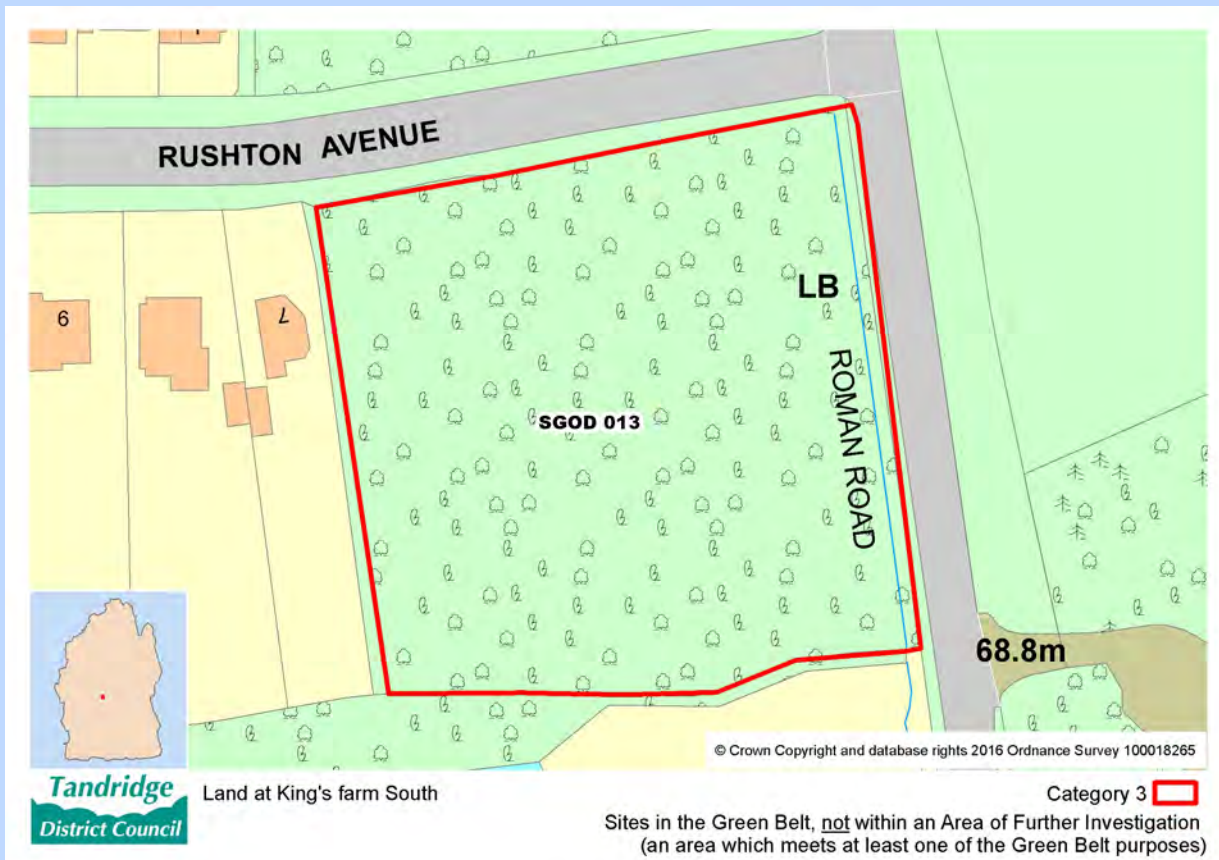
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	0	.	.	.	0

7 Category 3: Sites outside Areas for Further Investigation

SGOD 013 - Land at King's farm South, South Godstone

Site SGOD 013 - Land at King's Farm South, South Godstone

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of land that contributes to the openness of the surrounding Green Belt and rules out the site from further consideration as part of the Green Belt Assessment. The landscape evidence indicates that the site has a low/medium capacity to accommodate development in the wider landscape, whilst the ecology evidence considers that the site is unsuitable for development. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



SGOD 013 - Land at King's Farm South, South Godstone

Site description	This is a flat wooded site which is bound by Rushton Avenue to the north which leads to a ribbon of residential development to the west. Tilburstow Hill Road lies to the east and beyond this are fields which have also been submitted to the HELAA process for consideration.				
Site area	0.51 ha	Developable area	0.51 ha	Estimated yield	10 units
Proposed use	Residential				

7 Category 3: Sites outside Areas for Further Investigation

Landscape evidence	The site has a low/medium capacity to accommodate housing development in the landscape.
Ecology evidence	The site is ecologically unsuitable for development.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at medium risk of surface water flooding.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is covered by a Tree Preservation Order and it is located in the Gatwick Safeguarding Zone. It is close to a Waste Disposal and Minerals Site and an Area of Great Landscape Value.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	+	-	0	+	0

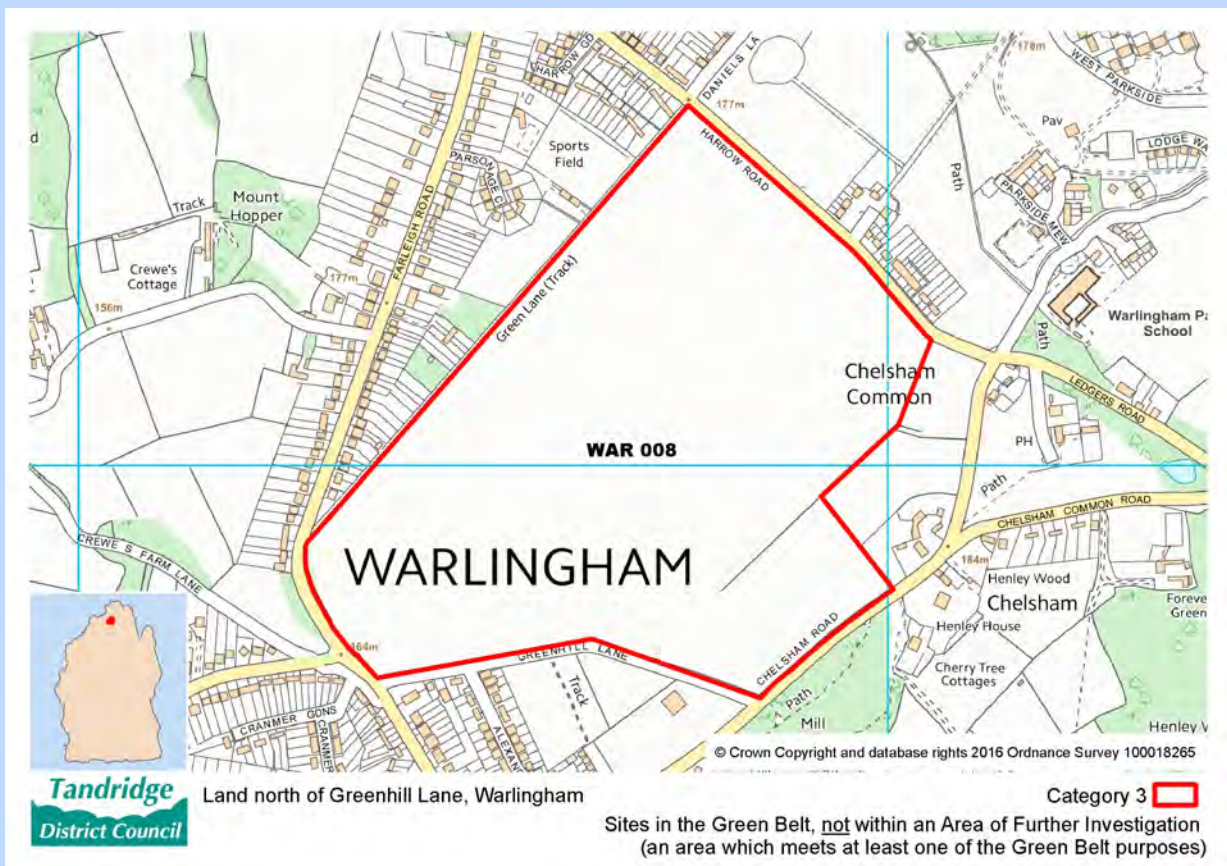
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	-	+	0	-

7 Category 3: Sites outside Areas for Further Investigation

WAR 008 - Land north of Greenhill Lane, Warlingham

Site WAR 008 - Land north of Greenhill Lane, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the site is ecologically suitable for development subject to buffer zones being provided, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



WAR 008 - Land north of Greenhill Lane, Warlingham

Site description	The site is a large field situated next to the built-up area of Warlingham. It is partially surrounded by properties on Farleigh Road, Greenhill Lane and Harrow Road and lies adjacent to sites WAR 018, WAR 023 and also WAR 008, which is under the same ownership and is being jointly promoted. There are some shops nearby, and a number of bus routes stop along the boundary of the site.				
Site area	33.15 ha	Developable area	33.15 ha	Estimated yield	600 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a low capacity to accommodate housing development in the landscape. Development would have a significantly detrimental effect on landscape character and separation between settlements.
Ecology evidence	The site is ecologically suitable for development. If developed, woodland and hedgerows along boundaries will require protection and enhancement.
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is partially within a Groundwater Source Protection Zone 3.
Open space	This site is not public open space.
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is in an Area of Great Landscape Value and is close to Ancient Woodland and trees covered by Tree Preservation Order.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	-	++	-	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	-	0

7 Category 3: Sites outside Areas for Further Investigation

WAR 011 - Green Hill Lane, Warlingham

Site WAR 011 - Green Hill Lane, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high capacity to accommodate development in the wider landscape, the ecology evidence suggests the majority of the site is ecologically sensitive. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to be in keeping with the adjacent settlement's scale and form, secure access without damaging woodland and retain semi-natural areas.



WAR 011 - Green Hill Lane, Warlingham

Site description	The site comprises woodland (some of which has been partially cleared) and a grazing field. To the west and south west lie properties in Alexandra Road and Alexandra Avenue, which represent the edge of the built-up area of
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7 Category 3: Sites outside Areas for Further Investigation

	Warlingham. Access onto the site is via Alexandra Avenue (an unmade road) and Greenhill Lane (a track).				
Site area	1.71 ha	Developable area	1.71 ha	Estimated yield	50 units
Proposed use	Residential				
Landscape evidence	The site is relatively unconstrained and has a high landscape capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.				
Ecology evidence	The majority of the site is ecologically sensitive. Access formation without damaging woodland, if possible, and further surveys could allow development of ecologically suitable parts. If developed, retention of semi-natural areas which contribute to ecological networks would be required. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at low risk of surface water flooding. It is within Groundwater Source Protection Zones 2 and 3, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	Land abutting site designated as an Area of Great Landscape Value.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	0	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	.	0

7 Category 3: Sites outside Areas for Further Investigation

WAR 018 - Land adjacent to Kennel Farm, Chelsham

Site WAR 018 - Land adjacent to Kennel Farm, Chelsham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that limited housing development would potentially be suitable in wider landscape terms provided no adverse impacts on the setting of the existing landscape is demonstrated, the ecology evidence suggests the site is ecologically suitable. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, sensitive design is likely to be required and development would need to conserve and enhance the Grade II listed building adjacent to the site, ensure it is not in conflict with landscape guidance and is related in form and scale to the adjacent settlement.



WAR 018 - Land adjacent to Kennel Farm, Chelsham

Site description

The site is a field located near to Chelsham. It is bounded by trees and hedges which separate it from the adjacent fields of WAR 008 which lie to the west and south-west of the site and large properties on its south-eastern boundary.

7 Category 3: Sites outside Areas for Further Investigation

Site area	2.25 ha	Developable area	2.25 ha	Estimated yield	40 units
Proposed use	Residential				
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that there would be no adverse impacts on the landscape and setting.				
Ecology evidence	The site is ecologically suitable for development. If developed, sensitive design could secure and enhance boundary features.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is within an Area of Great Landscape Value, with a Grade II listed building in close proximity.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	O	++	.	O	+	O

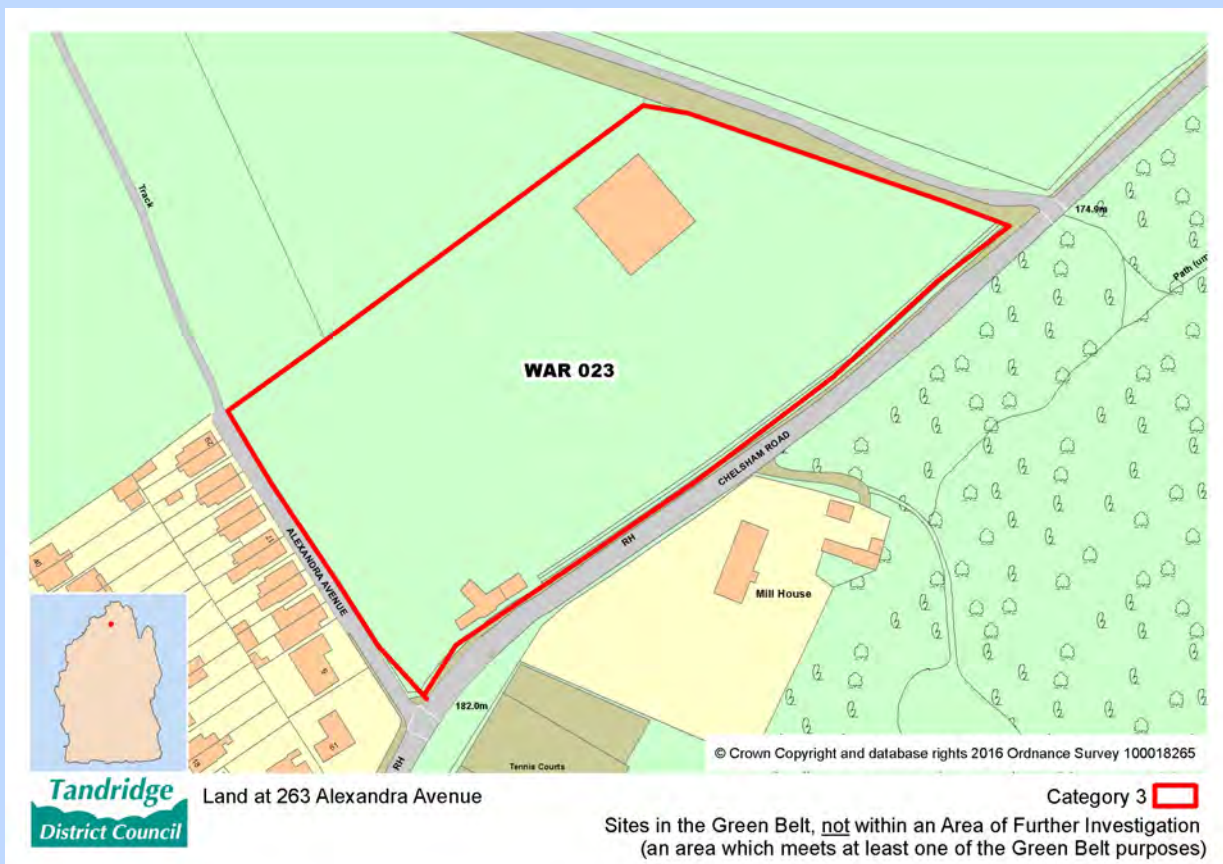
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	O	+	.	.	+	.	O

7 Category 3: Sites outside Areas for Further Investigation

WAR 023 - Land at Alexander Avenue

Site WAR 023 - Land at Alexandra Avenue, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high capacity to accommodate development in the wider landscape, whilst the ecology evidence suggests the site is ecologically suitable. Further evidence needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to relate closely in scale and form to the adjacent settlement, retain boundary woodland and hedgerows, and conserve and enhance the setting of the Grade II listed Chelsham Place Farm.



WAR 023 - Land at Alexandra Avenue, Warlingham

Site description	The site contains a horse paddock, a hay storage facility and allotment. It lies opposite to a row of semi-detached properties along Alexandra Avenue (an unmade road), properties which represent the edge of the built-up area of Warlingham. The site also lies adjacent to HELAA sites WAR 011 and WAR
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7 Category 3: Sites outside Areas for Further Investigation

	008. The site has a mild downward sloping topography, which slopes northwards towards Green Lane.				
Site area	1.4 ha	Developable area	1.4 ha	Estimated yield	36 units
Proposed use	Residential				
Landscape evidence	The site is relatively unconstrained and has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.				
Ecology evidence	The site is ecologically suitable for development. If developed, boundary hedges and woodland should be retained and protected, using a buffer along Greenhill Lane. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1. It has a minimal risk of flooding with a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	Land abutting the site is designated as an Area of Great Landscape Value.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	-	++	-	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity

7 Category 3: Sites outside Areas for Further Investigation

+	0	+	-	-	+	-	0
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7 Category 3: Sites outside Areas for Further Investigation

WAR 025 - Land at Farm Road, Warlingham

Site WAR 025 - Land at Farm Road, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a high capacity to accommodate development in the wider landscape, whilst the ecology evidence suggests the site is suitable for development. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to avoid impacts on the nearby Local Nature Reserve, Site of Nature Conservation Interest and Ancient Woodland; relate closely in scale and form to the adjacent settlement and protect ecological networks.



WAR 025 - Land at Farm Road, Warlingham

Site description	The site is a rectangular area adjacent to the built-up area of Warlingham. It contains stable blocks and grazing land and slopes down to the south. It is surrounded by woodland which helps to screen it from adjacent properties.				
Site area	1.68 ha	Developable area	1.36 ha	Estimated yield	35 units

7 Category 3: Sites outside Areas for Further Investigation

Proposed use	Residential
Landscape evidence	The site has a high capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.
Ecology evidence	The site is ecologically suitable for development. If developed, sensitive design should include buffer zones to the south and east boundary to provide protection and enhancement of ecological networks.
Flood risk evidence	The site is within Flood Zone 1 and it has a minimal risk of flooding. It is within Groundwater Source Protection Zone 2, with potential risk to groundwater quality.
Open space	This site is not public open space.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is within an Area of Great Landscape Value and abuts a Local Nature Reserve, a Site of Nature Conservation Interest, Ancient Woodland, trees covered by Tree Preservation Order and a Biodiversity Opportunity Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	++	0	++	-	0	+	0

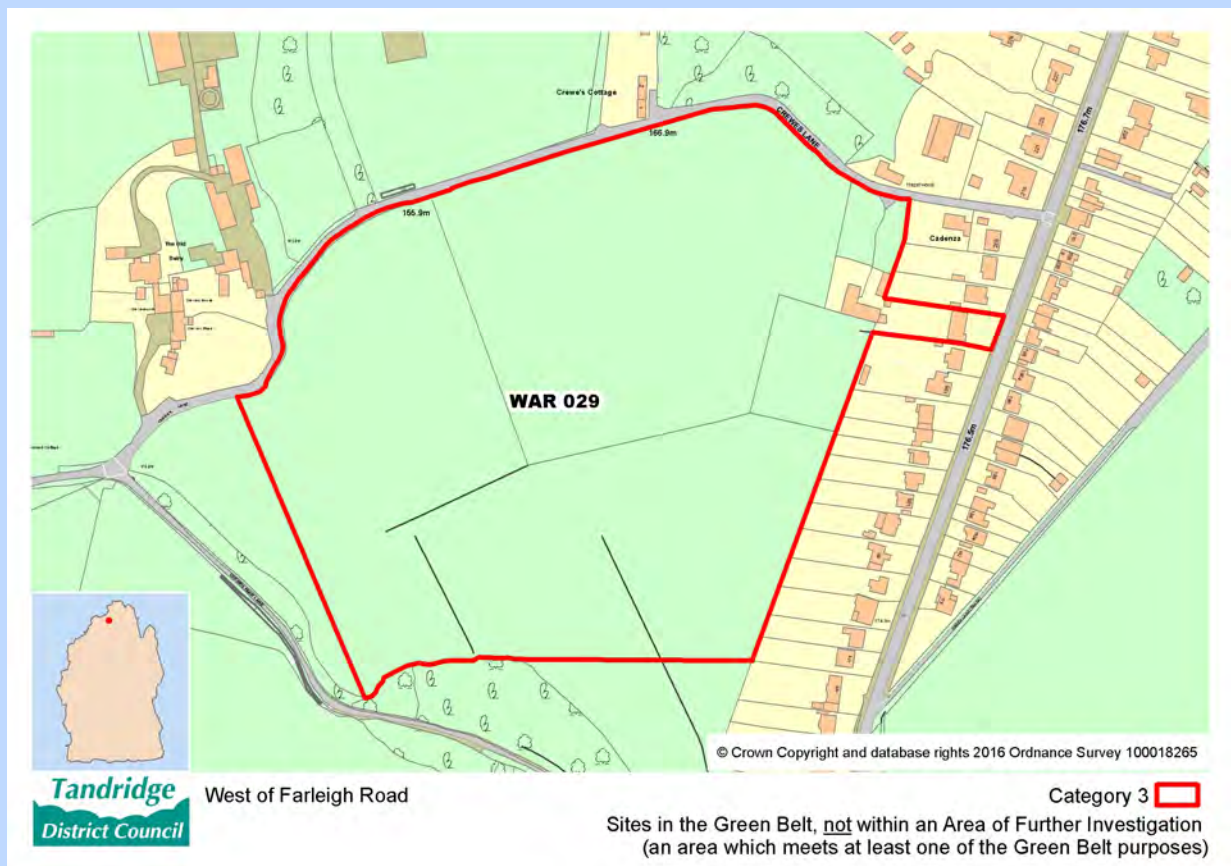
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	-	-	+	0	-

7 Category 3: Sites outside Areas for Further Investigation

WAR 029 - West of Farleigh Road, Warlingham

Site WAR 029 - West of Farleigh Road, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence suggests that the site is ecologically suitable for development subject to buffer zones being provided, the landscape evidence considers that development would detrimentally affect the character of the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



WAR 029 - West of Farleigh Road, Warlingham

Site description	The site is a large area to west of Farleigh Road in Warlingham. It is currently used as paddocks and grazing land for horses, whilst the site also includes the property and associated land of 199 Farleigh Road. The site has a rolling, uneven topography that rises in the north-east and south-west and falls broadly in the centre. The land is bounded by a mixture of hedges and trees/woodland, as well as with properties to its east on Farleigh Road, which are afforded views of the site.
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7 Category 3: Sites outside Areas for Further Investigation

Site area	7.24 ha	Developable area	7.08 ha	Estimated yield	120 units
Proposed use	Residential				
Landscape evidence	The site has a low capacity to accommodate housing development in the landscape. Development would have a significantly detrimental effect on visual amenity and landscape character.				
Ecology evidence	The site is ecologically suitable for development. If developed, the woodland and hedgerows on site boundaries and within the site and Habitat Areas A and D would require protection. A buffer zone and a landscape corridor would be required. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding. It is within Groundwater Source Protection Zone 2, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	Strategic Infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is in an Area of Great Landscape Value, with some trees covered by Tree Preservation Orders. It includes and is adjacent to Ancient Woodland and within close proximity to a Grade II* listed building.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	++	.	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	+	.	.

7 Category 3: Sites outside Areas for Further Investigation

WAR 033 - Land Adjacent High View, Beech Farm Road, Warlingham

Site WAR 033 - Land adjacent High View, Beech Farm Road, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that the site has a medium/high capacity to accommodate traveller development in the wider landscape provided sensitive landscape considerations are taken account of, whilst the ecology evidence suggests that the site is ecologically suitable. The Council is aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council is in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If developed, the site is considered capable of providing a net gain of 3 traveller pitches and may require remediation of contaminated land.



WAR 033 - Land Adjacent High View, Beech Farm Road, Warlingham

7 Category 3: Sites outside Areas for Further Investigation

Site description	This is a greenfield site which contains a mobile home and a mixture of hard standing, scrubland and trees. The site is flat for purposes of traveller accommodation.				
Site area	0.33 ha	Developable area	0.33 ha	Estimated yield	3 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	The site has a medium/high capacity to accommodate traveller development in the wider landscape, provided considerations, such as the surrounding landscape setting, are taken into account.				
Ecology evidence	The site is ecologically suitable for development. If developed, the oak tree should be retained.				
Flood risk evidence	The site is within Flood Zone 1 and it has a very low risk of surface water flooding. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer Intermediate' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is potentially contaminated and located within an Area of Great Landscape Value and an Area of Outstanding Natural Beauty Candidate Area.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	+	0	-	0

7 Category 3: Sites outside Areas for Further Investigation

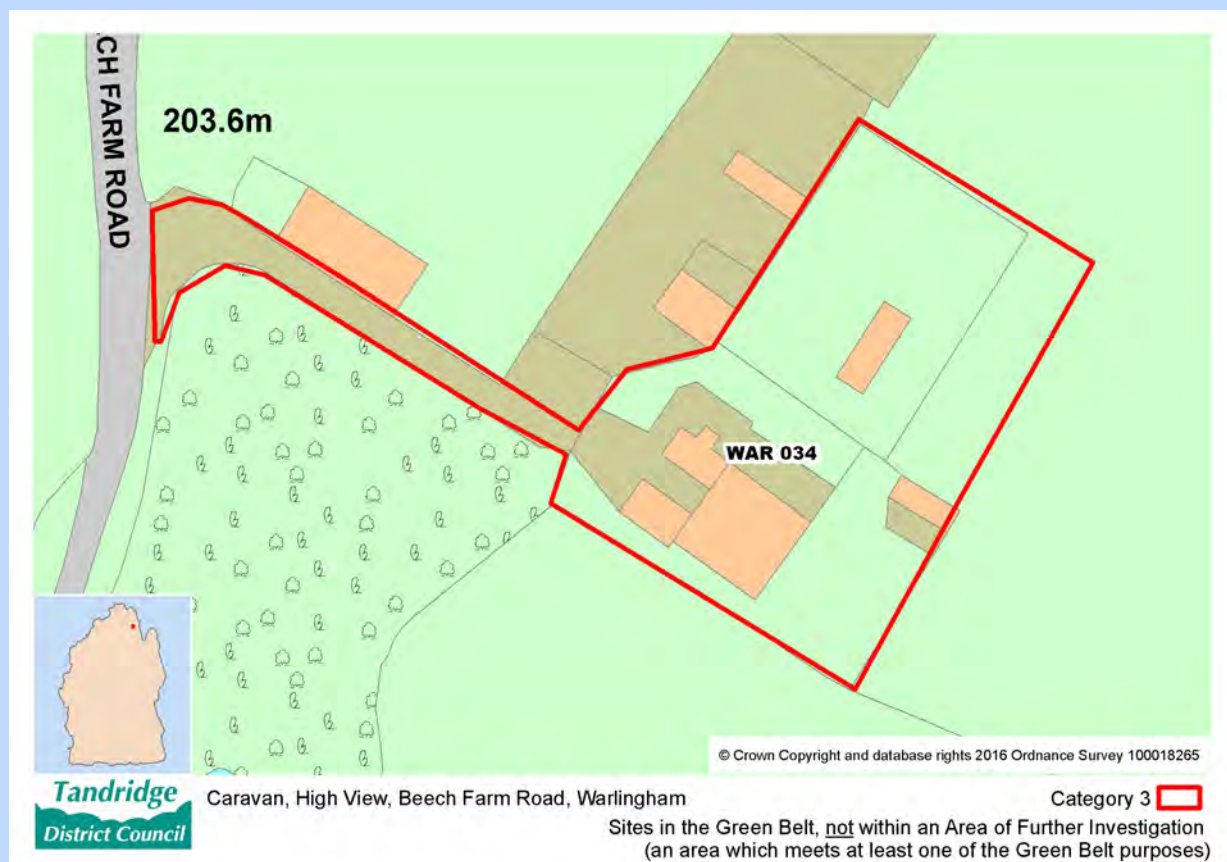
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	+	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

WAR 034 - Caravan, High View, Beech Farm Road, Warlingham

Site WAR 034 - Caravan, High View, Beech Farm Road, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The ecology evidence indicates that the site has a medium/high landscape capacity for traveller development provided sensitive landscape considerations are taken account of, whilst the ecology evidence suggests that the site is ecologically suitable. The Council are aware of the current need for traveller sites as set out in the Traveller Accommodation Assessment 2013. However, further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council are in the process of updating the Traveller Accommodation Assessment 2013 to take account of the new definition in liaison with other local authorities in East Surrey, which will be used to inform the Local Plan at the next stage. If developed, the site is considered capable of providing a net gain of 4 traveller pitches.



WAR 034 - Caravan, High View, Beech Farm Road, Warlingham

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site is a brownfield site and currently accommodates a number of mobile homes, which are subject to a retrospective planning application				
Site area	0.3 ha	Developable area	0.3 ha	Estimated yield	4 pitches
Proposed use	Gypsy and traveller use				
Landscape evidence	The site has a medium/high capacity to accommodate traveller development in the landscape, provided considerations, such as the landscape's setting, are taken into account.				
Ecology evidence	The site is ecologically suitable for development.				
Flood risk evidence	The site is within Flood Zone 1. It has a minimal risk of flooding. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer Intermediate' Groundwater Vulnerability Zone, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of traveller sites will be considered in liaison with infrastructure providers when there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of traveller sites over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Planning Policy for Traveller Sites requires a careful balance in the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure, whilst avoiding undue pressure on local infrastructure and services. Achieving this balance is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is within an Area of Great Landscape Value and an Area of Outstanding Natural Beauty Candidate Area.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
+	-	0	-	+	0	-	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity

7 Category 3: Sites outside Areas for Further Investigation

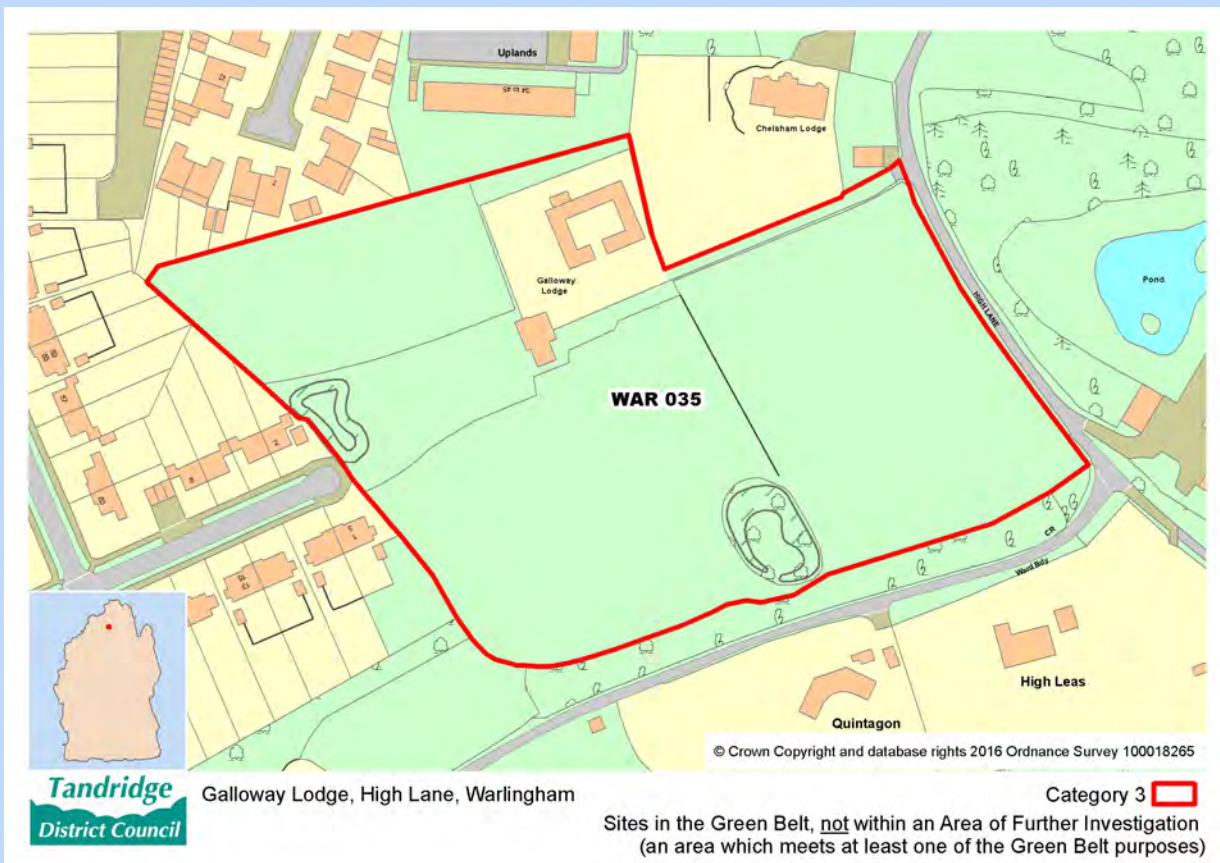
-	0	+	-	+	0	+	0
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7 Category 3: Sites outside Areas for Further Investigation

WAR 035 - Galloway Lodge, High Lane, Warlingham

Site WAR 035 - Galloway Lodge, High Lane, Warlingham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The landscape evidence indicates that limited housing may potentially be accommodated in the wider landscape provided there would be no adverse impact on the setting of the existing landscape, whilst the ecology evidence suggests that the site is ecologically sensitive. Further evidence is needed before a conclusion on this site can be reached. Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the setting of the Grade II listed Chelsham Place Farm, avoid impacts on the nearby Local Nature Reserve, Site of Nature Conservation Interest and Ancient Woodland as well as mitigate landscape and ecological impacts.



WAR 035 - Galloway Lodge, High Lane, Warlingham

<p>Site description</p>	<p>The site is an area immediately adjacent to the built-up area of Warlingham. The northern part of the site is relatively flat and contains a residential property, as well as disused block of stables and a sand school. The southern part of</p>
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7 Category 3: Sites outside Areas for Further Investigation

	the site is a set of grazing fields that slopes to the south. The site is bounded by trees.				
Site area	2.35 ha	Developable area	2.35 ha	Estimated yield	60 units
Proposed use	Residential				
Landscape evidence	The site has a medium capacity to accommodate limited housing development in the wider landscape, provided it is demonstrated that no adverse impacts on the landscape and settlement setting would arise.				
Ecology evidence	The site is ecologically sensitive, with point of access issues. Further investigation in relation to access formation and impact on woodland would be required, with impact minimised and mitigated. If developed, woodland buffer zones would be required. Should this site be allocated, the developable area and yield is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 and it has a minimal risk of flooding. It is partially within Groundwater Source Protection Zone 2, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is partially within an Area of Great Landscape Value and abuts land designated as a Biodiversity Opportunity Area, land covered by Tree Preservation Orders, a Local Nature Reserve and a Site of Nature Conservation Interest. Listed buildings are within close proximity to the site.				

7 Category 3: Sites outside Areas for Further Investigation

Sustainability appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	+	.	++	.	0	+	0

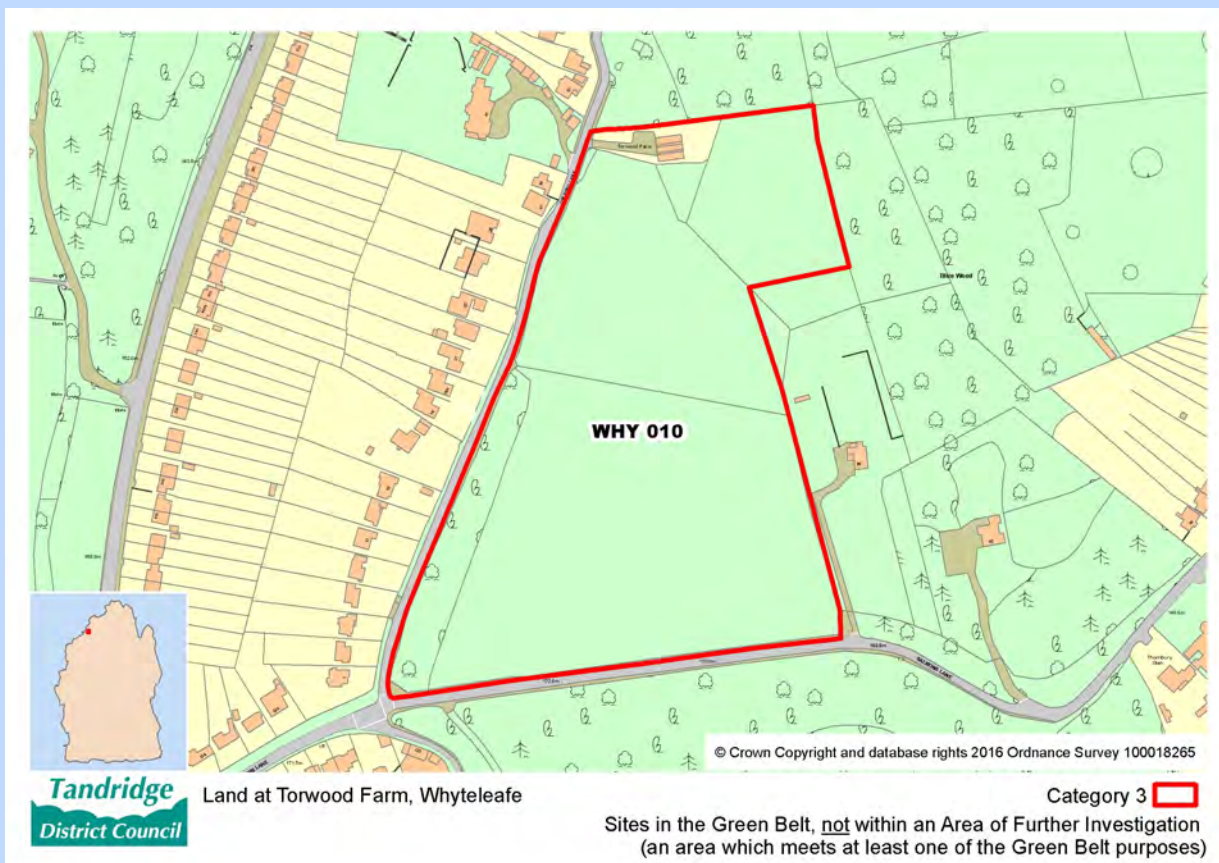
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	.	+	0	.

7 Category 3: Sites outside Areas for Further Investigation

WHY 010 - Land at Torwood Farm, Whyteleafe

Site WHY 010 - Land at Torwood Farm, Whyteleafe

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence considers that the site is located within an area of Green Belt that effectively serves the purposes of including land within it and rules out the site from further consideration as part of the Green Belt Assessment. Although the landscape evidence indicates that development could be accommodated in the wider landscape, the ecology evidence considers that the site is ecologically unsuitable for development, unless access could be provided without detriment to Ancient Woodland and mature trees. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



WHY 010 - Land at Torwood Farm, Whyteleafe

Site description

This is a large site in Whyteleafe, used as an animal sanctuary. Whilst most of the site is split into horse paddocks, the northern area houses stables and a number of smaller structures used for the upkeep of animals. The topography of the site varies with the western part of the site relatively flat before sloping down in an easterly direction. The site is bounded by trees which screen it well from the surrounding area, though some of the detached properties on Torwood Lane can be glimpsed from some vantage points through the trees.

7 Category 3: Sites outside Areas for Further Investigation

Site area	4.4 ha	Developable area	3.73 ha	Estimated yield	80 units
Proposed use	Residential				
Landscape evidence	The site has a medium/high capacity to accommodate 'infill' housing development in the landscape, provided considerations such as settlement pattern are taken into account.				
Ecology evidence	The site is ecologically unsuitable for development, with a point of access issue. Development may be possible if access formation could be secured without affecting Ancient Woodland and mature trees along boundaries. If developed, naturalistic open spaces and significant buffer zones would be required and enhanced in relation to Ancient Woodland and mature trees and design would need to be sensitive.				
Flood risk evidence	The site is within Flood Zone 1 and has a minimal risk of flooding. It is within Ground Water Protection Zone 2, with potential risk to groundwater quality.				
Open space	This site is not public open space.				
Infrastructure	Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site includes and is adjacent to Ancient Woodland. It is in close proximity to a Conservation Area and a site covered by a Tree Preservation Order.				

Sustainability Appraisal

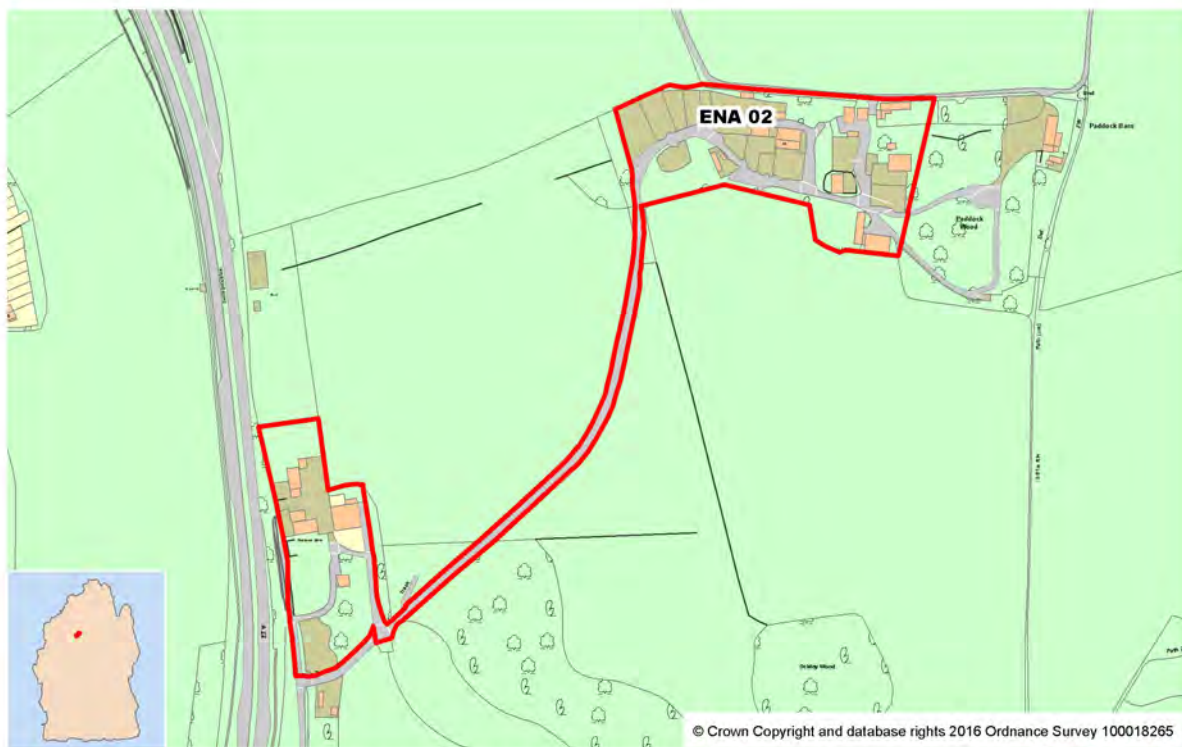
Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	++	.	++	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated land	Air quality	Landscape	Biodiversity
+	0	+	.	.	+	0	.

7 Category 3: Sites outside Areas for Further Investigation


ENA 2 - Paddock Barn Farm, Godstone Road

Site ENA 2 - Paddock Barn Farm, Godstone Road, Caterham

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. The Green Belt evidence rules out the site from further consideration as part of the Green Belt Assessment. Although the ecology evidence considers that the site is ecologically suitable for development, the landscape evidence indicates the raised part of the site has a low capacity to accommodate development in the wider landscape. Taking into account the available evidence gathered to date, the site is ruled out from further consideration through the Local Plan process and would not be subject to the exceptional circumstances test.



Paddock Barn Farm, Godstone Road

Category 3 

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

ENA 2 - Paddock Barn Farm, Godstone Road, Caterham

Site description	The site comprises a farm which contains multiple units used for commercial purposes.				
Site area	3.4 ha	Vacant land within the site	None	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	The site has been assessed in two parts. Part A has a low capacity to accommodate employment development in the wider landscape and development in the upper part of the site would have a significantly detrimental				

7 Category 3: Sites outside Areas for Further Investigation

	effect on landscape character as a whole. Part B has a medium capacity to accommodate limited employment development in the wider landscape, provided it is demonstrated that no adverse impacts on the setting of the landscape and settlement would arise.
Ecology evidence	The site is ecologically suitable for development. If developed, an improved buffer zone should be sought along the north-eastern boundary and hedges, trees and boundary features with wildlife and amenity value protected.
Flood risk evidence	The site is within Flood Zone 1 and it contains an area at a low risk of surface water flooding. It is within Ground Water Protection Zone 3 and the 'Major Aquifer Medium' Groundwater Vulnerability Zone, with a potential to risk groundwater quality.
Open space	This site is not public open space.
Economic Needs Assessment	The site should be kept for employment use and it considered that the site is available for expansion and intensification.
Infrastructure	Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in an Area of Great Landscape Value and an Area of Outstanding Natural Beauty. A small part includes Ancient Woodland. The site abuts a Historic Landfill Site, a Waste Disposal and Minerals Site and is close to a Biodiversity Opportunity Area and Sites of Nature Conservation Interest.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	0	++	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	-	+	+	+	-

7 Category 3: Sites outside Areas for Further Investigation

ENA 9 - Priory Farm, South Nutfield

Site ENA 9 - Priory Farm, South Nutfield

This site is an existing employment site located to the north-west of South Nutfield, which comprises mainly industrial buildings with some office space and warehouse units. Although the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The site has been considered through the Economic Needs Assessment and is recommended for continued employment use and designation as employment site. There is no vacant land or floor space within the site and no estimation of the site's capacity for intensification can be made at this stage. The evidence indicates that whilst access to facilities and amenities is good, the site does not have access to the strategic road network and public transport. On-site parking and servicing provision is adequate and condition of buildings is good to very good. The landscape evidence indicates that limited employment development may potentially be accommodated in the wider landscape, whilst the ecology evidence suggests that the site is suitable for development. Further evidence is needed before a conclusion on this site can be reached. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable employment land to meet future demand over the plan period, B1 use would continue to be protected with additional uses promoted.



Tandridge
District Council

Priory Farm

Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

ENA 9 - Priory Farm, South Nutfield

7 Category 3: Sites outside Areas for Further Investigation

Site description	This is a commercial/business park forming part of a larger farm business. It comprises commercial buildings and hardstanding serving as parking, with farm buildings to the south. It is bounded by mature hedgerows.				
Site area	1.5 ha	Vacant land within the site	None	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	The site has a medium capacity to accommodate employment development in the wider landscape, provided it is demonstrated that no adverse impacts on the landscape's setting would arise.				
Ecology evidence	The site is ecologically suitable for development. If developed, mature hedgerows and trees should be retained and protected through design and mitigation measures.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Economic Needs Assessment	The site should be kept for employment use and it considered that the site is available for expansion and intensification.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located within an Area of Outstanding Natural Beauty Candidate Area, an Area of Great Landscape Value and the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
O	O	O	+	+	O	+	O

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	+	+/-	0	0

7 Category 3: Sites outside Areas for Further Investigation

ENA 11 - Redhill Aerodrome

Site ENA 11 - Redhill Aerodrome

The site is an employment site located south-west of South Nutfield, comprising a number of large buildings serving a mix of industrial, warehouse and office uses and buildings associated with the airfield. Although the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The site has been considered through the Economic Needs Assessment and is recommended for designation as a Strategic Employment Site with continued employment use and redevelopment. 19.3% (1 ha) of the site is vacant or derelict and is considered suitable for B use class development. The evidence indicates that the site does not have access to the strategic road network or public transport and access to amenities and facilities is poor. On-site parking and service provision is adequate and existing buildings on the site are in good to very good condition. The landscape evidence indicates that the site has a medium capacity to accommodate employment development in the wider landscape, whilst the ecology evidence suggests that the site is suitable for development. Further evidence is needed before a conclusion on this site can be reached. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable employment land to meet future demand over the plan period, B1 use should continue to be protected, with additional uses promoted. Development on this site would need to mitigate traffic impacts and safeguard the residential amenity of nearby properties. Land remediation may be required before development can take place.

7 Category 3: Sites outside Areas for Further Investigation



Tandridge
District Council

Redhill Aerodrome

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

ENA 11 - Redhill Aerodrome

Site description	The site comprises an aerodrome complex with parking, hangars and other commercial buildings, with an associated airfield.				
Site area	5.4 ha	Vacant land within the site	1 ha	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	The site has a medium capacity to accommodate employment development in the wider landscape, provided it is demonstrated that no adverse impacts on the landscape and settlement's setting would arise. Mitigation should include height restrictions to reflect existing built form.				
Ecology evidence	The site is ecologically suitable for development. If developed, the pond and its surroundings should be retained.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Economic Needs Assessment	The site should be kept for employment use and it considered that the site is available for expansion and intensification.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's				

7 Category 3: Sites outside Areas for Further Investigation

	preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site contains potential land contamination. It is located within the Gatwick Safeguarding Zone and in proximity to land designated as Ancient Woodland and a Biodiversity Opportunity Area.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	0	+	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+	0	+	0	+	+/-	0	0

7 Category 3: Sites outside Areas for Further Investigation

ENA 16 - Cophall Farm, Cophthorne

Site ENA 16 - Cophall Farm, Cophthorne

The site is an employment site located close to Gatwick, comprising storage and warehouse units with airport car parking. Although the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The site has been considered through the Economic Needs Assessment and is recommended for designation as a Strategic Employment Site, continued employment use and intensification of B1 use. There is no vacant land or floor space available within the site and therefore no estimation of the site's capacity for intensification can be made at this stage. The evidence indicates that the site has good access to the strategic road network (A264) however the amenities and facilities are very poor and there is no access to public transport provision, but on-site parking and servicing provision is considered adequate. The landscape evidence indicates that the site has a medium/high capacity for employment development in the wider landscape, whilst the ecology evidence suggests that the site is suitable for development. Further evidence is needed before a conclusion on this site can be reached. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable employment land to meet future demand over the plan period, B1 use should continue to be protected, with additional uses promoted. Development on this site would need to mitigate traffic impacts and land remediation may be required before development can take place.

7 Category 3: Sites outside Areas for Further Investigation



Cophall Farm

Category 3

Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

ENA 16 - Cophall Farm, Copthorne

Site description					
Site area	6.2 ha	Vacant land within site	None	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	The site has a medium/high capacity to accommodate employment development in the wider landscape, provided sensitive landscape considerations are taken into account.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, a buffer to the adjoining wood pasture and retention of the pond and surroundings would be required. Further expansion would require ecological assessments and mitigation. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1 but it contains an area at high risk of surface water flooding.				
Open space	This site is not public open space.				
Economic Needs Assessment	The site should be kept for employment use and it considered that the site is available for expansion and intensification.				

7 Category 3: Sites outside Areas for Further Investigation

Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located in the Gatwick Safeguarding Zone and in proximity to LEQ noise contours. Potential land contamination.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	0	-	+	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	+	+	-	+	0

7 Category 3: Sites outside Areas for Further Investigation

ENA 24 - Crowhurst Lane, Godstone

Site ENA 24 - Crow Hurst Lane, Godstone

The site is an employment site located to the south-east of Godstone, comprising a light industrial workshop unit. Although the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The site has been considered through the Economic Needs Assessment and is recommended for designation as designated employment land and continued employment use. There is no vacant land or floor space within the site, so no estimation of the site's capacity for intensification can be made at this stage. The evidence indicates that the site does not have access to public transport and poor access to facilities and amenities. However, existing buildings on the site are in good to very good condition and adequate on-site parking and servicing provision is available. The landscape evidence indicates that the site has a medium/high capacity to accommodate employment development in the wider landscape, whilst the ecology evidence suggests the site is ecologically suitable for development. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the need forecasted for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable employment land to meet future demand over the plan period, B1 use should continue to be protected, with additional uses promoted. Development on this site would need to mitigate traffic impacts and safeguard the residential amenity of nearby properties.



ENA 24 - Crow Hurst Lane, Godstone

7 Category 3: Sites outside Areas for Further Investigation

Site description	The site comprises various buildings used for employment and farm purposes. It is bounded by fields and residential housing.				
Site area	0.3 ha	Vacant land within the site	None	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	The site has a medium/high capacity to accommodate employment development in the wider landscape, provided considerations, such as settlement pattern and views, are taken into account and it is in keeping with the scale of site structures.				
Ecology evidence	The site is ecologically suitable for development.				
Flood risk evidence	The site is within Flood Zone 1 and it has a minimal risk of flooding.				
Open space	This site is not public open space.				
Economic Needs Assessment	The site should be kept for employment use and it considered that the site is available for expansion and intensification.				
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.				
Other constraints	The site is located in the Gatwick Safeguarding Zone.				

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	0	+	+	0	+	0

7 Category 3: Sites outside Areas for Further Investigation

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
-	0	+	0	+/-	-	0	0

7 Category 3: Sites outside Areas for Further Investigation

ENA 30 - Brewer Street, Bletchingley

Site ENA 30 - Brewer Street, Bletchingley

The site is an employment site located in the Green Belt north of Bletchingley, comprising a mix of light industrial and offices uses. Although the Green Belt evidence rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. The site has been considered through the Economic Needs Assessment and is recommended for designation as a Strategic Employment Site and continued employment use with potential for redevelopment. 31.3% (0.7 ha) of the site is vacant and considered suitable for B use class development. The evidence indicates that the site has good access to the strategic road network (A25/M23) however access to facilities and amenities is poor and it has no access to public transport. On-site parking and service provision is adequate and existing buildings on the site are mostly in good to very good condition. The landscape evidence indicates a medium capacity to accommodate limited employment development in the wider landscape, whilst the ecology evidence suggests that the majority of the site is suitable for development. Further evidence is needed before a conclusion on this site can be reached. Overall, this employment site is considered fit for purpose and no physical constraints to development have been identified. Given the forecasted need for industrial land in 2033 is only marginally less than the estimated current stock, it is considered appropriate to safeguard this site for continued employment use. To ensure that there is sufficient suitable employment land to meet future demand over the plan period, B1 use should continue to be protected, with additional uses promoted. Development on this site would need to mitigate traffic impacts, may be required to remediate land contamination and would need to ensure the Conservation Area and the setting of the Grade I listed building are conserved and enhanced.

7 Category 3: Sites outside Areas for Further Investigation



Tandridge
District Council

Brewer Street

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Category 3

Sites in the Green Belt, not within an Area of Further Investigation
(an area which meets at least one of the Green Belt purposes)

ENA 30 - Brewer Street, Bletchingley

Site description	The site comprises part business park/part farm, with a house on the road frontage. The site is bounded by fields, with boundaries defined by trees and hedging.				
Site area	2.2 ha	Vacant land within the site	0.7 ha	Vacant floorspace	None
Proposed use	Employment				
Landscape evidence	The site has a medium capacity to accommodate limited employment development in the wider landscape, provided it is demonstrated that no adverse impacts on the landscape and settlement's setting, including the Conservation Area, would arise.				
Ecology evidence	The majority of the site is ecologically suitable for development. If developed, the woodland should be retained. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.				
Flood risk evidence	The site is within Flood Zone 1. It has a minimal risk of flooding with a very low risk of surface water flooding. It is within Groundwater Protection Zone 2 and the 'Major Aquifer Intermediate' Groundwater Vulnerability Zone.				
Open space	This site is not public open space.				

7 Category 3: Sites outside Areas for Further Investigation

Economic Needs Assessment	The site should be kept for employment use and it considered that the site is available for expansion and intensification.
Infrastructure	The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic Infrastructure that is required to support the delivery of employment over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support economic growth is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	The site is located within a Conservation Area, an Area of Great Landscape Value, the Gatwick Safeguarding Zone, Minerals Safeguarding Area and a Biodiversity Opportunity Area. It is partially located within an Area of High Archaeological Potential, it is in close proximity to a Grade I listed building and is potentially contaminated.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
0	0	.	.	+	0	+	0

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
.	0	+	.	+	.	0	0

Part 2 - New and extended settlement options

8 Part 2: New and extended settlement options

8 Part 2: New and extended settlement options

8.1 This chapter sets out the two areas that evidence gathered so far indicate could be considered as locations in the district where a new or extended settlement could be accommodated. These are Blindley Heath and South Godstone. A summary of the information relating to both of these locations is included overleaf with more detailed information in chapter 3 of this document and in the Spatial Approaches Topic Paper: Sites Consultation (2016).

8.2 Both areas have been arrived at through a process of analysis and elimination, including additional landscape assessments which are set out in the Landscape and Visual Assessment: Concept Areas for New and Extended Settlements (2016) evidence. The information gathered suggests that these two areas have the potential to accommodate a strategic scale of development including at least 2,000 homes, supporting infrastructure, open space and 2.5ha of employment space. These options come with an acceptance that they would alter the landscape and setting of an existing settlement. Blindley Heath and South Godstone are those identified as having capacity in the landscape to accommodate this scale of development.

8.3 At the next stage in the Local Plan process, the Council will determine the preferred delivery strategy for the Local Plan. A new or extended settlement could form part of that strategy should the Council have sufficient evidence to pursue this. Before this decision can be made either way, more evidence gathering will be needed to inform the approach, in addition to the comments received through this consultation. This would include the delivery plan for necessary infrastructure.

Tell us...

Do you agree that these areas should be considered as a location for a new or extended settlement? Please state whether your comments relate to Blindley Heath or South Godstone and give reasons for your answer

Are there any other areas in the district that the Council should consider as a location for a new or extended settlement, if so where?

8 Part 2: New and extended settlement options

Blindley Heath

Blindley Heath

The study area for the Blindley Heath extended settlement option contains the existing settlement of Blindley Heath, which is located south of South Godstone and split down the centre by the A22 corridor with connections to the M25 to the north. It has a current population of approximately 1,100 people ⁽⁷⁾ and contains primarily residential development, in addition to several small, mainly light industrial, employment sites.

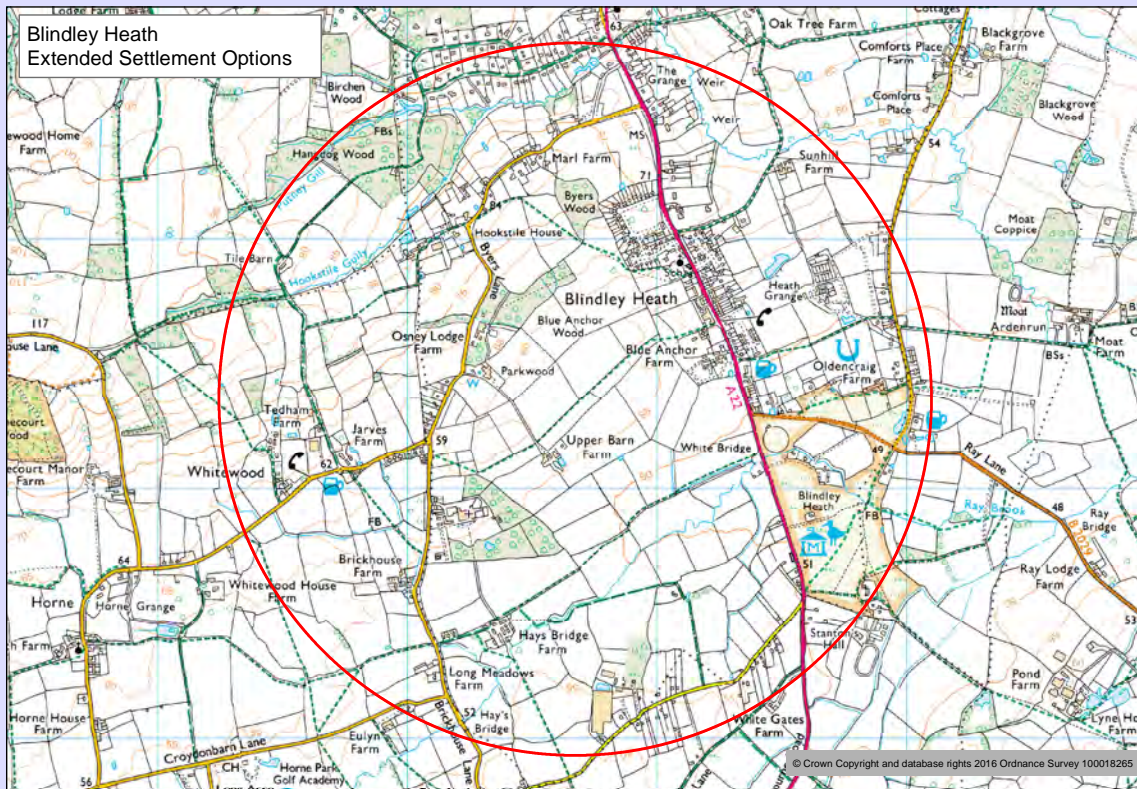
The Settlement Hierarchy (2015) identifies Blindley Heath as a rural settlement with basic services, including one local shop (which is located within the petrol station), community facilities, recreational facilities and bus services. Educational services are limited to a private children's nursery and there is no GP surgery in the settlement. Given that service provision is limited, residents frequently drive to larger towns to access a broader range of facilities.

The Sustainability Appraisal (2016) considers that a strategic, mixed-use development in this location could provide a range of facilities and amenities in a central location within Tandridge, benefiting the broader District as well as existing and future residents in Blindley Heath.

Taking an overall account of available evidence gathered to date, it is considered that there may be opportunity within the study area to provide a settlement extension that could accommodate at least 2,000 homes in addition to the necessary infrastructure.

At this stage, the information has been gathered at a high level and as such further evidence is needed to understand in more detail the impact of large-scale strategic development within the study area and the ability of the Blindley Heath extended settlement option to accommodate development in a sustainable manner. If selected as the preferred delivery strategy for the Local Plan, development would need to be steered to areas with lower probability of flooding within the study area and a masterplan would be required to provide detailed development and design guidance.

8 Part 2: New and extended settlement options



<p>Description</p>	<p>The study area is located in the heart of the Low Weald Farmland, which forms a large swathe across the southern half of Tandridge. The existing settlement is located in the eastern part of the study area and accommodates approximately 1,100 residents. Blindley Heath SSSI and Local Nature Reserve is located to the south east of the existing settlement and the Blue Anchor Wood SNCI to its north west. As with much of Tandridge, there are areas of woodland including Ancient Woodland scattered across the study area, although primarily to the west of the settlement.</p>
<p>Green Belt</p>	<p>The Green Belt Assessment Part 2 has considered the majority of land within the Blindley Heath extended settlement option as not for further consideration.</p> <p>Paragraph 86 of the NPPF states that unless the open character of a village makes an important contribution to openness of the Green Belt, then it should be inset, meaning to exclude it from the Green Belt. Therefore, in accordance with this, we will need to consider whether the settlement of Blindley Heath should be inset from the Green Belt and this will need to be taken into account when preparing the iteration of the Local Plan to be submitted to the Planning Inspector for examination.</p> <p>The process of inseting applies to what is currently in existence. However, in order for an extension to settlement to occur, the boundaries of the Green Belt would have to be altered to allow for this, as well as inseting the existing settlement. In order for Green Belt boundaries to be amended, exceptional circumstances must be shown, in accordance with paragraph 83 of the NPPF. It would need to be considered where a robust new settlement boundary could be defined within the context of all available evidence.</p>

8 Part 2: New and extended settlement options

SWOT Analysis	On the basis of the identified strengths, weaknesses, opportunities and threats, the study area is a potential option for an extended settlement.
Landscape	The landscape evidence indicates that the study area could accommodate an extension to the west of the existing settlement, including housing, open space, an expanded settlement centre and employment. Whilst it is accepted that any large-scale strategic development on greenfield land would inevitably affect the immediate surrounding landscape, a settlement extension could be accommodated within the wider landscape, provided the existing landscape structure is developed to define new robust settlement boundaries.
Ecology	The study area is not currently considered through the ecology evidence and would need to be subject to a detailed ecology analysis should the extended settlement option be selected as a preferred delivery strategy.
Flood risk	The southern part of the study area is within Flood Zones 2 and 3, with further extensive areas of Flood Zone 2 and 3 to the south east around Ray Brook. The risk of groundwater, fluvial and surface water flooding is limited in the study area, with only a small section passing between Blindley Heath and Eulyn Farm and an additional area of surface water flood risk stretching to the north through the centre of the study area.
Infrastructure	An extended settlement would have significant infrastructure requirements and the Council are required to plan positively for the development and infrastructure needed in the area to meet the objectives, principles and policies of the NPPF. The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the Blindley Heath extended settlement option corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	Listed buildings, Ancient Woodland, Gatwick Safeguarding Zone, Tree Preservation Orders, Biodiversity Opportunity Area, Area of High Archaeological Potential, Site of Nature Conservation Interest, Site of Special Scientific Interest, Local Nature Reserve, land designated as Common and Village Green, Historic Landfill Sites and Waste Disposal and Minerals Sites.

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	-	0	-	-	0	+	0

8 Part 2: New and extended settlement options

Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+/-	0	.	+/-	+/-	.	.	.

8 Part 2: New and extended settlement options

South Godstone

South Godstone

The study area for the South Godstone extended settlement option contains part of the existing settlement of South Godstone, which is designated as a Defined Village in the Green Belt and located adjacent to the Redhill to Tonbridge line. It has a population of approximately 1,500 people and contains primarily residential development.

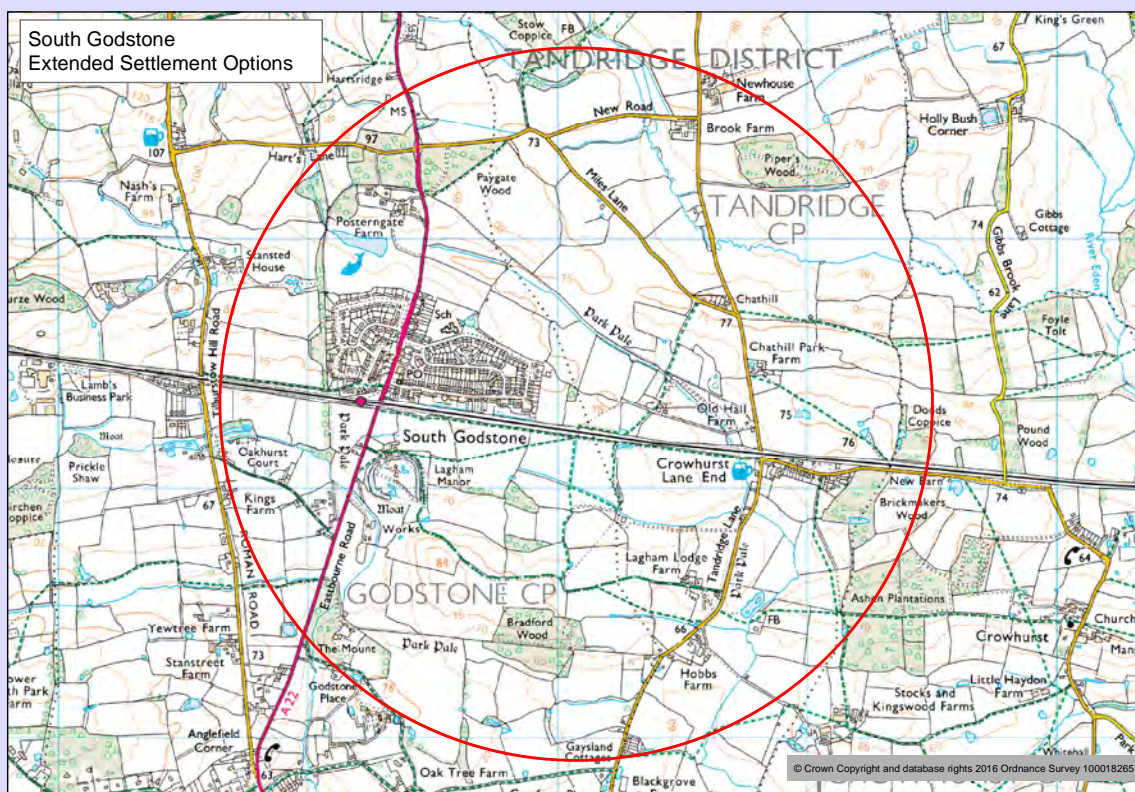
The Settlement Hierarchy (2015) identifies South Godstone as a rural settlement with a good range of community facilities, a small number of local shops, a primary school, and community and recreational facilities. However, there remains a need for residents to travel to seek services, including healthcare, a wider retail offer and secondary education, in larger towns with a broader range of facilities.

The Sustainability Appraisal (2016) identifies accessibility as one of the key sustainability issues across the District and considers that strategic mixed-use development in this study area could provide a range of facilities and amenities in a central location within Tandridge, benefiting the broader District as well as existing and future residents in South Godstone.

Taking an overall account of available evidence gathered to date, it is considered that there may be opportunity within the study area to provide a settlement extension that could accommodate at least 2,000 homes in addition to the necessary infrastructure.

At this stage, the information has been gathered at a high level and as such further evidence is needed to understand in more detail the impact of large-scale strategic development within the study area and the ability of the South Godstone extended settlement option to accommodate development in a sustainable manner. If selected as the preferred delivery strategy for the Local Plan, development would need to be steered to areas with lower probability of flooding within the study area and a masterplan would be required to provide detailed development and design guidance.

8 Part 2: New and extended settlement options



<p>Study area description</p>	<p>The study area is located in the heart of the Low Weald Farmland, which forms a large swathe across the southern half of Tandridge. Part of the existing settlement is located in the eastern part of the study area and accommodates approximately 1,500 residents. Outside the existing settlement, the study area includes isolated farmsteads, sporadic small groups of rural dwellings and a patchwork of wooded areas, including a number of Ancient Woodland areas.</p>
<p>Green Belt</p>	<p>The Green Belt Assessment Part 2 has considered the majority of land within the South Godstone extended settlement option as not for further consideration. Paragraph 86 of the NPPF states that unless the open character of a village makes an important contribution to openness of the Green Belt, then it should be inset, meaning to exclude it from the Green Belt. Therefore, in accordance with this, we will need to consider whether the settlement of South Godstone should be inset from the Green Belt and this will need to be taken into account when preparing the iteration of the Local Plan to be submitted to the Planning Inspector for examination.</p> <p>The process of inseting applies to what is currently in existence. However, in order for an extension to settlement to occur, the boundaries of the Green Belt would have to be altered to allow for this, as well as inseting the existing settlement. In order for Green Belt boundaries to be amended, exceptional circumstances must be shown, in accordance with paragraph 83 of the NPPF. It would need to be considered where a robust new settlement boundary could be defined within the context of all available evidence.</p>

8 Part 2: New and extended settlement options

SWOT Analysis	On the basis of the identified strengths, weaknesses, opportunities and threats, the study area is a potential option for an extended settlement.
Landscape	The study area has a moderate capacity to accommodate an extended settlement in the wider landscape. Whilst there is opportunity to provide an extended settlement to south of the railway line, there are no obvious or robust landscape features that could form the basis for long term settlement boundaries to development to the south. An extended settlement in this location would be segregated from the existing village by the railway and access to, and permeability with, the existing village would be limited to two or three points along the railway corridor. Services and retail opportunities would need to be developed in separate local centres.
Ecology	The study area is not currently considered through the ecology evidence and would need to be subject to a detailed ecology analysis should the South Godstone extended settlement option be selected as a preferred delivery strategy.
Flood risk	Flood Zones 2 and 3 occur on the western side of the site along Westbourne Road with additional areas of flood risk to the east of Tandridge Lane. The study area contains areas of surface water flooding, but there is no identified risk of groundwater flooding. Overall, flood risk is considered to be a limited constraint to strategic development in this study area.
Infrastructure	An extended settlement would have significant infrastructure requirements and the Council are required to plan positively for the development and infrastructure needed in the area to meet the objectives, principles and policies of the NPPF. The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the South Godstone extended settlement option corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. Strategic infrastructure that is required to support the delivery of housing over the plan period will be included in an Infrastructure Delivery Plan, which will be implemented alongside the Local Plan. Making sure that new infrastructure is provided to support housing is a key requirement of the Local Plan process and the Council will continue to liaise with infrastructure providers as the Local Plan process evolves.
Other constraints	Listed buildings, Scheduled Monuments, Ancient Woodland, Gatwick Safeguarding Zone, Area of High Archaeological Potential, Tree Preservation Orders, Biodiversity Opportunity Area, Site of Nature Conservation Interest. Close to land designated as an Area of Great Landscape Value, with Historic Landfill Sites and Waste Disposal and Minerals Sites in the locality.

8 Part 2: New and extended settlement options

Sustainability Appraisal

Housing	Health	Cultural Heritage	Transport	Previously Developed Land	Economics	Employment	Climate Change Mitigation
++	.	0	+	.	0	+	0
Natural Resources	Climate Change Adaptation	Flood Risk	Water Quality	Contaminated Land	Air quality	Landscape	Biodiversity
+/-	0	.	+/-	+/-	+	.	.

8 Part 2: New and extended settlement options

Additional Comments

Do you have any other comments relating to this Sites Consultation?

Appendices

Appendix A: Map key

A Appendix A: Map key

The coloured edging of each site relates to the part of the document in which it falls.



Category 1: Sites not within the Green Belt



Category 2: Sites in the Green Belt, within an Area of Further Investigation



Category 3: Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

The coloured infill of each site relates to the capacity of landscape and ecology for development.



High landscape and ecological capacity



Medium landscape and/or ecological capacity



Low landscape and/or ecological capacity

For more information, please see Chapter 3 and Part 1 of the document.

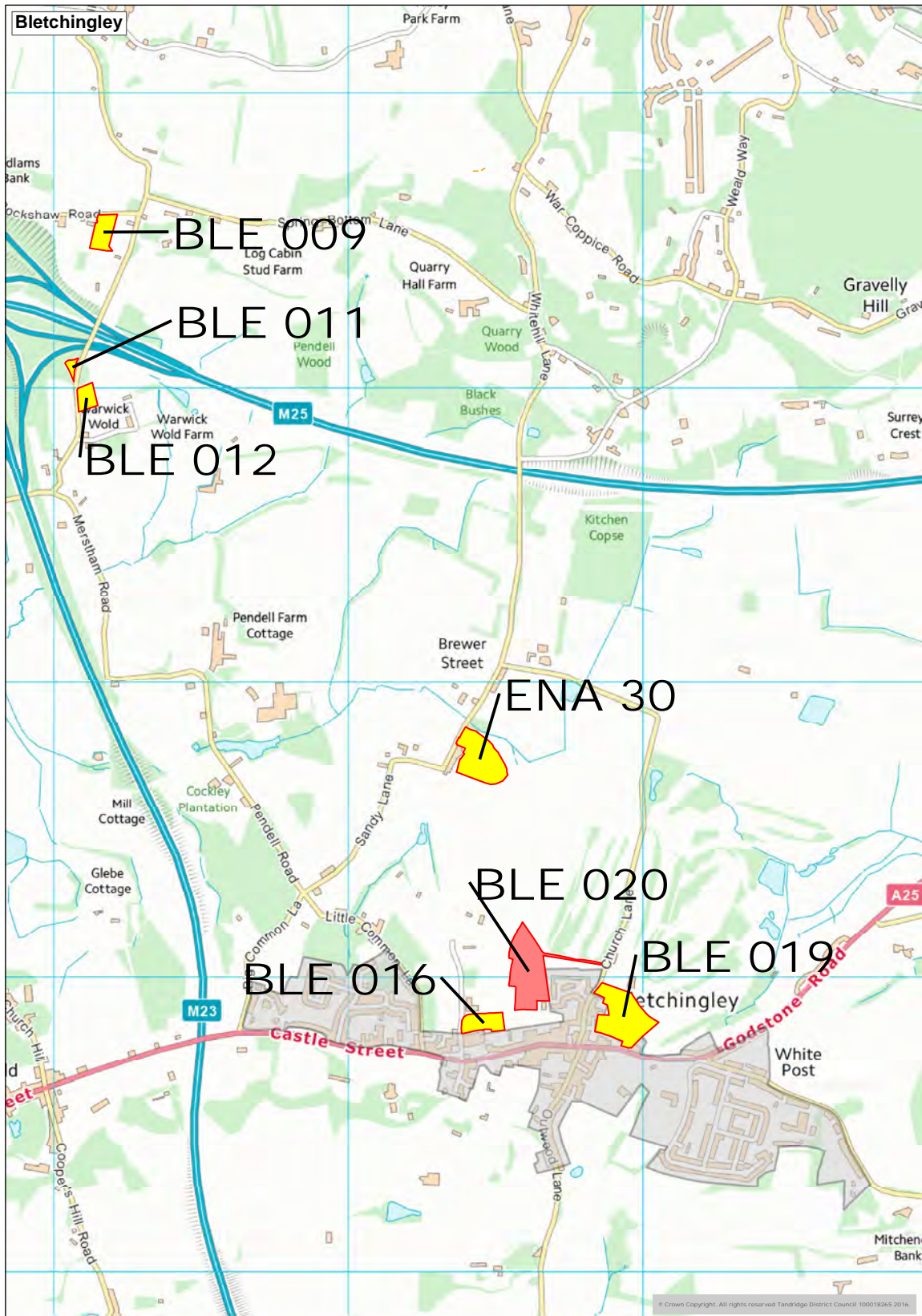
Please note that no suitable or available sites have been identified in Woldingham and as such, a map has not been included.

Appendix A: Map key

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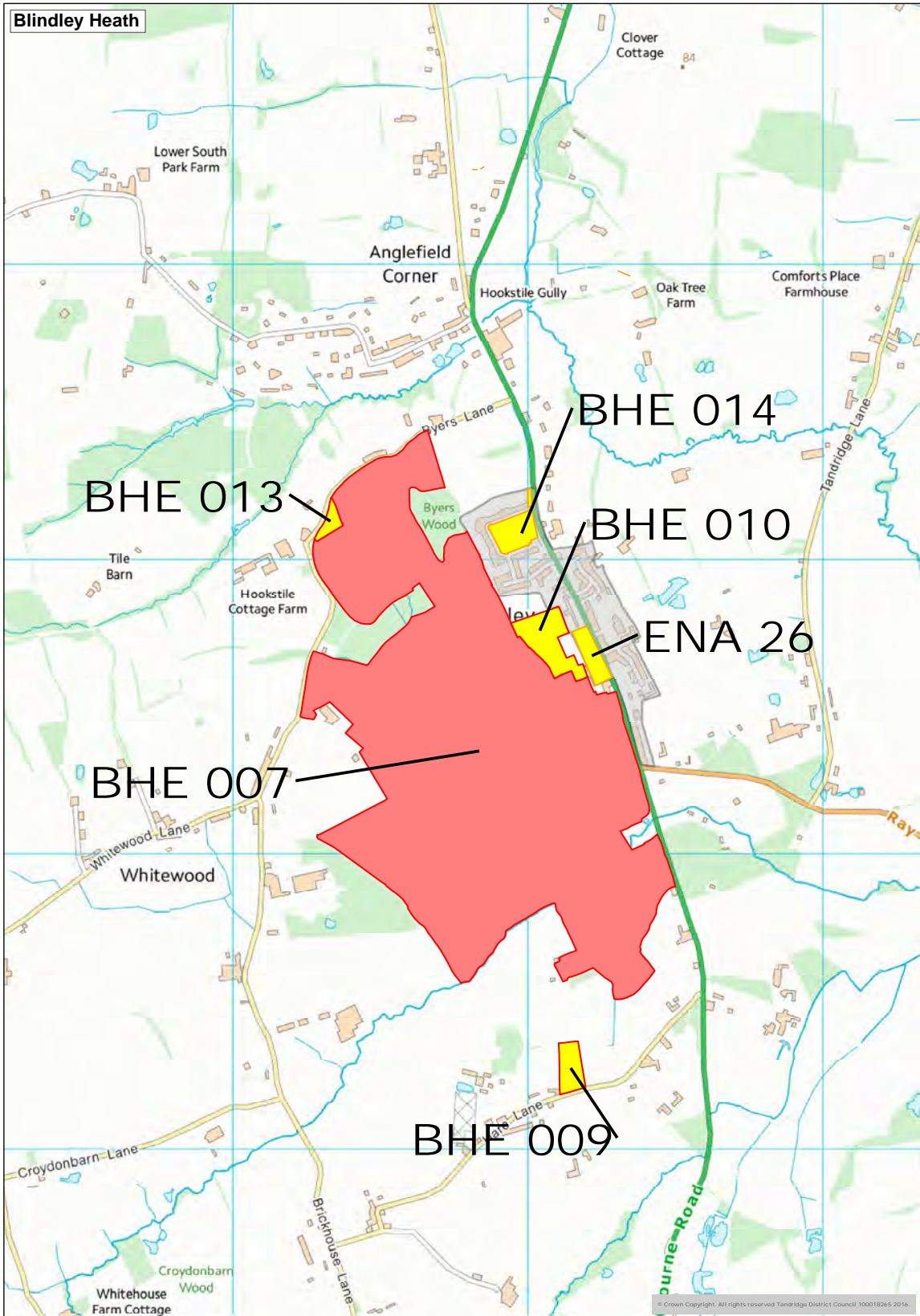
Appendix B: Bletchingley

Appendix B: Bletchingley



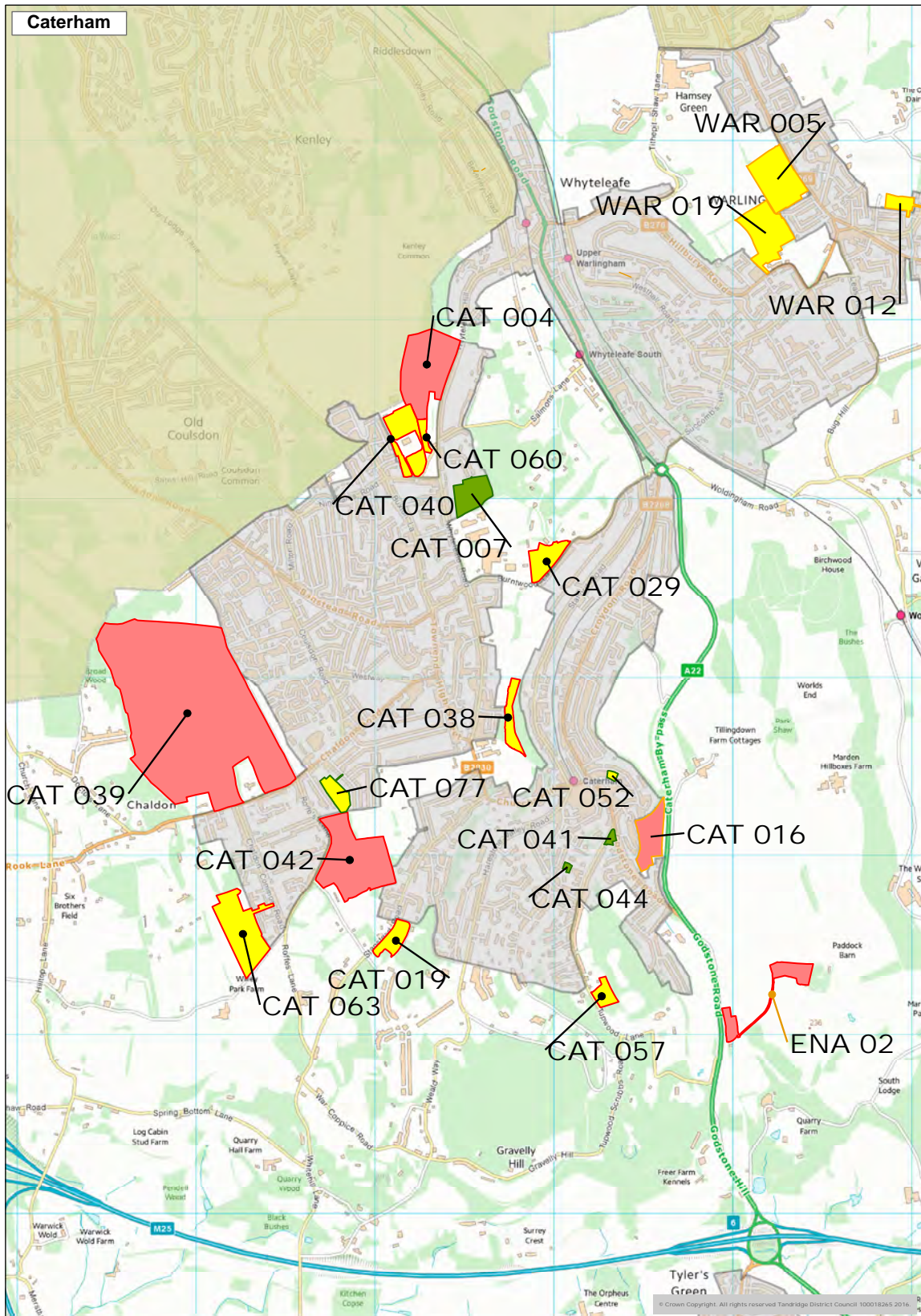
Appendix C: Blindley Heath

Appendix C: Blindley Heath



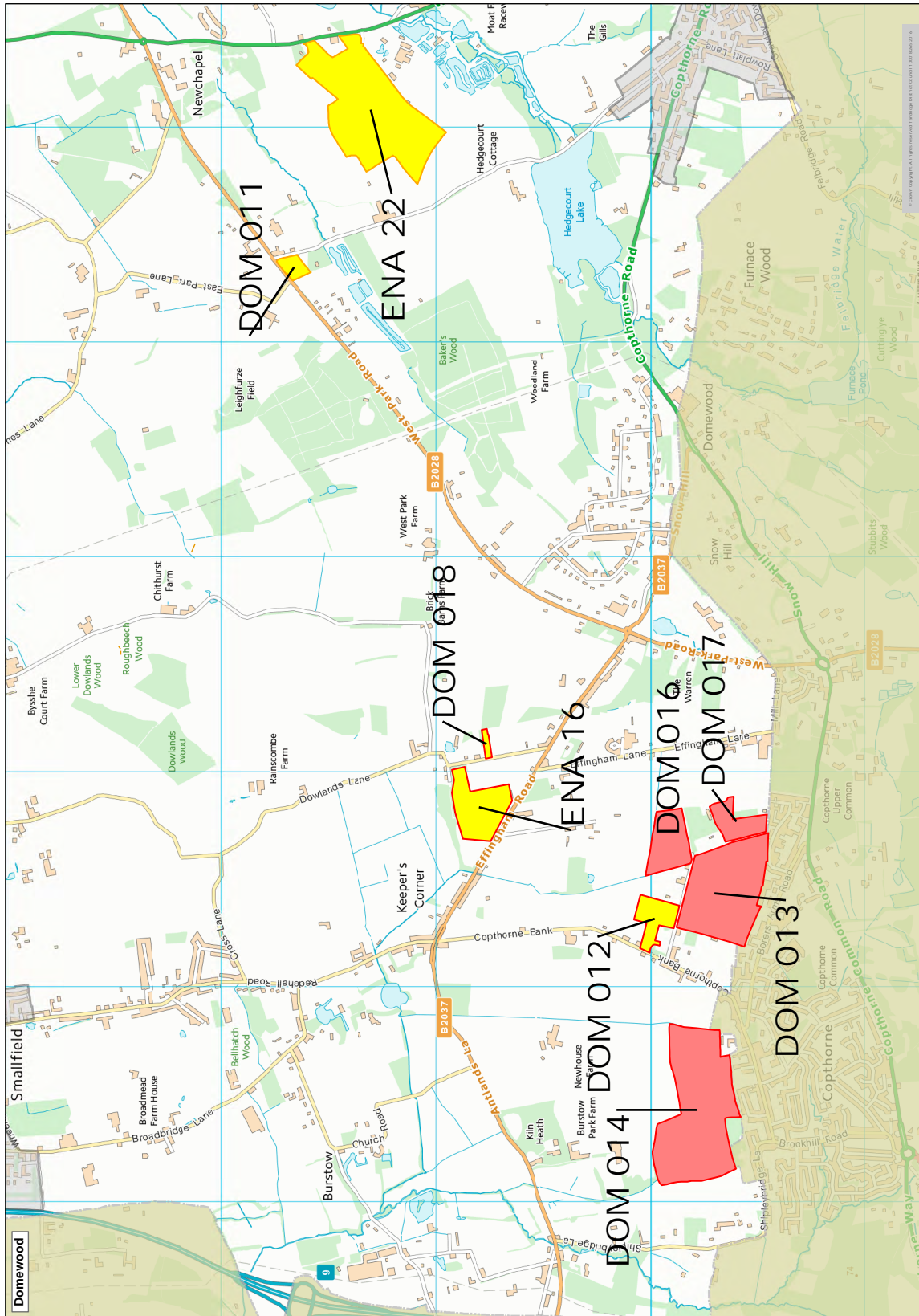
Appendix D: Caterham

Appendix D: Caterham



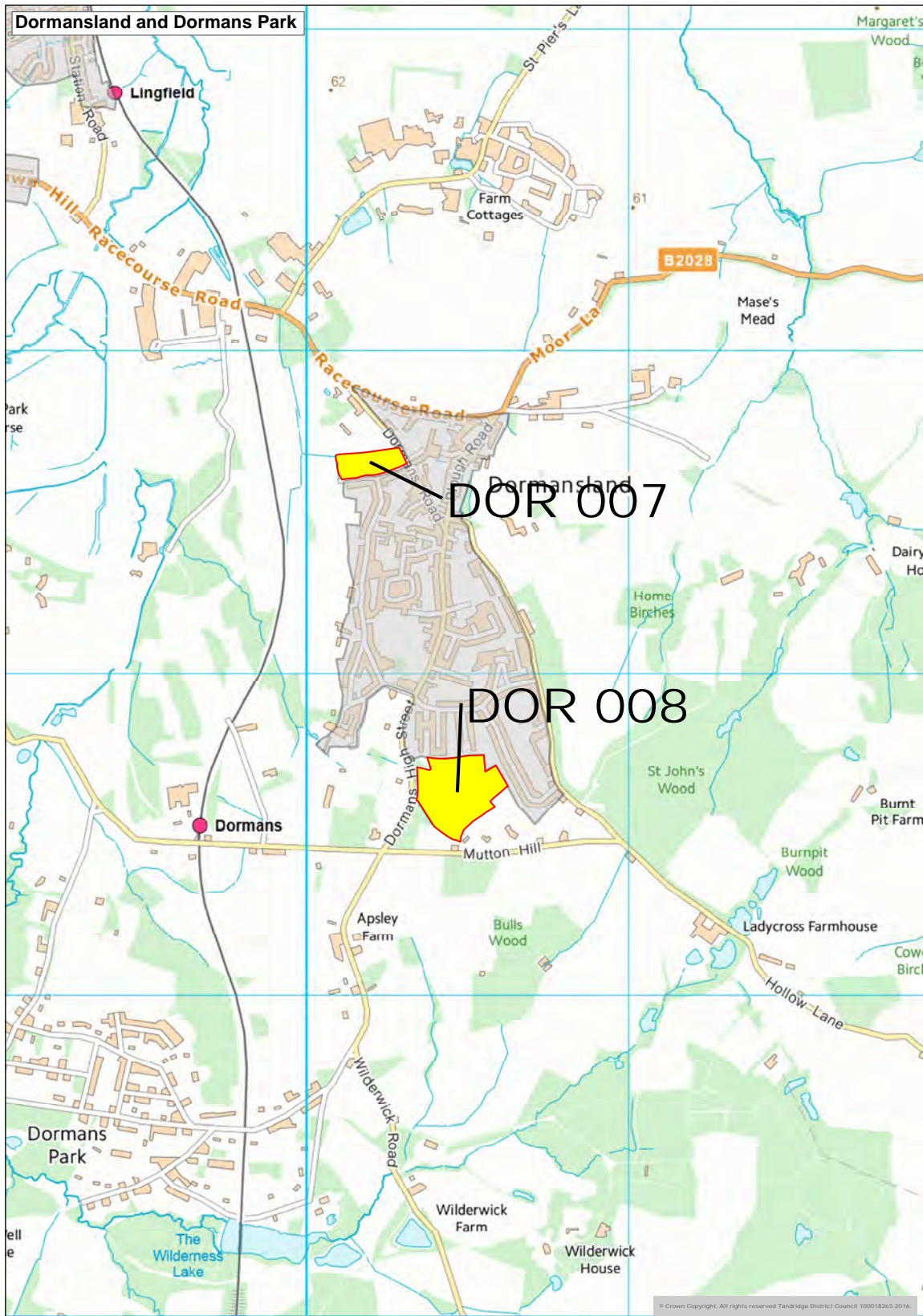
Appendix E: Domewood and Surrounds

Appendix E: Domewood and Surrounds



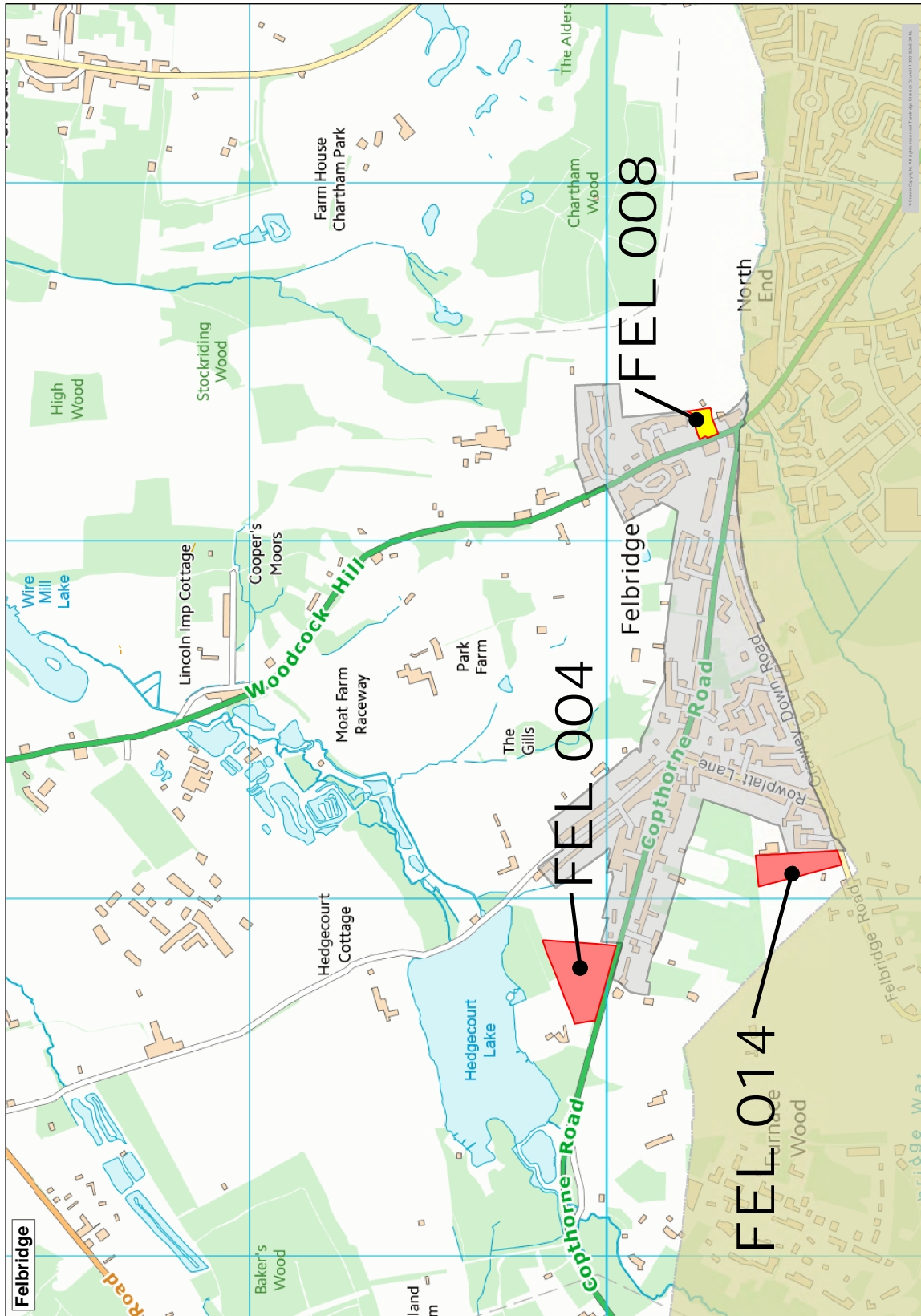
Appendix F: Dormansland and Dormans Park

Appendix F: Dormansland and Dormans Park



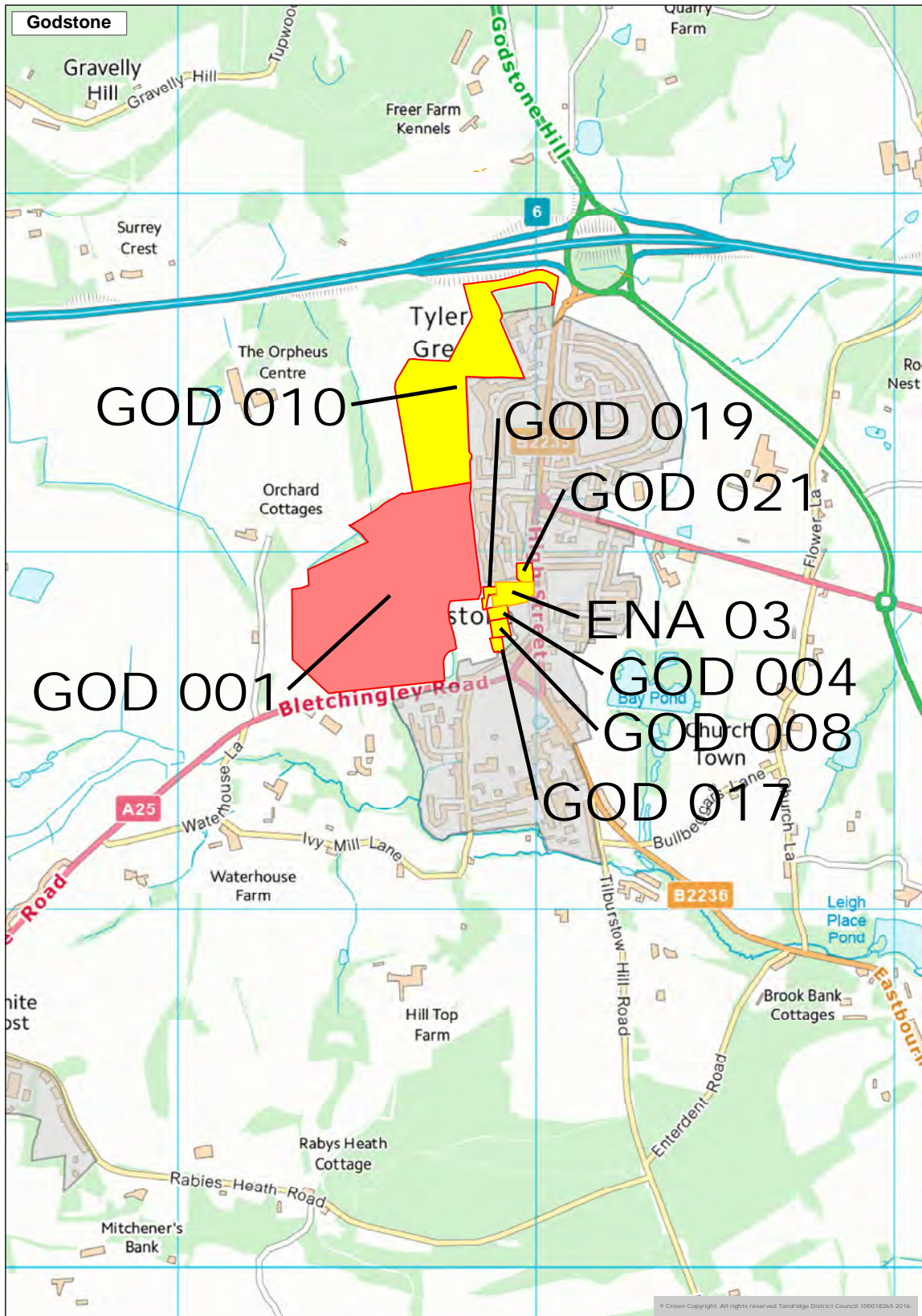
Appendix G: Felbridge

Appendix G: Felbridge



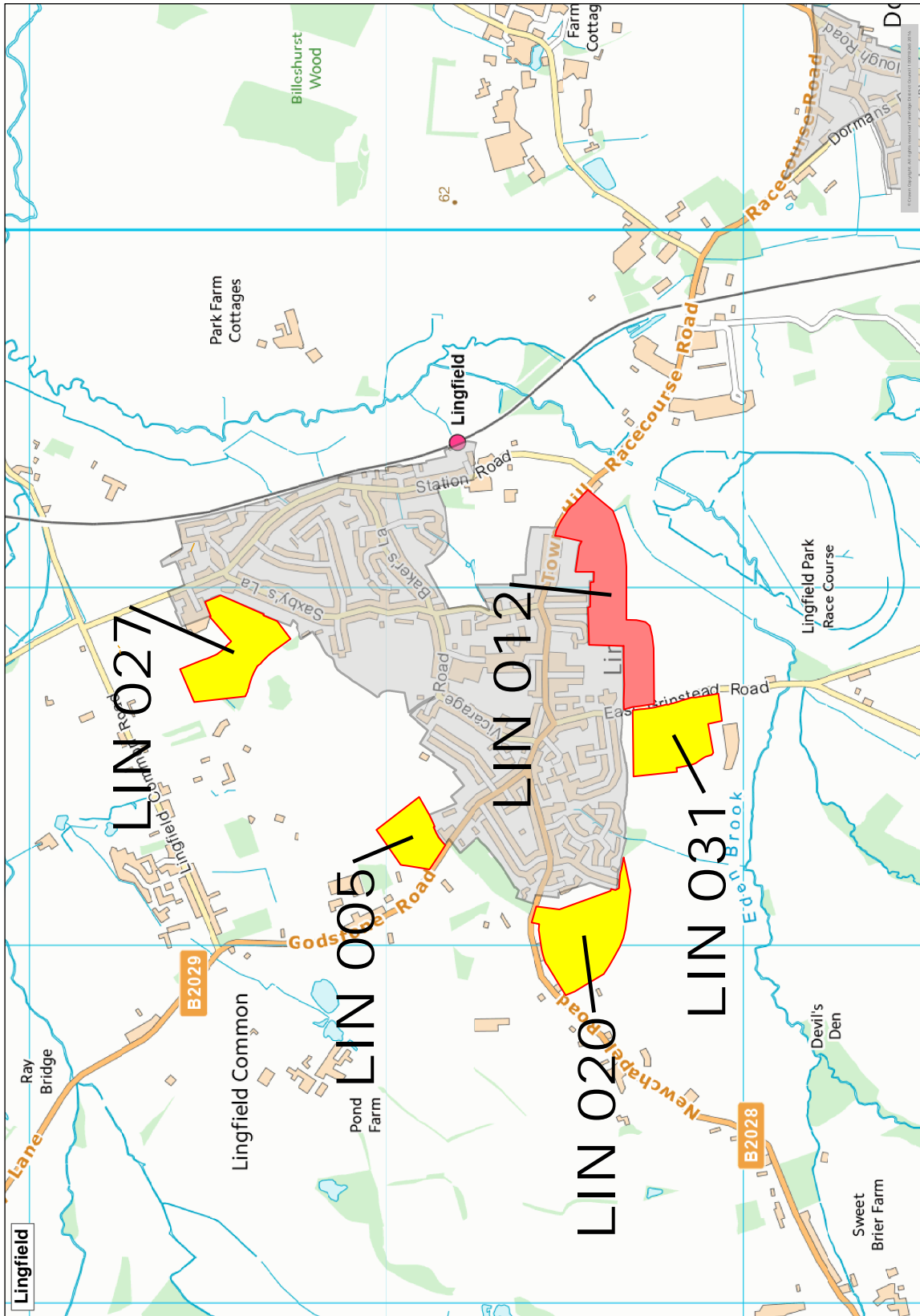
Appendix H: Godstone

Appendix H: Godstone



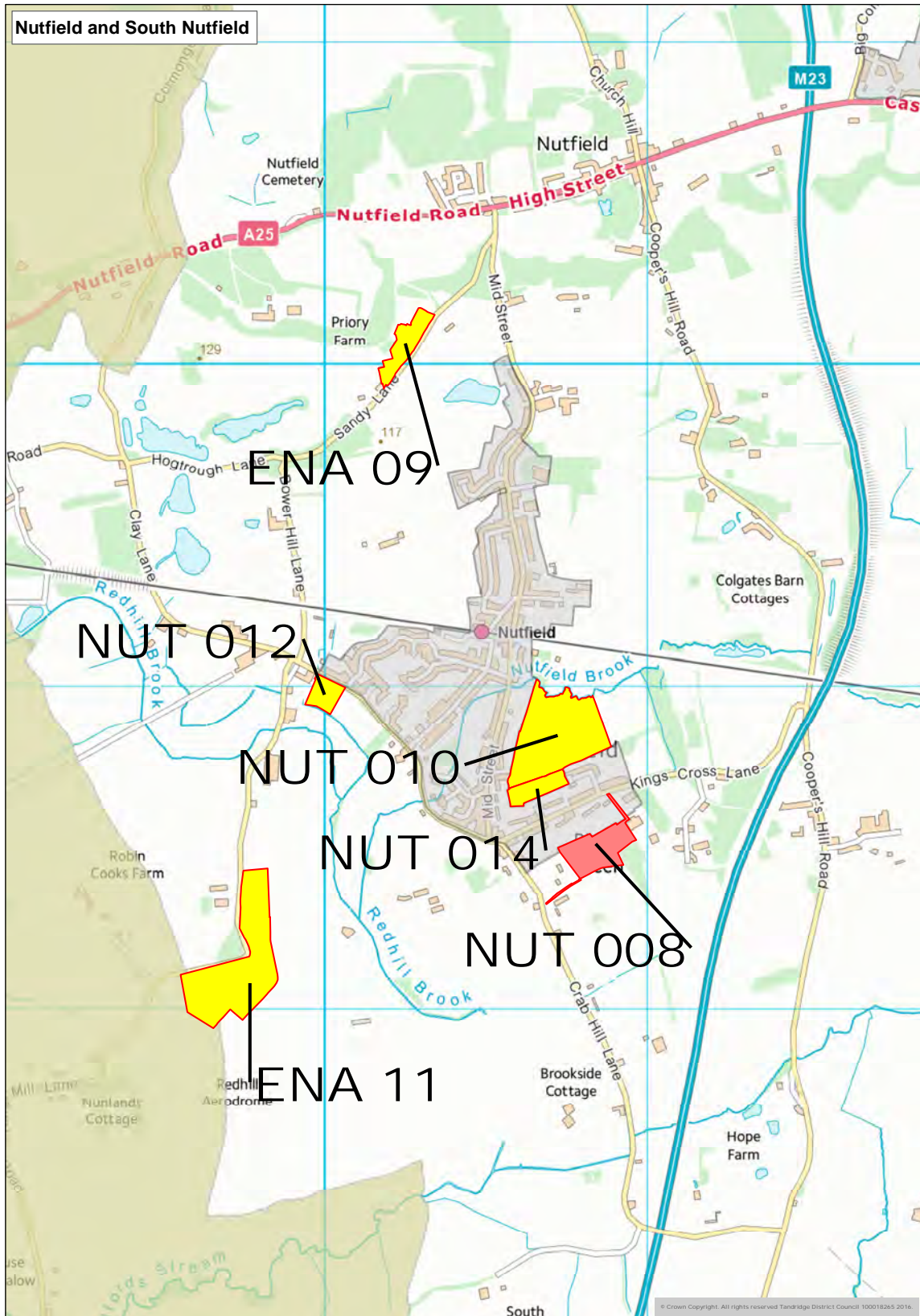
Appendix I: Lingfield

Appendix I: Lingfield



Appendix J: Nutfield and South Nutfield

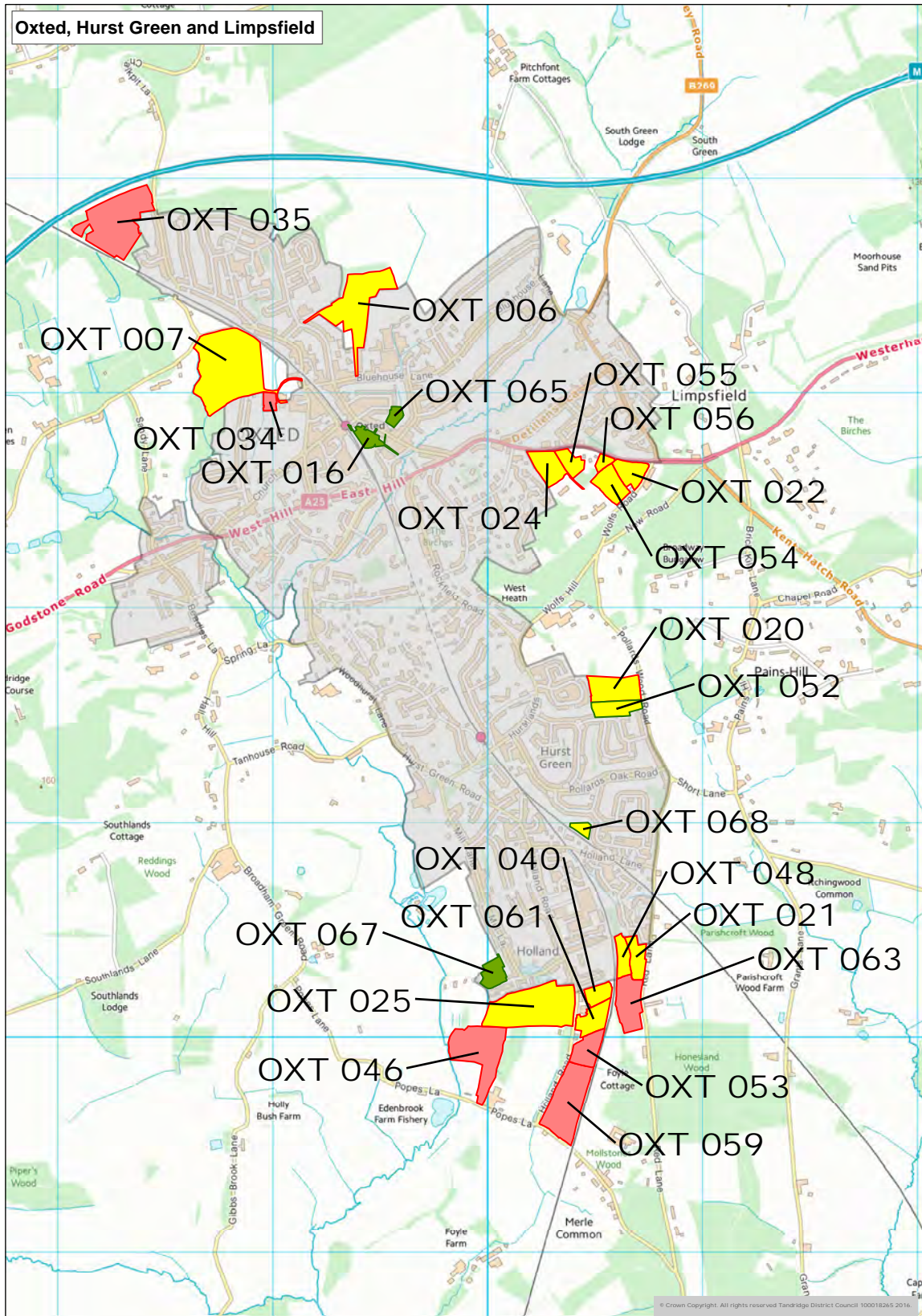
Appendix J: Nutfield and South Nutfield



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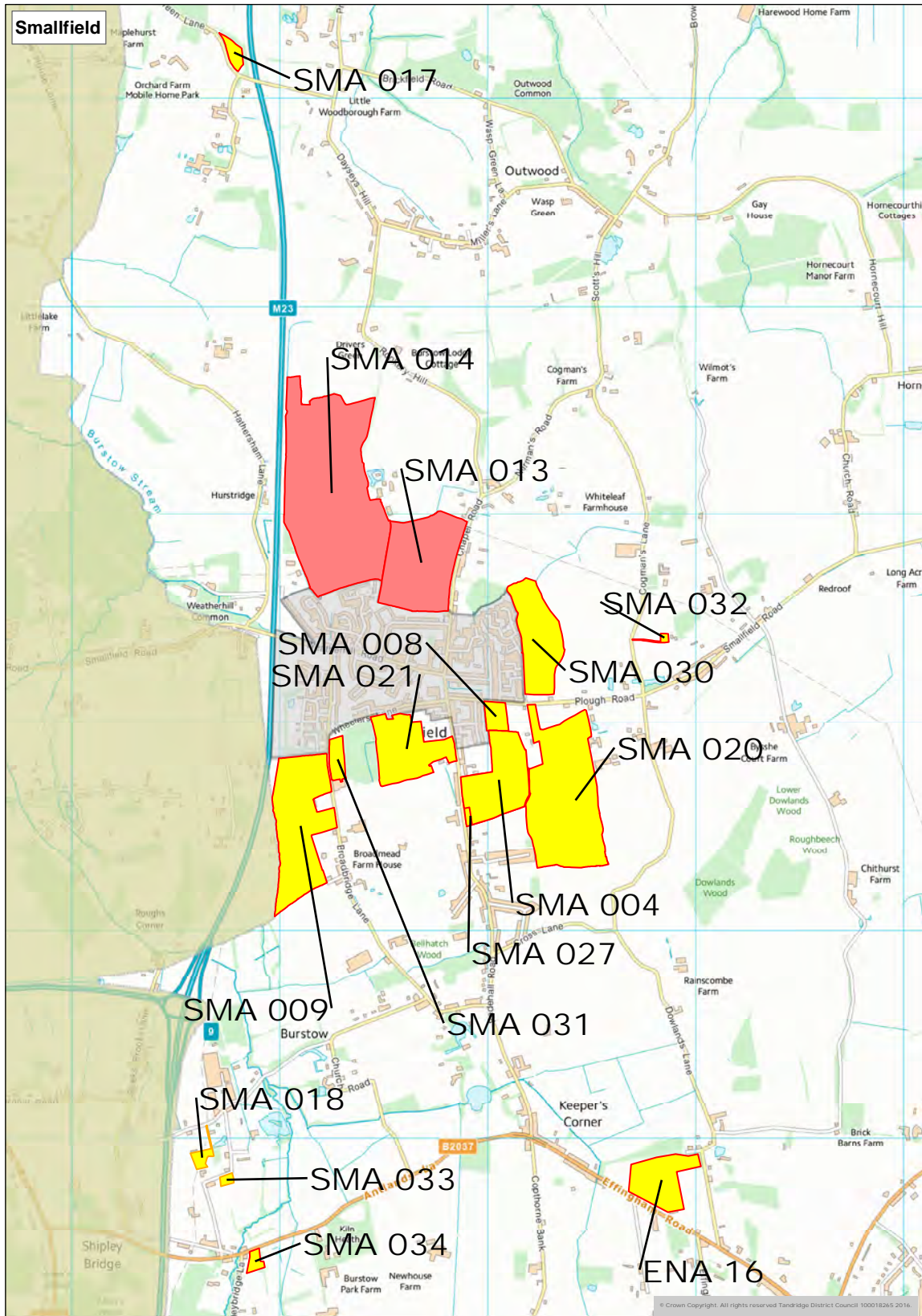
Appendix K: Oxted/Hurst Green/Limpsfield

Appendix K: Oxted/Hurst Green/Limpsfield



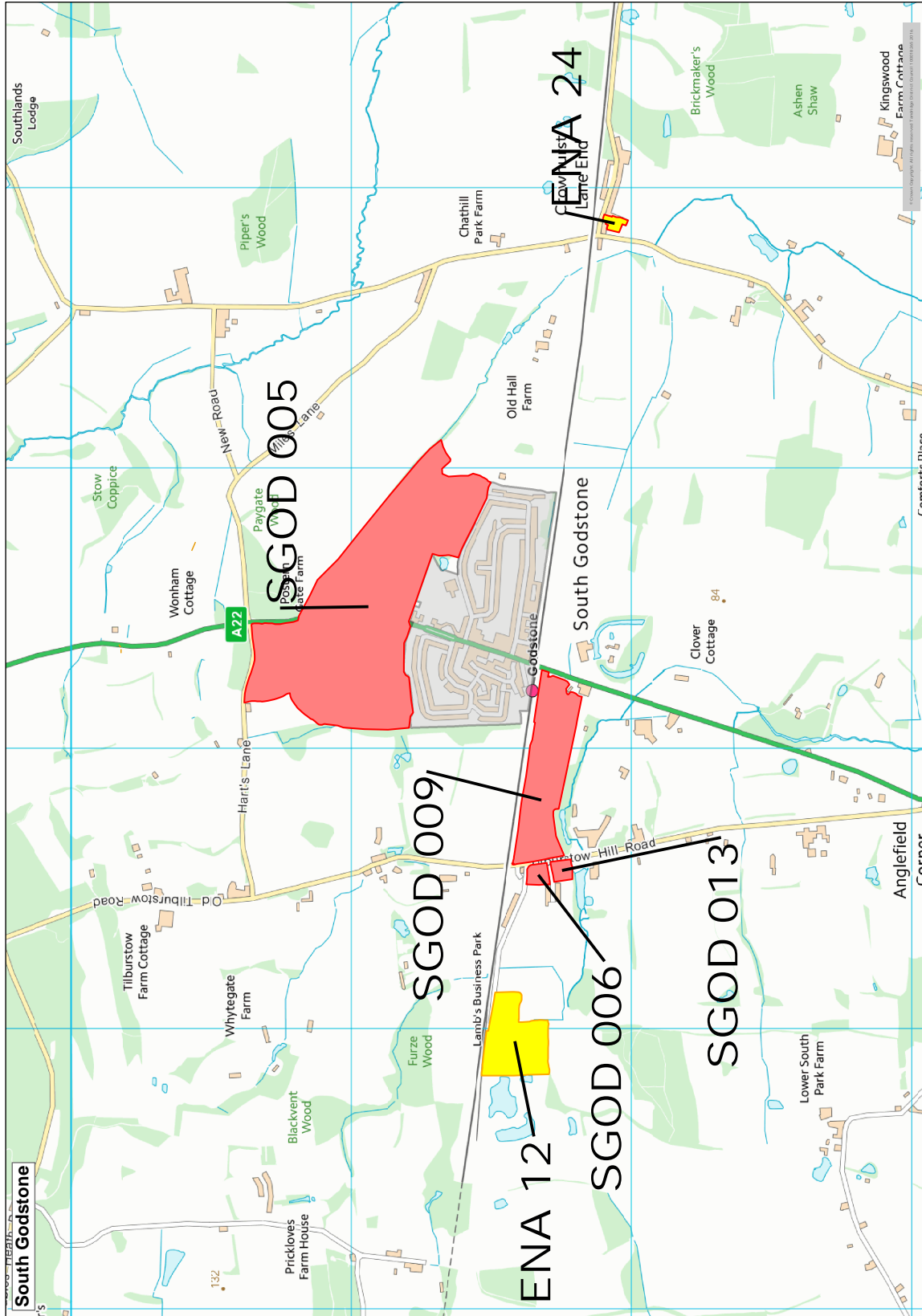
Appendix L: Smallfield

Appendix L: Smallfield



Appendix M: South Godstone

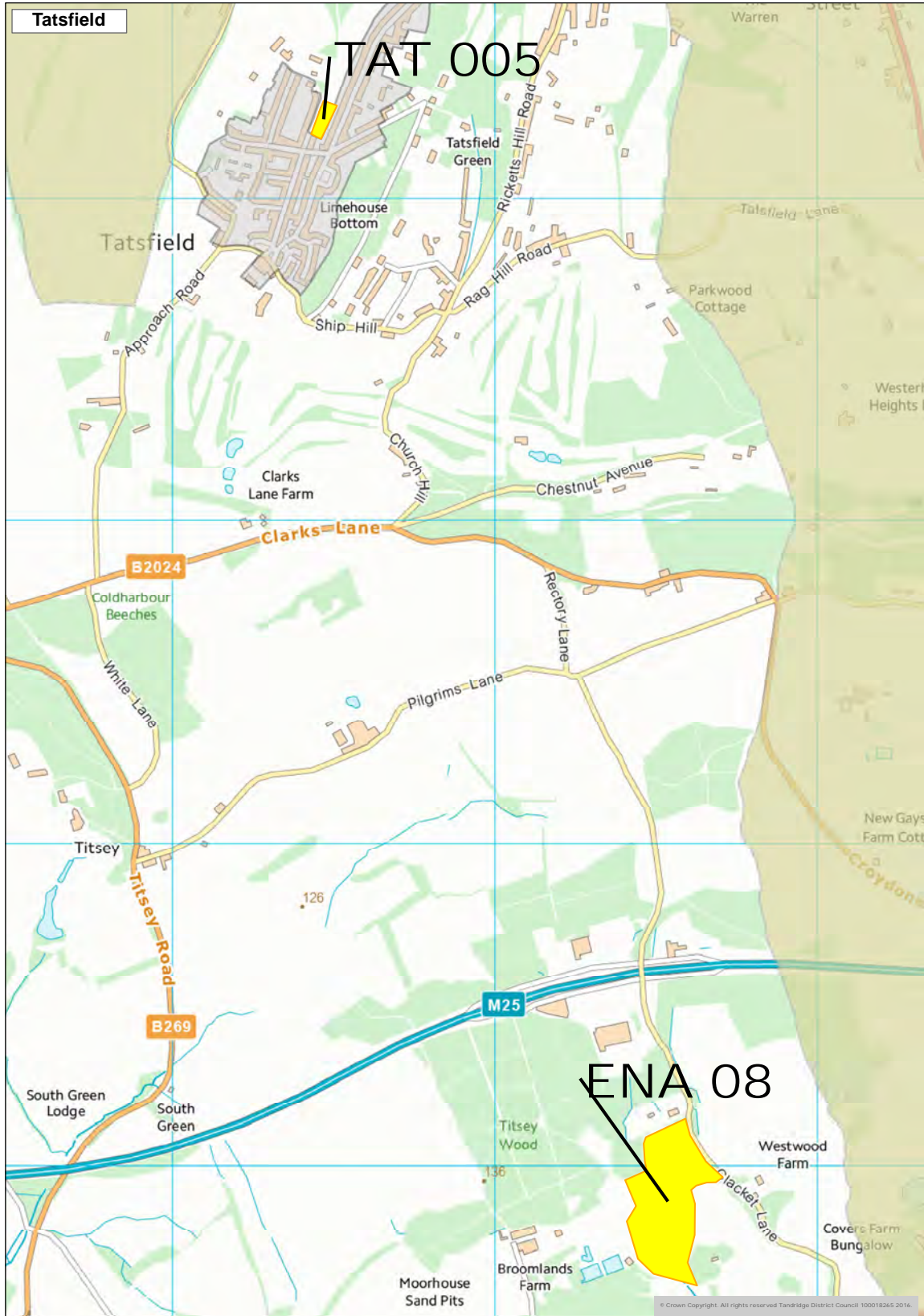
Appendix M: South Godstone



Appendix N: Tatsfield

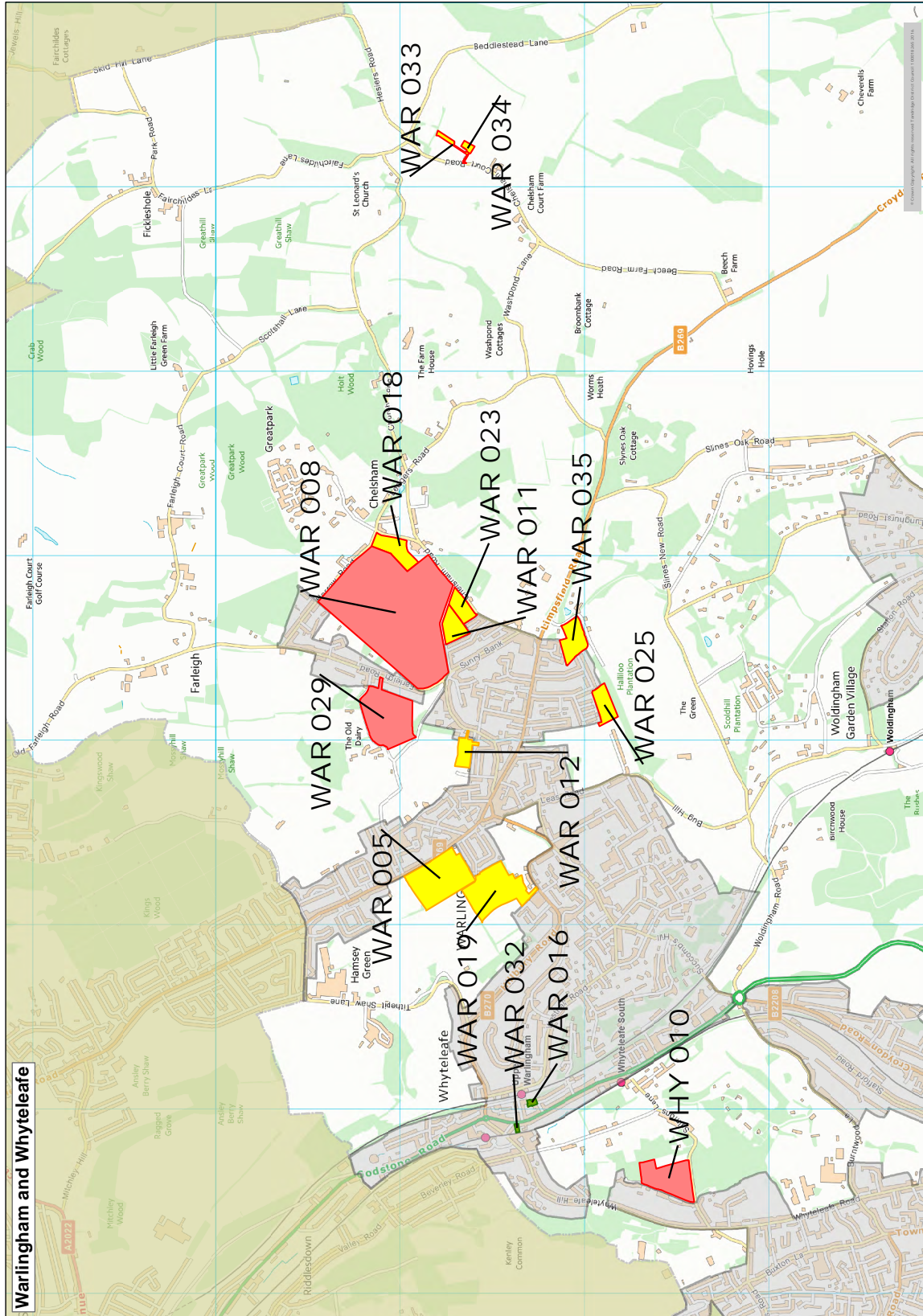
Appendix N: Tatsfield

N



Appendix O: Warlingham/Whyteleafe

Appendix O: Warlingham/Whyteleafe



Glossary

Glossary

Glossary

Acronym	Word	Definition
	Adoption	The final stage of implementation of the Local Plan; this requires the local planning authority to agree the Local Plan and make it publicly available.
	Affordable Homes	The Department for Communities and Local Government defines Affordable Homes as “social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.”
	Ancient Woodland	An area that has been wooded continuously since at least 1600AD.
AGLV	Area of Great Landscape Value	Areas of land considered to have scenic landscape value, which are subject to certain protection rights to development.
AONB	Area of Outstanding Natural Beauty	An area of countryside which has been nationally designated for conservation due to its significant landscape value and beauty.
	Article 4 Direction	Certain types of extensions and changes to buildings do not require full planning permission and are allowed as part of permitted development rights. An Article 4 Direction can be adopted by a Local Planning Authority, which specifies what and where has had its permitted development rights removed.
	Biodiversity	The variety of animal and plant life, on all scales, found within a specified geographical location.
	Brownfield	Land that has been previously developed, and is often disused. It does not necessarily have to be in a built up area.
	Case Law	The law as established by the decision held by the courts regarding a planning application.
	Community and Cultural Facilities	Community and cultural facilities include, but are not limited to: local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
	Consultation	An opportunity for the public and stakeholders to make comments on any policies and content within the Local Plan, or what should be included in the Plan. All comments will then be taken into account when preparing each iteration of the Plan.
	Core Strategy	An old style planning policy document which sets out key planning policies for the District. The latest Core Strategy for Tandridge will be superseded by the Local Plan.
	Developable Area	The total size (in hectares) of development on a site once constraints have been recognised (e.g. Ancient Woodland)
	Development Management Process	The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

Glossary

Acronym	Word	Definition
	Devolution Prospectus - Three Southern Counties	A Devolution proposal put forward by West Sussex, East Sussex and Surrey in response to new Government proposals of devolving power to local authorities.
	Duty to Cooperate	Introduced in the Localism Act (2011), the Duty to Cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to ensure that Local Plans are created in a strategic way and cross boundary issues are recognised, and where possible, addressed. Cooperation must be constructive and take place on an ongoing basis.
	Edge of Centre	A term set out in the National Planning Policy Framework. For retail purposes, a location that is well connected and up to 300m of the primary shopping area. For all other main town centre uses, a location within 300m of a town centre boundary. For office development, this includes locations outside the town centre but within 500m of a public transport interchange.
	Employment Sites	Specific locations that have been identified as potential sites for business and employment. A strategic employment site is an area that provides a large amount of employment.
ENA	Economic Needs Assessment	The ENA assesses the quantity, quality and viability of the District's employment land. It will inform the District's future approach to the provision, protection, release or enhancement of employment land and premises.
	Examination	Once consultation has been undertaken on the submission version of the plan, the local planning authority should submit the Local Plan and any proposed changes it considers along with supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State. The Inspector (on behalf of the Secretary of State) will investigate issues that have been raised through the consultation so that a solution / recommendation can be provided, where possible.
	Gatwick Diamond	The Gatwick Diamond comprises a strategic area of 7 district and boroughs in the South East, including Tandridge. The objectives of the Diamond are "to promote the area as a world class business locations", "to attract inward investment", "to help retain existing businesses", and "to foster the growth of existing and new businesses".
	Gatwick Safeguarding Zone	Gatwick is legally obliged to have an active policy of aerodrome safeguarding. This is managed by the airport's aerodrome safeguarding team which is responsible for making sure that no developments within the 15km safeguarding zone (30km for wind turbines) have an adverse effect on the airport's operation.
	Geodiversity	The recognition of variety of earth materials, forms and processes that form and shape the Earth.

Glossary

Acronym	Word	Definition
	Green Belt	The Green Belt is a statutory designation that has the fundamental aim of preventing urban sprawl by keeping land permanently open. The NPPF states that the essential characteristic of the Green Belt is its openness and permanence. The Green Belt does not only constitute green spaces, but can also include roads, settlements and other built forms, such as industrial units.
GBA	Green Belt Assessment	An assessment of the Green Belt to determine the strategic role of the Green Belt in the district, whether the Green Belt fulfils its purpose as set out in the National Planning Policy Framework and the role the settlements in the Green Belt play.
	Green Belt purposes	According to the NPPF, Green Belt serves five purposes: <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas; • To prevent neighbouring towns merging into one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
	Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
	Greenfield	Undeveloped land that has not previously been built on and is often used for agricultural or amenity purposes.
	Groundwater	Water that is present beneath the Earth's surface found in permeable soils and rock formations.
GTAA	Gypsy and Traveller Accommodation Assessment	An assessment of the needs of Gypsy, Traveller and Travelling Showpeople communities in the District.
HRA	Habitats Regulation Assessment	A step by step process which helps to identify any likely significant effects and (where appropriate) assess the adverse impacts on a site that is protected by European legalisation.
HELAA	Housing and Economic Land Availability Assessment	The HELAA is a technical study which is used to assist in the monitoring of whether there is an adequate supply of deliverable housing land. It informs the planning policy process in terms of identifying land that is suitable, available and achievable for housing and economic development uses over the plan period. It identifies sites and broad locations with potential for development, assesses their development potential and assesses their suitability for development and the likelihood of that development coming forward.

Glossary

Acronym	Word	Definition
	Infrastructure	The basic physical and organisational structure and facilities (communication, transportation, utilities) needed for the operation of society or enterprise.
IBS	Infrastructure Baseline Study	An audit of existing social, physical and community infrastructure, including its quality and capacity, and an assessment of future infrastructure required depending on the amount and location of development.
	Inset / Insetting	To inset a village means to draw a boundary around the village and exclude the area from the Green Belt policy.
LCA	Landscape Character Assessment	An assessment of the distinct patterns or consistent combination of elements which make up the landscape of an area.
	LEQ noise contours	The magnitude and extent of aircraft noise around Gatwick Airport is depicted on maps by contours of constant aircraft noise index (Leq) values.
LNRs	Local Nature Reserves	Places with wildlife or geological features that are of special local interest. These are often managed by local community volunteers.
LDP	Local Development Plan	The Local Development Plan contains all planning policy documents which guide development. The Local Plan is part of the Local Development Plan. Neighbourhood Plans are also part of the Local Development Plan.
	Local Plan	One document within the Local Development Plan. The Local Plan is a planning policy document prepared by the Local Planning Authority that guides development for 20 years. The Local Plan is subject to consultation and independent examination before the Local Planning Authority can adopt the document.
LPA	Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
NPPF	National Planning Policy Framework	A document that sets out the Government's planning policies for England and how these are expected to be applied. The Framework was published in March 2012
	Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. Any Neighbourhood Plan must comply with the Neighbourhood Planning Regulations 2012 and once adopted by the Council will be part of the Local Development Plan (see Local Development Plan).

Glossary

Acronym	Word	Definition
OAN	Objectively Assessed Need	The National Planning Policy Framework requires Local Planning Authorities to identify the development need in the area based on future projections.
	Open Space	All open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.
	Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
PD	Permitted Development Rights / Rules	A national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.
	Piecemeal Development	Development that is not planned at a strategic level and is approved through the development management process. As such, it does not bring with it any necessary infrastructure improvements that might arise through the development itself, or as part of a cumulative impact with others.
	Planning Inspector / Inspectorate	The Planning Inspectorate's work includes national infrastructure planning under the Planning Act 2008 process (as amended by the Localism Act 2011), processing planning and enforcement appeals and holding examinations into local plans and community infrastructure levy charging schedules.
PPTS	Planning Policy for Traveller Sites	This document, to be read alongside the National Planning Policy Framework, provides the framework of planning policy for traveller sites.
PPG	Planning Practice Guidance	Guidance on best practice for implementing the Government's planning policies set out in the National Planning Policy Framework.
PRoW	Public Rights of Way	A route over which the public have access to use as pedestrians. Some routes also allow for cyclists, horse riding and mobility vehicles.
	Right to Buy	This scheme allows secure tenants of some Housing Association and Council properties to buy their homes at a discounted value.
	Self-Build and Custom Housebuilding Act 2015	A Bill to place a duty on local authorities to keep a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build projects, and to take account of and make provision for the interests of those on such registers in developing their housing initiatives and their local plans.
	Site Area	The total size (in hectares) of a site.
SSSI	Sites of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Glossary

Acronym	Word	Definition
SPA	Special Protection Areas	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
	Starter Homes	An exceptions site policy which promotes homes suitable for first time buyers under the age of 40, which are offered at a minimum of 20% below their market value.
SEA	Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
	Strategic Employment Sites	See 'Employment Sites'.
SHMA	Strategic Housing Market Assessment	An assessment to define housing need, in terms of types of tenure, size and need, for the requirements in the future.
SFRA	Strategic Flood Risk Assessment	An assessment of flood defence measures, and the potential risk of flooding within the District.
	Surrey Design and Village Design Statements	These documents, often prepared by village or parish associations or councils, offer guidance for the design of new development proposals. Some of these documents are likely to be superseded by Neighbourhood Plans.
	Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
SuDS	Sustainable urban Drainage Systems	SuDS offer an alternative form of drainage in urban areas by mimicking natural drainage and filtration systems in order to prevent surface water flooding and pollutants reaching the water course.
SA	Sustainability Appraisal	The process of assessing the impacts of policies and proposals against social, environmental and economic objectives.
SWOT	SWOT analysis	A SWOT is a test of strengths, weaknesses, opportunities and threats.
	Townscape	The general overall appearance of a town, city or urban area.
	Transport Modelling	A method of assessment which identifies the impact on transport infrastructure and traffic of development.
TPO	Tree Preservation Order	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Glossary

Acronym	Word	Definition
	Washed Over	A settlement that is within the Green Belt and therefore Green Belt policy applies. It is a term previously adopted by the now superseded Planning Policy Guidance Note 2.
	Windfall sites	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.
	5 year land supply	The NPPF requires all local planning authorities to identify and maintain a five year supply of deliverable land for housing (paragraphs 47-49 specifically).

