Lacks strategic road access and is reliant on the rural road network. Delivery would be dependent on a new M23 junction and link road through to the East Surrey Hospital and A23. Assurances that this junction can be funded and delivered are needed.

Access to rail services needs to be explored with Network Rail.

Could support better access to the hospital, employment opportunities and the London to Brighton transport corridors.

Straddles the borders of Tandridge and Reigate and Banstead authorities and would need to be considered suitable by both authorities.

Flood mitigation would be needed.

Likely to commence within years 15+ from adoption of the plan.

Need to understand what this location could provide the wider Tandridge community in terms of service provision and transport improvements.

* The considerations listed are not exhaustive