Our Local Plan

Interim Focused Housing and Economic Land Availability Assessment – Broad Locations

August 2017
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1.0 Introduction

Background

1.1 The Housing and Economic Land Availability Assessment (HELAA) is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence document that informs plan-making, but it does not in itself represent policy nor does it determine whether a site should be allocated for development in the future. Land allocations can only be made by local authorities through a Development Plan Document, such as a Local Plan.

1.2 The process was formerly known as the Strategic Housing Land Availability Assessment (SHLAA) but in 2015 was renamed by the Council as the HELAA to reflect its ability to assess land for other uses other than housing. The Council published its first HELAA Report in 2015. A further iteration and update was published in 2016.

1.3 Sites of all types, shapes and sizes have been submitted to the Council for consideration through the process and have been assessed in accordance with the adopted methodology (2015) and guidance set out on the National planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

1.4 The HELAA is a key piece of evidence which will underpin the preparation of the Council’s Local Plan and in March 2017, the Council adopted a strategy to be pursued in preparing the Plan. This strategy includes the need to identify and allocate suitable sites on the edge of urban and semi-rural settlements. It also requires the identification of a broad location within which a strategic scale development that accords with the principles of a Garden Village, can be delivered.

1.5 Paragraph 47 of the NPPF, the PPG (Paragraph: 001 Reference ID: 3-001-20140306) and paragraphs 7.3 and 7.4 of the Councils adopted HELAA Methodology 2015, recognise the value of identifying broad locations for development where they are of benefit. Previous iterations of the HELAA have not considered broad locations in the assessment process and this document has been prepared to further detail the methodology to be used in doing so.

1.6 It should be noted that broad locations can be comprised of a number of individuals HELAA site submissions, one single site submission, or where it is an area identified through other means i.e. consultation, or Council evidence gathering, there may be no formal site submission. This is a matter of consideration for the assessment of availability and is inherent to the HELAA process.
**What is included in this Report?**

1.7 This interim HELAA assesses the suitability and availability of a number of areas which meet the Councils criteria to be considered as a broad location. This document sets out what that basic criterion is.

1.8 The broad locations considered in this document are predominantly in areas within the administrative areas of Tandridge district. However, where locations which cross borders have arisen through the process (i.e. land submitted) and promoted to both Tandridge Council and the corresponding authority, these have also been considered as far as is practically possible. Any cross-border locations would need to be considered by the other relevant authority that will be carrying out their own assessments and it will be through the Duty to Cooperate and respective Local Plan-making processes, that a comprehensive understanding of development potential will be understood. **It is not for the HELAA to determine whether a broad location should be allocated for development.**

1.9 The Council’s assessment of these broad locations will then be utilised in the preparation of the Local Plan in determining whether either are appropriate locations for a strategic scale development which would accord with the principles of a Garden Village. Each of these locations have been submitted as a site to be assessed through the HELAA process, but, in accordance with the methodology, are of a scale to be considered as a broad location.

1.10 The impacts and benefits of development which could take place within any broad location is a matter for the wider Local Plan process and this HELAA merely identifies broad locations where further evidence gathering and reflection will be needed.

1.11 The report presents the following key outputs:

- Details, including maps, of sites/locations being considered;
- An assessment of the suitability of each broad location;
- A notional development capacity that could be delivered at each location.

**What the interim HELAA does and what it does not do**

1.12 This focused interim HELAA has been prepared to inform the preparation of the Council’s Local Plan: Garden Village consultation and is being published ahead of the full HELAA 2017 which will be available at a later date.
1.13  At the March 2017 Planning Policy Committee, members approved the Preferred Strategy to be followed in the preparation of the Local Plan. The Preferred Strategy is one that outlines in general terms, the areas which will be considered for accommodating development and the approach to be taken in regards to infrastructure, economic development and the natural environment.

1.14  It is the Council’s view that by preparing a Local Plan which delivers development through a combination of a new Garden Village and some limited development within and on the edge of our urban and semi-rural settlements, we can provide much needed homes for people and the services to go with them, whilst also protecting the distinctive nature of the area and only releasing limited Green Belt land where the land does not serve the purposes of the Green Belt, and where exceptional circumstances exist.

1.15  Paragraph 7.4 of the Council’s adopted HELAA methodology, states that ‘where the Council is forced to consider broad locations, the methodology used to identify and assess locations will be comprehensively set out in the HELAA report’. This focussed interim HELAA is provided to do this.

1.16  This focused interim HELAA is the first formal consideration of broad locations through the HELAA process. Prior to the determination of the Council’s preferred strategy for the Local Plan, broad locations were explored, considered and consulted on as a possible way to help meet development needs which subsequently informed the strategy to be pursued. The Council has now agreed that a Garden Village should form part of the emerging plan and the HELAA can now be utilised as part of the mechanism to consider where suitable broad locations exist within which a Garden Village could be delivered.

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

Table 1: Table showing summary of what the Focused Interim HELAA does and does not do

<table>
<thead>
<tr>
<th>What it is</th>
<th>What it is not</th>
</tr>
</thead>
<tbody>
<tr>
<td>A document that informs Local Plan preparation</td>
<td>A process that directly allocates land for development</td>
</tr>
<tr>
<td>A focused interim assessment of any broad locations which could be further considered in the plan-making process for strategic scale development.</td>
<td>A document that excludes the consideration of land in the Green Belt</td>
</tr>
<tr>
<td>A document that provides the Council with a general understanding of the</td>
<td>A document that grants planning permission for sites or suggests that</td>
</tr>
</tbody>
</table>
A recommendation for which location should be allocated as a Garden Village. This is a matter for the Local Plan process.

The full HELAA 2017 which assesses all sites in the HELAA process will be published at a later date.

Terminology clarification

1.18 Traditionally the land considered through the HELAA process are referred to as ‘sites’. This document refers to land in a number of ways and for clarity each of the following terminologies and their definitions are set out below:

1.19 **Site** – a single parcel of land that has been submitted to the Council for consideration through the HELAA process. A site will usually on have one representative that may be the landowner or a developer. However, on larger sites, there may be a number of landowners and all sites will have a site boundary that distinguishes the extent of the site that is usually the landownership boundary.

1.20 **Broad Location** – a broad location is a general locational area and may cover a number of individual sites, only a few sites or none at all. Broad locations do not have a defined boundary and are represented indicatively on a map using a circle or symbol.

1.21 **Garden Village** – A Garden Village refers to what is being sought for delivery through the Local Plan and are referred to in this document for context in terms of how the HELAA- Broad Location, document feeds into the wider plan-making process. All information relating to a Garden Village and details etc will be set out in the development plan which once adopted, will include the Local Plan and an Area Action Plan.
2.0 Policy Context

National Policy and Guidance

2.1 The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) identifies that the Government wants to use the planning system to significantly boost the supply of housing\(^1\) and support sustainable economic growth\(^2\). Assessing the development needs of the district and identifying specific and deliverable sites in order to facilitate this, is a critical aspect of the Local Plan process.

2.2 Specifically, the requirement for Local Authorities to produce a land assessment which enables realistic assumptions about the availability, suitability and achievability of land to meet identified development needs for the duration of the plan period is set out in paragraphs 159 and 161 of the NPPF. The NPPF identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.

2.3 The PPG provides advice on how to undertake HELAAs. Simply put, the advice states that a HELAA should:

- Identify sites and broad locations with potential for development;
- Assess their development potential and suitability; and
- Assess the likelihood of development coming forward (availability and achievability).

2.4 Such advice was taken on board when finalising the Tandridge HELAA methodology and undertaking the assessment.

Local Policy

2.5 Tandridge District Council’s local planning policies are set out in the Core Strategy (adopted in 2008) and the Detailed Policies Document (adopted in 2014). These documents continue to be used in determining planning applications.

2.6 The Council is preparing a Local Plan which will replace the Core Strategy and will be using its evidence base including this focused interim HELAA and subsequent full reviews, to inform the Local Plan’s preparation. As such, sites assessed as part of the HELAA process are done in a ‘policy-off’ manner in

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\(^1\) NPPF, Paragraph 47
\(^2\) NPPF, Paragraph 19
that they are not judged in detail against current local planning policies the way a planning application would be, although regard may be had to current policies to provide appropriate context.

3.0 Methodology and Assessment Process

3.1 The methodology for the HELAA process has been established and used in practice since its adoption at Planning Policy Committee in March 2015. This has provided a consistent and effective way to assess individual sites and their suitability for consideration in the Local Plan as a potential allocation.

3.2 This focused interim methodology for broad locations expands upon the adopted methodology, setting out how locations for consideration have been identified, the criteria for their assessment and makes a judgement about their suitability and availability.

Location Assessments

3.3 Information used in the assessment of sites was gathered from a variety of ‘desktop’ sources that included:

- The Council’s in house GIS data which includes information on flooding, historic assets, landscape and environmental designations and other relevant information;
- Developer/promoter submission forms;
- Information gained from meetings between Council officers and site promoter’s, where they took place;
Information contained in representations on the Local Plan: Issues and Approaches document and the Local Plan: Sites Consultation document; Any supplementary information that developer/promoters may have provided to the Council on sites within the location being considered; and a variety of evidentiary information prepared to inform this process including landscape assessment and relevant and up to date technical data.

Site visits
3.4 Site visits were undertaken by officers in April/May 2017 for the purposes of verifying information on constraints and familiarisation with the locations being assessed.

Developer/promoter meetings
3.5 Meetings have taken place between the Council and land promoter/owners, where applicable, to discuss, challenge and understand any intentions for the location. These meetings took place between March and July 2017.

Stage 1 - Location Identification/source
3.6 The remit of the HELAA process covers the entire district; as such no area of the district is automatically ruled out or excluded from consideration and all sites and locations are assessed in accordance with the adopted methodology.

3.7 To ensure that the Council has done its due diligence in considering all possible alternatives. The following locations were prioritised for assessment as a broad location:

A. Unconstrained land identified through the Council’s evidence gathering processes; more information on this is set out below under ‘SWOT Analysis’

B. Locations where sites submitted to the HELAA process existed and when cumulatively considered, could accommodate significant development.

A: SWOT Analysis

3.8 In exploring reasonable alternative ways to meet development needs through the Local Plan, the Council carried out a strengths and weaknesses, opportunity and threats (SWOT) analysis on the entire district to identify any
areas that were notably unconstrained of absolute constraints such as Areas of Outstanding Natural Beauty, Flood Zone 3 and Ancient Woodland.

3.9 From this piece of work, 7 locations were identified and are being considered through this focused interim HELAA in terms of their suitability and availability as a potential broad location. These 7 locations were:

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

3.10 The SWOT analysis did not take account of availability or deliverability of land in those locations and this is a consideration for the wider assessment process and the Local Plan.

3.11 Further information regarding the SWOT analysis is detailed in the Council’s Spatial Approaches Topic Papers which were published in 2015 (Issues and Approaches), 2016 (Sites Consultation) and 2017 (Garden Villages Consultation) and are available on the Council’s website.

B: Site/location submissions

3.12 Since 2011 when the strategic housing assessment process began, over 400 sites have been submitted to the Council by developers to be considered for their development potential. Sites in the process vary greatly in terms of their size, shape, location and development potential.

3.13 Amongst the sites submitted to the Tandridge process are a number which are not adjacent to existing settlements. In accordance with the HELAA Methodology (2015) and for the benefit of sustainability, any individual sites assessed for housing use are considered unsuitable due to their detached location which could create sporadic and unsustainable development.

3.14 In the context of assessing broad locations however, which will inform the Local Plan allocation process for the Council’s Garden Village, suitable

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3 It is the role of the HELAA to also identify and recognise where constraints can be mitigated against. As such, locations were only ruled out where absolute constraints overwhelmed the location to the point where large scale development would unlikely be accommodated.
clusters of closely located sites and significantly sized sites, could be considered suitable even if they were not attached to an existing settlement. The purpose of such a development would be to deliver a fully serviced and sustainable development which would need to be well-planned but would not be reliant on the infrastructure and services of an exist settlement to ensure its own sustainability.

3.15 It should be noted that the treatment and assessment of an individual site through the HELAA process, is different than a cluster of sites being treated as a broad location. Sites which are found to be unsuitable or unavailable as an individual site, may not be considered in the same way when looking at a broad location. Large scale development which would be proposed within a broad location is better positioned to overcome constraints on an individual site which may have previously found it to be unsuitable. For example an individual site may have been found unsuitable on the ground of transport access; however, when considered alongside a number of sites and as part of a comprehensive development such as a Garden Village, access could be made elsewhere.

3.16 For the purposes of identifying and considering broad locations the Council has looked at:

- Clustered HELAA sites that when considered together could deliver large scale development (see section on minimum parameters); and
- Significantly sized sites/site parcels, submitted to be considered in the context as a self-sustaining settlement.

3.17 In addition to the 7 locations identified through source A: SWOT Analysis (paragraph 3.8), the following locations are being considered in their capacity as a broad location and were submitted to the council for consideration in this capacity:

- Chaldon – Land at Alderstead and Tollsworth Farm
- Land West of Edenbridge
- Redhill Aerodrome

3.18 Each of these locations has been submitted to the Council for consideration and two of which include large areas of land which straddle the borders of both Tandridge district and neighbouring authority areas. The inter-border location of these areas are a key consideration for the Council in preparing its Local Plan when assessing deliverability and will be a key matter to be addressed through the Duty to Cooperate.
3.19 All three sites have been submitted to all of the relevant neighbouring authorities for consideration through their own processes and who will need to carry out their own assessments in accordance with their own strategies for their Local Plan.

*Stage 2 - Assessing the suitability of a broad location*

3.20 Suitability is a high level assumption about whether development *could* take place, not whether it *should*, or *will*. The assessment of suitability is one, albeit crucial, aspect of the HELAA and determining suitability is done by taking into account information available to the Council to help build up a picture and general understanding of the location in relation to its development potential.

3.21 For the purposes of determining broad locations which could be considered further as part of the Local Plan process, 3 suitability criteria were applied:

- Test 1 - Locational Suitability
- Test 2 - Minimum Parameters
- Test 3 - Wider landscape impact

3.22 Existing policy constraints including Green Belt have not been applied to the suitability assessment for broad locations and along with infrastructure considerations, is a matter for the wider Local Plan process. This HELAA determines whether a broad location is suitable for further consideration only.

3.23 Further information relating to location assessment is set out in Appendix 1 and 2 at the end of this document.

*Test 1 - Locational Suitability*

3.24 The HELAA process considers all sites across the entire district. As such, locational suitability will always be achieved where land resides within the district borders, either in full or partially, i.e. where land is across administrative boundaries.

3.25 As discussed earlier, when assessing individual sites for housing development the HELAA would usually find sites which are not immediately adjacent to a sustainable settlement, unsuitable. Due to the nature of a broad location and any intended land use within it through the Local Plan, this restriction does not apply and any location can be considered suitable and subject to the next test for suitability, which is to determine whether minimum parameters can be met.
Test 2 - Minimum Parameters

3.26 In order to establish what constitutes a broad location for the purposes of the assessment, minimum parameters have been set and must be met before proceeding to the next test of suitability. Fundamentally this meant determining:

3.27
- the minimum number of homes that would need to be accommodated within the broad location; and
- the minimum amount of employment land which would need to be accommodated within the broad location.

3.28 To arrive at minimum parameters, officers carried out a desktop review of academic papers, policy documents and comparable applications for strategic scale development and new settlements. The documents consider and information used include:

- the Policy Exchange paper on Garden Villages\(^4\),
- the governments Locally-led garden villages, towns and cities\(^5\) and earlier Ecotowns prospectuses\(^6\); and
- live case examples\(^7\) from other authorities.

3.29 On reflection of this information the minimum parameters which must be met for an area to be eligible for consideration as a broad location are that the land within the broad location must have a reasonable prospect of accommodating\(^8\):

- At least 2,000 units at 30 dwellings per hectare, and
- 2.5ha of employment land.

3.30 This would equate to approximately 69ha of land. This threshold was cognisant of how many units development would need to deliver to require the on-site provision of basic infrastructure including a primary school. Any

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\(^7\) Applications, allocations and masterplans.

\(^8\) Where reference is made to large-scale, or strategic scale development in this document, it should be considered in the context of meeting the minimum parameters.
development with fewer units would be unlikely to do so. The employment allowance is proportionate to the population generated by a 2,000 unit development and employment space densities.

3.31 The 69ha only accounts for the homes and employment requirements and not the amount of land that would also be needed for the essential infrastructure. However, no specific land mass parameter was set as part of these minimum parameters and will be a consideration for the wider assessment process and in significantly more detail as part of the Local Plan process.

3.32 Any location which identified a land capacity of less than 69ha developable area is considered unsuitable and is not considered further as a broad location.

Test 3 - Wider Landscape impact

3.33 Tandridge is a predominantly rural district with high quality landscape and includes two Areas of Outstanding Natural Beauty (AONB). The landscape in the district is highly valued and continues to act as a constraint to development where impact cannot be mitigated.

3.34 In arriving at the Council’s preferred strategy for the Local Plan, there has had to be an acceptance that the delivery of a Garden Village, which will be informed by this HELAA, will inevitably affect the immediate surrounding landscape. However, an understanding as to the extent of impact upon the wider landscape should be and is a factor of suitability. As such, the Council has commissioned landscape architects to carry out a number of assessments of areas\(^9\) being considered through the plan making process and this evidence has been used to inform the suitability assessment of this HELAA.

3.35 Any location that was found to have a high impact on the wider landscape (low capacity to accommodate large scale development) was found to be unsuitable and will not be considered further as a broad location. Concurrently, any location found to have a medium or low impact upon the wider landscape (medium and high capacity to accommodate large scale development) was considered to be suitable. This piece of work considered the ability to mitigate against impact and bore this in mind when arriving at its conclusions.

3.36 Based upon the three tests for suitability set out above, any locations found to be a suitable at each test will be further considered in the Local Plan making process and against the wider suite of evidence that is compiled to inform and underpin the preparation.

Stage 3 - Assessing the availability of sites

3.37 Availability is an important consideration in the HELAA process as it helps to establish deliverability and whether there is a willingness of the landowner/landowners to see their land developed. Given the role of the HELAA in enabling the Council to establish a land supply for future development, if there is an element of doubt over whether land will come forward then it cannot realistically be included as a potential option. Important factors which contribute to determining availability include existing occupation of any buildings on the site, complex landownership issues e.g. probate or disputes; legal covenants and promotional/option agreements.

3.38 The nature of a development and the point at which development is intended to take place plays a key role in how detailed the understanding of availability needs to be at a point in time. For example, if a site is expected to be delivered in the short-term, the Council would need clear guarantees that it would happen with clear willingness of landowners and developers committed to the delivery. For sites which would be intended to come forward in the latter part of a plan period, covenants could be resolved before its assumed delivery period, land vacated by tenants and legal agreements signed. The role of broad locations in the planning process is to ensure there is sufficient land for the latter part of the plan period. Therefore, the assessment must take a pragmatic view in determining availability.

3.39 Important questions to ask in determining availability include:
- Are there any available sites within the broad locations?
- Are the landowners willing to see their land developed?
- Are there multiple owners/ransom strips?
- What legal agreements and options are in place, or in progress?
- Is the site likely to be available at a point in the future? If so, when?
- Are there any legal or ownership problems?
- What is preventing any sites from being available and what measures could be taken to address this?
- Are there any significant constraints or requirements of the development that need to be overcome before development can take place? If so, how long will it be before the land is available for development?
3.40 Only locations which are able to demonstrate a reasonable prospect of being developed within the plan period up to 2033, will be considered available. This is however, a point in time assessment and will be reviewed at the next HELAA review.

**Stage 4 - Assessing the achievability of sites**

3.40 Section 3, Paragraph 21\(^\text{10}\) of the PPG explains that a “... site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.” It continues by explaining that it “... is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.”

3.41 The larger a development, the more established financial viability becomes. Land capture and profit margins are easily secured by promoters and developers on large-scale developments and the available funding for infrastructure and services are a significant opportunity and benefit to such developments. However, achievability will need to consider any significant infrastructure that may be needed or other constraints that could have an effect on the viability.

3.42 This Interim focused HELAA does not look at detailed proposals for development, but for a broad location within which the principle of development could be established. Broad locations have been established. As such, the achievability of each location is assumed to exist due to the scale of development that could take place, but would be a matter for the wider Local Plan to explore and assess. Further, discussions with developers and master planning will also contribute to establishing achievability and will continue to be a fundamental factor in the Local Plan being able to establish deliverability. This information will be fed back into subsequent HELAA reviews as more information becomes available.

3.43 Furthermore, as the Local Plan progresses towards a pre-submission version (Regulation 19), and as more information becomes available about sites and locations which will form part of the plan, further work on viability will be necessary. The viability of the Local Plan as a whole, which this HELAA will inform, will be assessed and reported upon at the Regulation 19 stage. Such work will play a role in demonstrating that the Local Plan can be achieved.

\(^{10}\) Reference ID 3-021-20140306
Some sites will be capable of delivering more infrastructure on site as their viability will be higher.

Site Capacity

3.44 Calculating the approximate potential capacity of a site is a key aspect of the HELAA. This allows the Council to understand the development potential of sites. However, when assessing a broad location site capacity is more indicative pending further information gained through development proposals and master planning. For the sake of this assessment, land promoter information has been used to inform the understanding of site capacity and developable areas and only altered where the Council dispute land promoter information. This information will be subject to change and reflected on through subsequent HELAA reviews where needed.
4.0 Future Updates

4.4 As the HELAA is an iterative process, any future reviews will look at additional information available for the Council to consider.

4.5 Given that such additional information may be considered by the Council, conclusions on the suitability, availability and achievability of sites can change.
Appendix 1: Suitable Broad Locations

This section of the Focused Interim HELAA assesses the sites that have been found to be suitable as a broad location at this point in time.

The proformas set out the geographical information of the location, how each meets the suitability tests as detailed in Chapter 3 of this HELAA as well as additional relevant information relating to constraints etc. The availability and potential timescales for delivery are also commented upon using information drawn from material provided by land promoters, the Council’s evidence and professional judgement.

The maps presented show not only the broad location for assessment, in the form of a purple circle, but also the specific boundary of any sites which fall within the broad location. The site boundary shown within the broad location circle is the boundary of the most up to land availability that the Council is aware of.

The maps for this Focused Interim HELAA also contain some information on the constraints that exist in the vicinity of each broad location, to aid in the visualisation of nearby issues.

For the purposes of clarity, should the Council select any of these locations for development, the boundaries of the land to be developed would be determined separately through the Local Plan and may be different to the land that has been submitted. For example, the Council may only determine to use part of a site submitted, none at all or a collaboration of other land.

At the bottom of each proforma is an overall suitability checklist. This provides a very concise summary from the landscape study, the SWOT analysis and the outcomes from any work with neighbouring authorities to give an overall outcome of suitability.
Reflecting the larger sites within the broad location and those upon which the delivery of the location would be reliant on coming forward.
### Constraints

#### Listed Buildings

- Grade II listed building
- Grade II* listed building

#### Information

**Location**
The broad location is situated towards the south of the district and is attached to the existing rural settlement of Blindley Heath. The broad location is rural to all aspects, and is dissected by the A22 Eastbourne Road from north to south.

**Physical description of the site**
The location is predominantly arable farmland, which is relatively flat and made of a number of parcels of land, bounded by hedgerows and occasional tree belts.

**Character of the area**
The settlement of Blindley Heath is at the centre of the broad location, with approximately 1,100 residents. There is a modest amount of development of a linear style along the A22. There is a small commercial area in the middle of the village.

**Relevant planning history**
There is no relevant planning history.

**Summary of land designations**
- Green Belt
- Greenfield land
- Low Weald Farmland
- Gatwick Safeguarding Zone
- Flood Zone 2 and 3
- Tree Preservation Order
- Ancient Woodland
- Site of Special Scientific Interest
- Site of Nature Conservation Interest
- Common and village greens
- Biodiversity Opportunity Area
- Local Nature Reserve
- Grade 3 and 4 agricultural land value
<table>
<thead>
<tr>
<th>Suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Physical limitations and considerations</strong></td>
</tr>
<tr>
<td>Contamination, pollution and any hazardous risk</td>
</tr>
<tr>
<td>The broad location contains an area of land that has moderate risk of land contamination, but would be able to be dealt with by condition. In terms of noise pollution, an acoustic report would be needed for dwellings within 10m of the A22. There are a number of historic landfill sites within and adjacent to the location boundary, including a limited waste disposal and historic landfill site to east.</td>
</tr>
<tr>
<td>Agricultural land classification</td>
</tr>
<tr>
<td>The land is mainly in grade 3 agricultural land, with a small part to the south and north in grade 4.</td>
</tr>
<tr>
<td>Flood risk</td>
</tr>
<tr>
<td>The southern part of the broad location is within Flood Zones 2 and 3 (to the south and east). The risk of surface water flooding is limited, with an area at high risk running to the north through the centre of the study area.</td>
</tr>
<tr>
<td>Access</td>
</tr>
<tr>
<td>Access is possible from the A22 and surrounding rural road network.</td>
</tr>
<tr>
<td><strong>Environmental limitations and considerations</strong></td>
</tr>
<tr>
<td>Landscape</td>
</tr>
<tr>
<td>The area has been assessed as a location with a high potential to accommodate future large scale development. Settlement expansion could be accommodated within the well-defined landscape parameters where the existing landscape structure could be developed to define new robust boundaries to the area of new settlement. The wider rural setting to Blindley Heath would largely be unaffected by the potential development and there should not be the potential for coalescence with any surrounding settlements.</td>
</tr>
<tr>
<td>Land in this area falls within the Low Weald Farmland.</td>
</tr>
<tr>
<td>Ecology</td>
</tr>
<tr>
<td>The area is considered to be <strong>Majority Ecologically Suitable</strong> for development, but in areas around retained woodlands and in the more closely-networked hedgerows, sensitive design of roads and residential parcels would be required. The Ray Brook corridor and floodplain is undevelopable, but as it is currently of rather low ecological interest, a large-scale holistically-planned development offers the opportunity to restore natural environmental interests.</td>
</tr>
<tr>
<td>Heritage and conservation</td>
</tr>
<tr>
<td>There is a grade II* listed building adjacent to the south west boundary of the site, as well as a number of other listed buildings around the site boundary.</td>
</tr>
<tr>
<td>Nature</td>
</tr>
<tr>
<td>Blindley Heath SSSI is to the south west of the site, both within and adjacent to the site</td>
</tr>
</tbody>
</table>
boundary (to the south/south east). Axeland Croft Shaw, Bannister Shaw and Gayhouse Furzes SNCI is to the west of the broad location. Blue Anchor Wood, which is an SNCI and an area of Ancient Woodland, is situated adjacent to the western border of the site. Byers Wood area of Ancient Woodland is within the site boundary to the north. There are additional areas of Ancient Woodland beyond the north west boundary of the broad location.

There are two area TPOs on the site and one woodland TPO adjacent to the site on the west and one in the broad location area. The site is not within or adjacent to an AONB or candidate AONB. Potential SNCIs are scattered around the area, with greatest concentrations to the north-west. Blindley Heath Local Nature Reserve is situated to the south east, which is also designated as a common/village green.

Green infrastructure
The Eden Biodiversity Opportunity Area covers a large swathe of land to the south of the site. These are regionally identified priority areas of opportunity for restoration and creation of Priority Habitats and should be considered as areas of opportunity, not constraint.

Accordance with the Council’s Preferred Strategy
The Council adopted the Preferred Strategy for the Local Plan in March 2017. It is the Council’s view that by preparing a Local Plan which delivers development through a combination of a new garden village and some limited development of our urban and semi-rural areas can mean that there is the ability to provide much needed homes and services for people, whilst protecting the distinctive nature of the area.

Availability
The land is available for development, with the majority of the land to the west being under one ownership and option. The availability of additional land has been made known to the Council. A better understanding of land availability on the eastern side of Blindley Heath is needed.

Consideration of possible uses
The site has been submitted to the Council for consideration as a housing led, mixed use development, including residential dwellings, community infrastructure and other associated infrastructure.

Anticipated commencement year
6-10 years from the adoption of the Local Plan.

Anticipated build out rate
150-300 dwellings per annum

Overall conclusion for HELAA 2017
<table>
<thead>
<tr>
<th>Landscape outcome</th>
<th>High Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>SWOT Analysis outcome</td>
<td>Potential to be explored further</td>
</tr>
<tr>
<td>Duty to Cooperate outcome</td>
<td>Discussions have taken place with Mid Sussex, Sevenoaks, Reigate and Banstead and Croydon and other nearby authorities.</td>
</tr>
<tr>
<td></td>
<td>Ongoing discussions with Natural England and infrastructure providers.</td>
</tr>
</tbody>
</table>

Suitable and Available
Land west of Edenbridge, Edenbridge

<table>
<thead>
<tr>
<th>Predominant HELAA references(^\text{12}) within the location</th>
<th>DOR 014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Dormansland &amp; Felcourt and Limpsfield (TDC) and Edenbridge North &amp; East and Edenbridge South &amp; West (Sevenoaks District Council)</td>
</tr>
<tr>
<td>Parish</td>
<td>Dormansland and Limpsfield (TDC) and Edenbridge North and Edenbridge South (SDC)</td>
</tr>
<tr>
<td>Site Area</td>
<td>237ha (138ha in Tandridge and 99ha in Sevenoaks)</td>
</tr>
<tr>
<td>Current land use</td>
<td>Agricultural land and Golf course</td>
</tr>
</tbody>
</table>

\(^{12}\) Reflecting the larger sites within the broad location and those upon which the delivery of the location would be reliant on coming forward.
**Information**

**Location**
The broad location spans the boundary between Tandridge and Sevenoaks District Councils. The boundary between the Districts is demarcated by the Kent Brook, which flows north to south through the broad location. The area comprises a mix of arable and grazing farmland, the Kent & Surrey Golf course, a disused former Golf course and a small number of existing farm buildings.

**Physical description of the site**
The broad location has two main uses - arable farmland and a golf course. It is relatively flat with the Kent Brook running down the centre.

**Character of the area**
The part of the site which is in Tandridge is surrounded by open fields, but to the east of the site is the town of Edenbridge, which is in the district of Sevenoaks. The town has roughly 9,000 residents, so is an established location, with 2 railway stations.

**Relevant planning history**
There is no relevant planning history.

**Summary of land designations**
- Green Belt
- Greenfield land
- Grade 3 agricultural land with a small part of grade 4 to north
- Gatwick Safeguarding Zone
- Ancient Woodland
- Biodiversity Opportunity Area
- Flood Zone 2 and 3
- Gas Network Scotia High Pressure
- Site of Special Scientific Interest
### Special Areas of Conservation

#### Suitability

**Physical limitations and considerations**

**Contamination, pollution and any hazardous risk**
There is elevated risk of land contamination that would require a desk study and preliminary risk assessment prior to any development.

**Agricultural land classification**
The broad location is mainly in grade 3 agricultural land, with a small part to the north in grade 4.

**Flood risk**
An area of flood zone 2 and 3 runs through the centre of the broad location, at the administrative boundary, as well as at the western edge. These areas are also at high risk of surface water flooding, as are some additional nearby areas.

**Access**
At present, there is only a local, rural road network available to access the site.

#### Environmental limitations and considerations

**Landscape**
The land has been assessed as a location with a medium potential to accommodate future development. The area could provide a potential extension of the determined parameters. In order to minimise potential adverse landscape and visual impacts, development should be focused to the north east of Crouch House Road and within the existing golf course. The majority of the land to the east of the land assessed as part of the landscape work, has the capacity to accommodate development in landscape terms, with access and potential traffic being key limiting factors.

As part of the Landscape Character Assessment 2015, the land was identified as being within the Low Weald Farmland.

**Ecology**
The site is **Majority Ecologically Suitable**; broken down as follows:
- Tandridge DC (West of Kent Brook) - Majority Ecologically Suitable
- Sevenoaks BC (golf course areas) – Sensitive, Special Design and Mitigation required
- Sevenoaks BC (Crouch House Lane) – Ecologically Suitable

Development would inevitably require some restructuring of habitats but it would be possible to create development parcels and retain green infrastructure and wildlife corridors linked to the Kent Brook.

**Heritage and conservation**
There are listed buildings scattered within the broad location, including at Dwelly Farm, Wintersell Farm and in Haxted.

**Nature**
Butcherswood Bank SNCI is to the north west of the of the broad location and Swelly...
Swamp SNCI is to the south west. There is a potential SNCI at Upper Barn in the centre of the broad location and one at the west of the broad location by Dwelly Farm. Shinglebarn Wood in the centre is an area of Ancient Woodland and there are parcels of Ancient Woodland within and around the broad location. There are some TPOs around Haxted area, in the south of the broad location and at Staffhurst Wood to the north. Lingfield Cernes SSSI is to the south of the broad location, with Staffhurst Wood SSSI being to the north.

**Green infrastructure**
The Eden Biodiversity Opportunity Area covers a large swathe of land to the south and west of the site. These are regionally identified priority areas of opportunity for restoration and creation of Priority Habitats and should be considered as areas of opportunity, not constraint.

**Accordance with the Council’s Preferred Strategy**
The Council adopted the Preferred Strategy for the Local Plan in March 2017. It is the Council’s view that by preparing a Local Plan which delivers development through a combination of a new garden village and some limited development of our urban and semi-rural areas can mean that there is the ability to provide much needed homes and services for people, whilst protecting the distinctive nature of the area.

**Availability**
The land has multiple ownerships and a general willingness has been shown as to the potential development of sites in this location. Further information relating to land assembly, legal agreements and availability across the full broad location would be needed. At this stage, however, the location is generally thought to be available.

**Consideration of possible uses**
The site has been submitted to the Council for consideration as a housing led, mixed use development, including residential dwellings, community infrastructure and other associated infrastructure. This information will also need to be considered by Sevenoaks District Council through their own processes.

**Anticipated commencement year**
11-15 years from the adoption of the Local Plan

**Anticipated build out rate**
150-300 dwellings per annum

**Overall conclusion for HELAA 2017**

<table>
<thead>
<tr>
<th>Landscape outcome</th>
<th>Medium potential to accommodate future development</th>
</tr>
</thead>
<tbody>
<tr>
<td>SWOT Analysis outcome</td>
<td>Potential to be explored further</td>
</tr>
<tr>
<td>Duty to Cooperate outcome (please see Duty to Cooperate Statement Update August 2017)</td>
<td>Discussions have taken place with Mid Sussex, Sevenoaks, Reigate and Banstead and Croydon and other nearby authorities. Ongoing discussions with Natural England and infrastructure providers.</td>
</tr>
</tbody>
</table>

**Suitable and Available**
South Godstone

| Predominant HELAA references\(^{13}\) within the location | South Godstone, North: SGOD 005, SGOD 009, SGOD 012, SGOD 014  
South Godstone, South: SGOD 006, SGOD 010, SGOD 013, SGOD 015, SGOD 016, SGOD 018, SGOD 019 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Godstone and Oxted North &amp; Tandridge</td>
</tr>
<tr>
<td>Parish</td>
<td>Godstone and Tandridge</td>
</tr>
<tr>
<td>Site Area</td>
<td>309.7(^{14}) ha</td>
</tr>
<tr>
<td>Current land use</td>
<td>Agricultural</td>
</tr>
</tbody>
</table>

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\(^{13}\) Reflecting the larger sites within the broad location and those upon which the delivery of the location would be reliant on coming forward.

\(^{14}\) This accounts for land submitted by two land promoters. The promoters represent on two distinct areas of the location. One to the north of the railway line and one to the south of the railway line.
Information

Location
The broad location is in the centre of the district and sits north and south of the railway line, attached to the rural settlement of South Godstone. The A22 (Eastbourne Road) dissects the broad location from north to south. There is a clear promotional distinction of land in this location with two separate promoters focusing their interest on different areas. The railway line provides a clear demarcation of promotional interest between land to the north and land to the south. Different concepts for each have been submitted to the Council for consideration. Should South Godstone be chosen as the preferred location for a Garden Village through the Local Plan, it should not be assumed that both locations in their entirety would be developed.

Physical description of the site
The broad location is predominantly arable farming land with varied topography. It is made of a number of parcels of land, bounded by hedgerows and occasional tree belts.

Character of the area
South Godstone is a rural settlement within the district, with a railway line forming the southern boundary. Residents have access to the train station with access to London, Guildford and Reading.

Relevant planning history
There is no relevant planning history.

Summary of land designations
- Green Belt
- Greenfield land
- Varying risk of contamination, with some areas having high and moderate risk
- Ancient Monument
• Area of High Archaeological Potential
• Biodiversity Opportunity Area
• Ancient Woodland
• Flood zone 1, 2 and 3
• Gatwick Safeguarding zone
• Historic landfill
• Listed building
• Site of Special Scientific Interest
• Site of Nature Conservation Interest
• Special Areas of Conservation buffer
• buffer
• TPO
• High surface water flooding risk
• Waste disposal and land minerals site

Suitability

Physical limitations and considerations

Contamination, pollution and any hazardous risk
The broad location contains areas at varying of risk of contamination. Some parts of the broad location have moderate risk of contamination, which could be dealt with by condition. Parts of the broad location are at high risk of contamination and would require a risk assessment and site investigation. Other parts have an elevated risk for which a desk study and preliminary risk assessment would be needed.

There are small waste sites to the north and a mineral site to the west. There are historic landfill sites to the east and south west. There is also an area of land to the north that is identified as an area for waste disposal and minerals.

Agricultural land classification
The broad location is mainly in grade 3 agricultural land, with a small part to the south west in grade 4.

Flood risk
There is a channel of land which is in Flood Zone 3 which runs from north west to south east. There are parts of the broad location to the west which are at high risk of surface water flooding. There are sporadic and more common areas at low risk of surface water flooding.

Access
Access is possible from the A22 and surrounding rural road network.

Environmental limitations and considerations

Landscape
The area has been assessed as a location with medium potential to accommodate future development. The area could provide a potential settlement extension area contained by well defined landscape boundary. However, the extent of land necessary for residential development and a local centre would potentially breach the ridge line of the high ground to the south of the railway and potentially impinge upon the setting of the listed building and scheduled monument at Lagham Manor.
As part of the Landscape Character Assessment 2015, the land has been identified as being within the Low Weald Farmland.

Ecology
The area is regarded as **Majority Ecologically Suitable**. Most is of relatively low ecological value, but there are pockets of locally important and Ancient Woodland which impose constraints on access, and will require protection and buffering in the context of major new residential development. The ancient woodland corridor in the north west quadrant running north from the railway line as far as Hart’s Lane imposes a constraint on east west road access and drainage infrastructure, including access from the existing settlement of South Godstone. However, this could be overcome if access can be taken from Old Tilburstow Road and Hart’s Lane.

Heritage and conservation
There are listed buildings to the west of the broad location, along Tilburstow Hill Road. Lagham Manor is a scheduled monument and Grade II* listed building in the centre of the broad location, which is a medieval moated site. There is a ring of Area of High Archaeological Potential within the broad location, as well as a ring around Lagham Manor of this same designation.

Nature
There are potential SNCIs to the south of the broad location at Bradford Wood and to the west of The Mount on the A22. An additional potential SNCI is to the west at Birchen Coppice. There are a number of SNCIs near the broad location, including Piper’s Wood, Furze Wood and Cloverhouse Meadow. There are a number of areas of Ancient Woodland at the broad location, including Bradford Wood, Paygate Wood, Steadmanshill Wood and an area to the west of Postern Gate Farm. There is a woodland designation of Tree Preservation Order to the southern part of the broad location, east of Oaktree Farm. There are a number of other Tree Preservation Orders within and nearby to the broad location. The area is not within or adjacent to an AONB or candidate AONB.

Green infrastructure
The Eden Biodiversity Opportunity Area runs through parts of the broad location, from north to south, along the A22. These are regionally identified priority areas of opportunity for restoration and creation of Priority Habitats and should be considered as areas of opportunity, not constraint.

**Accordance with the Council’s Preferred Strategy**
The Council adopted the Preferred Strategy for the Local Plan in March 2017. It is the Council’s view that by preparing a Local Plan which delivers development through a combination of a new garden village and some limited development of our urban and semi-rural areas can mean that there is the ability to provide much needed homes and services for people, whilst protecting the distinctive nature of the area.

**Availability**
A number of land parcels have been submitted to the Council for consideration
through the HELAA process. Availability of land parcels in the north has been predominantly demonstrated and whilst it is evident that a number of parcels in the south are also available, landownership is more complex to the south and more assurance is required from the promoter.

**Consideration of possible uses**

Land in this location has been submitted to the Council for consideration by two distinct land promoters.

The site has been submitted to the Council for consideration as a housing led, mixed use development, including residential dwellings, community infrastructure and other associated infrastructure.

**Anticipated commencement year**

6-10 years from the adoption of the Local Plan

**Anticipated build out rate**

150-300 dwellings per annum

**Overall suitability:**

<table>
<thead>
<tr>
<th>Landscape outcome</th>
<th>Medium potential to accommodate future development</th>
</tr>
</thead>
<tbody>
<tr>
<td>SWOT Analysis outcome</td>
<td>Potential to be explored further</td>
</tr>
</tbody>
</table>

**Duty to Cooperate outcome (please see Duty to Cooperate Statement Update August 2017)**

Discussions have taken place with Mid Sussex, Sevenoaks, Reigate and Banstead and Croydon and other nearby authorities.

Ongoing discussions with Natural England and infrastructure providers.

**Suitable and predominantly Available**
Redhill Aerodrome

<table>
<thead>
<tr>
<th>Predominant HELAA references within the location</th>
<th>NUT 017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Bletchingley and Nutfield (within TDC) and Earlswood &amp; Whitebushes and Salfords &amp; Sidlow (RBBC)</td>
</tr>
<tr>
<td>Parish</td>
<td>Nutfield (TDC) and Salfords &amp; Sidlow (RBBC)</td>
</tr>
<tr>
<td>Site Area</td>
<td>616ha (325ha in RBBC and 291 ha in TDC)</td>
</tr>
<tr>
<td>Current land use</td>
<td>Operational aerodrome and surrounding agricultural farmland.</td>
</tr>
</tbody>
</table>

15 Reflecting the larger sites within the broad location and those upon which the delivery of the location would be reliant on coming forward.
Information

Location
The broad location is at the western edge of the district, crossing into the administrative boundary of Reigate and Banstead. The surrounding areas vary, being open to the south and east and sparse development to the north and east. There are a number of settlements that are in close proximity to the broad location.

Physical description of the site
The broad location contains Redhill Aerodrome, a functioning aerodrome. A number of agricultural fields also exist within the boundary. The M23 largely forms the eastern border, with existing development in Reigate and Banstead forming the western border. Salfords Stream runs east to west through the southern part of the broad location. The location itself is relatively flat, although largely sits within a bowl shape with the surrounding landscape having views down into it.

Character of the area
The settlement of South Nutfield is adjacent to the north east border of the broad location. Whitebushes and Salfords adjoin the western boundaries of the broad location. Earlswood borders the north west of the location. The remaining aspects are rural, although the M23 creates the eastern boundary.

Relevant planning history
There have been a number of recent planning applications in relation to the existing commercial uses. Of note, 2012/1027, was an application for the construction of a hard runway to replace the existing grass runway. This application was considered through appeal and by the High Court and dismissed as not justifying the very special circumstances necessary to build within the Green Belt.

Summary of land designations
- Green Belt
- Green field land
- Agricultural land value 3 and 4
Areas at high and elevated risk of contamination
Ancient Woodland
Biodiversity Opportunity Area
Flood Zone 2 and 3
Gatwick Safeguarding Zone
Listed buildings
Site of Nature Conservation Interest
Special Areas of Conservation
Tree Preservation Order
Areas at high risk of surface water flooding

**Suitability**

**Physical limitations and considerations**

Contamination, pollution and any hazardous risk
The broad location contains areas of both high risk of contamination and elevated risk of contamination. The areas at high risk would require a risk assessment and site investigation. The area at elevated risk would require a desk based study and a preliminary risk assessment. An acoustic survey would also be needed for this site.

Agricultural land classification
The broad location is mostly formed of grade 4 agricultural land, with areas to the east containing land of grade 3 agricultural value.

Flood risk
There are a number of areas at high risk of surface water flooding throughout the broad location, with the main area of land at risk to the east, within the TDC boundary. Flood zone 2 and 3 cover a fairly large part of the area that falls within the TDC boundary, extending then along Salfords Stream.

Access
Current access to the area from Tandridge is reliant on a rural road network which has no current direct access to Strategic Road Network.

**Environmental limitations and considerations**

Landscape
The area has been assessed as a location with medium potential to accommodate future development. New development would be prominent from the north, particularly from the Greensand Ridge and the candidate area for the AONB and the Greensand Way, but is otherwise well-contained in the wider landscape.

As part of the Landscape Character Assessment 2015, the land has been identified as being within the Low Weald Farmland.

Ecology
The site shown as NUT 017 is considered to be Ecologically Suitable for development. It is currently of relatively low ecological interest. The Redhill Brook and Salfords Stream corridors are undevelopable, but as they are currently of rather
low ecological interest, a large-scale holistically-planned development offers the
opportunity to restore natural environmental interests.

The wider area around NUT 017 is considered to be free from high-level ecological
constraint. Good masterplanning could protect and connect existing features of
ecological interest.

Heritage and conservation
There are listed buildings scattered within the broad location, including at Hamme
House, South Hale Farm and Crab Hill Farm.

Nature
Furzefield Wood SNCI is to the south of the broad location, with Outwood Common
SNCI being near the broad location to the south west. Thepps Shaw potential SNCI
is to the north east of the site on Kings Cross Lane and a further two potential SNCIs
are to the south west of the broad location. Furzefield Wood is also an area of
Ancient Woodland to the south of the broad location. Other areas of Ancient
Woodland are scattered in the Reigate and Banstead portion of broad location and in
the close vicinity. There is a woodland TPO on this site, and area TPO and a high
number of individual TPOs. The site is not within the AONB although the area of
candidate AONB is to the north of the site.

Green infrastructure
The River Mole Biodiversity Opportunity Area is in the north eastern part of the broad
location. This is a regionally identified priority area of opportunity for restoration and
creation of Priority Habitats and should be considered as areas of opportunity, not
constraint.

Accordance with the Council’s Preferred Strategy
The Council adopted the Preferred Strategy for the Local Plan in March 2017. It is
the Council’s view that by preparing a Local Plan which delivers development
through a combination of a new garden village and some limited development of our
urban and semi-rural areas can mean that there is the ability to provide much
needed homes and services for people, whilst protecting the distinctive nature of the
area.

Availability
The land is available for development, with the majority of the land being under one
ownership and option.

Consideration of possible uses
The site has been submitted to the Council for consideration as a housing led, mixed
use development, including residential dwellings, community infrastructure and other
associated infrastructure.

Anticipated commencement year
15+ years from the adoption of the Local Plan

Anticipated build out rate
150-300 dwellings per annum

Overall conclusion for HELAA 2017

<table>
<thead>
<tr>
<th>Landscape outcome</th>
<th>Medium potential to accommodate future development</th>
</tr>
</thead>
<tbody>
<tr>
<td>SWOT Analysis outcome</td>
<td>Potential to be explored further</td>
</tr>
</tbody>
</table>
| Duty to Cooperate outcome (please see Duty to Cooperate Statement Update August 2017) | Discussions have taken place with Mid Sussex, Sevenoaks, Reigate and Banstead and Croydon and other nearby authorities.  
Ongoing discussions with Natural England and infrastructure providers including Highways England and the possibility of an M23 spur road |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Suitable and Available</strong></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 2: Unsuitable
<table>
<thead>
<tr>
<th>Location</th>
<th>Location Source</th>
<th>Suitability Assessment</th>
<th>Availability Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Alderstead and Tollsworth Farm, Chaldon</td>
<td>HELAA Submission</td>
<td>UNSUITABLE: Landscape impact.</td>
<td>AVAILABLE: Significant land parcel submitted by landowner. Land in single land ownership.</td>
</tr>
<tr>
<td>North of Copthorne</td>
<td>SWOT</td>
<td>UNSUITABLE: Landscape impact.</td>
<td>PARTIALLY AVAILABLE: A number of large sites submitted by multiple landowners.</td>
</tr>
<tr>
<td>Hobbs Industrial Estate</td>
<td>SWOT</td>
<td>UNSUITABLE: Landscape impact.</td>
<td>PARTIALLY AVAILABLE: The main employment area was submitted by the land owner for consideration as a mixed use development. Surrounding land did not form part of the HELAA process.</td>
</tr>
<tr>
<td>Horne</td>
<td>SWOT</td>
<td>UNSUITABLE: Landscape impact.</td>
<td>UNAVAILABLE: Land in the area not part of the HELAA process.</td>
</tr>
<tr>
<td>Lambs Business Park</td>
<td>SWOT</td>
<td>UNSUITABLE: Landscape impact.</td>
<td>UNAVAILABLE: Whilst some land in this area has been submitted through the HELAA process, the significant area of land is only available for employment expansion.</td>
</tr>
</tbody>
</table>

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16 Information relating to the Council's SWOT process can be found in the Spatial Approaches Topic Paper of 2015, 2016 and 2017. These are published on the Council’s website.

17 For more information relating to the landscape assessment, please see the Council's website.
| Lingfield | SWOT | UNSUITABLE: Landscape impact. | PARTIALLY AVAILABLE: A number of land parcels were submitted through the HELAA process. |